



## SHR Bondi Beach Cultural Landscape



## Conservation Management Plan

Prepared for  
Waverley Council

October 2023 • Version 6

Jean Rice Architect

## Notes

1. Web links provided were correct at the time of accessing the items. They may not remain current as organisations change their names and websites.
2. The names of Government Departments, Legislation, Council Sections etc. were correct at the time of writing but may have changed since.

Cover Image Source: Aadastra Aerial Survey 1937, RAHS via Flickr

Version	Date	Issued to
V1	September 2016	Partial draft submitted to Waverley Council
V2	December 2016	Full draft submitted, incorporating comments made by Waverley Council
	January 2017	Submitted to the NSW Heritage Division for endorsement
V3	October 2017	Final draft submitted, incorporating comments made by NSW Heritage Division
V4	October 2018	Final draft submitted, incorporating further comments by NSW Heritage Division
V4a	October 2018	SHR only version of BBCL CMP
V5	October 2020	Version incorporating all listed areas not amended
V5a	October 2020	SHR BBCL CMP. Submitted to Council incorporating comments by HNSW
		Submitted to Heritage NSW for endorsement
V6	October 2023	Revised SHR BBCL CMP incorporating additional HNSW comments

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There are two versions of this CMP. This version is for the SHR listed BBCL only. The other version is for all the Bondi Beach National, State and Council listed areas.

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## 1.0 INTRODUCTION

### 1.1 Executive Summary

Bondi Beach is of outstanding significance to the nation recognised by its listing on the National Heritage List (NHL), State Heritage Register (SHR) and Waverley LEP. It is Crown Land / Reserves largely managed by Waverley Council. The project brief noted that Bondi Beach is an urban beach cultural landscape of waters and sands, where the natural features have been altered by development associated with beach use and consisting of promenades, parks, sea baths, the surf pavilion and pedestrian bridges. The predominant feature is the vast open space within an urban, built environment setting contained by sandstone headlands, the shoreline and remnant dunal topography.

This Conservation Management Plan for the Bondi Beach Cultural Landscape (BBCL) was prepared by Jean Rice Architect and a team of specialist sub-consultants for Waverley Council. The study area is the SHR listed Bondi Beach Cultural Landscape. A separate report includes the whole area included in the NHL, SHR and Council listings for Bondi Beach.

This report analyses the history, and surviving physical fabric and landscape elements of the BBCL. Maps have been produced that locate specific items on the site. Maps, photographs and diagrams inform the historical and physical description of the site throughout the major periods of development. Chronological tables and tables of heritage items provide the basis for a future inventory and to update Waverley Council's existing inventory. Heritage significance is assessed and recommendations made about amending statements of significance and boundaries of listings to achieve consistency.

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

1. Conserve all the heritage values of the BBCL (local, state and national) and to update and harmonise heritage listings and listing boundaries.
2. In accord with this CMP to manage the BBCL as a heritage asset and as a place for recreation and other compatible uses. Obtain necessary planning approvals and notifications and minimise the heritage impact of development. To coordinate management with Crown Lands, etc.
3. Encourage and support significant ongoing uses as part of the heritage values and allow new compatible uses that support and do not damage heritage values.
4. Protect and conserve the place as a cultural landscape (which includes the built and natural heritage with significant hard and soft landscape elements).
5. Acknowledge Aboriginal custodianship and interpret the significant Aboriginal stories of the place. Protect and research Aboriginal sites and collections.
6. Manage archaeological resources in line with current archaeological methodology and practice. Manage moveable heritage and records and make it available for research
7. Conserve fabric according to its level of significance by stabilisation, repair, and maintenance. Remove unnecessary intrusive items. Use appropriately skilled people to undertake works.
8. Maintain significant built features throughout the site and prioritise stabilisation works and works to slow deterioration. Limited new works and facilities may be added.
9. Encourage and enhance tourism and use by the local community, develop the "Bondi Brand" and interpret the significance and history of the place.
10. Keep records of work and monitor the condition of the place and to maintain an accessible collection of historic documents, research reports and to encourage further research.

The implementation section includes plans illustrating the policies graphically for easier access to information. Approval requirements are detailed. Under the Heritage Act certain works are exempt and others require approval.

## 1.2 Report Objectives and Relationship of Documents

This CMP was required to be prepared and endorsed by the NSW Heritage Council as a matter of priority to enable the progress of Waverley Council's planned major projects for the place, in particular the upgrade of the Bondi Pavilion. A number of approval applications had been submitted or were in preparation for works to individual items. The original brief was to prepare a CMP to cover the areas of all listings. This study covers only the SHR listed area. A separate study covers the area of all listings.

Waverley Council's brief dated 16 May 2016 stated that:

*The purpose of the engagement is to prepare a Conservation Management Plan (CMP) for Bondi Beach, which is on the National Heritage List. The CMP will:*

- *provide a clear sense of direction and approach for the ongoing conservation and management of the place including a prioritised approach for the Plan's implementation with consideration of the management regime and available resources*
- *it will complement the two CMPs currently being prepared for the Bondi Pavilion and the Bondi Surf Bathers Life Saving Club, and be the overarching CMP for the entire place.*
- *meet the standards of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*
- *be a 'plain English' and practical document for a non-heritage expert audience*

Council's brief also stated that:

*This conservation management plan (CMP) is being commissioned to guide Bondi Beach's day-to-day management, assist in decision-making and to support local, state and commonwealth approval processes. It will govern the management of the place's heritage values and provide guidance on the preparation of project proposals to ensure that there are no adverse impacts on heritage values. It will also meet the standards of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).*

The draft CMP covering all listings was submitted to Council in December 2016 and to the then Heritage Division in January 2017. In 2018 the Heritage Division required the CMP for its endorsement be for the SHR listed area only. Accordingly two separate versions were prepared corresponding to the areas of the different listings (see Section 6.1). The Pavilion CMP was endorsed in 2019 and the BSBLSC CMP was endorsed in 2022.

Waverley Council's brief refers to the masterplan in the 2014 'Bondi Park, Beach and Pavilion Plan of Management' (POM) developed 'to provide a strategic framework to guide the sustainable use, improvement, maintenance and management of Bondi Park, Bondi Beach and the Bondi Pavilion which are key components of this NHL place'. Section 8 of the Plan of Management is 'The Master Plan'. This BBCL CMP refers to the Plan of Management in Section 7. The POM includes areas not in the SHR listing in particular Scarborough Bank, all of Biddigal reserve and adjacent rockpools and the area of the park adjacent Notts Avenue at the south.

Within the area are significant structures for which there are individual detailed CMPs. These are for the Bondi Pavilion and for the Bondi Surf Bathers Life Saving Club. The Pavilion CMP was in final draft form at the time of commencing the CMP for Bondi Beach and the authors of both reports liaised during the project to ensure consistency. The surf club CMP was in preparation at the time of writing this CMP and was prepared concurrently. The SHR BBCL CMP addresses broader scale issues and the individual building CMPs provide detailed analysis of significance and significant fabric and guidance for each building. The individual building CMPs should be referred to for detailed guidance particularly where any works are proposed for those buildings and when heritage impacts of these proposals are being assessed. The relationship of the documents is shown in Figure 1.1.



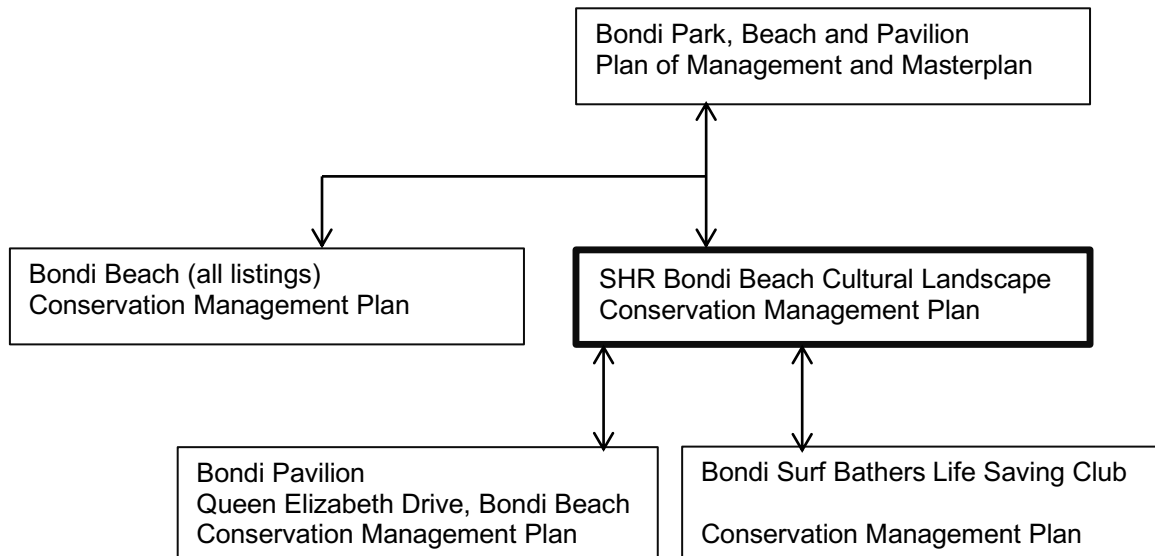


Figure 1.1: Relationship of BBCL guiding documents. Note that this does not indicate regulatory precedence. Source: JRA

### 1.3 Study Area and Ownership

The study area is part of a crown reserve primarily managed by Waverley Council. Council's online description of the reserve is in Table 1.1:

Table 1.1: Waverley Council's online description of the reserve in the study area

<b>Name of Reserve</b>	<a href="http://www.waverley.nsw.gov.au/recreation/parks/parks_in_waverley">http://www.waverley.nsw.gov.au/recreation/parks/parks_in_waverley</a>
Bondi Park (Bondi Reserve)	This Park is a large grassed area, which slopes down towards Bondi Beach. The Pavilion is within this park.

An exact modern legal plan of Bondi Park (Crown Reserve No.500048) has not been found by the authors. The 1968 to 1985 parish map shows the boundary along Campbell Parade and at mean low water mark (see Appendix G). It shows Scarborough Bank as part of Bondi Park, gazetted in 1938, and portions at the south of the park dedicated as Crown Land in 1993. These are not part of the SHR listing which also extends below mean low water mark in parts. Within the study area small portions are managed by other Crown agencies including the sewer pumping station, mains sewers and main stormwater drains by Sydney Water and the overseas telecommunication cables by Telstra, formerly OTC (the current name of the managing body has not been confirmed). There are discrepancies in plans as to whether the roads are part of the reserve. Lots and cadastral boundaries are listed in Table 1.2 and shown on maps in Appendix G – Property Information. There are 3 individual lots in addition to the crown reserve.

Table 1.2: Lots and Crown Reserve within the Study Area.

LOT	PLAN TYPE	PLAN	ADDRESS	SUBURB	AREA sqm	PROPERTY NAME
1746	DP	726692	Campbell Parade	Bondi Beach	832.9	Cable route
1749	DP	728661	Campbell Parade	Bondi Beach	3,430.4	Cable route
1	DP	911546	Campbell Parade	Bondi Beach	11	Outdoor Gym
	Crown Reserve	500048	Campbell Parade	Bondi Beach	>115,000	Bondi Park

## 1.4 Study Area and Location and Identification of Places and Elements

The statutory maps of the current listings for the place are shown in Section 6 (Figures 6.1, 6.2, 6.3) of this report and the outlines are shown in comparison to each other in Figure 1.5 following. The study area of this SHR BBCL CMP covers only the SHR listed area. It includes Park Drive. The aerial image following (Figure 2) shows the location of Bondi Beach in central Sydney.



Figure 1.2: Location of Bondi Beach within the Waverley Area and central Sydney. Source: Six Maps and JRA

The following images (Figures 1.3 – 1.7) show element and locality names. These names are used throughout this report including phases of development plans, chronologies and descriptions. For historical and current images of these elements refer to lists in Section 2.4 and Section 4.16. After Figure 1.7 is a table with the place and element names used in this report (Table 1.3).



Figure 1.3: Aerial image of the greater Waverley Area showing the Bondi Beach area and the locations of places mentioned in this document but outside the study area. Source: Six Maps and JRA



Figure 1.4: This image shows the boundary of the study area outlined in blue - the area of the SHR listing. It does not include the headland reserves, foreshore walkway and the ocean pools. It includes most of Bondi Park and Bondi Beach and includes some areas below low water mark at each end of the beach that are not part of the park. The image shows the study areas of the Pavilion and BSBLSC CMPs and shows roads, the school and streets in the vicinity of the site that are mentioned in the text. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: Aerial courtesy of Waverley Council and JRA

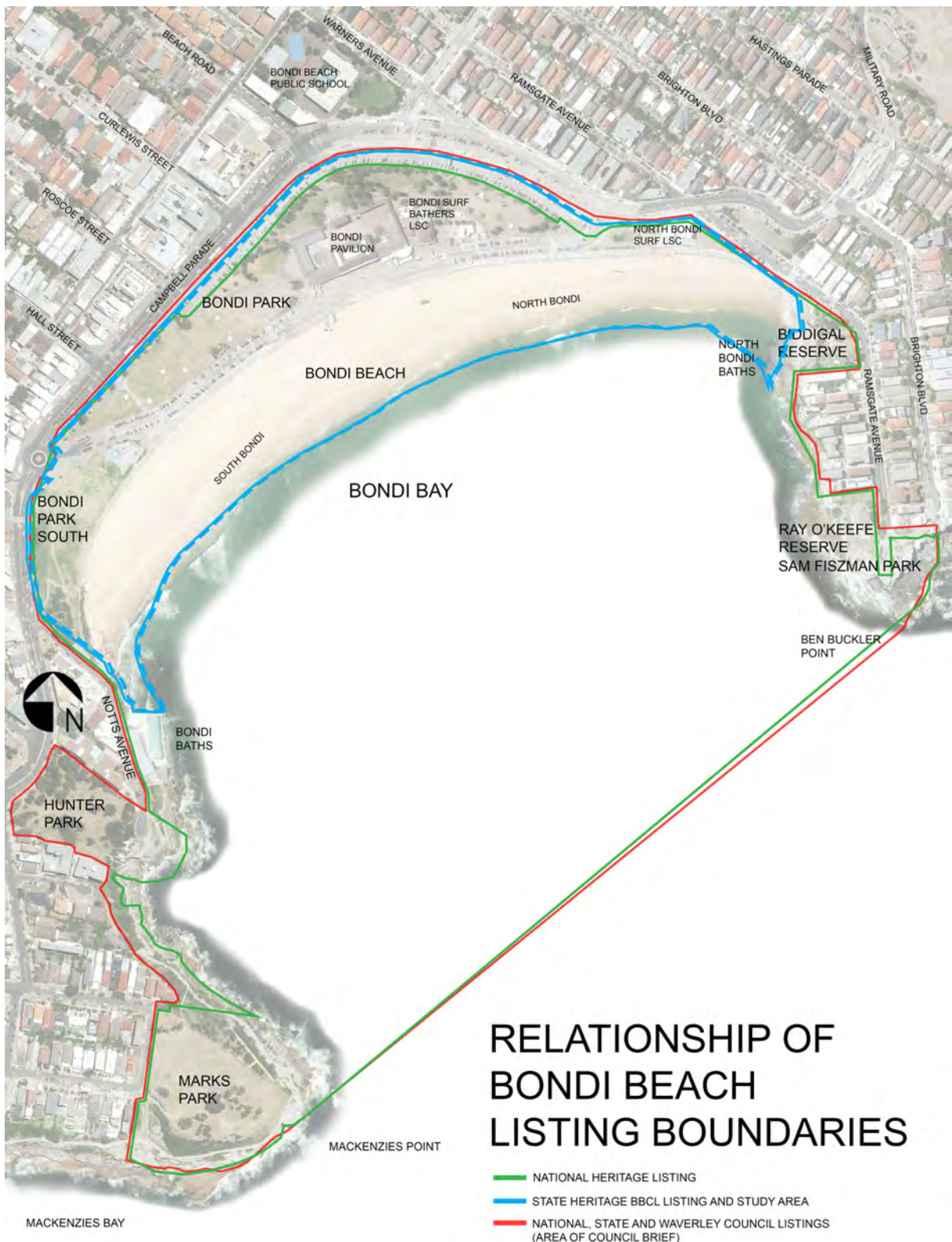


Figure 1.5: The SHR listing boundary (blue) is the study area and is shown here in relation to the NHL listing boundary (green) and the boundary of all the national, state and Waverley Council listings (red). Scarborough Bank is not in any of the listings. The outlines are adjusted slightly where they coincide so the different coloured lines can be seen. The SHR BBCL listing does not include the headlands and ocean baths nor some areas at the extremities of Bondi Park. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m.

Source: Aerial courtesy of Waverley Council Aerial and JRA

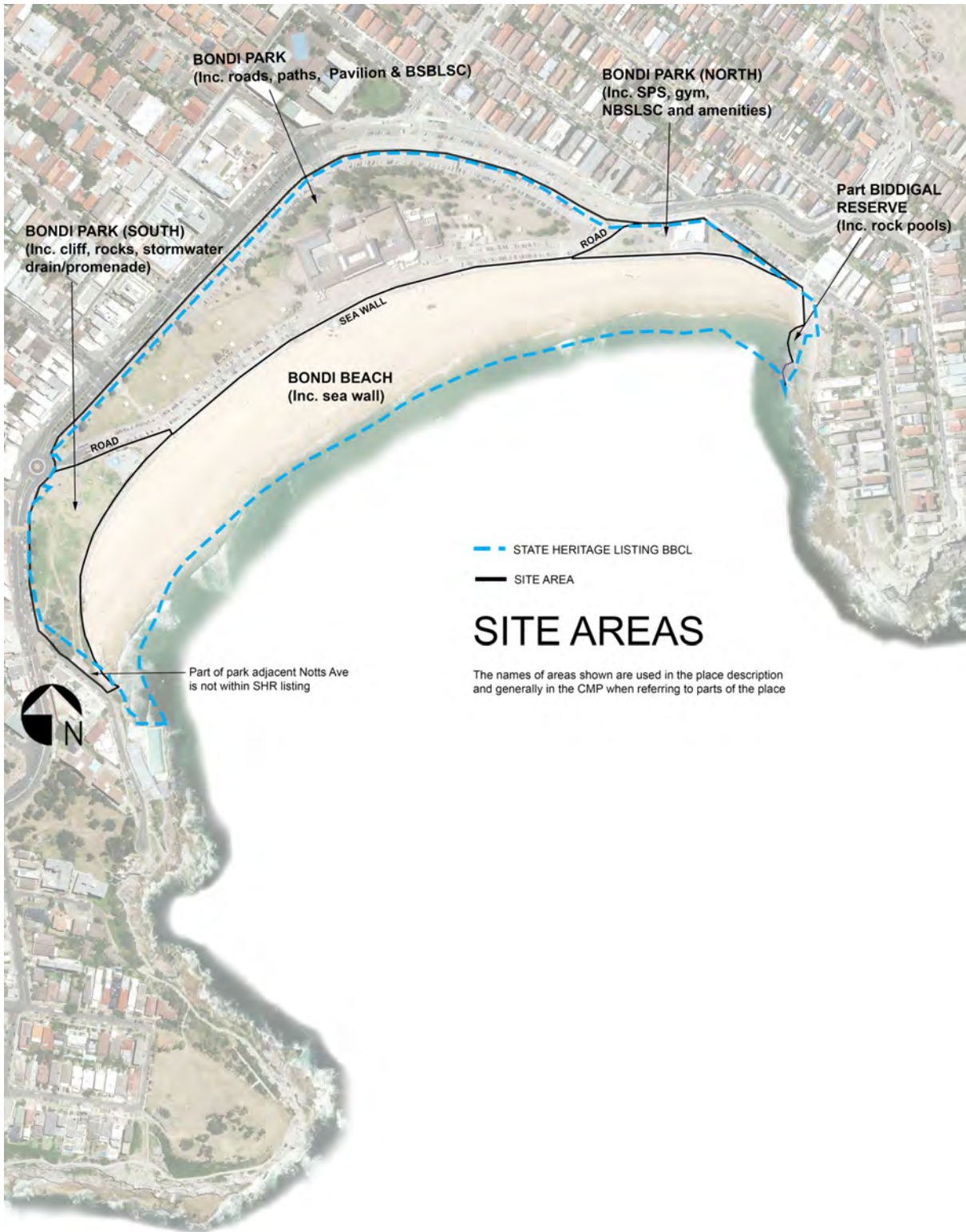
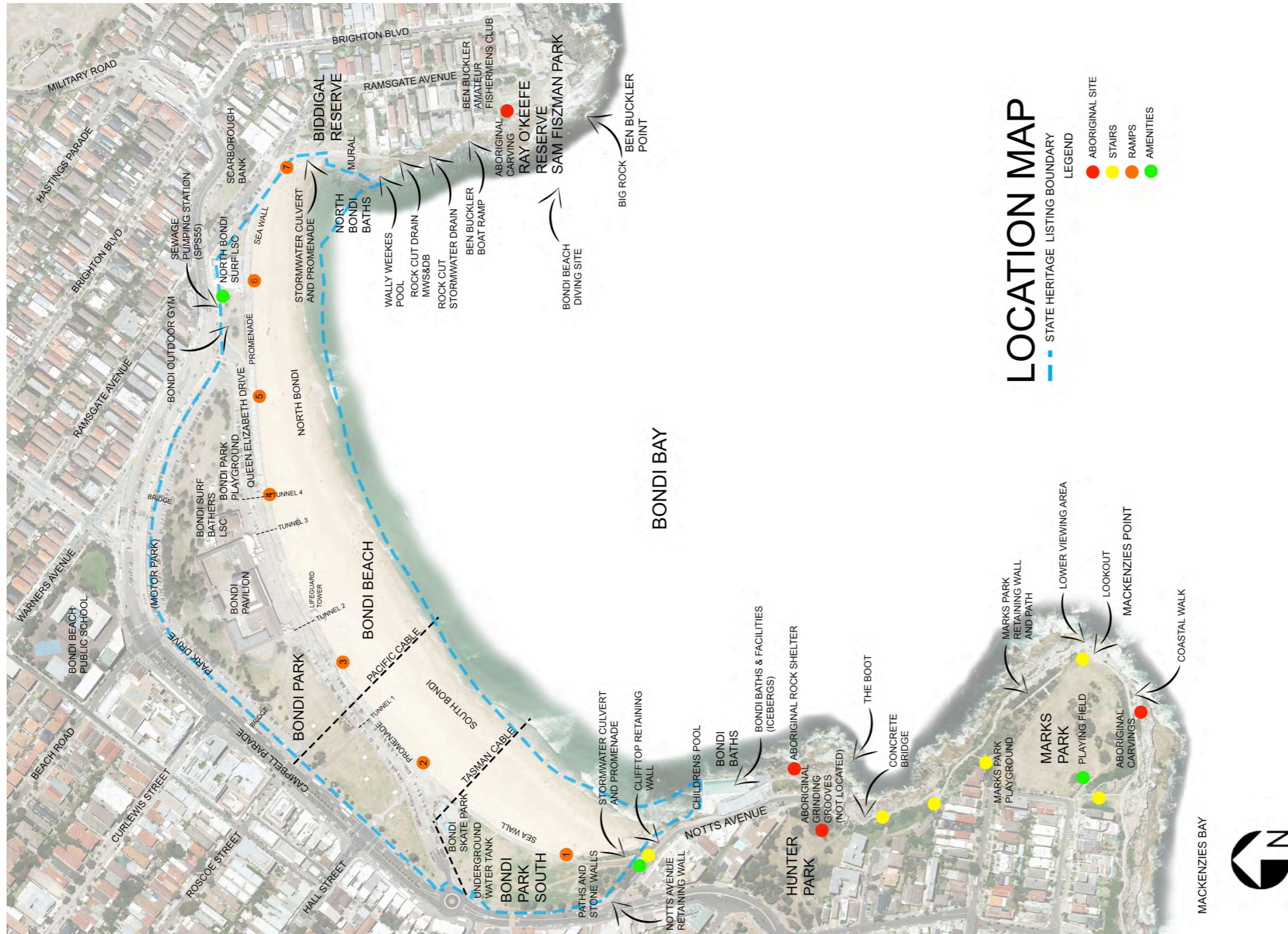


Figure 1.6: Diagram with the SHR Bondi Beach Cultural Landscape (BBCL) listing boundary shown in blue. The listing boundary includes a small part of Biddigal Reserve. The diagram shows the names for areas of the park used the purpose of description and analysis. The areas are based on the sea wall, bounding roads and Queen Elizabeth Drive. Bondi Park at the centre is the extent of the late 1920s Improvement Scheme. The names shown on this diagram are used throughout this report. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: Aerial courtesy of Waverley Council and JRA



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Figure 1.7: The area in the vicinity of the Bondi Beach Cultural Landscape (BBCL) CMP study area, showing the location of elements referred to in this report and the names used to refer to each element. This includes the location of extant elements, including individually listed heritage items. Coloured dots are used to indicate some features where there is not enough space to include text on the diagram and for legibility. The legend indicates the type of feature. The numbers in the dots for the ramps indicate the ramp numbers used to refer to individual ramps. The SHR BBCL boundary is shown dotted blue. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: Aerial courtesy of Waverley Council and JRA

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Table 1.3: Place and element names used in this CMP. The relevant part of Section 4 is indicated for descriptions of each element. The elements struck through are those in the vicinity identified in NHL or Council heritage listings but not within the SHR listing and not included in this report.

AREA AND ELEMENT NAME	
See Section 4.0 for descriptions and Figures 1.5 & 1.6	
<b>Bondi Beach (including sea wall)</b>	<b>4.4</b>
Sea Wall and Promenade (built in stages)	
Sea Wall Revetments	
Ramps (1 to 7) and Stairs	
Pipe Handrail	
<b>Bondi Park (Improvement Scheme) (inc lawns)</b>	<b>4.5</b>
Bondi Park Improvement Scheme	
Paths	
Queen Elizabeth Drive	
Stairs and Ramps from QED to Promenade	
Park Drive (Motor Park) and Bridges	
Pavilion	
Pavilion - Restaurant Addition	
Tunnels No. 1, No. 2, No. 3, No. 4	
Groyne remnants	
Norfolk Island Pine tree (one)	
Shelter Sheds	
Lifeguard Tower (Second)	
Cable and Room - COMPAC / Tasman Cable 1912	
Cable and Room - ANZCAN / Eastern 1916	
Playground - North of Pavilion	
Bondi Surf Bathers Life Saving Club	
Works Depot and Additions [to rear of BSBSLC]	
<b>Bondi Park (South) (inc lawns)</b>	<b>4.6</b>
Underground Water Tank	
Skate Park	
Stone Retaining Walls	
Norfolk Island Pine trees (two)	
Remnant of steps to beach below cliff	
Zig-Zag Path and Steps	
Path from Promenade [to Notts Avenue]	
Cliff-top retaining wall	
<del>Retaining Wall to Notts Avenue</del>	
<del>Notts Avenue Stairs</del>	
<del>Amenities – South Bondi</del>	
Stormwater Culvert / Promenade	
Recent Plantings and Garden Beds	
Lawns	

AREA AND ELEMENT NAME	
See Section 4.0 for descriptions and Figures 1.5 & 1.6	
<b>Bondi Park (North) (inc lawns)</b>	<b>4.7</b>
North Bondi Surf Life Saving Club	
Bondi Outdoor Gym	
Amenities - North Bondi	
Sewerage Pumping Station SPS 55	
<b>The Bondi Baths (Dressing Sheds and Clubs)</b>	<b>4.8</b>
Not included in SHR only version	
<b>Part Biddigal Reserve and Pools</b>	<b>4.9</b>
Part North Bondi Baths	
Part Stormwater Culvert and Promenade ( <del>Mural</del> ) ( <del>rock-cut drain</del> )	
Part MWS&DB Drains North Bondi	
<b>Hunter and Marks Park and Coastal Walk</b>	<b>4.10</b>
Not included in SHR only version	
<b>Ben Buckler Parks</b>	<b>4.11</b>
Not included in SHR only version	
<del>Aboriginal Carvings – Ben Buckler</del>	

These area and element names have been standardised for use throughout this study. Place names vary in the documentary record.

## 1.5 Methodology

Formal stakeholder consultation was not undertaken for the preparation of this plan. The aim of the document was initially to provide a basis for assessment of applications for works being undertaken by Waverley Council within the series of reserves however it will become a basis for the ongoing management of the heritage values of the place.

This Conservation Management Plan follows the guidelines set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter 1999). The Burra Charter provides the Australia-wide accepted guidelines for heritage conservation and is included as an Appendix. Section 2 (Conservation and Management) of the charter states:

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

This report considers the place as a 'cultural landscape', a term which "embraces a diversity of manifestations of the interaction between humankind and its natural environment" (WHC). The World Heritage Convention describes a cultural landscape as a cultural property that represents the "combined works of nature and of man" (WHC). The convention establishes three types of cultural landscape to analyse and list cultural landscapes, summarised below:

- (i) A landscape designed and created intentionally by man,
- (ii) An organically evolved landscape - a relict (or fossil) landscape or a continuing landscape,
- (iii) An associative cultural landscape - the value of which is justified by the powerful religious, artistic or cultural associations of the natural element.

The SHR BBCL is a complex site and contains attributes from all of the three types. It is primarily a "landscape designed and created intentionally by man, the category that embraces garden and parkland landscapes constructed for aesthetic reasons which are often (but not always) associated with religious or other monumental buildings and ensembles" (WHC). However parts can be considered continuing evolved landscape and the landscape has important cultural associations. The designed landscape itself has evolved with changing bathing habits, life saving techniques, impact of war, use patterns, impact of storms and windblown sand and the success or failure of plantings.

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

This report uses tables, maps and other graphic tools to summarise the material so it is easily accessible. The tables of items are designed to form basis for developing a more detailed inventory of elements within each character area. The maps are generally on an aerial photograph base as suitable accurate maps were not available. The aerial images are not rectified and so are not to scale. Approximate distances are indicated with the beach being about 1km long (measured along the curve) and the distance between the headlands is about 850m.

The historical analysis does not use a thematic approach. It has been compiled chronologically, so the extent of survival of fabric from each phase can be determined. Within the history themes are discussed in the headings and text including local historical themes. Themes are identified in the phases of development section (Section 3) and considered in the analysis of significance (Section 6).

The analysis of physical evidence was undertaken during a series of site visits. No archaeological investigations or disturbance to any fabric was undertaken.

## 1.6 Key Documentary Sources

### Plan of Management

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

### Heritage Reviews

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

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

Dominic Steele Consulting Archaeology, *Aboriginal and Historical Archaeological Assessment Bondi Pavilion [and Surf Club]*, Bondi Beach (draft), April 2016

Waverley Council, Shaping Waverley Sub Program, *Bondi Beach Interwar Heritage Study*, Nov. 2014

### Conservation Management Plans

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

TKD Architects (Tanner Kibble Denton), *Bondi Pavilion, Queen Elizabeth Drive, Bondi Beach, Conservation Management Plan* – prepared as an update to the above report, 2015 - 2018

Jean Rice Architect, *Bondi Surf Bathing Life Saving Club, Queen Elizabeth Drive, Bondi Beach, Conservation Management Plan*, 2018

### Statements of Heritage Impact

Jean Rice Architect, *Marks Park Heritage Assessment, to accompany the REF*, March 2015

Jean Rice Architect, *Statement of Heritage Impact, BSBLSC & Works Yard*, December 2015

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

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

JBA Urban Planning Consultants, *Bondi to Icebergs Coastal Walk Extension Feasibility Study – Draft Planning Report*, February 2016.

Published studies and histories are set out in the bibliography in Section 10.

## 1.7 Report Limitations

Research for this report focused on the Waverley Local Studies Library and online resources and extensive research was carried out at the library and online. The State Records archive was not searched in detail. Archives and libraries that have long lead time for supply of information, are outside Sydney or are located in difficult to access places were not visited. There will undoubtedly be information available in such sources such as the Sound and Film Archive, which may lead to differing detailed conclusions. There may be information available in such sources which may answer questions posed in this report or provide detail for interpretation.

Whilst every attempt has been made to confirm the dates of construction and location of items that no longer exist, some information could not be verified. Some of the historic materials and photographs in previous studies were not fully referenced and as a result some of this material could not be located. In some cases the photographs are wrongly captioned or dated and there is much confusion between the surrounding buildings, the Balconies and the Cliff House Hotel. In some archives numbering systems have been changed making it difficult to locate previous references. The indexes and scanned material at State Records are in the process of being migrated to a new catalogue and as a result online access has been restricted. In addition, material in the State Library has been withdrawn from circulation as it is being digitised including maps and images in the Small Pictures File.

The history of the municipality prepared by B T Dowd contains much information that would appear to have been based on anecdotes. Now that it is possible to easily confirm dates from newspaper articles via Trove, it is apparent that assumptions were made that have proved, on further research, to not be correct. In the chronology attempts have been made to confirm the dates of construction of items for which there are a variety of different dates, such as the tram line to Bondi Beach.

There is likely to be additional information held within Crown Lands' records including maps, surveyor's field books and plans such as MS Sydney plans indicated on Parish maps as well as correspondence. In the future this material is likely to become available as more historic plans and other resources are scanned and are available to the public online.

Council supplied aerial images which have been used for analysis and to map phases of development and heritage items. The aerial images are not rectified. No current 'as-built' drawings of the site were provided. It is possible that features have been overlooked because of this and the large scale of the area. There are no current detailed surveys of the whole area.

Some desirable inclusions were not part of the brief including community consultation and detailed investigation of historical associations. There was brief consultation with members of the La Perouse LALC. Historical associations are extensive for Bondi and properly the subject of a separate detailed examination. However it is clear that historical associations are an important part of the values of the place and this is recognised in the statement of significance. Likewise the 'Icebergs' club and buildings have not been assessed in detail nor has there been any detailed inspection of these premises, which are understood to be largely new buildings in front of the cliff-line.

## 1.8 Report Status and Authors

This report has the status of an unpublished report. No copyright clearance has been obtained for the historic material used to determine the sequence of development of the place. High resolution copies of images have not always been available and the copies made available online for research purposes by libraries and archives have been used. Links for these are not included however the source is provided and the title, call number or reference code where applicable.

The report has been prepared with the contribution of the following project team:

Jean Rice Architect, Angel Hayes Pty Ltd  
 Jean Rice, Director & Senior Conservation Architect  
 Dr Noni Boyd, Architectural Historian & Heritage Consultant  
 Jenny Snowdon, Interior Designer & Heritage Consultant  
 Ari Anderson, Insite Land Solutions, Conservation Landscape Architect & Heritage Consultant  
 Geoff Ashley, Ashley Built Heritage, Built Heritage Specialist  
 Nicholas Jackson, Historian (part of project only)  
 Roger Lembit, Gingra Ecological Survey, Ecologist  
 Dominic Steele, Dominic Steel Consulting Archaeology, Historical & Aboriginal Archaeologist

## 1.9 Stakeholders, Contributors and Acknowledgements

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

Andrew Best	Cathy Henderson
Surb Bhatti	Fleur Mellor
Col Brady	Carl Nugent
Lorna Bussell	Bianca Simpson
Andrew Chau	Hugh Thornton
Corey Fox	Lawrie Williams
Steve Gilchrist	Craig Woods
Valerie Giammarco	Anne McGoverne
Julia Hardiman	Timothy Willaims

Extensive assistance was provided by the Local Studies librarians, Sophia Smiley and Ingrid Grace.

La Perouse Local Aboriginal Land Council:

David Ingrey  
Chris Ingrey

The following people are also acknowledged for their assistance in the preparation of this report:

Australian Museum	Alison Dejanovic
BSBLSC	Allan Scott (since deceased)
	Paul Ure
Waverley Councilors	Several (the client advised individuals should not be listed)

This CMP was reviewed by the NSW Heritage Division, later Heritage NSW, and their detailed comments were addressed in the final document. Officers who reviewed were:

Felicity Barry	Emma Dortins	Robert Griffin
Christine Hay	Stuart Read	Natalie Blake
Anna London		

## 1.10 Terminology and Abbreviations

The terms *place*, *cultural significance*, *fabric*, *maintenance*, *compatible use*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report are as defined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) 1999, Article 1.1 to 1.17.

- 1.1 *Place* means site, area, land, landscape, building or other works, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural Significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the place including components, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a place so as to retain its cultural significance.
- 1.5 *Maintenance* means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- 1.6 *Preservation* means maintaining the fabric of a place in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a place to a known earlier state and is distinguished from restoration by the introduction of new materials into the fabric.
- 1.9 *Adaptation* means modifying a place to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.
- 1.11 *Compatible use* means a use which respects the cultural significance of a place. Such use involves no, or minimal impact, on cultural significance.
- 1.12 *Setting* means the area around a place, which may include the visual catchment.
- 1.13 *Related place* means a place that contributes to the cultural significance of another place.

- 1.14 *Related object* means an object that contributes to the cultural significance of a place, but is not that place.
- 1.15 *Associations* mean the special connections that exist between people and a place.
- 1.16 *Meanings* denote what a place signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the cultural significance of a place.

Note: The earlier version of the Burra Charter noted that conservation includes maintenance and may according to circumstance include preservation, restoration and adaptation and will more commonly be a combination of these.

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

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

**Adaptation** - refer to the Burra Charter definitions above.

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

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

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

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

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

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

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

**Conservation** - refer to the Burra Charter definitions above.

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

**Compatible Use** - refer to the Burra Charter definitions above.

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

A cultural property that represents the "combined works of nature and of man" as designated in Article

1 of the World Heritage Convention (WHC). “They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and / or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.” “Cultural landscapes often reflect specific techniques of sustainable land-use, considering the characteristics and limits of the natural environment they are established in, and a specific spiritual relation to nature.” (Quoted from WHC)

**Cultural Significance** - refer to the Burra Charter definitions above

**Curtilage** - The geographical area that provides the physical context for an item and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide. Similar to the broader concept of ‘setting’.

“The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance” (from Heritage Curtilages, 1996 published by NSW Heritage Office)

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

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

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

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

**Fabric** - refer to the Burra Charter definitions above

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

**Heritage Item** - A landscape, place, building, structure, relic or other work of heritage significance. See also the Heritage Act 1977.

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

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

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

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

**Item** - A building, structure, work, relic, place or group. The generic term used to describe objects structures or places under consideration for heritage significance.

**Interpretation** - refer to the Burra Charter definitions above.

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

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

**Maintenance** - refer to the Burra Charter definitions above.

**Meanings** - refer to the Burra Charter definitions above.

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

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

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

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

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

**Preservation** - refer to the Burra Charter definitions above.

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

**Reconstruction** - refer to the Burra Charter definitions above.

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

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

**Related Place** - refer to the Burra Charter definitions above.

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



**Restoration** - refer to the Burra Charter definitions above.

**Section 57(1) or 60 Application** - An application made under Section 57(1) of the Heritage Act 1977 using a Section 60 form, for approval to make changes to an item on the State Heritage Register. Routine maintenance, and other works which do not affect the significance of an item are exempt for Heritage Council Approval.

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

**Setting** - refer to the Burra Charter definitions above.

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

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

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

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

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

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

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

**Use** - refer to the Burra Charter definitions above.

The abbreviations used throughout the text are as follows:

ACON	Aids Council of NSW
AHC	Australian Heritage Commission (now Council)
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
AIA	Australian Institute of Architects
AIF	Australian Imperial Forces
ANZCAN	Australia New Zealand Canada cable
BBCL	Bondi Beach Cultural Landscape
BP	Before Present
BCA	Building Code of Australia
BOOS	Bondi Ocean Outfall Sewer
BSBLSC	Bondi Surf Bathers Life Saving Club
BSH	Bondi Sand Hills
CMP	Conservation Management Plan
COMPAC	Commonwealth Pacific Cable
CP	Conservation Plan
CRMP	Coastal Risk Management Police
DA	Development Application
DCP	Development Control Plan
DDA Act	Disability Discrimination Act
DLWC	Department of Land and Water Conservation
DOP	Department of Planning (formerly PlanningNSW)
DPWS	former Department of Public Works and Services
ENSO	El Nino – Southern Oscillation
EPA Act	Environmental Planning and Assessment Act
EPBC Act	Environmental Protection and Biodiversity Conservation Act
ERS	Eastern Regional Sequence
FF	First Floor
GF	Ground Floor
GPT	Gross Pollution Trap
HC	Heritage Council of NSW
HCA	Heritage Conservation Area
HNSW	Heritage NSW
ICOMOS	International Council on Monument and Sites
IHO	Interim Heritage Order
IPA	Intertidal Protected Area
LEP	Local Environmental Plan
LGA	Local Government Area
LGBTQI	Lesbian, Gay, Bisexual, Trans, Queer and / or Intersex
LPALC	La Perouse Aboriginal Land Council
LPMA	Land and Property Management Authority
MNES	Matters of National Environmental Significance
MP	Master Plan
MWS&DB	Metropolitan Water Sewerage and Drainage Board
NBSLSC	North Bondi Surf Life Saving Club
NCC	National Construction Code
NHL	National Heritage List
NPW Act	National Parks and Wildlife Act
NSWHB	NSW Heritage Branch (later Heritage Division) (now Heritage NSW)
NSWSR	NSW State Records, formerly the Archives Office (AO)
OEH	Office of Environment and Heritage
PCO	Permanent Conservation Order
POM	Plan of Management
PWD	Public Works Department (former)

QED	Queen Elizabeth Drive
REP	Regional Environmental Plan
RLSS	Royal Life Saving Society
RNE	Register of the National Estate
R&R	Rest and Recreation
SEPP	State Environmental Planning Policy
SH	State Heritage
SHI	State Heritage Inventory
SHR	State Heritage Register
SHR BBCL	State Heritage Register Bondi Beach Cultural Landscape
SLC	Surf Lifesaving Club
SoHI	Statement of Heritage Impact
SPS	Sewerage Pumping Station
TSC Act	Threatened Species Conservation Act
WACHS	Waverley Aboriginal Cultural Heritage Study

List of abbreviations used in the detailed chronologies and captions to denote the source of material.

The following abbreviations have been used in the text:

ADB	Australian Dictionary of Biography
AO	Archives Office (now NSW State Records). This prefix is still used for maps and plans
AA	Ari Anderson
ANMM	Australian National Maritime Museum
ATCJ	Australian Town and Country Journal
AWW	Australian Women's Weekly
C&LGJ	Construction and Local Government Journal
C&REJ	Construction and Real Estate Journal
CLS&P	Clive Lucas Stapleton & Partners
DM	Daily Mail (newspaper)
DMR	Department of Main Roads
DSCA	Dominic Steele Consulting Archaeology
GA	Geoff Ashley
GG or Gov G	Government Gazette
GPO	former Government Printer's Office collection
HLRV	Historic Lands Record Viewer
JR or JRA	Jean Rice or Jean Rice Architect
ML	Mitchell Library
NAA	National Archives of Australia
NB	Noni Boyd
NLA	National Library of Australia
NSWSR	NSW State Records (see AO)
NF&SA	National Film and Sound Archive
NT	National Trust
PWD[number]	Public Works Department Plan room and Plan Number
PWDAR	Public Works Department Annual Report
PWDHG	Department of Public Works and Services Heritage Group
SG&NSWA	Sydney Gazette and NSW Advertiser
SH	Sydney Herald (newspaper)
SLNSW	State Library of NSW
SLV	State Library of Victoria
SMH	Sydney Morning Herald (newspaper)
SR	State Records (formerly NSW Archives Office)
SUES	Sydney University Engineering Society
TA	The Australian (newspaper)
WIL	Waverley Image Library
WLS	Waverley Local Studies Collection / Library

Glossary of terminology relevant to the precinct is as follows:

Bogey	Colloquial Australian word meaning bathe or swim (derived from an aboriginal word), in use by the 1840s.
Bogey Hole	Swimming hole, often partially man made and located at ocean beaches eg Newcastle
Boat ramp or slip	Sloping ramp that extends into the water, used to launch and land boats
Bondi Points	A type of Aboriginal stone artefact named after Bondi Beach where they were first identified.
Breakwater	Masonry built up to reduce impact of waves
Groyne	Masonry structures projecting onto the beach at about right angles generally designed to retain sand on a beach
Midden	Archaeological term for the piles of shells left after Aboriginal people have eaten contents. Some deposits occurred over a very long period of time
Slipway	Sloping ramp into the water, used to move boats out of the water for repairs
Tramway	Same form as a railway, ie with timber sleepers and iron or steel permanent way but described as tramways when built. Utilised horse-drawn open topped wagons and later steam driven vehicles. Private lines built to extract resources are often described as tramways rather than railways

### **Punctuation**

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

### **Figure Numbers, Table Numbers and Footnotes**

Due to the complexity of this CMP, figure and table numbers relate to the relevant section and are numbered beginning with 1. (eg first figure in Section 1 is Figure 1.1, first table in Section 1 is Table 1.1). Footnotes are numbered within each new section beginning with 1.

### **Sources and Web Links**

Individual web links for images are not given within the caption of a figure, rather the source of the material. General links to each source can be found in the bibliography in Section 10. Most individual image links within web databases change constantly and are only valid for a short time. An image name or number from each source database / archive is included in this document so images can be found in the future. In the case of Waverley Image Library for example the image link only opens on the general search site but does not give access to the image itself. It can be found by searching for the unique image number via this site.

## 2.0 HISTORICAL OVERVIEW AND CHRONOLOGY

### 2.1 Introduction

This section details the chronological development of the reserves at Bondi Beach and the two adjacent headlands and has been derived from documentary evidence. The sequence has been prepared using the chronologies from previous studies as a basis, supplemented by information gained from reports from historical newspapers, expenditure from the Annual Reports of the Public Works Department, information extracted from plans prepared by Waverley Council Engineers in the past and by the Public Works Department, as well information from photographs held in the National Library, State Library of NSW and the Waverley Local Studies Collection. Material from other sources is noted, as has anecdotal evidence. The same historical analysis has been used to develop the chronological list of elements in Section 2.4 which includes extant and former physical features, in and adjacent to, the study area. The previous studies used for reference are included in the bibliography (Section 10) and in the section titled Key Archival Sources for BBCL (Section 10.2).

### 2.2 Historical Overview

#### 2.2.0 Introduction and Aboriginal History

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##### Ecological History

The geology of Bondi Beach is explained by Bruce Thom:

From the time of the formation and consolidation of Hawkesbury Sandstone rocks of the Sydney Basin of Triassic age to the opening of the Tasman Sea 60-80 million years ago, to more recent times, we see a series of steps leading to the subsidence and planation of the continental shelf, rising sea levels, and the eventual entrapment of marine sands rich in quartz in an ancient drowned valley system. The Post Glacial Marine Transgression and subsequent 'stillstand' have been the last defining geologic events. High transgressive dunes, cliff-top dunes, small lagoons and a crescentic beach have formed within and on lowlands, headlands, cliffs and rock platforms of the Bondi embayment.

Since 6000 years ago this embayment has essentially functioned as a closed sediment compartment. The relatively pure quartz sands have been free to move in and out of the sweep zone formed by wave and wind action. Rip currents are a characteristic beach feature and involve the circulation of sands in the dynamic surf zone. Dunes have been constructed behind this beach strip and from time to time have been fed from the beach during periods of backshore erosion involving destruction of foredunes. These dunes have become stabilised by vegetation. Early 1870s photos show a partly stabilised parabolic dune at the north end of the bay. Small freshwater lagoons were trapped in the swales of dunes extending inland towards Rose Bay.

The sands behind Bondi Beach were mobile dunes, extending to Rose Bay. After 1788 they were variously referred to as sand hills, sand dunes and as a dunefield. Being light in colour they were used as a shipping marker. They were bounded by sandstone headlands and ridgelines to the east and west. Their form would have varied over time with storm activity, particularly wind. At the low points between dunes were lagoons that would have varied in form with encroaching wind blown dunes. Use subsequent to 1788, including grazing, human movement and vegetation clearing, would have increased the instability of the naturally unstable landform of the sand hills. The following diagram (Figure 2.1) indicates the approximate locations of dunes and lagoons and features that were possibly hanging swamps. Refer also to Taming the Bondi Sand Hills (Phase 3: Municipal Improvements 1890 - 1909).

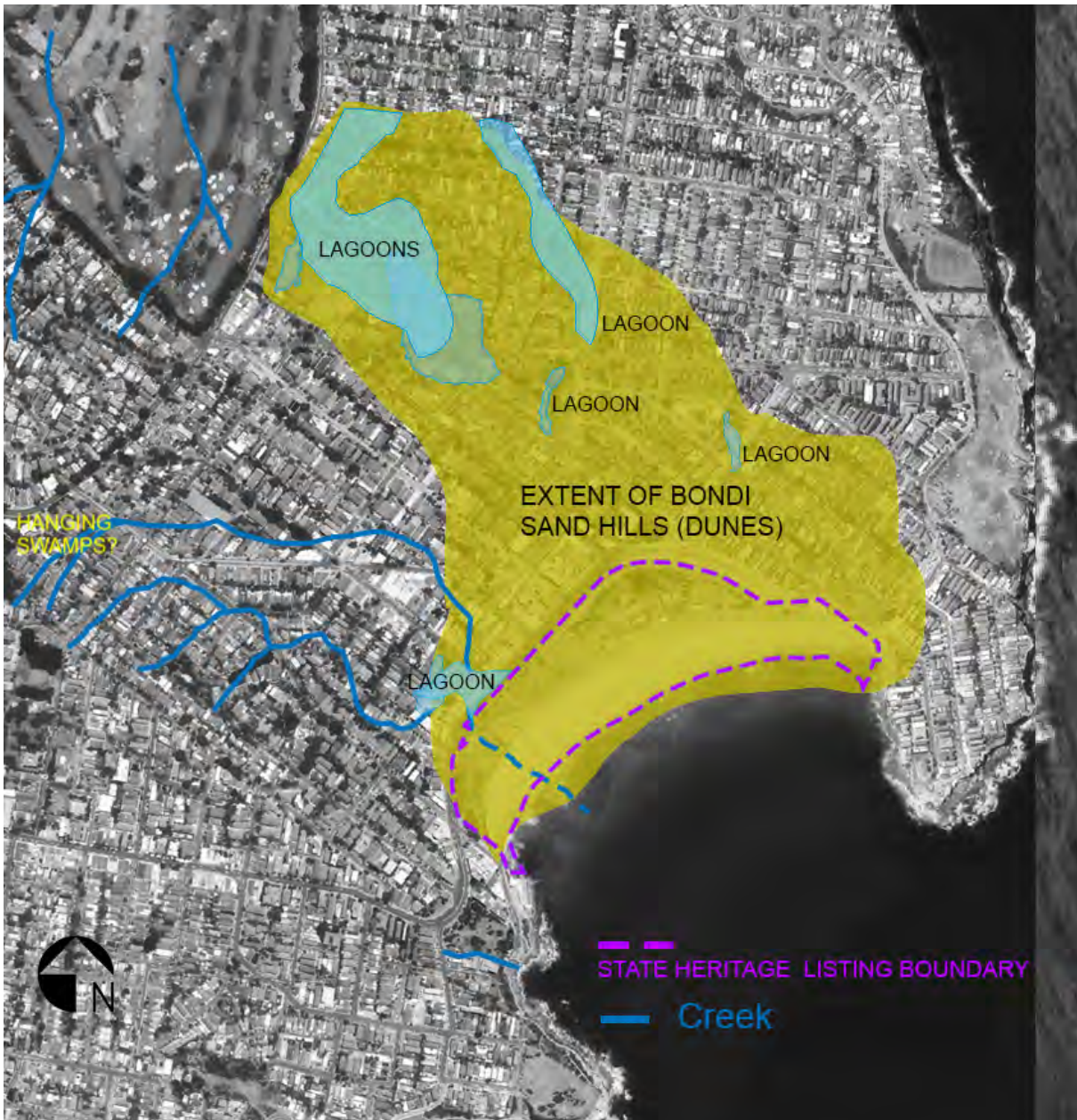


Figure 2.1: A modern aerial photo of the Bondi area showing the approximate location of former sand hills, lagoons and creeks. The locations are interpolated from a range of historic maps and plans and the varying shapes and locations indicate that the dunes and lagoons were mobile and their locations varied over time. The sand body extended to Rose Bay but the features are only shown close to the study area as we do not have historic maps of other areas. The rightmost lagoon and a waterbody indicated in some sources at left, are elevated and possibly hanging swamps rather than 'lagoons'. The creeks shown in blue are now drains and the dotted blue line indicates that the lagoon behind the beach would have been intermittently open to the ocean. None of the former lagoons were located in the study area. The closest is that northwest of Campbell Parade in the vicinity of Jaques Avenue. This was the lagoon 'The Homestead' overlooked. Source: JRA over aerial

The pre 1750 vegetation of the Bondi area would have included coastal scrub, forest and woodland. Benson & Howell (1990) describe the area behind the beach as having extensive areas of unstable sand which supported Coastal Spinifex (*Spinifex hirsutus*) and Beach Fescue (*Poa billardierei*) with a gradation through low heath to coastal scrub dominated by Coast Banksia (*Banksia integrifolia*) and Coastal Tea-tree (*Leptospermum laevigatum*). The unstable dune structure was described by Bradley in July 1788 'Went down to one of the lower coves and walked over to the Sand Hills which are given as a mark for a ship coming from the S.[outh] ward to know when they are near to Port Jackson, we found a good path over the neck of land not half an hours walk'.<sup>1</sup>

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

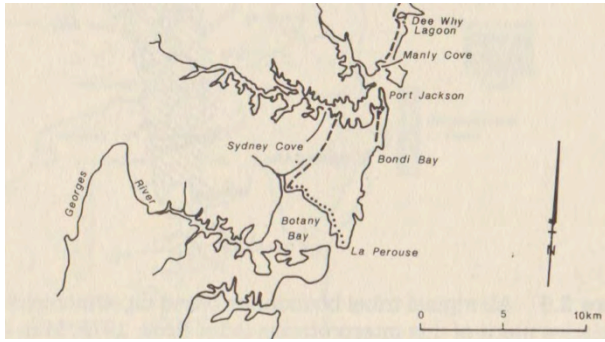


Figure 2.2: Extract of a map showing major Aboriginal paths in the Sydney region as deduced from available ethnohistorical evidence. The path near Bondi is believed to be that described by Bradley in 1788. Source: Anne Ross in Graeme Aplin 1988



Figure 2.3: 1836 Rocks at Bondi, sketch by Robert Russell. Source: SL a1258020



Figure 2.4: 'Reflections by the Way'. This 1880s photo of Bondi lagoon was taken by the photographer W J Slade between 1884 and 1889. Source: ML a6258001 SPF/3466



Figure 2.5: Bondi Lagoon in about 1900 showing the vegetation. This lagoon was on the Obrien Estate. Source: WIL 001176 and WLS history fact sheet Bondi Beach's Lagoons



Figure 2.6: S T Gill's 1830s sketch of Bondi Bay shows the sand dune in the foreground and the north headland. Source: ML PXA 665



Figure 2.7: Holterman's early 1870s photo of Bondi Beach shows the sand dune and outlet of the lagoon. Source: SL a2825024



Figure 2.8: This image of the northern headland dates from after 1890 as the only development is the house at left 'Tiselton'. Source: Image from Mort family ML a7242117



Figure 2.9: This 1858 photo of the south headland by Jevons is believed to be the earliest photo taken at Bondi. Source: Manchester University, Rylands Collection jrl023348tr

There were also freshwater lagoons in the dune swales between Rose Bay and Bondi. An image of one of the lagoons behind Bondi around this time shows *Banksia* scrub on the slopes above the lagoon and fringing woodland of *Melaleuca quiquinervia*. The water level appears high and may be obscuring typical lagoon sedges and rushes such as *Eleocharis sphacelata*, Jointed Twig-rush (*Baumea articulata*), *Baumea rubiginosa* and Sea Rush (*Juncus kraussii*). See Figure 2.1.

1888 images indicate coastal scrub and sandstone rock shelves then occupied the uncleared sections of headlands at Mackenzies Point and Ben Buckler. The early character of the area is shown in the photos. Dune stabilisation works in the area behind the beach were later undertaken by the Public Works Department - in 1900. The Bondi area was one of the early sites in NSW used for experiments in sand stabilisation using brush fences and introduced plants.<sup>2</sup> The ecology of Bondi Bay, including the rock platforms and rocky reefs was impacted by the ocean sewage outfall. In 2008 the Office of Environment and Heritage found that the level of impact had reduced dramatically with a 98% improvement in water quality since the commissioning of the deep-water ocean outfalls.

### **The Cadi - Pre 1788**

The following section is a summary of a more detailed Aboriginal Heritage Values Review written by Dominic Steele Consulting Archaeologists (DSCA) as part of the BBCL CMP project. It explores aspects of Aboriginal habitation not covered in previous reports. The complete report is included as Appendix D and should be referred for more detailed information. That report builds on and develops the *2008 Waverley Aboriginal Cultural Heritage Study (WACHS)* written by DSCA. The TKD 2018 Pavilion CMP provides other detail and describes Aboriginal cultural life generally as follows:

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

The Aboriginal people of Bondi were the Cadi, one of seven clans of the Eora people and language group. The WACHS describes the Cadi clan group:

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

Prior to the appropriation of their lands by Europeans, the Sydney region was made up of the clan estates of over twenty different Aboriginal clan groups. These clans comprised several extended families and were the land-owning groups in Aboriginal society. The Waverley area formed part of the traditional lands of the clan known as the Cadi-gal. From what we know

<sup>2</sup> Smith, Walter, Metropolitan District Engineer, Public Works Department, 'Treatment of Drift-Sand, As Applied to the Bondi Sand Dunes', a paper read before the Sydney University Engineering Society, 27 October 1902

<sup>3</sup> TKD Architects, 'Bondi Pavilion, Queen Elizabeth Drive, Bondi Beach, Conservation Management Plan', 2018



from other parts of Sydney, the Cadi-gal is likely to have numbered between 30 and 70 people in 1788.

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

The land area of Cadi is therefore likely to have been in the order of 100km<sup>2</sup> with the Waverley area representing about 10% of this area at its eastern end. The large size of their clan estate means that the Waverley area was likely to have been thinly populated and possibly vacant during some parts of the year. There is no doubt that the ocean coast was a rich ecological zone, but whether it was regarded as more significant as a food source or in other ways by the Cadi-gal than other parts of Cadi is not known at this time.<sup>4</sup>

### **Inhabiting the Landscape – Continued Aboriginal Occupation**

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

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. Historical records document Aboriginal camping in the 'Bondi Sand Hills' (BSH)<sup>5</sup> 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. The possible nature of Aboriginal visitation and use at Bondi during the occupation of the O'Brien Estate and 'Homestead' from the late 1840s is discussed following. At that time the coastal strip and hinterland was sparsely settled by whites, was distant from Sydney Cove, and was largely unaltered 'Country' with multiple attractive and predictable landscape attributes, elements and resources including sources of food and raw materials.

A number of Aboriginal archaeological sites, places, people, events and dates that relate to, but are outside of the BBCL, are discussed in order to explain the archaeological and historical stories about Bondi. The surviving Aboriginal carvings on the 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. The headland carvings of sea-life suggest Aboriginal observation and use of these resources including seasonal variation such as whale migration. Sand dunes were also often used for Aboriginal burials right across Australia. Figure 1.7 shows identified Aboriginal sites in the vicinity of Bondi Beach and figure 2.1 shows the sandhills and lagoons behind the beach.

'Landscape attractors' that encouraged continued Aboriginal occupation included the surf zone and intertidal rock platforms (shell fish), deeper water (fishing and canoe travel) and a complex network of drainage lines and freshwater lagoons that extended away from the coastline and into the 'hinterland'. The landscape position of Bondi also had geographic advantages, including panoramic 'sightlines' from the headlands, providing Aboriginal people living there with multiple options for travel to visit other Aboriginal people and places in the network of harbour bays and hinterland gullies. People are also likely to have used the headlands and coastal gullies as travel 'corridors' when moving from the coastal strip into the hinterland around the Centennial Parklands area, the 'Botany Swamps' and La Perouse to the south, and harbour foreshore areas around South Head and Rose Bay to the north.

<sup>4</sup> Dominic Steele Consulting Archaeology, *Waverley Aboriginal Cultural Heritage Study*, 2009

<sup>5</sup> The term 'Bondi Sand Hills' as a place name did not come into use until the late 1890s, and referred to what remained of the sand corridor at the northern end of Bondi Beach, including the Scarborough Bank, a large sand dune.

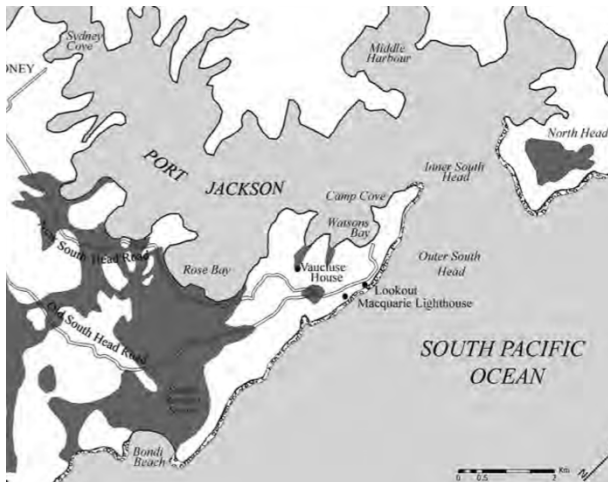


Figure 2.10: The shaded area marks areas of sandy deposits and the extensive 'sand corridor' between Bondi and Rose Bay  
Source: Derricourt 2011:8

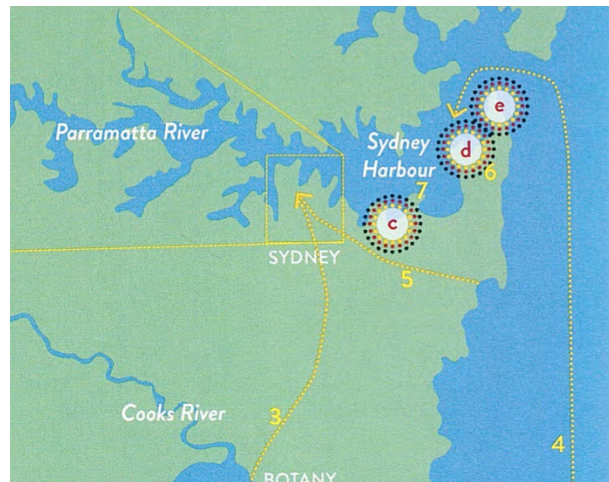


Figure 2.11: Extract of map of Aboriginal settlements and movement in the mid-1840s in coastal Sydney. See the partial key below. Source: Irish 2017, Figure 2.9, after p.82

Key to Figure 2.11: c - e depict Aboriginal settlement: **c.** Double Bay (1845), **d.** Vaucluse (1846), **e.** Camp Cove (1845); numbers 3 - 7 record Aboriginal activities: **3.** European hunting party with Aboriginal people to Kurnell (1845), **4.** Sydney tribe fishing from Botany Head to the Illawarra and up to Vaucluse (1846), **5.** Trip to Sydney town to announce beached whale near Bondi (1845), **6.** 'Black Charlie' paid at Vaucluse (1844 & 1845), **7.** Helping to fight bushfire at Point Piper (1845)

### Historical Aboriginal Occupation and Landuse

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.<sup>6</sup> 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 BSH throughout most of the nineteenth century is likely to be explained by the presence and predictability of drainage and freshwater lagoons, shelter provided by the dunes and rock overhangs, extensive, flat and smooth sandstone platforms suitable for working, camping and engraving, and the proximity of sandy beaches and rocky shores for a variety of shell fish and seafood and possibly the accessible, workable (and tradable) basalt at Murriverie - before it was quarried by O'Brien. The exact location of the track mentioned by Bradley (see section 2.2.0 p28) or Aboriginal camp sites believed to have been located along the beach is not known. Obed West, in the 1882, recounted that Aboriginal people were seen carrying their bark canoes to Bondi Beach.<sup>7</sup> There were selected locations along the coast where the fishing was good, or the shellfish were plentiful.

#### Aboriginal Life in the Settler Landscape<sup>8</sup>

Bondi Beach and surrounds had greater diversity of natural landscape 'attractors' and abundant and reliable resources in close spatial proximity, than most other places in the landscape. These environmental characteristics would have made Bondi a 'low-risk' and attractive place that was intensively used and permanently occupied in prehistory, as well as seeing the continued Aboriginal occupation of the BSH until late into the 1870s (and persisting possibly into the inter-War years).

The country taken up by the first land grantees, like Roberts, was already occupied or was otherwise being used by Aboriginal people at the time. Most of the first 'estates' in Sydney will have contained

<sup>6</sup> Irish 2016 and 2017. This section refers to recent doctoral research by Irish and the book, *Hidden in Plain View* by Irish, 2017. It examines Aboriginal people and places in nineteenth century coastal Sydney.

<sup>7</sup> McCormick, *Bondi Rock Carvings*, Dictionary of Sydney also Morrison, *The Aldine centennial history of NSW illustrated*. 1888 (source of original quote but not accessed for this report).

<sup>8</sup> This section has been developed from previous research by Dominic Steele undertaken in April 2015 that looked at potential Aboriginal heritage values at Bronte House.

archaeological evidence documenting a long and continued Aboriginal land use history.<sup>9</sup> Settlers built their homes in many of the same places Aboriginal people used for repeated and 'routine' camping and also for larger and wider social gatherings. Since space was available, and O'Brien did not object to Aboriginal people camping or crossing his land, people are likely to have continued to stay close to the place and its important engraving sites and fishing spots, possibly burial places, and other resources such as the Murriverie basalt and ochre. However, from the turn of the century and not long after old Aboriginal land surfaces were exposed, the conditions at Bondi began to change, and rapidly lagoons were drained and filled and by the mid 1920s that clearing and levelling of the last sand hills at North Bondi was completed.<sup>10</sup> These activities incrementally transformed Bondi from Aboriginal country to a co-habited and increasingly settled landscape by the late nineteenth century.

#### Aboriginal Camp Types

Aboriginal people lived in camps that coexisted with the early settlers in Sydney. Four types of camps are described below: autonomous, farm, pocket and fringe.<sup>11</sup>

'Autonomous camps' would have been for occasional or cyclical use, and may have been located as remote from white settlement as possible. These camps will have been chosen at least partly in order to get away from white 'interference and surveillance' (as previously emphasized by Byrne and Nugent), located in the same sort of places Aboriginal people had always favoured rather than in relation to white settlement. 1870s Aboriginal camping at Bondi and the contemporary Aboriginal camps at Kogarah Bay and Sans Souci would have likely been of this 'type'. It is highly probable that Aboriginal people regularly used the land before and after James Meehan surveyed the original 200 acre grant at 'Bundi Bay' in 1809. Aboriginal people probably continued to visit and use the place after the late 1840s when the 'Homestead' was constructed on the O'Brien Estate.

Aboriginal 'farm camps' that were located on or adjacent to estate farms would potentially reflect some level of interdependence between Aboriginal and white people. It is probable Aboriginal people continued to use the land within Robert's/O'Brien's grant although there is no direct historical evidence of an agreement. Murriverie was possibly an Aboriginal asset with basalt (or ochre, or both) potential trade items. The use of basalt for the manufacture of ground stone implements was hypothesised by an early resident, Ormond O'Brien.

'Pocket camps' would be independent of specific white farms, establishing on vacant land and available spaces within the mosaic of white settlement in locations such as commons, travelling stock routes, and unmade road reserves. In the late nineteenth century in parts of Sydney some of these lands were designated as Aboriginal Reserves, acknowledging their existing use by Aboriginal people. A number of Crown Land parcels and water reserves remained vacant at Bondi while development proceeded around them in the mid to late nineteenth century that would fit this bill.

The term 'fringe camp' is used to describe Aboriginal camping on the edges of towns and in places often purposefully out of sight of the main (white) town centres. Aboriginal camping at Bondi in the 1870s continued to be spatially, and probably socially, positioned on the fringes of town life. Bondi was comparatively isolated for much of the nineteenth century.

#### **Gale Exposes Aboriginal Tool Workshops**

In 1900 a severe storm resulted in the redistribution of the sand of Bondi and Maroubra beaches exposing a much older surface and Aboriginal artefacts. This historical find is the basis for the Bondi Beach Campsite listing on - AHIMS #45-6-2169. See section 4.2 of this report. The artefacts became known as Bondi Points and were used by archaeologists to mark changes in tool types over time.

<sup>9</sup> Irish and Ingrey (June 2011) have investigated Aboriginal heritage connections at the 'homesteads' built on the Vaucluse and Elizabeth Bay Estates using methods and perspectives also advocated by other researchers (Byrne and Nugent 2004, Harrison 2001, Veale 2001) who have from examining different aspects of cross-cultural history identified complimentary viewpoints about 'historic homesteads' that may help shape a better understanding of the 'shared landscape' at Bondi.

<sup>10</sup> SMH, 13 October 1925

<sup>11</sup> These terms, and their descriptions, derive from research by Byrne and Nugent (2004).

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

A very remarkable discovery was made by Mr. T. Whitelegge in the early part of 1900 along the local seaboard. A series of heavy gales displaced the sand hummocks at Bondi and Maroubra Bays, Dee Why Lagoon, etc., exposing what appeared to be an old land surface. On the latter [assumed he meant former based on the rest of the paragraph] Mr. Whitelegge found revealed, what we had never before imagined to exist, a series of aboriginal 'workshops' where for generations the blacks of the Port Jackson District must have manufactured chips, splinters and points for installation along the distal margins of their spears and for other purposes. The old land surface at Bondi, as I saw it, in the company with the discoverer, was covered with thousands of these chips, some of them exquisitely made with core pieces, chippers and rubbers. The lithological character of the material used was very varied, from pure white crystalline quartz, opaque amorphous quartz, every variety of chert and quartzite, to rocks of a metamorphic character. It is quite clear that the siliceous material was derived in a great measure from the surrounding Hawkesbury Sandstone, but the others were probably obtained from distant sources...<sup>12</sup>

The "workshops" at Bondi were far more extensive than those at Maroubra, the whole length of the back of the beach was more or less covered with tons of stones, all of which had been taken here and put to some use. In the centre of the beach there was a kind of delta upon which the coarser materials were deposited, the sand having been washed away on this area; thousands of implements, which had evidently been used, were found, and chips or flakes were few and far between. For many months the original ground at Maroubra, and also the more extended area at Bondi, yielded an abundance of implements and at each visit we invariably returned with as much as we could carry. Unfortunately the new road across Bondi has now covered most of the sites that afforded the best ground for collecting. Still there are a few patches left at Bondi, which after certain gales would be well worth visiting ....<sup>13</sup>

It is difficult to locate the deposits from this 1907 description. The tram loop was built at the time but no pavilions or sea walls. The term "back of the beach" suggests a site further inland and the description of a "delta" in "the centre of the beach" suggests the lagoon outlet which originally opened to the south end of the beach. It is not clear how this was affected by the 1890s draining of the lagoon and the construction of the elevated tram line and loop but the major stormwater outlet remained at the south end of the beach. The reference to the new road covering sites may refer to the "sand road" called Pretoria Avenue that was built in association with the stabilisation of the sand dunes between 1900 and 1902 and shown on a map. It ran from the tram loop across Bondi Park 150 feet above the then high water mark.<sup>14</sup> It may also refer to Campbell Parade which was developed in stages from the tram loop northwards after 1902 until 1925. DSCA conclude that: *As a consequence of widespread historical modification to the original beach front it is not expected that in situ Aboriginal archaeological deposits potentially associated with AHIMS #45-6-0179 will survive in most locations within this part of the BBCL unless buried deep and 'safely' below former impact zones.*<sup>15</sup> See also section 4.2.

<sup>12</sup> Etheridge, *Curator's report*, Rec. Austr. Mus., iv., 4, 1900, pp. 148 and 165 published in Etheridge and Whitelegge *Aboriginal Workshops on the Coast of NSW and their Contents* in Records of the Australian Museum, volume 6, pp.233. 1907

<sup>13</sup> Etheridge and Whitelegge, *Aboriginal Workshops on the Coast of NSW and their Contents* in Records of the Australian Museum, volume 6, p.235, 1907.

<sup>14</sup> Smith, W A, *Treatment of Drift Sand, as Applied to the Bondi Sand Dunes* a paper read to Sydney University Engineering Society, 27 October 1902, <http://openjournals.library.usyd.edu.au/index.php/SUES/article/view/2023>

<sup>15</sup> Dominic Steele Consulting Archaeology, *Aboriginal Heritage Values Review, BBCL Bondi Beach*. 2017

Though these tens, and possibly hundreds, of thousands of Aboriginal stone artifacts spread over 'two acres' at the 'back of the beach' were exposed at Bondi in 1899, contemporary newspaper accounts did not at the time connect them with Aboriginal people who continued to live there. The tools would have been brought onto the sand dunes and used before being thrown away or cached for another time by these same people's forebears.

The Bondi artefacts, illustrated below, were collected by Liversidge, a renowned scientist who stated they were '*obtained by me from the few blacks who, some twenty years ago, used to camp at these places*'. The artefacts were amongst a collection of eighteen '*tomahawks*' from various parts of Sydney.<sup>16</sup> The objects below and Aboriginal people who made them are important to the history of Bondi. See also section 4.2.



Figure 2.12: Artefacts collected from Aboriginal people living at Bondi in the 1870s. One item is 'old and much weathered or corroded by wind borne sand, even on the cutting edge', and the other is a 'dark quartzite tomahawk, and is of comparatively recent date'. Source: Liversidge 1894, Plates 16 and 17

## Nineteenth Century Aboriginal Camping at Bondi

### Camping at South Bondi in the 1870s

Newspaper reports of a drowning incident indicate Aboriginal people lived at south Bondi in the 1870s. A group of Aboriginal people (including men named James Friday and Johnny Baswick) are cited in a coronial enquiry following the drowning of a man, last seen by Baswick fishing off rocks close to their camp. Their camp was at southern Bondi, perhaps around Hunter Park or 'The Boot' near where Waverley Street originally approached the coastline. The man had been seen fishing in Sydney the previous week, and the death was not considered suspicious. Presumably to gauge the truth of the testimony, the Coroner had asked Baswick whether he ever went to church, and whether he believed in God. He stated that he went to the '*English church*' (sometimes) and his faith '*was the same as other black fellow*'.<sup>17</sup> Nothing more is known of James Friday but a Sydney/south coast man Baswick (1820s-1880), also known as 'Bankie' or 'Bankey' lived in the area in the 1870s with his wife Rachael, their three children and others, and regularly moved between settlements at Bondi Beach and Rose Bay.<sup>18</sup> As illustrated following he is also recorded to have visited the Clarke family at their dairy on the ridge above Rose Bay, William Bede Dalley at Vaucluse, Edward Smith Hill at Point Piper, and also supplied the residents of Woollahra house with fresh fish and oysters.

### Camping at North Bondi in the 1870s

A fleeting glimpse is provided by recollections of R J Stone, a Bondi surfing pioneer, who reported in 1924 that about 50 years before (1874) he and a party had stood on Bondi Beach watching the '*Blacks who were camped at Ben Buckler enjoying the ocean waves, with their wives and children*'. Stone

<sup>16</sup> Liversidge 1894:233 and Corkill 2005:43

<sup>17</sup> SMH, 16 December 1873

<sup>18</sup> Irish, Paul, *Hidden in Plain View*, NewSouth Publishing, 2017, p.71

recalled the names of a number of the Aboriginal people living at Ben Buckler including Bankey, Timmy, Sandfly, Tilly, Rachael and others.<sup>19</sup> These references are likely to be the same group of Aboriginal people who passed on the stone artefacts collected by Liversidge in the 1870s.



Figure 2.13: Cross-cultural interactions in the eastern suburbs 1850s - 1870s. Source: Irish 2017, Figure 4.5, opposite page 83 (the coloured pages are not numbered in the book)

- a. Richard Hill rowed to Lane Cove by Aboriginal people (up to 1850s)
- b. W C Wentworth and Daniel Cooper looking after William Warrell (1850s - 1860s)
- c. Bobby working for Wentworth family (1860s)
- d. Aboriginal people visiting Edward Smith Hill (1860s - 1870s)
- e. Johnny Baswick visiting E L Clarke, befriends son Bonus (1870s)
- f. Aboriginal people supplying seafood to Woollahra House (1870s)
- g. 'Johnny' (Baswick?) visiting Vaucluse House (1870s)
- h. Johnny Baswick visiting W B Dalley (1880)
- i. Johnny Baswick dies at E L Clarke's house (1880)

### Place Names

The place names Bondi, Ben Buckler and Murriverie have Aboriginal origins. Val Attenbrow has charted the transition from Aboriginal names to place names in Sydney including Bundi or Boondi to Bondi Bay, Marevera to Murriverie and Benbuckaby to Ben Buckler.<sup>20</sup> The name Bondi Bay was marked by surveyors on maps prepared in the 1820s and 1830s, having been spelt Bondy in the 1810s. The name Ben Buckler's Point appears in the notification of Richard Hard's [Hurd or Heard] land of 1830 and in a Court of Claims case in 1841, as does the term Bondi Bay.<sup>21</sup> Advertisements in the 1850s refer to either Ben Buckle's Point or Ben Buckler's Point.

The debate as to whether Ben Buckler was a local resident or an Aboriginal name dates back to the mid nineteenth century with a description of... "below the cliff near Bondi, which is a little north of that commonly known as "Ben Buckler" but which Mr. Hill tells me is a corruption of a native word, Baalbuckalea" appearing in 1865.<sup>22</sup> Others believe that the place named for Ben Buckler / Buckley, a Yorkshireman and keen fisherman killed in cliff fall although no convict of that name has yet been located.<sup>23</sup> Various drownings occurred in the 1880s at Ben Buckley's Point, Bondi and in the previous decade there had been a fatality at Ben Buckley's Leap closer to South Head. A letter to the editor on Rock Fishing in 1897 noted that

Many years ago Mr Benjamin Buckley – misnamed Buckler – was accompanied in his visits to his favourite fishing rock by his wife, an aboriginal and expert in coast climbing.

By 1878 a third theory had been put forward, that the bay had been named for a Scottish bay, Benbecula, by Macquarie.

<sup>19</sup> Dowd 1959:138

<sup>20</sup> Attenbrow, Val, *Sydney's Aboriginal Past*, UNSW Press, 2010, 2<sup>nd</sup> ed., Table 2.1, pp.9-13

<sup>21</sup> SG&NSWA, 14 September 1830 and Australasian Chronicle, 2 March 1841

<sup>22</sup> SMH, 28 May 1865

<sup>23</sup> There is no Convict named Ben Buckler in the Colonial Secretary's papers, but there are numerous people named Buckley who were transported as convicts, none of whom has a first name of Benjamin. 1870s reports for Ben Buckley refer to a location closer to South Head.

For instance we constantly hear, and even see on maps, the well-known rocky point, at the north head of Bondi bay termed Ben Buckler. The name should be Benbecula, which was given to the spot by Governor Macquarie, from its resemblance to the appearance of the island of that name in the Hebrides, of which group he was a native. Is it too much to hope, that in official documents in future, the name will be restored to its proper spelling?

Richard Hurd's grant had been promised by Macquarie, so he had some familiarity with the place. Waverley Council's Local History section compiled the theories noting "there is no primary evidence for any of the claims for the name Ben Buckler, making the debate about it all the more fascinating".<sup>24</sup>

#### At the Homestead

The nature of the country is illustrated in the following idealised sketch (figure 2.14) of The Homestead, c1847, shows the country at the back of the beach where lagoons feature prominently. The photo (figure 2.15) shows the nature of the sandy and rocky terrain, seventy years later. Dowd and Foster note that, in the early 1850s, one main creek ran through a stone quarry just north of Forest Knoll Avenue, and was joined to the east by another from the south near the (later) 'Mausoleum' (Forest Knoll Avenue).<sup>25</sup> The main freshwater stream flowed through partly cultivated, swampy land at the back of the Homestead and terminated in a fresh water lagoon at the rear of the beach. O'Brien (1923) adds there was a garden in the then flat terrain, at about the tram-line between Hall Street and Lamrock Avenue, and that by virtue of the extent to which sand was being driven inland by frequent southerly gales the locality was regarded as a 'no man's land'. These conditions also exposed Aboriginal bones and stones.



Figure 2.14: The Homestead, Bondi, c1847. The view is from the south looking north. Macquarie lighthouse is on the horizon at the left and Bondi Beach on the far right. A lagoon is evident below the Macquarie light. Source: SLNSW a928658



Figure 2.15: O'Brien's homestead on the far right in c1919. The image is taken from a sand dune on the beach looking west. The caption in the 1959 publication read: *'The Homestead' is on the right of the picture. 'The Ravine' house is between the two centre trees. The house on the left of the picture is probably 'Cambrae' at the back is 'Forest Knoll'*. Date of photograph about 1895. Source: Dowd and Foster 1959: Figure 9

<sup>24</sup> Who was Ben Buckler?, WLS [http://www.waverley.nsw.gov.au/\\_data/assets/pdf\\_file/0005/37481/Ben\\_Buckler.pdf](http://www.waverley.nsw.gov.au/_data/assets/pdf_file/0005/37481/Ben_Buckler.pdf)

<sup>25</sup> Dowd and Foster 1959:4

A newspaper account in February 1888 reported '*another corroboree at the Bondi Aquarium*' had occurred overnight where 147 Aboriginals from eight different 'tribes' who had been induced to travel down from the Hunter Valley and Queensland and across from western NSW were subsequently '*encamped on the banks of a freshwater lagoon in O'Brien's paddock, near the Bondi beach, where they are comfortably housed in gunyahs formed of boughs and sheets of galvanised iron*'.<sup>26</sup> The previous night about 2,000 people had assembled to see the group mustered at the foot of the rocks on the southern side of the gorge abutting the beach (Fletcher's Glen, Tamarama) where 'the scrub scene' played out under a weird electric light and that thrown by two large bushfires.<sup>27</sup> This description (minus the iron sheeting) is likely to capture the domestic essence of longstanding Aboriginal camping that routinely took place on the same spot at Bondi prior to the alienation of the land, and possibly before and after the fulltime occupation of the estate by the O'Brien's.

### At Bondi Aquarium

The 'corroboree' in O'Brien's paddock had been organised by R H Willis and C E Reuben, and predates Archibald Meston's 'Wild Australia' that featured prominently at Bondi Aquarium in 1892 and 1893. Meston portrayed Aboriginal people as 'primitive savages' untouched by European influences and made financial gain from these performers. Meston promoted himself over the next decade as an expert in regard to Aboriginal people and following this failed business venture he managed to position himself as one of the most influential advisors to the Queensland Government on Aboriginal issues. He was influential in the introduction of Queensland's first Aboriginal protection policy in 1897.<sup>28</sup>

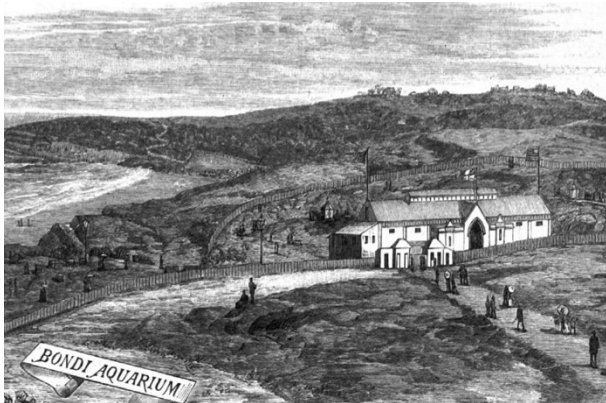


Figure 2.16: Visiting (not local) Aboriginal people performed 'traditional' shows at the Bondi Aquarium (at Tamarama) in a modified and controlled 'settler space' within a broader Aboriginal landscape setting, used regularly by local Aboriginal people. Source: Suburban outings near Sydney, The Australian Sketcher, 1 December 1887



Figure 2.17: Photo of a visiting Aboriginal group who performed at the Bondi Aquarium in January 1893. The group were part of Archibald Meston's Wild Australia troupe, a company comprised of Aboriginal men from North Queensland. Source: Photo by Kerry and Co. in catalogue of Douglas Stewart Fine Books

### **Aboriginal Oral History**

The following examples of Aboriginal oral history (the term is used in its widest sense) are not specifically related to the BBCL, but include people, places and historical events relevant to the Aboriginal history of Bondi. They are potentially an important but under used 'value', and illustrate the way different data sets and sources can 'interact' with each other. The juxtaposition of what appear to be incongruous evidence or lines of inquiry can progressively increase our understanding of coastal Sydney in prehistory and following white settlement.

Nunn and Reid present evidence for Aboriginal memories (stories) of inundations at 21 locations around the Australian coast that each appear to tell the time, and often recall the effects, of post glacial sea-level rise on their stretch of coastline dating to more than 7,000 years ago, including a story from Botany Bay.<sup>29</sup> The nature and strength of the evidence and the arguments supporting a connection of the

<sup>26</sup> Gippsland Farmers' Journal, 16 February 1888

<sup>27</sup> Gippsland Farmers' Journal, 16 February 1888

<sup>28</sup> Aird and Mapar, July 2015

<sup>29</sup> Nunn P & Reid N, in Australian Geographer 2016



stories to empirical corroboration of post glacial sea-level rise appear sound. These Aboriginal stories appear to have endured since c.7,250 BP (calibrated years Before Present).

Botany Bay marks where the Georges River (south) and Cooks River (north) enter the sea. Dharawal stories suggest great landscape changes had occurred here prior to the descriptions of the place provided by Cook in 1770. A story that tells of the time when the Georges River, then known as Kai'eemah, joined with the Goolay'yari (Cooks River) and flowed through the swamps that once were Botany Bay. Together they then flowed out through Kurunulla (Cronulla). The story recounted by Bodkin and Andrews (2012) continues that one day a great storm 'came up' and huge waves crashed into and washed over Kai'eemah and inland destroying much of the swampland that was used by people for food. They fled inland to escape the flooding and returned sometime later to the coast at the mouth of Georges River and found instead of swamps, a great bay, and where the Kai'eemah, before the flood, had met the sea, there was high mountains of sand.<sup>30</sup>

Bodkin and Andrews note that post glacial sea-level rise must have had a massive impact on the social and economic lives of Aboriginal people living on the coast. Within 12,000 years greater Australia lost 23% of its landmass, over 85% of this might have been occupied. In this light, the authors conclude that generation after generation of coastal Aboriginal people are likely to have had to renegotiate land tenure arrangements with inland neighbours, and make stay-or-go decisions about island / lowland clan estates and explain some of the reasons why sea-level rise stories remained 'in circulation' after the sea level stabilised.

Oral history records also indicate that Captain Cook's voyage appears to have been followed closely by Aboriginal people all the way along the coast and likewise the journey of the First Fleet north that sailed past Bondi on the way to Port Jackson. It is likely that other Aboriginal oral traditions about the history of the country and the people at Bondi are still told by some of the more senior members in the Aboriginal communities living today in the Botany and La Perouse areas and also on the south coast.

## 2.2.1 Phase 1 : Bondi Bay to 1879

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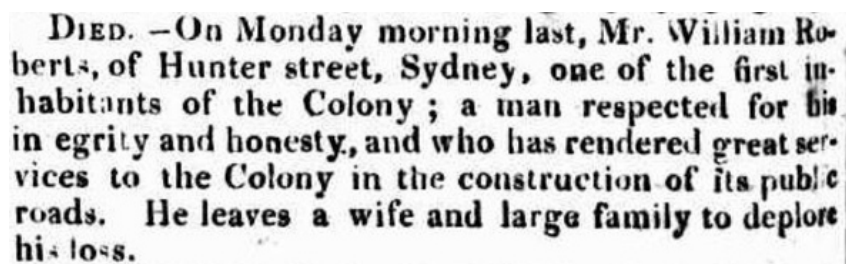
### The Land Grants

For the first 40 years after the establishment of the penal colony at Sydney Cove, the Waverley area, as with most of the Eastern Suburbs, was isolated and largely uninhabited. The land was retained by the Crown until released in a piecemeal manner. By 1870 most of the Crown land within the present day municipality of Waverley had been released through grants, and later land sales - in the decades of the 1830s, 1850s and 1860s. In contrast, the beachfront at Bondi was granted to William Roberts in 1810, and the northern headland (Ben Buckler) was granted to John Hurd in 1810.

Roberts' grant at 200 acres was large and took in the area today bounded by the beach, Old South Head Road, Beach Road, and Edward Street. The grant was made by Colonel Patterson in December 1809 and confirmed by Governor Macquarie in January 1810. The grant was surveyed by James Meehan in December 1809, and he noted the district was then known as 'Bundi Bay'. Roberts (1754-1819) arrived in Sydney in 1790, as part of the Second Fleet of convict transports, to serve a sentence of seven years. In reward for good behaviour, he received a grant of 50 acres at the Hawkesbury settlement in 1796. He was a successful farmer and exhibited extraordinary enterprise. In 1805 he commenced a stage wagon service between Sydney and the Hawkesbury. He was also a publican and road-maker, and it is thought the grant at Bondi was received in connection with the making of South Head Road in 1811. However his known earliest road making and bridge building, confirmed by documentary evidence, is in 1812. In 1814 he built, under contract, the road to Liverpool and on to Appin. He repaired the roads in Sydney town. The total value of the road and bridge contracts completed in his lifetime was £8,000 in cash and another £1,000 in spirits. Following the death of Roberts in 1819 his widow, Jane, completed the contract for the upgrade of the Windsor-Richmond Road.<sup>31</sup>

<sup>30</sup> *ibid.*

<sup>31</sup> Flynn, M, *The Second Fleet. Britain's Grim Convict Armada of 1790*, Library of Australian History, Sydney, 1993, pp.502-3



**DIED.** – On Monday morning last, Mr. William Roberts, of Hunter street, Sydney, one of the first inhabitants of the Colony; a man respected for his integrity and honesty, and who has rendered great services to the Colony in the construction of its public roads. He leaves a wife and large family to deplore his loss.

Figure 2.18: The concise death notice for William Roberts. Source: Sydney Gazette, 18 September 1819, p.4

Roberts lived in town and it is presumed the Bondi land was used for grazing cattle. The land at Bondi remained in the Roberts family until 1850 when it was sold to Edward Smith Hall.<sup>32</sup> Hall placed the land in trust for his daughter Georgiana, wife of Francis O'Brien (married in 1843) and her children. In 1857 Hall family members would later contest the spilt of their father's various land holdings, including Matilda Curlewis and Victor and Charlotte Hall.<sup>33</sup>

John Hurd's grant of 30 acres was made at the same time as O'Brien's, in December 1809. Hurd was a convict who had arrived in Sydney in 1791. By 1806 he was assigned to and working for William Roberts. Hurd died in 1813, intestate and without issue. The grant was claimed later by another convict named Richard Hurd, who died in 1822, but had possession of the grant at some time during the term of Governor Macquarie. By Richard Hurd's will the land was bequeathed to Charles Roberts, who sold the land to Parry Long in 1840, and the deed of grant was issued in 1841 in the name of Parry Long.<sup>34</sup> This grant was later owned by the O'Brien family.

These grants were the earliest made on the coastline of the Eastern Suburbs. Elsewhere along the coast the land was reserved from alienation with land sales commencing in 1831. Why Roberts and Hurd wanted and were given the land has not been reported, but clearly there was something of value to them, such as a resource like building stone, fresh water, etc.

The southern shore of Bondi Bay was subdivided in small land holdings by the government and sold. In 1838 William Barton purchased 17 acres inclusive of the landmark known as 'The Boot'. The northern boundary of Barton's land was Robert's 200 acres and the division was marked by a creek, noted by Surveyor Meehan in 1809. Another surveyor, Edward Knapp, marked a rock in 1852 to clearly demarcate the boundary between the two parcels of land.<sup>35</sup> Barton's land was acquired by the O'Brien family in 1856.<sup>36</sup> Further south and on the headland around Marks Park allotments of three to five acres were sold in 1855/56.<sup>37</sup> Marks Park was held back from this sale, but the land west of Marks Lane was sold to William King (Portion 354) and George William Graham (Portions 355-356).

### **Mid Nineteenth Century Subdivisions and Reserves**

The Municipality of Waverley was established in December 1859. It was one of three councils inaugurated in the Eastern Suburbs at the time, along with Randwick in February 1859 and Woollahra in April 1860. At that time, the beach front at Bondi remained in private ownership by the Hall / O'Brien family and would remain so until 1882 when resumed for a public reserve. The O'Brien family first attempted to subdivide and sell the land in 1852. That venture failed, but from the sale notice records there was a dwelling named Bondi Lodge on the property (later known as The Homestead), an extensive lagoon and creek system, and outcrops of quality building stone.<sup>38</sup>

The beach front was included in the proposed sale of 1852. Two years later government authorities commenced proceedings to have the beach and the 100 feet wide water reservation (along the north

<sup>32</sup> E S Hall, Letter to the Colonial Secretary, 31 Dec 1850

<sup>33</sup> Empire, 14 September 1857

<sup>34</sup> Dowd 1959, p.12

<sup>35</sup> Dowd 1959, p.4; NSW Crown Plan 961.690

<sup>36</sup> Primary Application 1115

<sup>37</sup> Dowd 1959, p.44; NSW Crown Plan 624-690

<sup>38</sup> Dowd 1959, p.4

side of the property) resumed, and also to put in a road to allow public access to the beach. By 1856 an agreement had been reached and the government thought they had obtained both beach and road access. In reality in 1856 the government acquired a road (Francis Street) and a small reserve (Hunter Park) at the southern edge of O'Brien's land.<sup>39</sup>

Until the insolvency case in the mid 1870s members of the O'Brien family resided at their Bondi home, The Homestead. Elsewhere, outcrops of basalt and sandstone were quarried (for blue metal and white metal), a market having been developed for such hard stone in surfacing public roads, including within the Waverley Municipality. In 1861 O'Brien put in light rail or tram tracks to move the quarried stone from the 'Merrivary' quarry to the Old South Head Road frontage.<sup>40</sup> It followed a sinuous line between sandhills and gullies and along the seashore, close to the diagonal line of O'Brien Street. It included embankments and cuttings over 20 feet high and had a parallel roadway. An 1868 plan records the track of the private railway at the northeast and southwest corners of O'Brien's property.<sup>41</sup> The complete route is shown on Smith's 1902 map (see Figure 2.34).

In this period, prior to the resumption of the foreshore in 1882, the O'Brien family permitted the public to use the beach on 'sufferance'.<sup>42</sup> The public could access the southern headland overlooking the beach from Old South Head Road by Francis Street. More convenient road access to the beach front was by a road off Francis Street, today traced by Forest Knoll Avenue and a length of Sir Thomas Mitchell Road.<sup>43</sup> This road predates 1859<sup>44</sup>, however its seems not to have been used by the public for in 1883 it was commented:

... the approaches to the Bondi beach are of the worst and most primitive kind. One has either to scramble down a dangerous and dirty (with mud) track or wade down over loose sand. Sir Thomas Mitchell's road runs down ... to the beach, where the track I mentioned above is ...<sup>45</sup>

The Bondi Estate was subdivided for housing blocks in stages. Following the insolvency case in the mid 1870s much of the land within the Bondi Estate was sold, with the O'Brien family repurchasing some of the lots in 1878. These O'Brien subdivisions were inclusive of the northern headland of Ben Buckler (Hurd / Parry grant), and Barton's grant to the south (bounded by Dudley and Fletcher streets).<sup>46</sup>

The following plans show the areas of the grants and reserves (Figures 2.19-2.22). Some of the following plans have been reoriented and are shown so north is to the top of the page enabling them to be compared more easily.

<sup>39</sup> Dowd 1959, p.5; NSW Crown Plan 961.690; 'Land in Compensation to Mr F O'Brien', SMH, 28 July 1857, p.2

<sup>40</sup> 'Tramway to Bondi', Empire, 15 October 1961, p.5

<sup>41</sup> NSW Crown Plan 961.690

<sup>42</sup> 'Bondi Esplanade', SMH, 30 January 1867, p.5

<sup>43</sup> SLNSW, Sydney Suburban Subdivision Plan B23/23

<sup>44</sup> SLNSW, Map Z/M3 811.181/1859/1C

<sup>45</sup> 'Bondi Beach', Evening News, 29 December 1883, p.6

<sup>46</sup> SLNSW, Sydney Suburban Subdivision Plan B23/25

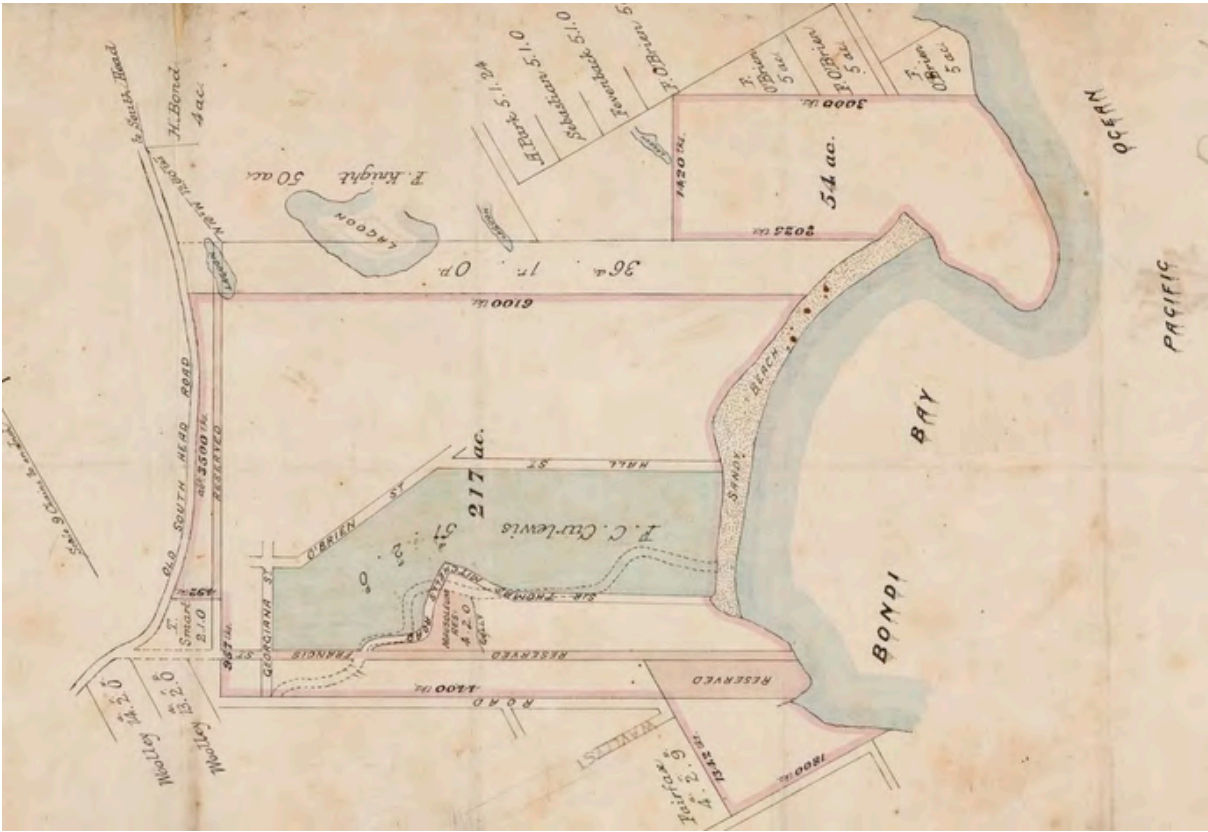


Figure 2.19: Detail from an undated (c1870s) sketch survey of O'Brien's land at Bondi. The survey depicted the government road (Francis Street) and reserve (Hunter Park) formed in 1856, and another private road to the beach. Note there was another reserve around Forest Knoll Avenue set aside for sale in 1856, but in later years it reverted to the O'Briens. Note also the lagoon to the north of the plan. The image is oriented for comparison with that below and with north towards the top left of the page. Source: SLNSW, Sydney Suburban Subdivision Plan B23/23



Figure 2.20: The early 1880s subdivisions of O'Brien's Bondi Estate included the beach front at Bondi, the headland of Ben Buckler, and the area around Fletcher Street. Image re-orientated for reproduction in this report for comparison with that above and with north towards the top left of the page. Source: SLNSW, Sydney Suburban Subdivision Plan B23/25

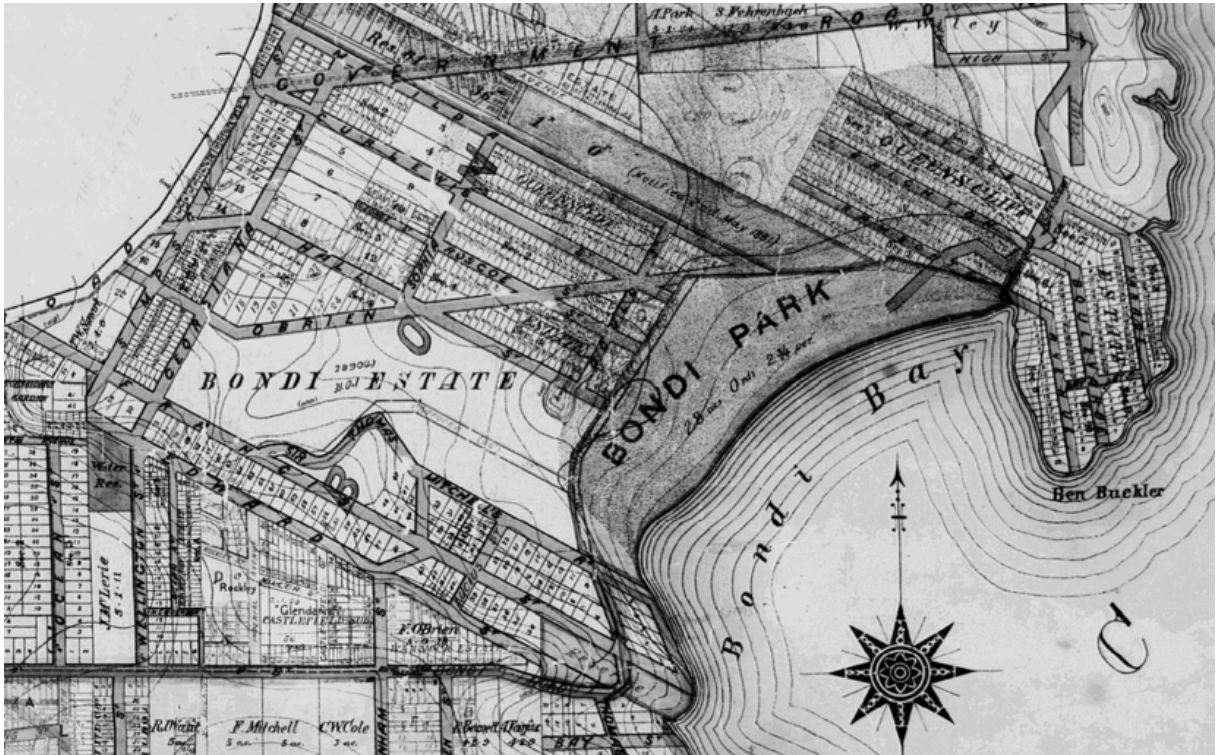


Figure 2.21: Detail from 1887 S Pollitzer's 'Map of the Borough of Waverley' showing the extent of subdivision undertaken from 1881. Source: National Library of Australia, MAP F 371

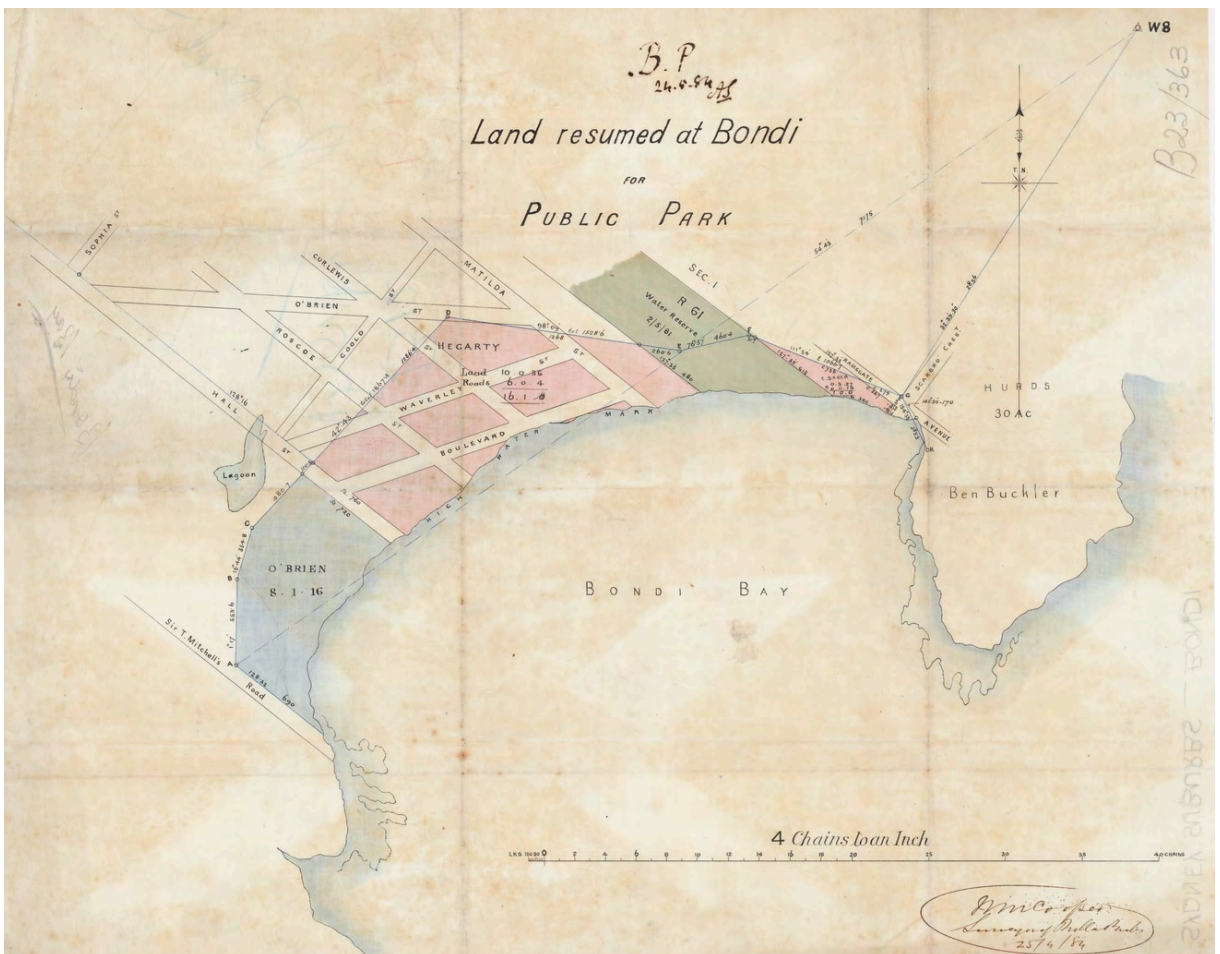


Figure 2.22: The 1884 plan of the resumption at Bondi Beach for Bondi Park included privately owned land (O'Brien in blue tint and Hegarty in red tint), and Crown land (in green tint). Note that Hegarty was the official assignee when O'Brien became bankrupt in 1877. The location of the Lagoon is also shown, near the intersection of Hall and Gould Street, to the northwest of what is now Campbell Parade. Source: SLNSW, Sydney Suburban Subdivision Plan B23/363

## **2.2.2 Phase 2 : The Beach Reserve 1880 - 1889**

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The reserves for public recreation at Bondi Beach were established by government through resumption of private property, these being Hunter Park in 1856 (notified 1902) and Bondi Park in 1882 (proclaimed 1889). The historical core of present day Marks Park has always been Crown land as it was not offered for sale and was set aside for a Military Reserve in 1885.<sup>47</sup>

The push to resume the beachfront came from Waverley Council, and in June 1882 an area of 25 acres was resumed by NSW Premier Parkes' Government.<sup>48</sup> An incentive for incisive action at this time probably was the commencement of subdivision and the implications for future access to the beach. With the passing of the Public Parks Act in 1884 any question over the legality of government to resume land for parks was removed, and that legislation provided for appointment of a local council to be appointed trustees. Trustees were empowered to make by-laws, and to regulate public behaviour in a park.<sup>49</sup> In September 1885 Waverley Council was appointed trustees.

The resumption included a portion of Crown land, thought to have been part of Roberts' grant of 200 acres. The discrepancy in Surveyor Meehan's definition of the northern boundary (the strip between Warners Avenue and Beach Road) was discovered in 1868.<sup>50</sup> In the correspondence regarding the O'Brien land swap a number of surveyors were interviewed regarding their knowledge of the area.<sup>51</sup>

### **Seaside Resort**

The role of Bondi Beach as a seaside resort for Sydneysiders commenced in the early 1880s with the establishment of the Cliff House Hotel, which was located at the corner of Sir Thomas Mitchell Road and what is now Campbell Parade. Associated with this was a dancing pavilion, known as the Pacific Pavilion or Bondi Pacific Pavilion on the other side of the road. Another commercial recreational development of this era was the Sea View Hotel (by 1881) on the south side of Bondi Road between Denham Street and Glen Street.

The impetus for the development of these hotels was probably associated with the prospect of the introduction of a tram service and government action toward resumption of the beach front for public benefit. The government steam tram from the city to Tea Gardens (Bondi Junction) had opened in 1881 and continued onto Waverley. In 1884 a branch line was built along Bondi Road and terminated at Denham Street. Before the tram there was an omnibus. In 1934 an 86 year old going on a day trip from a Sydney convalescent hospital recalled visiting the beach as a young woman.

On Sundays it was our great delight to walk out to Bondi Beach if the weather was fine. You know in those days there were no trams, only a 'four-horse bus', which was so crowded that our crinolines would get crushed - so Emma and I preferred to walk - in fact, most people walked. Just fancy! There is now a beautiful promenade and bathing-sheds built. Surfing was not even thought of then. Emma and I would take off our (elastic sided) boots and (white) stockings and paddle on the edge of the waves on the beach.<sup>52</sup>

Access to the beach was then by Denham Street and so the southern end of beach was the first to experience visitation on a regular basis. Bondi, like other resorts in the metropolitan area at this time such as Brighton le Sands and Manly, provided both the splendours of its natural setting and also beachside amusements. Hotels catered for the Sunday and public holiday excursionist. Sunday traditionally was the day of the Sabbath in Sydney and nothing else was permitted, but societal attitudes change and the day had become, by the 1880s, one of rest and recreation. While licensed premises were closed on Sunday, the legislation could be circumvented by bona fide travellers (five miles from

<sup>47</sup> NSW Crown Plan 624-690

<sup>48</sup> Dowd 1959, p.129

<sup>49</sup> *Public Parks Act of 1884*

<sup>50</sup> Dowd 1959, p.6

<sup>51</sup> Land Compensation to Mr F O'Brien, 1850-1855, Votes & Proceedings, 1857

<sup>52</sup> SMH, 28 June 1934. The unnamed woman who was 86 arrived in Australia aged 18 (around 1866).

place of residence) taking a meal.<sup>53</sup> These weekend excursionists could occasionally become over excited as illustrated in the following newspaper report.

It is understood the row started in the dance hall over a girl, the disputants came to blows and a dingdong battle raged, with the women joining in the fray. The constables were driven from the hall and were chased through the scrub. The Cliff House Hotel which was close to the dance hall was no doubt responsible for the drunkenness ...

A disgraceful fracas occurred at Bondi yesterday. The pretty little village was crowded with visitors, and amongst them were some members of the larrikin type. These latter got up a fight at the hotel at Bondi. Senior Constable Stapleton and Constable Gray and Stove were on duty, and immediately went to quell the disturbance. The roughs, however, turned on the police and assaulted them in a disgraceful manner. Constable Stove was severely cut about the head and the other members of the police force were badly treated. A bystander named Harrison Kerwan went to the assistance of the police and was also severely injured. The wounded men were treated at the Sydney Hospital. Several of the rioters were arrested.<sup>54</sup>



Figure 2.23: Extract of undated view (c1880s) showing the Pacific Dancing Pavilion and the southern end of Bondi Beach held in the Waverley Local Studies Collection. The photograph also shows the nature of the headland vegetation, the grass on the sand dune in the foreground and the wind pruned trees at top right. Source: WLS 001459

The Pacific Dancing Pavilion, which overlooked the southern end of the beach, was damaged during the riot and subsequently its license was revoked by Council. Council closed the dance hall. It reopened for a short spell but this was short lived. Dowd noted

... The area round about the old dance hall was all scrub with ti-tree and tall honeysuckles and a favourite spot for picnickers, particularly the site of later 'Oceanmore'.<sup>55</sup> The picnickers came out in all kinds of vehicles, spring-carts, delivery vans, etc. Water for the picnickers was drawn from a spring at the bottom of the cliffs near the beach. The riot briefly described is no doubt the only serious affair that has occurred at Bondi. ...

<sup>53</sup> SMH, 21 January 1887, p.7

<sup>54</sup> Dowd's History of the Waverley municipality

<sup>55</sup> Oceanmore was erected for Mrs Phillips in 1914 and later utilised by the Phillips family as a guest house. The substantial building can be seen in the late 1920s oblique aerials.

With the gazettal of the beach reserve as Bondi Park and the appointment of Waverley Council as trustees, government funds began to flow and physical improvements to be made. In 1885 £200 was made available and annual payments thereafter. In October 1889 28 acres were added into Bondi Park, this area was between the main section of the reserve and a portion to the north.<sup>56</sup> In the earliest years, the improvement measures were directed at stabilising the beach front, impeding beach erosion, halting drift of the sand dunes, and by providing safe and sheltered places to swim. These early municipal improvements at Bondi included the making of pathways and steps down to the beach from the high ground at the southern boundary of the reserve. A set of stone and timber steps led down the steep slope from the area of the dance pavilion and ended at a landing overlooking the beach from where another set of stairs led down to the rocks. Photos show a life saving buoy on a stand below the landing. A swimming pool was also formed from a natural feature at this south end of the reserve, which became the Bondi Baths and today is Bondi Icebergs. The first pool here was made in the mid 1880s and amenity was improved into the 1890s. While a municipal improvement, the operation of the pool was a commercial venture with lessees charging an admission fee.



Figure 2.24: 1890s view of the southern end of Bondi Beach shows the ocean baths and a group of women on the landing of the stairs down to the beach. Note the photo is in a Mylar sleeve. Source: WLS Image Number 296

In 1894 the steam tramway was extended from the Denham Street terminus down to behind the beach front. The construction of the tramway necessitated quite substantial alterations to the public reserve to provide a turning loop. The graded approach to the beach necessitated a circuitous route from the south, which became part of the experience of visiting Bondi. Bondi was the second of the eastern suburbs beaches to have direct access by public transport, the line to Coogee was opened in 1883 and the next, to Bronte Beach, was opened in 1911. It was not until the twentieth century that there was a road connection between the southern end of Bondi Beach and North Bondi.

<sup>56</sup> Crown Plan 19.2063



**To Rival Manly**

At the weekends and on public holidays visitors began to flock to Sydney's harbour and ocean beaches in large numbers. In March 1886 the extent of public reserves was commented on:

The public parks and pleasure-grounds of New South Wales are both numerous and extensive. Some of them are remarkable for their natural beauty: others for their cultivation and magnificent collection of plants. A contemplation of the whole leads to the conclusion that in the midst of political excitement and the cares of business some colonists have thought of the welfare of succeeding generations. While the indolent were doing homage to Circe, and the avaricious were bowing in the temple of Mammon, others were planning to secure places of healthful recreation for the people, and it is not too much to say that there is a strong public sentiment in the direction of the setting apart of ample pleasure grounds...

There are also some very beautiful marine reserves which demand special mention. But first it may be pointed out that the acquisition of land for public reserves is provided for by law. The reserves previously enumerated were unalienated Crown lands. It had been the habit to set apart lands from time to time for the purposes of public recreation and enjoyment, and the Government had gone so far as to dedicate to similar purposes reclaimed swamps and other 'made' land. But it had not bought back alienated land for this purpose. As the metropolis grew, however, it was discovered that recreation grounds were required where there was no Crown land left for that purpose.

In 1878 a movement was set on foot in one of the suburbs affirming the principle that where the Government had alienated land required for recreation, it should re-purchase and dedicate it for the purpose. Eventually this view was accepted by the Legislative Assembly, and in 1880 an Act was passed entitled the Lands for Public Purposes Acquisition Act, which provides, among other things, that when Parliament shall have appropriated a sum or sums of money for the purpose, lands may be resumed for public parks or grounds for public recreation, or places for bathing, and for the reclamation of land for or in connection therewith. Subsequently to the passing of this Act the Legislature voted three separate sums of £100,000 each for places of recreation. All this money has been spent, and it is not improbable that before long another £100,000 will be voted for a similar purpose. Nearly the whole of this money has been spent in the suburbs, and has secured to the people a number of open spaces, but owing to the high price of land the areas are not very extensive.<sup>57</sup>

Of the land purchased, the two largest parcels of land were in Waverley, 25½ acres at Bondi and 27 acres elsewhere in the municipality. The article continued:

In 1871 there was formed in London a Public Parks Preservation Society, which performed useful work. From that time until now we have had in all parts of this colony Public Parks Dedication Societies - not in name, but in action, and their endeavours have been crowned with much success. In no other country has anything like the same care been taken to provide not only for the pleasure and healthful recreation of the present population, but also for the people of the future, who will find in the midst of every considerable area covered with bricks and mortar, and palaces of freestone and marble, an open space planted with trees and flowers or giving access to harbour or ocean - which will be to busy toilers like an oasis in the desert.<sup>58</sup>

Bondi Bay was photographed in the 1880s (figure 2.25), showing the extent of the beach before subdivisions and beach improvements. A view taken in the 1880s appeared in Freeman's Journal:

<sup>57</sup> SMH, Tuesday 16 March 1886, p.5

<sup>58</sup> SMH, Tuesday 16 March 1886, p.5

Would you know this place to-day? It is Bondi Beach forty-six years ago. The white building is the Cliff House Hotel. Then land at the beach was considered almost valueless and the sand hills, which later returned fortunes to lucky speculators, were ignored as useless.<sup>59</sup>

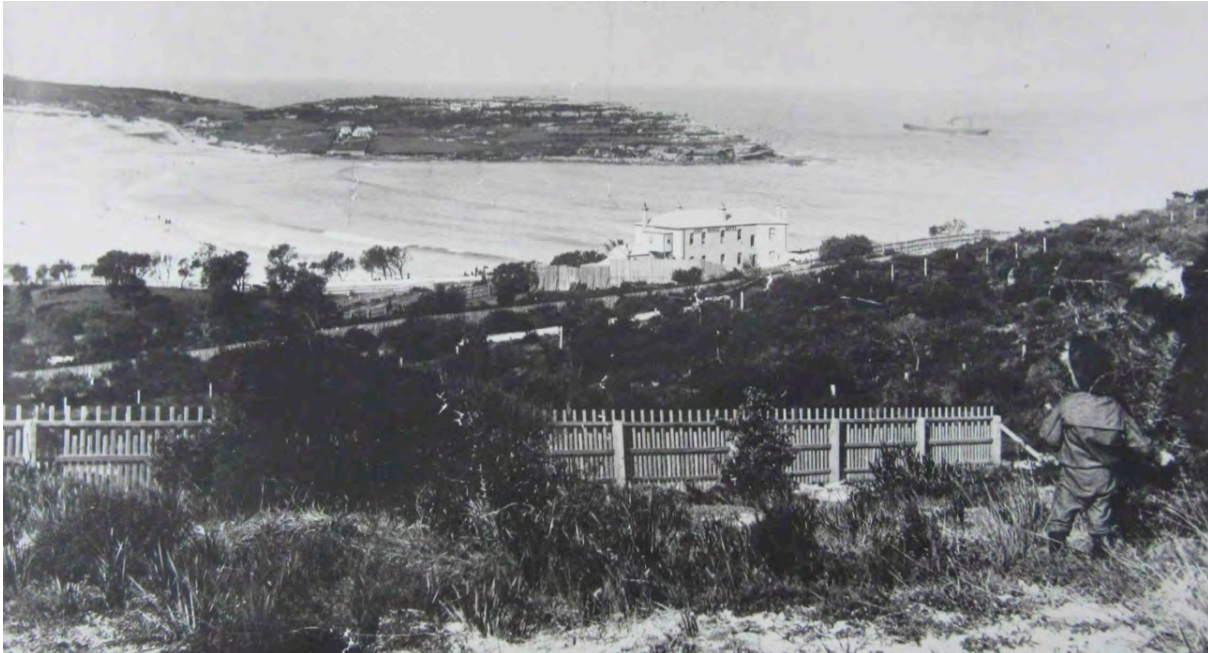


Figure 2.25: Mid 1880s view of Bondi Bay. The boy in the right foreground is reputed to be Francis O'Brien and the building in the centre is the Cliff House Hotel. Tiselton can just be seen on the north side of the bay. The vegetation appears little altered from the original except for areas being fenced. Source: Tyrrell Collection and NLA pic 9844

In the 1880s houses were erected overlooking the beach including Tiselton at the northern end. This house was probably built by its owner, builder, Peter Wahlberg. Wahlberg was of Prussian origin and also owned property in Paddington. The house was completed by 1888 when his daughter was married. The directories list Tiselton as being in the Queenscliffe estate, as there were no roads. Tiselton was demolished after World War Two and the land is part of Biddigal Reserve. The beach remained Crown land but was managed by trustees. In the case of the reserves at Bondi, Waverley Council were the trustees, whereas for other waterfront reserves such as Vaucluse House and Neilsen Park, trustees were appointed. In the mid 1880s the Trustees received applications for dumping of 'nightsoil' in the reserve, as fertiliser. Arguments about night soil and its smell continued for years.

Descriptions from 1884 show Bondi Beach was also popular in winter. In August 1884 it was reported:

The facility afforded to the public by the recent extension of the tramline 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 provide 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.<sup>60</sup>

Discussions on what was suitable bathing attire at Sydney's main beaches can be traced to the 1880s.

Now that the warm weather is coming, and Manly, Coogee, Chowder, and soon Bondi will have their regular bathing place, a few hints upon bathing costumes may be acceptable...<sup>61</sup>

<sup>59</sup> Freeman's Journal, 6 August 1931

<sup>60</sup> SMH, 30 June 1884

<sup>61</sup> Sydney Mail, 8 October 1887



Figure 2.26: Undated view of the southern end of Bondi Beach, believed to date from the 1890s, held by Waverley Council showing the baths and part of the Reserve. Source: WLS DSCF2015 and Henry King, Powerhouse Museum 85.1285.1185



Figure 2.27: c1900 - 1910 View of Bondi Beach showing the improvements made to the reserve at the southern end of the Beach. Stone retaining walls form grassed terraces accessed by paths and stairs. Some remnant indigenous plants survive at the top centre of the photo and a Norfolk Island pine is visible adjacent the tram shelter (top right). This is one of the earliest Norfolk Island line plantings at Bondi. The baths can be seen at left in the middle distance. Source: Star Photographs, ML digital order number a116186h, PXE 711/186

**2.2.3 Phase 3 : Municipal Improvements****1890 - 1909**

The initial improvements to the Bondi Reserve made by Waverley Council included the construction of ocean baths, paths and steps down to the beach. Seats were installed on the terraced slope between what is now Notts Avenue and the southern end of the beach. In the Sands Directory this area is referred to as 'The Reserve' until at least 1909. Newspaper reports from the 1880s record that there was a track down to the beach and that seating had been installed.<sup>62</sup> In November 1889 Faustine described a day trip to the reserve at Bondi.

From the tram journey from town, and the 15 minutes trudge a dusty road that follows 'ere one can reach the beach, I seated myself at last under the shadow of a dark, overhanging boulder, where the cool 'drip-drip' of the water from some hidden spring upon the rocky ledge not far away, formed a soothing accompaniment to the splash of waves, the soft sigh of the early summer breeze, and the twitter of birds in the trees and bushes on the green slopes stretching behind and above me from the edge of the hollow in which I found myself. I had turned off from the road, descended through a reserve, until I came to three or four flights of stone steps leading sheer down into a sort of cove, strewn from end to end with boulders...

But on the beach this morning there were several people, though it was still early. There were men in the distance leading their horses to water, and, near by on the sand, not far from the rocks, several children, barefoot, with skirts tucked up, running into the water as a wave receded, and rushing back with shrieks of delight as a fresh one came towering along...

...two young ladies in white dresses, perched in another sheltered nook a little higher up to the right of me; and very nice and comfortably cool they looked; one with sketch-book and pencil, the other with a yellow-backed novel in her lap.

Noon - Two or three fishermen have come down upon the sand, about half-way between the place where I sit and the long, low headland on the left placing themselves at distances of 50 yards or so apart, they make their preparations, and presently I see one line flung out to sea; two! three! and there they stand, - these followers of the piscatorial art - and very likely will stand for hours in the hope of a stray bite from some unsuspecting whiting or schnapper.

The shadows of evening are falling along the beach, and stealing faintly over the freshening sea, as I mount the steps, and walking through the green reserve seek the road to the tram, again, tired, yet well content with all that I have thought and seen in that quiet nook among the rocks and breakers at Bondi.<sup>63</sup>

Enhanced paths are likely to date from the extension of the tramline in 1894 as they commence at the location of the tram waiting shed at the junction of Notts Avenue and Bondi Road. One path zigzagged down the hill and the other went along the slope to the southeast. The sandstone retaining walls on the slope were also likely built in conjunction with these paths and seating.

**Bondi Tram Extension**

The construction of a tramline to Bondi saw increased numbers of visitors to the beach. Initially the tramline came part way down Bondi Road and visitors had to walk the rest of the way to the reserve. Following lobbying by Aldermen and residents, the tramline was extended to the beach in 1893-1894. It would have required piping of the creek from the lagoon and extensive fill as it was elevated above the beach. There has been some confusion in past histories of the beach between the date for the extension and the date of electrification. The 1894 opening date is confirmed in newspapers:

<sup>62</sup> Evening News, 29 Dec 1883 (track), also seats 1885, works by Council 1887

<sup>63</sup> SMH, 9 November 1889

The tramline extension to Bondi Beach was opened to-day, but as the work was only a small one, no demonstration of any kind was made beyond sending the trains right down to the beach for the first time. In consequence of this extension the department found it necessary to revise the tram time-table for the eastern suburbs, so as, to allow of this extension being worked with the main lines.<sup>64</sup>

The Public Works Department may have considered the work small in comparison to their other projects however for the regular users, this extension meant that they did not have to walk back up the hill at the end of their visit. Once the tramlines were extended down to Bondi, Bronte and Coogee beaches, these locations began to rival Manly in popularity. Just after Christmas in December 1894:

The special and ordinary trams to Coogee and Bondi were liberally patronised all day, and the visitors spent a pleasant afternoon sporting on the beach and wandering through the spacious reserves...If there is a cool breeze anywhere, it can be obtained on the rocks at Bondi, and yesterday this was a luxury to be appreciated. Picnic parties were found on the beach and around the cliffs, and everything passed off satisfactorily.<sup>65</sup>

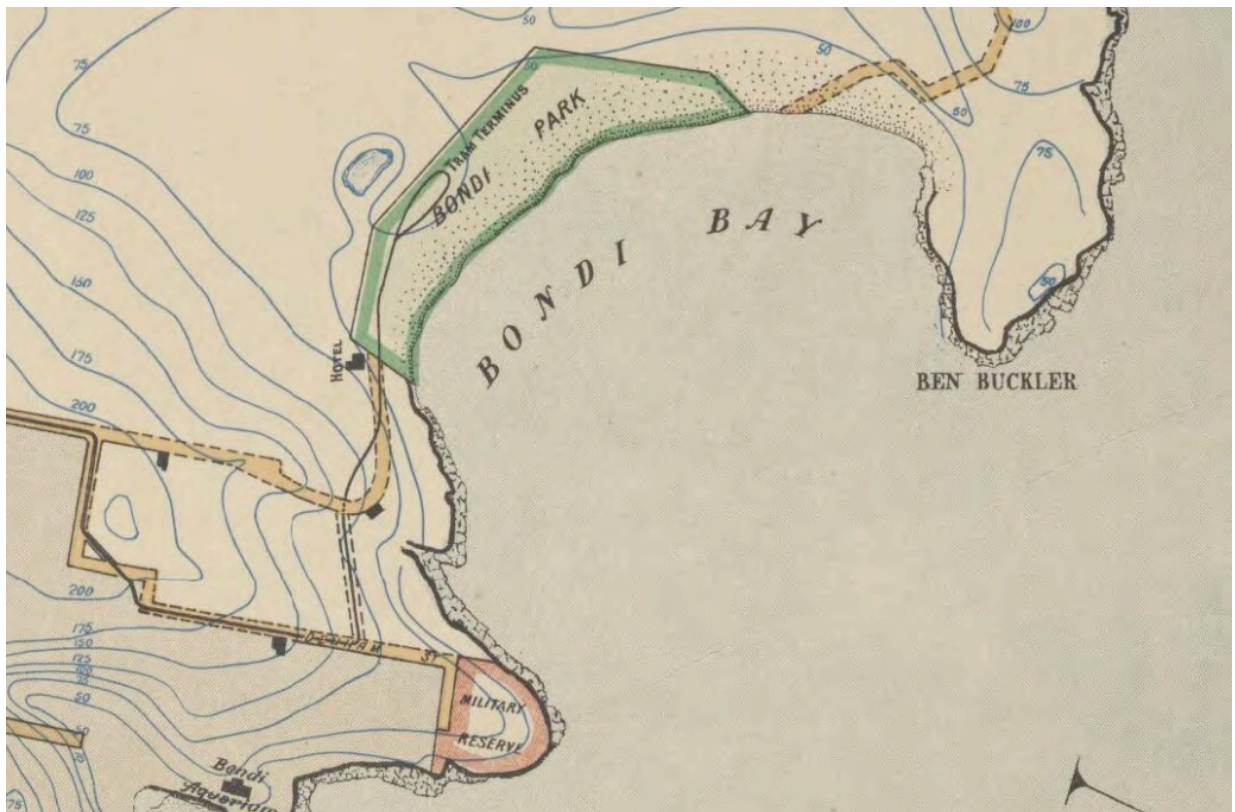


Figure 2.28: Extract from Tailour's 1894 map of Sydney showing the tramline to Bondi Beach. The hotel shown is the Cliff House Hotel. Note the roads only serve the north and south ends of the beach and that the lagoon is still shown. Source: ML digital order a3819002

Likewise in 1896:

On the prettily situated reserves at Coogee, and the commanding positions overlooking the ocean at Bondi, a number of picnic parties were formed. A cool sea breeze prevailed all day, and those who visited these marine resorts spent a pleasant day. An extra tram service was provided, and everything in the shape of overcrowding was avoided.<sup>66</sup>

By 1897 it was reported that:

<sup>64</sup> Evening News, 19 Feb 1894

<sup>65</sup> Evening News, 27 Dec 1894

<sup>66</sup> Evening News, 28 Jan 1896



Figure 2.29: c1912 Left side of the panoramic view of Bondi Baths. Source: Joseph Lebovitz gallery

The Bondi reserve, near the Cliff Hotel, is beginning to look very pretty, and already shows signs of how carefully it has been looked after. The Waverley Council deserve credit for seeing that the money voted for the improvements is not being wasted away on any useless works. If this suburb was only as well looked after as others, where political influence has been brought to bear, we should soon be second to none. Coogee has its sea wall and promenade, and why not Bondi?<sup>67</sup>

Bondi Beach attracted large numbers of people on public holidays. In January 1897 press reports describe the popularity of the beach:

The traffic to Bondi Beach was very considerable. With a special tram service - and trams running every 12 minutes - the general public found the service a great convenience. The usual holiday attractions were provided - merry-go-rounds, swing-boats, &c, which were fully patronised by the youngsters. The long beach was the vantage ground of several small private picnic parties. A large number of the visitors patronised the baths, and indulged in swimming.

By the late 1890s there were problems with vandalism.

The Waverley Council might do worse than make an effort to find out and punish the hoodlums that smeared all the seats in the Bondi Reserve with tar and filth. Dozens of ladies and children have been forced to submit to the dangers of sitting on the damp grass through this.<sup>68</sup>

At some time in the late 1800s, judging the size in later photos, a large group of Norfolk Island pines had been planted at the tram loop near the toilet and waiting rooms (where Queen Elizabeth Drive now begins). One of these Norfolk Island pine trees remains in 2023.

### **Bondi Baths**

The full potential of the surf for recreation was being tested from the 1880s as more people learned to swim, although body surfing was not attempted until after 1900. Calls for the erection of an ocean or 'rock bathing pool' came from local residents and property owners in 1879, prior to the gazettal of the reserve. A basin was to be created in the rocks about 100 yards south of Bondi Beach. Council voted funds to build an ocean baths at the end of the summer in 1884.<sup>69</sup> There were complaints regarding privacy in 1887, an issue that was to be on going with regard to the ocean pools erected below cliffs. A separate committee was established by Council and improvements began to be made including dressing sheds and fencing (1889), extensions (1890)<sup>70</sup>. Mr Campbell sought to erect a ladies bathing shed in 1886, the location of which has not been determined.<sup>71</sup>

<sup>67</sup> Evening News, 8 July 1897

<sup>68</sup> Truth, 4 Sept 1898

<sup>69</sup> SMH, 10 April 1884

<sup>70</sup> Committee Evening News, 6 Oct 1887

<sup>71</sup> SMH, 10 April 1886



Figure 2.30: c1912 Right side of a panorama of Bondi Baths, with the beach in the distance. Source: Joseph Lebovitz gallery

No plans have been found of facilities erected during the 1880s or 1890s. In 1888 it was announced that Council intended to blast a pool out of rocks.<sup>72</sup> By the mid 1890s the pool was in use for School Swimming Carnivals, a use that was to continue for decades.<sup>73</sup> By 1892 there were sufficient numbers of able swimmers to allow the establishment of Bondi Amateur Swimming Club. A special early morning tram was laid on to take regular bathers to the beach. Charles Kindred ran the baths from 1892 to 1895<sup>74</sup> followed by Mr Farmer.<sup>75</sup> The baths were then known as Farmer's baths. Further improvements were proposed in 1899, which created a 'splendid new basin'.<sup>76</sup>

When the proposed scheme for removing the rocks on the ocean side was put into effect, Bondi would be able to boast of the finest baths on the Continent. The dimensions of the new addition are 107ft by 65ft, and, as the old portion measures 150ft by 45ft, a straight course of 85yds 2ft will be available directly the dividing wall is removed.<sup>77</sup>

### **Life Saving**

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. Calls had been made for life saving appliances from Bronte in 1886. In 1886 Waverley Council purchased six life saving buoys for use on its beaches. In the case of Bondi Beach, their utilisation was not particularly effective.

We are informed, that some days ago a lad who had rather foolishly entered the water for a swim near the North head of Bondi was, by the current and surf, taken seaward. The lad was eventually rescued from his perilous position, but the work of saving was the more difficult owing to the absence of the life-buoy for which it seems a house has been erected close by the spot in question. Why this life buoy should be left at a public-house some distance away (and which it is alleged is the case), is one of the darkest mysteries of our lives, as it cannot possibly be of any use to men who get in any other kinds of liquor than water. If a place has been set aside for the keeping of the buoy let it be kept there, and somebody ought to be responsible for its being kept.<sup>78</sup>

The Waverley municipality was one of the first localities to provide life saving apparatus, along with Kiama and Newcastle, the latter two primarily associated with the shipwrecks but also used when necessary for surf rescues.

### **Permanent Facilities 1900 - 1910**

During 1900-1910 more substantial improvements to the foreshore were proposed and the Council began to erect facilities for the beachgoers on the sand. Due to high seas and drifting sand, the location

<sup>72</sup> Evening News, 18 July 1888

<sup>73</sup> Evening News, 9 Dec 1896

<sup>74</sup> 'Charles Kindred proprietor', Referee, 2 Nov 1892

<sup>75</sup> 'Five year lease in 1895 to Mr Farmer', Evening News, 12 Nov 1895

<sup>76</sup> Sunday Times, 26 Feb 1899

<sup>77</sup> Sunday Times, 12 March 1899 and Lease GG 21 Sept 1898

<sup>78</sup> The Australian Star, 23 Nov 1888

of these facilities was frequently altered and it has proven difficult to trace all of the iterations. Many of the captions of the photographs from this era mis-label the buildings erected on and above the southern end of the beach. There is also some confusion in the labelling of historic photographs of the Cliff House Hotel and The Balconies, a row of shops and tea rooms, the long side of which directly overlooked the reserve. During the dune stabilisation work of 1901 trees were also planted. Early photos show timber surrounds protecting young trees in the sand behind the beach.

In addition to the erection of bathing sheds, club houses, conveniences and refreshment kiosk, the Council also began to implement strict rules regarding suitable beach attire and surf bathing. These municipal regulations saw the start of protests regarding what was acceptable activities and apparel for Bondi Beach, protests that were so widely reported that other municipalities began to look to Bondi Beach as an indicator of what was acceptable. At the start of the decade the visitation and pattern of use was much as it had been the decade before.

The improved tram service to Bondi and the beach yesterday was appreciated by the large contingent of persons who availed themselves of the opportunity thus afforded of visiting this popular holiday resort. A good number were present in the morning, which, however, was considerably increased as the day wore on. Almost perfect weather prevailed throughout the day, which rendered the enjoyment more easy. Bathing was freely indulged in by the youngsters from the beach, whilst the older ones visited Farmer's baths, and enjoyed a swim. The numerous rocks provided excellent vantage for fishing. The trams were taxed to their utmost on the return journey.<sup>79</sup>

Public transport returning from the beach remains taxed in 2023 such is the popularity of Bondi Beach with Sydneysiders and visitors alike.

### **Draining the Lagoons**

Subdivision and road works necessitated the draining and filling of the lagoons and the total levelling of the sand hills. In 1892 government 'Contract No. 85' was approved for the drainage of 'Bondi Lagoon' and in mid 1894 stormwater and sewer construction was in progress at the lagoon.<sup>80</sup>

In 1902 some sand hills in the Crown Lands portion of the Bondi Sand Hills had been lowered by 30 feet and by 1910 it was reported that levelling in the O'Brien Estate had been '*done*' and the sand hills that lay between Curlewis Street and the tramway terminus were next.<sup>81</sup> In 1912, it was announced with satisfaction that a '*big task had been achieved*' and the Bondi Sand Hills were '*gone!*' The previous year the greater portion of the beach had been fronted by towering sand hills, but now the place was almost as '*level as the proverbial billiard table*'.<sup>82</sup>

In 1889 the Bondi Sewer Outfall was built by the Public Works Department for the Metropolitan Sewerage, Drainage and Water Board. The drainage of lagoons on the line of the road (to Rose Bay) was also undertaken. The sewer vent stack can be seen in historic photographs. The initial stack was replaced with a much taller stack post 1900. Low lying suburban areas such as Bondi Beach were below the level of the sewer until pumping stations were built in the late 1920s. The sewer led to pollution of Bondi Beach, increasing with Sydney's population, and was not reduced until the deep ocean outfalls 100 years later.

<sup>79</sup> SMH, 9 April 1901

<sup>80</sup> Bondi Lagoon, *Australian Town and Country Journal*, 27 February 1892 p.18 and 'Stormwater', SMH, 8 May 1894 p.8

<sup>81</sup> SMH, 26 June 1902 (lowered) and The Sun, 23 September 1910

<sup>82</sup> Evening News, 10 July 1912





Figure 2.31: c1900 View of Bondi Beach showing the dune system, with grassed terraces and seating in the reserve in the foreground. Note also the tree, that appears dead, curved in the direction of the prevailing wind. On the beach note the refreshment kiosk with writing on the roof (advertising), part of the roof of the surf club (between the tree and the kiosk) and the changing sheds in the mid distance at the base of the tram loop. The dune stabilisation may have commenced with the indistinct line of vegetation behind the beach. Source: ML Hall 35104r

### **Taming the Bondi Sand Hills**

In a 1902 paper given to the Sydney University Engineering Society Mr Walter A. Smith, M. Inst. C. E. described the problem of drifting sand at the northern end of Bondi Beach. Smith was the Metropolitan District Engineering of the Public Works Department. His paper was titled 'Treatment of Drift Sand, as Applied to the Bondi Sand Dunes'.<sup>83</sup> It was subsequently published in the Engineering Society Journal including detailed maps and photographs. His paper noted the stabilisation works had been undertaken over the last two years (1900-1902). The intention of the work was to 'subdue these unstable hills to usefulness'.

In the paper he gives a history of attempts to cross the sand hills by a road including O'Brien's 1862 tramway, abandoned after three years when portions were covered with drift sand. He also mentions the Government road down to the beach on either side, attempted around 1885 but destroyed by sand drifting away from under it. The next attempt was the Military Road on the line of the sewer, which also failed being covered with 26' of sand by 1892 and 60' by 1902.<sup>84</sup>

Smith describes his roadway as a sand embankment 36 chains long and 9' high parallel with the high water mark and 150' from it. The top was covered with shale and a metalled road over and the batters were covered with shale. To protect against drift sand from the ocean a double row of fascine fences were built at the high water mark intercepting the sand from the ocean. As the sand built up the fence was raised. The fences were split posts 9' x 2' and 7' 6' long sunk 3' into the ground with 3 pairs of double wires run through the posts 6' apart. Bundles of brushwood (ti-tree or other approved) were placed vertically between the two wires. A similar fence was erected on the landward side of the road to protect it from sand from the high hills to the west but was not needed after 18 months when the dunes had lowered due to wind action.

He also reported that the original vegetation level was exposed on 12 to 15 acres with the remains of old rotted tree stumps visible. In this area there was also stones and black sandy soil. The overlying wind blown clean drift sand was re-deposited over the swamp towards Rose Bay where it was being stabilised by natural growths. He described dune stabilisation at other locations and the use of marram

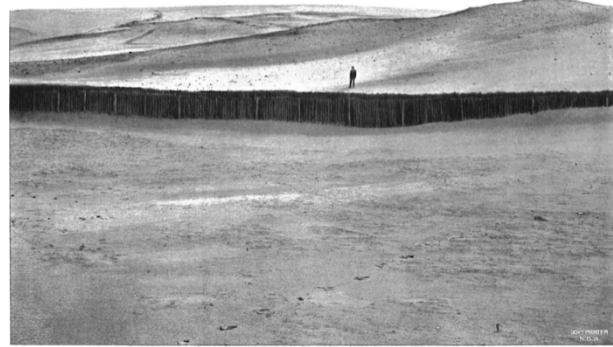
<sup>83</sup> <http://openjournals.library.usyd.edu.au/index.php/SUES/article/view/2023>

<sup>84</sup> SMH, 28 Oct 1902

grass and other plantings for stabilisation, including the use of Norfolk Island pines. This is another early use of Norfolk Island pines at Bondi Beach. A later report complained that “we couldn't even shift the Bondi sandhills without a steam shovel and an army of navvies”.<sup>85</sup>



SHOWING GENERAL ARRANGEMENT OF FENCES PROTECTING THE ROAD.



VIEW OF THE SAND HILLS FRONTING THE SEA AFTER BEING PROTECTED BY FACINE FENCE FOR TWO YEARS.

Figure 2.32: 1901 View of the double row of fascine fences on Bondi Beach. The road is to the right and further right are the inland rows of fascine fences. The tram loop is just visible in the background. Source: Smith in SUES Journal

Figure 2.33: 1901 View of the fascine fence from the beach looking toward the sand hills at the back of the beach. Source: Smith in SUES Journal

Despite the stabilisation works, windblown sand continued to be a problem at North Bondi.

#### NORTH BONDI SANDHILL.

Residents of North Bondi yesterday experienced the worst sandstorm caused by the proximity of the remaining sandhill for years. At times it was impossible to walk along the streets owing to the clouds of sand. The North Bondi Public School is situated at the foot of the hill, and the hundreds of children residing at North Bondi were temporarily blinded by the fierce gusts of wind, which drove the sand at a great pace. For several years the residents of North Bondi have been agitating for the levelling of the hill, which is Crown land, but their efforts so far have been futile.<sup>86</sup>

<sup>85</sup> Sydney Stock and Station Agent, 25 October 1922

<sup>86</sup> SMH, 13 October 1925

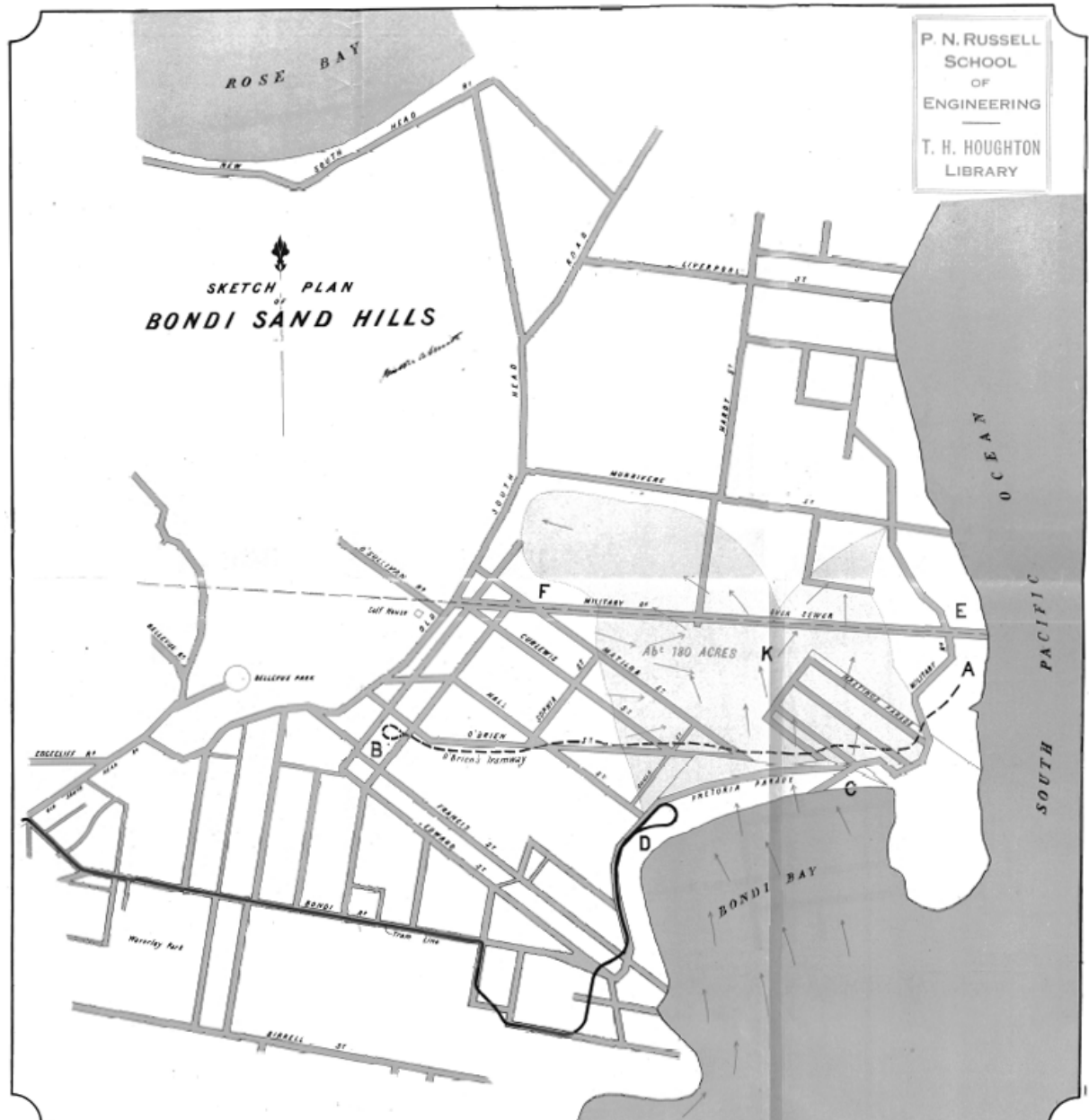


Figure 2.34: Smiths 1902 map showing O'Brien's tramway (A-B), the failed Government Road along the beach (C-D) and the location of the second failed Government Road (E-F). The shaded area is the sand hills. Source: Smith in SUES Journal

### **Surf Bathers and Dressing Sheds**

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 conservative attitudes to surf bathing. Many locals simply ignored the local ordinances, and had been doing so for many years.

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.<sup>87</sup>

<sup>87</sup> Evening News, 15 November 1902



Figure 2.35: c1905 Bondi Beach showing the first generation of changing shed erected by Waverley Council, the kiosk and the tent occupied by the newly formed Bondi Surf Bathers Life Saving Club. This was taken from the elevated tram loop. Source: ML PXE 711/183 a116183h

Special trams continued to bring regular bathers to the beach, arriving at 6.30 am. In November 1902 the police were waiting for the morning bathers to arrive, to see how many would ignore the regulations. Some 100 'young fellows' would come for a dip.<sup>88</sup> Many bathed in the nude. The newspaper article notes that a group of ladies swam further along the beach, some ½ mile from the men. Lobbying commenced to require bathers to be appropriately clad.

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 southern end, considered by many to be the more dangerous end of the beach. They were also overlooked by the tramline which was elevated above the sheds and a fence was later built at the edge of the elevated tram loop.

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 of construction would be about £40. The men's shelters would accommodate 250 and would cost £160.<sup>89</sup>

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 tramline). These facilities were located towards the southern end of Bondi Beach. The change sheds proved so popular that they were soon doubled in size. Photographs survive that show both the single and double changing shed

<sup>88</sup> Evening News, 14 November 1902

<sup>89</sup> SMH, 28 September 1905

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 and it was not until the 1980s that women were finally admitted as surf club members and professional life savers.



Figure 2.36: c1905 Single bathing shed



Figure 2.37: c1906 Double bathing shed



Figure 2.38: c1905 Men's bathing shed



Figure 2.39: c1905 Refreshment kiosk



Figure 2.40: c1905 Surf Bathers Tent

Source:  
 Fig. 2.36, 2.38, 2.39, 2.40 are excerpts from the c1905 Star Photo ML PXE 711/183 a116183h. Full image is figure 2.35;  
 Fig. 2.37 Double bathing shed, excerpt from c1906 Star Photo ML PXE 711/185 a116185h

Storms continued to damage council's facilities. Reports in the press record damage to the baths and the changing sheds. At the Baths

the spring-board was carried away, and the starting plank, a heavy piece of timber that spans the basin, and is firmly secured with chains, also broke adrift.<sup>90</sup>

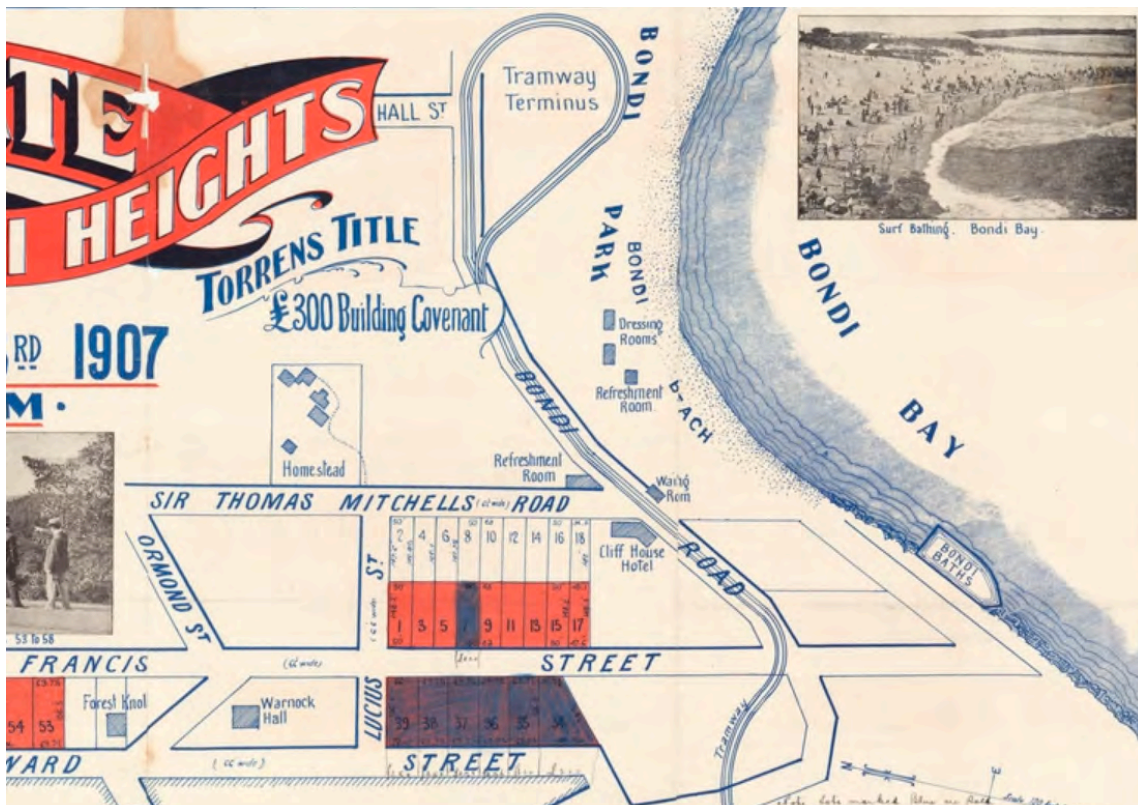


Figure 2.41: Extract from the 1907 subdivision plan for the sale of part of the O'Brien Estate that shows the facilities at the beach and The Homestead behind the beach. Source: ML Subdivision Plans, Bondi, digital order c032770088

<sup>90</sup> The Australian, 28 May 1903

Council's first generation of changing sheds were washed away by a storm.<sup>91</sup> By 1909 the lessee of The Baths was Mr Hellings. The facilities were not sufficient and the Council invited competitive designs for the complete remodelling of the baths.<sup>92</sup> In the local studies collection is a series of schemes for the Baths, not all of which were built. Until around 1912 there were only Council's baths at the southern end. The facilities erected at the Northern end were by private owners and their exact date of construction has not yet been determined.

### **Surf Bathing Bans**

Public pressure, or rather the widespread disregard for the municipal by-laws governing surf bathing, resulted in Waverley Council lifting its ban on daytime surf bathing in time for the 1905/1906 summer season.

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

Any person infringing the bylaw will be liable to a penalty not exceeding £5 [pounds], and not less than 10s [shillings]'.<sup>93</sup>

Once the lifting of daytime surf bathing restrictions had occurred and requirements to wear costumes introduced, the popularity of the beaches increased rapidly. A special seaside issue of the Sydney Mail in March 1906 described 'shooting the breakers' (i.e. body surfing) and featured photographs of daytime bathers at beaches at Bondi and Manly. In 1907, when Waverley Council tried to introduce regulation 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'. Over a century later tongue in cheek protests continue to occur on Bondi Beach, and these continue to appear in the press.

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.<sup>94</sup> It was not just the perceived indecency of the bathing costumes when wet that was an issue, but sun baking (often naked) was also considered to be somewhat immoral. The tennis champion Doctor Bowker commenting that

I take it that it is not so much the present general costume that is cavilled at, but the promiscuous laying about after a dip. Well, then, my idea is to insist on the neck to knee is also [to] allot a certain space to be fenced off on every beach in which to do the sun bathing.<sup>95</sup>

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. Sun baking 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 Two moral objections to sun baking were gradually replaced with health concerns. Today the whole beach is used as a sun bathing area (albeit clothed), and the sun baking terraces have almost entirely vanished.

<sup>91</sup> Evening News, 27 Sept 1905

<sup>92</sup> Evening News, 4 May 1909

<sup>93</sup> SMH, 10 August 1905

<sup>94</sup> Evening News, 19 October 1907

<sup>95</sup> Evening News, 14 October 1907

**Bondi Surf Bathers Life Saving Club (BSBSLC)**

Of the series of life saving clubs formed between 1900 and 1910, the Bondi Surf Bathers Life Saving Club holds the distinction of being first club to hold a formal Annual General Meeting, the records of which are held in the Mitchell Library. Other clubs dispute that the Bondi Club was the first however it is widely agreed that the earliest life saving clubs are in Waverley. A tent donated by Councillor Abigail was erected each weekend to serve as the Bondi Surf Bathers club house until a more permanent club house could be erected. Meetings to discuss the club's aims were held in local venues, the tent not really being suitable for such gatherings. During the first season of the club's existence there were no drownings and the life saving displays proved to be popular. Approval had to be sought from the Minister for Lands to erect a club house to house the club's gear and this took a long time to eventuate. In May 1907 some of the clubs life saving equipment was tampered with and the cork 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 that the existence of

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, 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.<sup>96</sup>

Secure storage would continue to be a necessity for the surf club as 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. On 2 November 1907, the new building, which had been described in council minutes as a drill shed was officially opened.

A club house for the Bondi Surf Bathers' Life-Saving Club was opened by the Mayoress of Waverley (Mrs Watkins) on Saturday. The movement, which originated among a few enthusiasts about eight months ago, has developed into a club membership of 35, most of whom in addition to being expert swimmers, have, under a systematic course of training, become efficient in life-saving drill, and the handling of appliances used in cases of emergency on the beach. Their services have been the means of saving victims from the undertow, and the Waverley Council, recognising their utility, have decided to render all the assistance which it is possible for them to do...<sup>97</sup>

Funding was provided by Waverley Council, the local Progress Association and the Railway Commissioners. In December 1907 a lease had been agreed to which gave the BSBLSL 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.<sup>98</sup> Descriptions in 1909 refer to first aid staff at the club.<sup>99</sup> During this era the provision of first aid was related to train, mining or industrial accidents. Bondi Beach was one of the first ocean beaches in Australia where first aid was available, the surf club members also obtained first aid certificates, as did life savers at North Steyne.

<sup>96</sup> Evening News, 14 May 1907

<sup>97</sup> SMH, 4 November 1907

<sup>98</sup> Argus, 10 Jan 1910

<sup>99</sup> Australian Star, 19 Jan 1909

During the surf bathing season demonstrations were given at other clubs, events which assisted in the formation of clubs at other beaches including Cronulla, Helensburgh, Newcastle and Wollongong. Life Saving Gymkhana's were held by the BSBLSC at the Wonderland Amusement Park at Tamarama. These events were held in 1908 and 1909. 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.<sup>100</sup>

It appears that Manly held the first 'surf carnival' (in 1907) followed by Newcastle and Bondi in 1908.

A good exhibition was given on Bondi Beach yesterday afternoon. The first item was the land drill, followed by a display by the Bondi surf bathers, among whom were some exceptionally strong swimmers. The Newcastle ladies' life-saving display was most interesting. Cock-fighting on ponies caused much hilarity, while the Bondi Life-saving Club also did good work. Some thousands of spectators witnessed the display.<sup>101</sup>

Following the beach improvement schemes, the surf carnivals and championship events continued to be held on Bondi Beach, the promenades providing a viewing area for events.

### **Ladies Surf Bathing Club**

In 1908 a Ladies Surf Bathing Club had been formed. Two years later the minutes recall that an agreement had been reached that permitted the ladies to use the men's clubroom, however the exact arrangements were not noted. The idea to form a club followed from a visit by a women's team from Newcastle.

The Surf Bathers' Life-Saving Brigade, the Bath's Life-Saving and Surf Club, and the Surf and Social Club - each gave an exhibition...The Bondi Baths Life-Saving and Surf Club exhibited in close proximity to the baths - the most dangerous part of the beach. In view of the great strides which surf bathing is expected to make next season, the Bondi Club, which, by the way, recently visited Newcastle, took an interesting step in inviting the team of ladies to show in Sydney what is possible for their sex. It is understood that a 'Bondi Ladies Surf Bathers and Life-Saving Brigade' will be the outcome.<sup>102</sup>

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.<sup>103</sup> Reports from 1911 show that council had then built premises for two clubs as part of the 'Castle' surf pavilion scheme, the Bondi Surf Bathers Life Savers Club and the women's club. The prejudice against women members in surf clubs lasted for many years, women were only allowed to attend, and assist with the certain types of social events. It was not until World War Two 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. To get around the social club ruling, the North Bondi Club changed its name and retained its position on the promenade.

<sup>100</sup> Evening News, 15 Feb 1909

<sup>101</sup> Sunday Sun, 12 April 1908

<sup>102</sup> Evening News, 13 April 1908

<sup>103</sup> Brawley, 2007, p.152





Figure 2.42: c1908 Broadhurst photograph titled 'The Reserve Bondi', showing the grassed terraces in the reserve and 'The Balconies' behind. This building is sometimes mistaken for the Cliff House Hotel (on the opposite side of Bondi Road and out of photo). Young plantings, including a Norfolk Island pine to the far right foreground of the image, and stone walls forming terracing are clearly visible, as are trees growing on a slant due to the wind. Source: NLA pic vn3673837

### **Refreshments**

Temporary refreshment booths were erected on Bondi Beach on public holidays by the local hotels including the Bondi Hotel. Waverley Council advertised the availability of 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 kiosk can be distinguished by its verandah and painted signage on the roof.<sup>104</sup> The refreshment kiosk appears to have been relocated along with the surf club as part of the improvement scheme. Adjacent to the reserve where teashops, including The Balconies, and confectionary shops. Prior to the erection of their club house the Ladies Surf Bathing Club held meetings at The Balconies tea room. Other 'concessions' erected on the beach were short lived, the skating rink and adjacent amusement park, erected in 1906, caught fire shortly before the end of the lease in 1911. Views included in subdivision plans show the location of the skating rink.

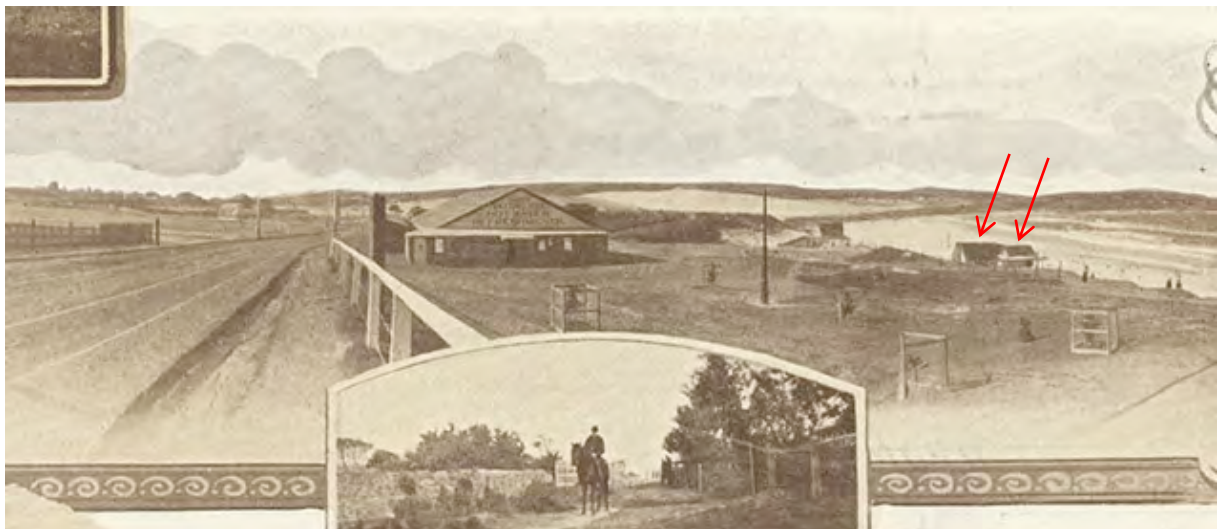


Figure 2.43: 1907 View of the reserve at Bondi Bay showing the skating hall (top centre) and the facilities erected by council on the beach - the refreshment kiosk (right) and adjacent surf club house (left) (both arrowed). Tree guards are visible in the foreground protecting what appear to be pines. Source: ML Subdivision Plans, Bondi, digital order c032770187

<sup>104</sup> SMH, 3 October 1906

### **Shooting the Breakers**

The term surfing did not initially mean surfing with a board. Boards were only used by surf club members. ‘Shooting the breakers’ or ‘surf shooting’ were early terms for body surfing, reputedly introduced to Sydney by a Melanesian *Kanaka* from Tanna in the New Hebrides (Vanuatu). Tommy Tanna taught local boys to surf shoot at Manly in the late 1890s. By the summer of 1906-07 the pastime had spread to Bondi, a description from 3 Jan 1907 was headlined ‘Shooting the Breakers, at Manly and Bondi’.<sup>105</sup> Detailed instructions on how to shoot the breakers appeared in the SMH in mid January 1907.

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’.<sup>106</sup>

A photograph entitled ‘Shooting the Breakers’ was taken around 1915, by Creighton (Crit) Stevenson, using a camera mounted on a long pole. In 1918 the BSBLSC committee was unhappy that a similar photograph had come into the possession of the Royal Life Saving Society (RLSS).<sup>107</sup> Other photographs of Bondi Beach also achieved considerable attention, one of Harold Cazneau’s early prize winning photographs was of Bondi Beach.



Figure 2.44: ‘Shooting the Breakers’. Source: The photo is held in WLS and was published in the Sydney Mail in 1935 and described having attracted the attention of visitors to BSBLSC.



Figure 2.45: c1920s Body surfers and swimmers at Bondi Beach. Source: Extract of image stored in cool room, Waverley Local Studies Library, Drawer 44, photographed by JRA.

## **2.2.4 Phase 4 : First Bondi Beach Improvement Scheme**

**1910 - 1920**

Up until this time Bondi Park had developed haphazardly and was dominated at its southern end by the large elevated tram turnaround facility. The Bondi Progress Association lobbied for improvements on the beach including the completion of the sea wall and the planting of 50 trees in the park at the tram terminus.<sup>108</sup> It is likely this proceeded as a large group of trees was planted at the tram loop evident in photos. The Council was still trying to establish a road in the reserve to link the southern and the northern ends of the beach. The sea wall, developed in this period, and the sand road were the first elements linking north and south Bondi. A need for additional facilities for the increasing numbers of beachgoers at Bondi Beach continued to be reported in the press. On 18<sup>th</sup> June 1910 the enlarged BSBLSC premises were opened by the Premier of NSW.<sup>109</sup>

The new additions to the quarters of the Bondi Surf Bathers’ Life Saving Club were opened by the Premier on Saturday afternoon...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.<sup>110</sup>

<sup>105</sup> Evening News, 3 Jan 1907

<sup>106</sup> SMH, in 16 January 1907

<sup>107</sup> BSBLSC Minute books, 9 August 1918

<sup>108</sup> SMH, 3 May 1912

<sup>109</sup> BSBLSC Minute books, 2 June 1910

<sup>110</sup> Evening News, 20 June 1910

A substantial new 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. In mid 1910 discussions with the Minister for Lands were reported; Bondi Beach was described as being a 'National Playground'.<sup>111</sup> 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 & Bates, a Queensland architectural firm who had recently set up a Sydney office. The architect Thomas Midelton was a local resident and 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. Oakley & Midelton's initial scheme for a beach pavilion proved too costly and had to be reduced in scale.

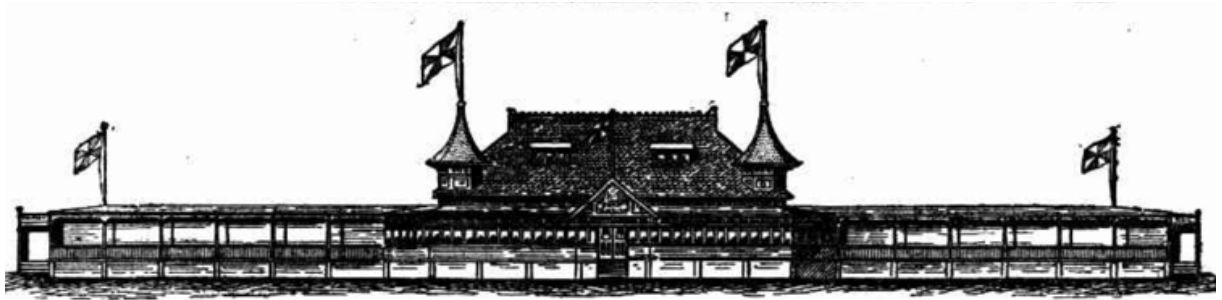


Figure 2.46: Proposed Surf Pavilion designed by local architects Oakley & Midelton. Source: Evening News, 15 & 17 June 1910

The design of the proposed sea wall was progressing in late 1910 with a meeting on the beach between the Mayor and Mr De Burgh, Engineer-in-Chief for Harbours and Rivers, Public Works Department. The first stage of the wall was to start near the steps at the tramway loop and there was to be a promenade inside the wall.<sup>112</sup> A line of flags was set out on the beach by the engineers to observe and investigate conditions, tides etc. to determine the line of the wall. The BSBLSC protested that the alignment was too close to the water. Surf club members and Council representatives met Mr De Burgh on the beach and an alignment further back from the water was agreed.<sup>113</sup>

The construction of the sea wall, promenade and larger bathing pavilion resulted in the need to relocate the existing BSBLSC club house from its original site near the lagoon / stormwater outlet at the southwest end of the beach. Works began in February 1911 as reported following.

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.<sup>114</sup>

The works also included flattening the sand dunes to create a level building platform for the surf pavilion (later known as the 'Castle' Pavilion) and the integral changing shed compounds. Detailed plans of this pavilion survive including of later additions. The pavilion was completed in 1911, before the completion of the sea wall which at the time of its construction finished south of the buildings. It was soon completed to just north of the pavilion with a road in front which turned and ran between the tram loop and pavilion to join Campbell Parade.

<sup>111</sup> Evening News, 15 - 17 June 1910

<sup>112</sup> Daily Telegraph, 19 December 1910

<sup>113</sup> Daily Telegraph, 1 February 1911

<sup>114</sup> The Sun, 15 Feb 1911

Minutes of the BSBLSC record that the committee inspected the proposed new site for the club house in April 1911 and a sketch was prepared.<sup>115</sup> The site, it was noted, was to be half way between the ladies club and the new pavilion. None of these buildings survive but photographs from the era show the substantial bathing pavilion designed by local architects Oakley and Midelton and the singled gabled building to the northeast which was the relocated surf club room. The double gabled building to the southwest is probably the refreshment rooms. One of the double gabled buildings is sometimes described as being the first club house, however the view that was published in 1911 shows both the relocated surf club house and the double gabled building flanking the new pavilion. It may also be that the club house was in both locations at different times. A report of the removal appeared in the Evening News in June 1911

...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...<sup>116</sup>

A detailed report on the improvements at Bondi Beach was included in the interstate report prepared for Glenelg Council.

Now they are building a sea wall about 7ft 8 inches high, of stone, contouring the foreshore, and raising the road behind it about 4ft. Towards this the Government are contributing 5,000 pounds. The ocean baths have been improved to accommodate 500 people and a revenue of 300 pounds per annum is expected by lease. Accommodation for surf bathers somewhat similar to Manly is being provided for 750 males and 250 females from which they anticipate a return of 700 pounds by charges. The Council are also erecting pavilions for both the ladies and gentlemen's surf lifesaving clubs...<sup>117</sup>

The ever popular surf carnivals continued and there were calls for a separate Casualty Room to be established on Bondi Beach. For a number of years discussions had been held regarding the provision of a Casualty Room or Ambulance Room to be utilised by 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 BSBLSC's second club house was known as the ambulance room. 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, its exact location has not been determined. With the exception of Paddington the majority of the small suburban ambulances erected throughout Sydney do not survive. There was also a small Ambulance Room in front of the North Bondi Amenities, adjacent the North Bondi Surf Life Saving Club house. No photographs have been located.

<sup>115</sup> BSBSLC CMP historical outline

<sup>116</sup> Evening News, 9 June 1911

<sup>117</sup> Daily Herald, Adelaide, 4 July 1911



Figure 2.47: c1912 - 1916 Extract from one of Hall's photographs of Bondi Beach showing the 'Castle' Pavilion and the bandstand and chair store on the sand. The photo is from the elevated tram loop and the beachgoers are walking down the road between the pavilion and tram loop. Source: ML Hall photograph digital order 35272h

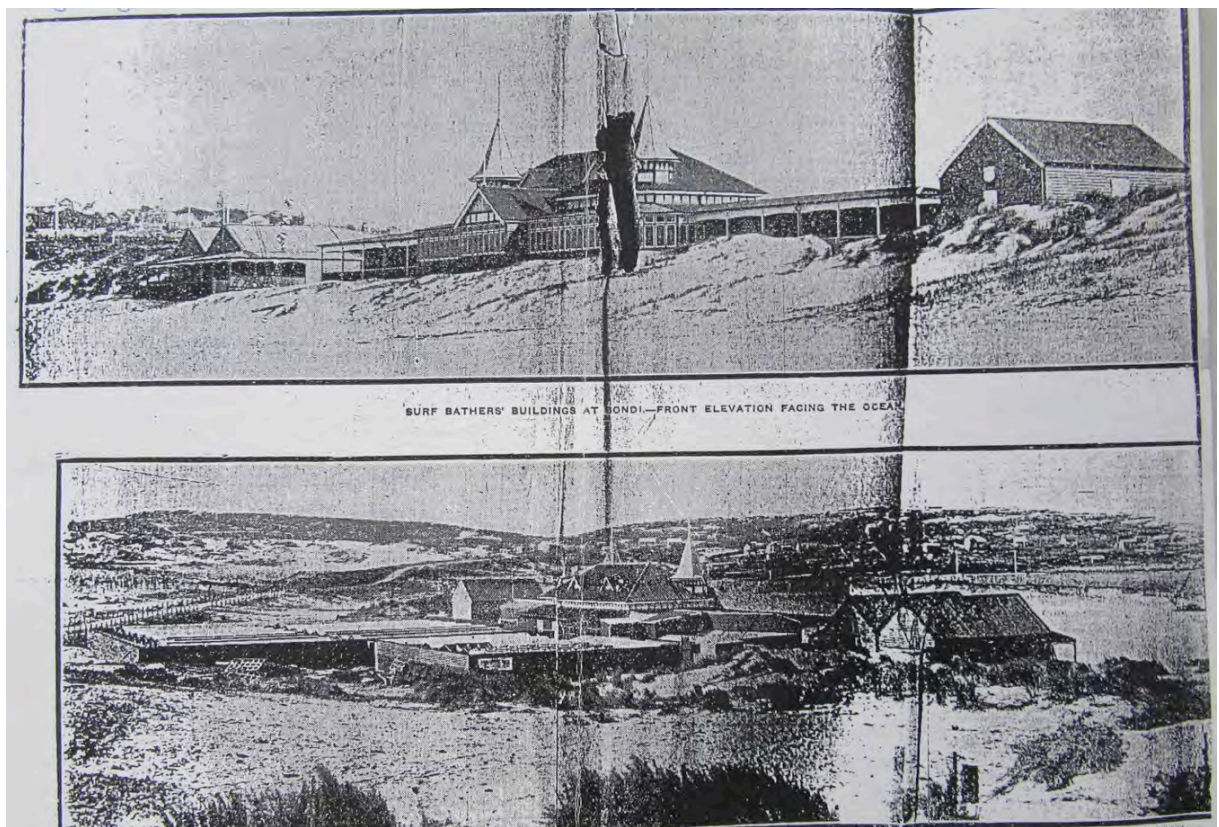


Figure 2.48: Published views of the surf bathers buildings at Bondi. Flanked by the refreshment kiosk and the first club house of the Bondi Surf Bathers Life Saving Association. Note that the sea wall has not yet been extended to in front of the pavilion. Note: Better copies of this image were not readily available. Source: The Sun, 8 August 1911. Copies held in the WLS

### **Overseas Telecommunications**

In May 1912 an overseas telegraph cable was installed at Bondi Beach by the Pacific Cable Board as part of a scheme linking Australia, New Zealand and Canada. The cable was installed with the assistance of ships at sea that then carried it across the Pacific to Auckland (commencing in November 1912).

I now have the honor to approach the Waverley Council and to ask them either to grant the use in perpetuity of a small portion of the land adjoining the Bondi Beach (which I understand is now a park reserve) to enable such a building to be erected, or to lease it to my board on as long a term as possible. When it is explained that, the outlay of public money on the new cable will be over £150,000, the reason for the request for a long tenure will, I think, be apparent. The size of the plot of ground required would not be more than 25 feet square, the building would be designed in accordance with the wishes of the council, and plans would be submitted and approved by the council's architect. It would be convenient to my board if the building was situated just north of the bathing sheds and refreshment house at present on the reserve...

I would explain that no possible interference to surf-bathing, or to the use of the beach in any way by the public, can result from the cable being landed.<sup>118</sup>

An 'attractive building' was constructed as the cable receiving offices with a bandstand over and a domed roof. The bandstand and cable house was designed by H E Ross and Rowe, Architects<sup>119</sup> and tenders were called in October 1912. The cable landing point had been relocated from the cable station at La Perouse to Bondi. A section of this original cable is held in the Powerhouse Museum.<sup>120</sup> From the beach the cable was laid to Paddington Post Office and connected to the existing network.



Figure 2.50: Above. c1922 Eastern Extension Telegraph Company Cable Station with domed central roof and flat roof shelters at each side. Source: WIL 000047

Figure 2.49: Left. c1916 Pacific Cable Board's Cable Station with a Bandstand over. Source: Images of Yesteryear, Bondi 03P and similar WIL 000046

The Eastern Extension Telegraph Company cable was laid in 1916 and a cable room built with a domed roof over. There were open flat roofed areas on each side which served as shelter sheds. The architects were H E Ross & Rowe.<sup>121</sup> This structure has often been mistaken as a toilet block. The laying of the cable by a steamer off shore was a matter of public interest. Spectators watched the long line of buoys supporting the cable from the beach out to the steamer as the cable was landed<sup>122</sup>.

<sup>118</sup> The Sun, 14 Feb 1912

<sup>119</sup> SMH, 1 October 1912

<sup>120</sup> <https://ma.as/207631>

<sup>121</sup> SMH, 29 Aug 1916

<sup>122</sup> Evening News, 5 April 1917

The land around the cables and cable stations was vested in the respective companies and today remains under separate titles and ownership. In 1928 the domed roofed cable testing rooms were replaced by underground rooms as part of the Improvement Scheme and the previous buildings demolished - including the bandstand over. There have been successive upgrades of cables, now replaced with fibre optics.

### **Developing the Scarborough Bank**

By around 1912 Mr Anderson had established a substantial complex at the northern end of the beach. He had purchased Courtney's baths and refreshment rooms. The photographs of the one penny dressing rooms are likely to be Courtney's. Around 1912 Anderson erected a substantial guesthouse, Scarborough House, which can be seen in the panoramas of the beach taken in 1920 (Figure 2.51 and others). Anderson's bathing sheds were twice destroyed in a storm, in 1912 and again around 1918. In the years before World War One a row of houses overlooking the beach was erected between Wahlberg's Tiselton and Ben Buckler, including Wally Weekes' residence 'The Lawns'.

There was considerable rivalry between the northern and southern ends of the beach. The North Bondi Surf Life Saving Club went through a similar series of premises, starting life in a tent in the now vanished gully, then a small timber hut and a larger timber hut. The rivalry lasted for decades, only to be replaced after World War Two with rivalry between the younger board riding 'surfers' and the older surf club members. The differences between the members of the two clubs were reflected in the scale of the lots in the suburban subdivisions. The smaller lots at the north were intended for cottages or semi detached houses rather than marine villas already on the larger lots at the south.



Figure 2.51: This 1920 panorama shows the extent of development that had occurred at the northern end of Bondi Beach including Mr Anderson's substantial guesthouse Scarborough House (in the foreground) and the series of houses built on Ramsgate Avenue, including Wally Weekes 'The Lawns'. Houses obscure the ridge line. Beach Court is under construction at the centre of the image. Note also the picnic shelter and two different types of park benches. The rocky shore line is also evident. Source: ML SPF digital order a138007

The North Bondi Surf and Life Saving Club is in the throes of battle, fighting against what it declares to be the combined, forces of the Bondi Surf Bathers' Life Saving Club, the Waverley Council, and the property-holders who have vested interests fronting the middle and southern end of the beach. But the men of the north have determination and the surfing public and the band of week-end campers on their side, and expect to win the day. Until last Tuesday the North Bondi life-savers had part control of the beach, but, on that night the Waverley Council made it known that the organisation at the southern end of the bay would reign supreme, and apparently, then, there was nothing left but for the northerners to pack up their goods and chattels and quit. But they were incensed. They declared open war, and now the great surfing populace is eagerly watching the contest between northerners and southerners - the one battling for what they consider their rights and the other striving to maintain what has been given them.... The club at the other end of the beach is composed of a lot of silvertails, and it has a mere handful of life-savers, compared with our club. They are not as competent as our men...<sup>123</sup>

<sup>123</sup> The Sun, 15 Nov 1912

Both clubs continue to be represented within the reserve. Other clubs such as the Ladies Club and the Rose Bay Club were deemed to be largely social so were not given land to erect club houses.



Figure 2.52: Bondi SBSLC – 1916 building.  
Source: Digital Masters, BSBLSC



Figure 2.53: North Bondi SLSC timber building, c1920.  
Source: Digital Masters, NBSLSC

### **Larger Surf Club Houses**

The initial sheds erected in the reserve for each surf club were too small to hold social events and fundraisers. The surf clubs were becoming well known for their social events, particularly 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. Informal concerts were also held, known as Smoke Concerts and later known as ‘smokos’.

In 1916 a more substantial club house was erected, designed by the honorary architect for the club, 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 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 club house with a gold key, and the Mayor (Miss Lamrock) broke [sic] the flag.<sup>124</sup>

The 1923 contour plan held by Waverley Council shows the location of the second Bondi Surf Bathers Life Saving club house to the northeast of the pavilion with a fenced area between. It shows the completed sea wall and the tram loop extended with a double line to allow trams to pass.<sup>125</sup> This plan also shows the paths in the south of the park and other structures along with the contours of the remains on the dunes. A more substantial club house had been erected for the North Bondi Surf Life Saving Club which had opened in 1920.

### **Weekend Campers**

‘Weekend campers’ are referred to at North Bondi by around 1904-05. Not all were surf bathers, unemployed men also lived in the camps at North Bondi. Dowd in his history of the municipality recalled that the:

<sup>124</sup> SMH, 4 Dec 1916

<sup>125</sup> WLS Engineers Plans 0003930. Reproduced in WMW’s study



Isolation of the hill [at Ben Buckler] provided ideal surroundings for the stalwarts of surf, sun and sand, to raise a colony of camps in close proximity to North Bondi Surf Life Saving Club, of which they were mostly members. When free of Club duty these young men, some of whom were foremost athletes, enjoyed the comradeship of trusty friends in the seclusion of their camps. These palaces of freedom bore names typifying relaxation and revelry reminiscent of the illustrious past. Here are some of the more prominent: Rose Cottage, Canberra, Cabina<sup>126</sup>, Rendezvous, Mascotte, Solsters, Doreen (the last survivor in 1950). At times of festivity and celebration the gay and musical artistry within the halls and walls of the camps was truly dare-devil, dashing and entrancing.<sup>127</sup>

A report in January 1914 claims that there were 2,000 weekend campers on big hill at North Bondi.<sup>128</sup> Other reports listed 1,000 at Ben Buckler. No photographs have been located. Council's Works Committee investigated structures erected without permission in 1912. A detailed description appeared in the Forbes Advocate in 1916.

The northern end of Bondi beach is dotted with the abodes of week-end campers. The campers are mostly young fellows from city offices. They are weary with the week's work. They must have rest. Quietness is imperative so they betake themselves to Bondi for the week-end. They also take much beer in barrels. During the night the beer changes places. He leaves the barrels, and enters the young gentlemen. The process continues far into the night, and also The Sabbath. During Sunday, pick me-ups without number are swallowed. On Sunday night a start is made for home, or perhaps they stay and have more pick-me-ups. The result is that on Monday they are sorely afflicted with Mondayitis. Briefly, the symptoms are: awful thirst, racking headache, great disinclination for work. And this agreeable state is made possible by a 'quiet week-end at Bondi.' A brilliant idea.<sup>129</sup>

Newspaper reports also give a clue to the behavior of some sections of the beach going public.

Bondi's Beer - The application for a license for a proposed palatial hotel for surfy Bondi has been occupying K.C.'s [Kings Counsellors], the Licensing Bench, and a host of witnesses for the past week, and is still on. A witness during the week diversified the deadly dullness of the proceedings and hurled some mouthfuls of damnation at Bondi. He said that some reformation was needed at Bondi and went on to describe the 'shikkered' tram loads that are hurried home later. It was a shame to see people sprawling about the beach, of both sexes, mingling with spectators. He saw what was going on through opera glasses. Mr Wade interjected, asking if the witness had a telescope or field glasses. But the observer replied that opera glasses were quite strong enough for the sights of the surf. The Sunday 'boozing' also called for remark, and he again reiterated that it was a shame to see the barrels rolled into the weekend camps. Certainly the casks might have contained water.<sup>130</sup>

A practical joke played on the campers reveals that there were also family groups.

A weird apparition, clad in a huge white sheet, fitted inside with 'flaming electric torches,' made its startling appearance at Bondi last Friday night, and since has haunted the road leading to the camps, and parts of the beach and sand dunes where lovers congregate. Couples have been scared into flight, women and children chased, and once the 'ghost' proved too fleet-footed for a trio of hardened campers, whose ideas are far beyond superstitions... Harry Watkins and Patrick Doherty, members of the locally well-known net fishing firm of Doherty Bros lay in wait for the miscreant. Their vigil, too, was fruitless, and now the combined campers are waiting a chance to lay hands on the ghost if they do get

<sup>126</sup> Cabina was also the name of one of the series of waterfront houses erected on Ramsgate Ave.

<sup>127</sup> Dowd 1959

<sup>128</sup> The Sun, 22 Jan 1914

<sup>129</sup> Forbes Advocate, Sydney Snaps, 8 Dec 1916

<sup>130</sup> Truth, 22 June 1913

him, it is safe to say that his pranks, at least the ghostly ones, will be put a stop to. As a result of the scare some of the timid campers have relinquished their week-end places for the time being.<sup>131</sup>

There are newspaper reports of weekend camps at Ben Buckler, Freshwater, Narrabeen, Thirroul and Bronte. Suburban development put paid to these camps, houses were built on the land that had been used for camping. The weekend campers moved elsewhere, to areas such as Royal National Park.

### **Board Shooting**

Following demonstrations by the Hawaiian surfer Duke Kahanamoku, the idea of board shooting (or surfing) rather than body surfing caught on at Bondi. Men and women beachgoers were keen to try, with the name having caught on before boards were even available.

Miss Nellie and Miss Minnie Gross, two of the 'surf girls' in the panto, at the Adelphi, are genuine surfies. They are both good swimmers, and claim Bondi as their favourite resort. Miss Nellie wants to try her hand at board-shooting a la Kahanamoku.<sup>132</sup>

In March 1915

As it has been decided to recognise this date as Belgium Day, the Association have added to the attractiveness of their carnival programme, and have decided to devote half the net proceeds to the Belgium Fund—the balance will be utilised in the propagation of life saving work. Various championship events will be competed for, and there will be a monster parade of all life-saving clubs with gear, and several attractive and novel displays of surf body, boat and board shooting.<sup>133</sup>

Dog surfing, involving dogs trained to surf on boards, was attempted in 1918. Dog surfing remains popular, particularly in California where they try and set world records. The Americans claim that dog surfing began in Hawaii or California in the 1920s and 1930s however documented Bondi Beach antics on Jack's Day (a naval fundraising day), November 1918 predate this

Surf-board shooting, in which a dog participated successfully, provided a well-appreciated novelty.<sup>134</sup>



Figure 2.54: c1920 View at North Bondi showing the completed marine drive, with parked cars, extending in front of the North Bondi Surf Life Saving Club. There appear to be tree guards indicating plantings adjacent the surf club. Source: WIL 000064, Samuel Wood's Snapshots of Sydney - Bondi



Figure 2.55: c1917 view showing the 'Castle' Pavilion and promenade. In the right foreground is one of the small picnic shelters and to its left a seat. The dark lines on the beach may be the remains of the fascine fences. Source: WIL 000013, Star Photographic Company

<sup>131</sup> The Sun, 6 March 1914

<sup>132</sup> Sunday Times, 17 Jan 1915

<sup>133</sup> Sunday Times, 15 March 1915

<sup>134</sup> The Sun, 10 November 1918

### **Sea Wall Reaches its Full Extent 1916**

WLS holds a 1913 drawing titled Bondi Beach Improvement, Contour Plan by the Department of Public Works, Harbours and Water Supply showing the beach and buildings at the time and the then extent of the sea wall and its proposed extension to the north end of the beach.<sup>135</sup> A more detailed plan (undated) shows the construction details with sections through the wall.<sup>136</sup> A new tarred metal pavement 15 feet wide is along the sea wall with a 15 foot space for a plantation between it and a 30 foot wide roadway. This design was the first time that the beach front zone had been looked at comprehensively.

In 1914 the Town Clerk presented a report to Council stating:

... one of the first improvements to be made on this beach should be the extension of the sea wall to Ben Buckler, the repairing of the sea wall where damaged, and the construction of a marine drive behind the sea wall. I suggest that the marine drive should be laid out with a 15ft. path on the seaward side, flanked by a tree reserve 15ft. wide, which could ultimately be used for pedestrian traffic when the trees attained a few years growth. The roadway is 50ft. wide, allowing for a set of tram lines and the pathway on the shore side is 12ft. wide. I cannot urge too strongly upon council the question of seriously considering the tramway facilities at Bondi Beach with as little delay as possible. In the plan that I submit it will be seen that I propose that the whole of the existing dressing shed should be set apart for then men and that a new section for women be erected.<sup>137</sup>

The tramway behind the sea wall did not proceed but the other elements ultimately did, with the roadway at 30 feet rather than 50 feet. It appears the space for the plantation was where the small picnic shelters were built. The road through the middle of the park behind the pavilion persisted into this period. In late 1914 the new wall was still not built and angry newspaper articles lamented the failure to repair the existing section of wall, damaged in a storm in April, with arguments about whether Council or the Government was responsible for the cost.<sup>138</sup>

Plans were afoot to continue the improvements of the beaches. In April 1915 Waverley Council recommended that

... the architects (Messrs Robertson and Marks), be instructed to prepare working plans and specifications, for the Bondi surf shed, club houses for the Bondi and North Bondi surf clubs, the removal of the Bronte surf sheds, and their re-erection on southside of beach. That the Town Clerk arrange for the position of the extension of the Bondi seawall, to be properly marked out. That the overseer prepare a specification and estimate for the construction of a marine drive.

One of the suggestions was for the provision of hot salt water baths - but this was struck out of the list. There are to be no lockers at Bondi surf sheds, but doors are to be placed on the cubicles. The sun-basking area is to be filled [unreadable] in, with dressing accommodation similar to that on the adjoining section; and a new basking area is to be provided.

The North Bondi Progressive Association recommended that any scheme which did not provide for the extension of the marine drive to Ramsgate Avenue be not considered, but the committee pointed out that, as the scheme before it provided for the extension of the seawall and footpath to the corner of Anderson's dressing sheds, and the proposed drive made a slight detour in order to meet Military-road, it should be retained.<sup>139</sup>

<sup>135</sup> WLS Engineers Plans 0003935-01

<sup>136</sup> WLS Engineers Plans 0000263-01

<sup>137</sup> The Sun, Sydney, 22 April 1914

<sup>138</sup> Evening News, 29 December 1914

<sup>139</sup> The Sun, 21 April 1915

Many drawings for new facilities prepared by Robertson and Marks survive in the Local Studies Collection. It is difficult to date them and some were not built. One shows an adaption of the castle pavilion with arched arcades along the front, reminiscent of the later design for the new pavilion.<sup>140</sup> Ultimately old 'Castle' Pavilion was extended to the 1913 design of local architect Charles W St Julian with the contract drawings held by Council.<sup>141</sup> It is likely that the more elaborate project was curtailed due to the war, and the resulting lack of availability of imported building materials such as roofing tiles and sheeting. The sea wall could be extended as locally produced materials were used.

The growth of suburban Sydney is wonderful. Nowhere is it greater than in seaside places. Bondi has been transformed in the last six months. It was once a dreary waste of sand. Now it has a sea wall the full length of the beach, fine dressing sheds and refreshment rooms, and a substantial and attractive structure to house the members of the Bondi Surf Club. Bondi roads, and streets were mostly rocks and sand a little while back. Now they are all asphalted, even the back lanes. Surfing brings much cash to the municipal coffers, it would seem.<sup>142</sup>

Newspaper reports indicate the sea wall was completed the full length of the beach by 1916 and the marine drive extended from the 'Castle' Pavilion to Ramsgate Avenue including between the NBSLSC and the sea wall. In the tree reserve and along the beach small picnic shelters were built adjacent the 'pedestrian reserve' or promenade. The shelters were spaced further apart at the northern end and five were also built in Bondi Park South below what is now Notts Avenue. They are visible in photos and shown on plans of the beach. An architectural drawing of a picnic shelter survives in the Waverley Local Studies library. No trees seem to have been planted in the tree reserve however were elsewhere in the Bondi Park.



Figure 2.56: View taken circa 1919 showing the popularity of the promenade, the picnic shelters and the second cable station. In this image the row of lattice sided picnic shelters can be seen, as can the Norfolk Island pine plantings and the timber fence to the drive to Campbell Parade. Source: WLS Collection 000021, Star Photographic Company

<sup>140</sup> WLS Engineers Plans 0000311

<sup>141</sup> WLS Engineers Plans 0003906, 0003907 and 0003908

<sup>142</sup> Forbes Advocate, Sydney Snaps, 8 Dec 1916

### **Associated Plantings And Paths**

In the 1910s a double row of Norfolk Island Pines had been planted along the entire former edge of Bondi Park and Campbell Parade. Behind the 'Castle' Pavilion there were up to five rows of trees. One complete row (plus some others) were removed during the 1920s widening of Campbell Parade. Most of the retained specimens died or were removed by 1930 for the construction of the Motor Park. A short row, to the north of the park near the corner of Campbell Parade and Beach Road, remained in place until the mid 1960s. Some Norfolk Island pines were also planted in the 1910s through the southern slopes of the park. Some near the bank that had been built up adjacent the Bondi Road tramline and some directly behind the far southern end of the promenade. There does not appear to have been a specific plan for the siting of the trees. Two specimens appear to remain from that time.

There do not appear to have been formal paths associated with the 'Castle' Pavilion. People must have walked down the road at the end of the tram loop. Milton Kent's aerial photo (Figure 2.58) indicates a rough track across the park to the north of the surf club and 'Castle' Pavilion. At the south of the park, likely in association with the extended promenade (1913), a path was built linking the promenade up the slope and across to the baths. It crossed the earlier stair with a bridge and continued towards the then undeveloped Notts Avenue, along the top of retaining walls. The exact date of this is not known – it is not on a 1913 plan but is on the 1923 survey and an earlier c1920 plan.



Figure 2.57: Part of a panorama of Bondi Beach taken by E B Studios in 1920 showing the North Bondi Surf Life Saving Club house and the extended promenade. Also showing (at right) the double row of Norfolk Island Pines (within enclosures) planted along the length of Campbell Parade (prior to its widening). Note also that some of these specimens were planted within the body of the then sandy back of beach area (above and to the right of the club house). There are seats along the promenade, picnic shelters and streetlights. This photo predates the image at Figure 2.54 as there is no formed road in the foreground and no road between the surf club and promenade. Source: ML digital order numbers a1388005h and a1388006h



Figure 2.58: Aerial view looking to the south, taken by Milton Kent, 1920s. The image shows the complete sea wall with the promenade and picnic shelters in the tree reserve and the marine drive behind. In the centre foreground is the 1916 surf club and the 'Castle' Pavilion and dressing sheds. Behind the pavilion are five rows of newly planted trees but mobile sand remains behind the Marine Drive. Earlier tree plantings are visible near the tram loop and in the south of the park. The new path from the sea wall towards the baths is visible and the earlier paths in the south of the park. There is no development on the headland that later became Marks Park. Source: SL a9563001h ON447 box 159f1

### 2.2.5 Phase 5 : Second Bondi Beach Improvement Scheme

1921 - 1930

Increasing motor car ownership s by the average person during the 1920s and the ready availability of public transport (trams and now buses) brought greater numbers of visitors to the beach. In response Waverley Council embarked on further improvement schemes. Walter Scott Griffiths, who signed the drawing as Town Planning Engineer, prepared a plan for Bondi Beach Improvements in September 1920 (figure 2.59). This may have been unsolicited, he also prepared Tamarama Park plan in 1921.

Scott Griffiths was trained as an architect but worked as a town planner, best known for his entry in the Federal Capital City Design Competition in 1911 with Robert Charles Coulter and Charles Henry Caswell. The scheme was awarded fourth place by the judging panel but the government purchased the Griffiths, Coulter and Caswell design and adopted their plan for drainage and sewerage. Griffiths maintained his passionate interest in the design and construction of Canberra and gave illustrated lectures on this alternative vision. His presentation included a set of 24 glass lantern slides now held at the NFSA and his papers are held in the National Library of Australia. He was appointed Government Town Planner in South Australia in 1922 and died in 1929. Reports on his death noted that:

... Before becoming town planner In South Australia be practised In New South Wales. He designed a number of Important works, including Pindimar City at Port Stephens. Springfield township, near Hobart, and the beautification Scheme for Bondi Beach now being carried out.<sup>143</sup>

The scheme drew criticism primarily because a new sea wall was proposed in front of the existing reducing the width of the beach at the centre. The proposals included a substantial new surf pavilion and this with the overall beautification of the beach resulted in the need to move the existing surf club houses and demolish the 'Castle' Pavilion. However Council championed the scheme:

<sup>143</sup> SMH 22 March 1929

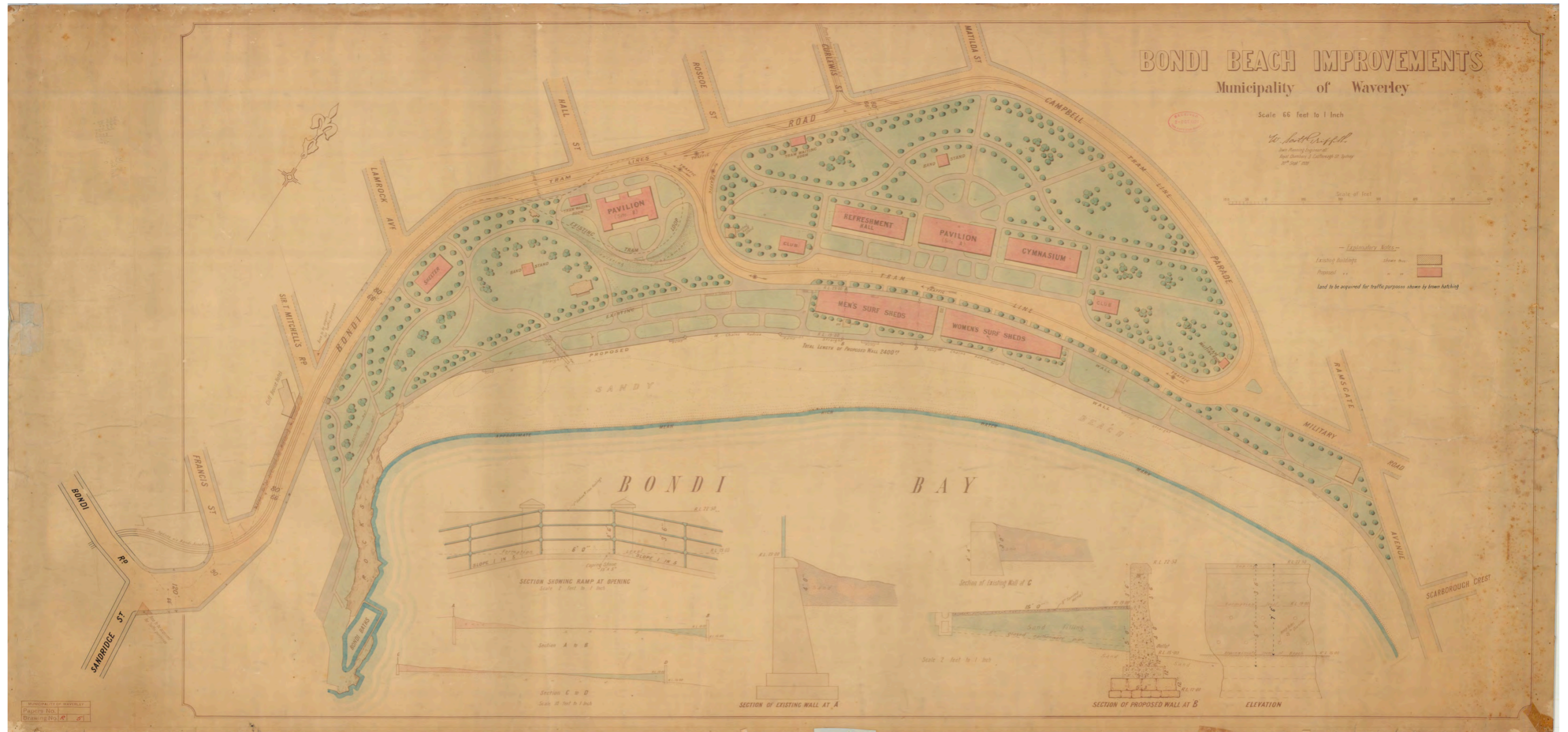


Figure 2.59: Walter Scott Griffiths plan of Bondi Beach Improvements dated September 1920. As well as the plan at the bottom of the drawing are sections showing the proposed level in front of the sea wall, details of ramps and of sea wall construction. The plan shows a sea wall on the seaward side of the existing sea wall. The seaward area was to be the site for male and female surf sheds at a lower level. On the shore side was a pavilion, on the site of the current building, with a refreshment hall and a gymnasium on each side and the two surf clubs at each end of the group. It provided two alternate sites for the pavilion, the other being higher on the existing tram loop. The scheme also included a tramline running along Campbell Parade, then the marine drive and rejoining Campbell Parade north of the existing tram loop forming a new tram and one way vehicle loop. Smaller buildings were tram waiting rooms and bandstands. The proposed path network included a wide path at the back of the pavilion and a large semi circular path bisected by paths radiating from the centre of the rear of the pavilion. At the south end of the park informal curvilinear paths remained. The scheme shows extensive plantings with double rows of trees along the external roads and single rows on each side of paths within the park, except the radial paths. There was a single row of trees along the sea wall, double at the south. There are groups of presumably smaller plants at the centre of the large park “rooms”. Source: WLS Engineers Plan 0004436

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Replying to-day to the opponents of the Waverley Council's scheme for the improvement of Bondi beach, the Mayor (Alderman Kavenagh) remarked that a number of "know-alls" had tried to usurp the functions of the council in the government of the municipality. But the council know how to manage its own affairs, and it was not going to be deterred by the resolutions of little associations which had no expert knowledge of what they were talking about. The council's scheme was sound in every sense, and all the aldermen, with one exception, had supported it.

#### ONE OF THE BEST

Its accomplishment would mean that Bondi beach would become one of the best laid-out surfing beaches in Australia. The scheme for improving the beach had been formulated by Mr. Scott Griffiths, who had been awarded second prize in the world-wide competition, for his plan of the Federal Capital City at Canberra. Acting in collaboration with the Sydney architects, Messrs. Robertson and Marks, Mr. Scott-Griffiths, it seemed, was to have his work criticised by a small coterie of Bondi residents who were neither practical nor influential in the matter. It would be indeed ridiculous for the council to discard the scheme of experts and to look for inspiration to the little associations which grow up alongside the ocean beach.

The Mayor declared that there would be no filching of the beach to any extent that mattered. The beach would accommodate 250,000 people. It had a great expanse. The council was a progressive body. Some people did not like progress, and because of that trait they became disgruntled and obstructive when it was proposed to do something that would benefit Bondi.<sup>144</sup>

There was an outcry by surf bathers over the improvement proposal, who believed the scheme 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.<sup>145</sup>

The sea wall on the seaward side of the existing sea wall did not eventuate in the later schemes so the outcry may have been effective. The seaward area was to be the site for male and female surf sheds at a lower level. On the shore side was a pavilion, on the site of the current building, with a refreshment hall and a gymnasium on each side and the two surf clubs at each end of the group. It provided two alternate sites for the pavilion, the other being higher on the existing tram loop. The scheme also included a tramline running along Campbell Parade, then the marine drive and rejoining Campbell Parade north of the existing tram loop forming a new tram and one way vehicle loop. Smaller buildings were tram waiting rooms and bandstands. The proposed path network included a wide path at the back of the pavilion and a large semi circular path bisected by paths radiating from the centre of the rear of the pavilion. At the south end of the park informal curvilinear paths remained. The scheme shows extensive plantings with double rows of trees along the external roads and single rows on each side of paths within the park, except the radial paths. There was a single row of trees along the sea wall, double

<sup>144</sup> The Sun 10 June 1922

<sup>145</sup> Sunday Times, 11 June 1922

at the south. There are groups of presumably smaller plants at the centre of the large park “rooms”. It may be that some of the undated Robertson and Marks drawings of the pavilion and surf clubs, held by WLS, are associated with this scheme.

The same scheme was still being discussed in mid 1922 at the Vigilants' Association. The meeting was addressed by Alderman Barracluff supporting the scheme, and Wally Weekes objecting to the proposed narrowing of the beach. Others said that the further the wall was towards the sea the more opposition there would be. The scheme was approved with the exception of putting the sheds forward of the existing sea wall.<sup>146</sup> Subsequently John Sulman, president of the Town Planning Association of NSW, weighed in to the argument with a letter to the Mayor and the Surf Bathers Association. He and the Town Planning Association advised that it was inadvisable to erect any buildings on the beach in front of the existing retaining wall.<sup>147</sup>

Council decided at a special meeting on 2 March 1923 to call for competitive designs for the improvement of Bondi Beach and to offer prizes. The recommendation was for the erection of new surf sheds immediately to the north of the present ones, three lavatories, refreshment rooms and a bandstand. In August 1923 an open design competition was announced as follows:

The form of the £100,00 scheme for the beautification of Bondi Park and Beach will be decided by competition open to all Australia. A prize of £200 will be awarded in respect of the accepted design and there will be two consolation prizes of £125 and £75 respectively.

The Waverley Council invites designs from architects, town planners, surveyors, engineers, resident in the Commonwealth, for a comprehensive scheme, which will be subject to the approval of the Minister.

The following jury of award has been appointed: the Mayor of Waverley (Alderman Kavenagh) and Messers Sulman, Cowdery, Boyd and Jones It is charged with the duty of examining all designs and of awarding the premiums.

The immediate requirements under the Bondi park and beach improvement scheme 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.

It is estimated that the park and beach will ultimately accommodate 40,000 people. The limit of the cost of the whole scheme is £100,000 but at present only about £5,000 approximately is at the disposal of the council.<sup>148</sup>

Despite this Council was dumping garbage in the park in July 1923. Council acting on the authority of the Board of Health had resumed the dumping of garbage at Bondi Park.<sup>149</sup> A subsequent newspaper article illustrated a horse drawn tip cart dumping garbage on the clean sand and others report that it was being buried. At the time other foreshore areas, including the headlands, were being used for rubbish dumps. Speculation continued in the press about the scheme in anticipation of the competition results in 1924. A perspective view (figure 2.60) was published in the Sunday Times, along with a satirical article by a D White:

The Sunday Times artist paints in Fancy's picture the complete scene as it is likely to be in the years – maybe distant years – that are still to come. A commodious, well-laid-out park, sloping gently to a terrace which will probably constitute the finest marine drive on any beach in Australia; a promenade wide enough not to be dwarfed by the terrace running

<sup>146</sup> Daily Telegraph, 13 June 1922

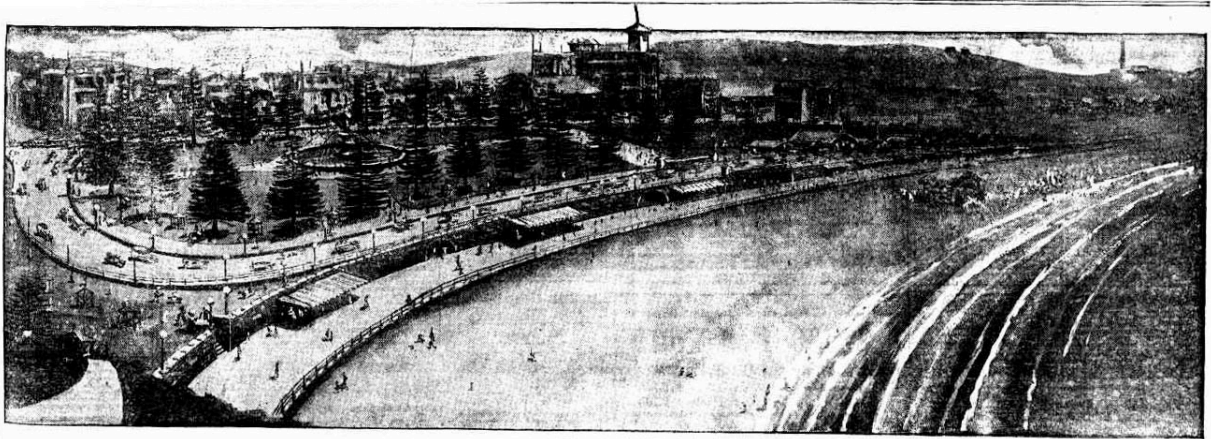
<sup>147</sup> The Sun, 29 August 1922

<sup>148</sup> The Sun, 8 August 1923. Not all of the elements described were in the final scheme.

<sup>149</sup> The Sun 18 July 1923 and 18 July 1923

from one end of the beach to the other; its awnings, seats, shelter recesses, and other conveniences furnishing every modern requirement. Very important too, the surf sheds left in their present setting, presumably with just a little roof and a lot of sky providing a canopy, and underground passages giving access to beach or promenade.

Though speculative it was well informed, and expertly drawn, as many elements are shown both from Scott Griffiths' scheme and the later competition schemes. In particular it clearly shows the planting of Norfolk Island pines along the roadways, the retention of the existing sea wall with the new road elevated behind and simpler lower scale buildings which though not clear look closer to Robertson and Marks earlier drawings than what was ultimately built. David White was a local resident and activist in the Bondi Vigilance Association and later the Bondi Beach and Foreshore Defence Committee.



This is what thousands of people hope Bondi Beach will look like when the Waverley Council's scheme of beautification is completed.

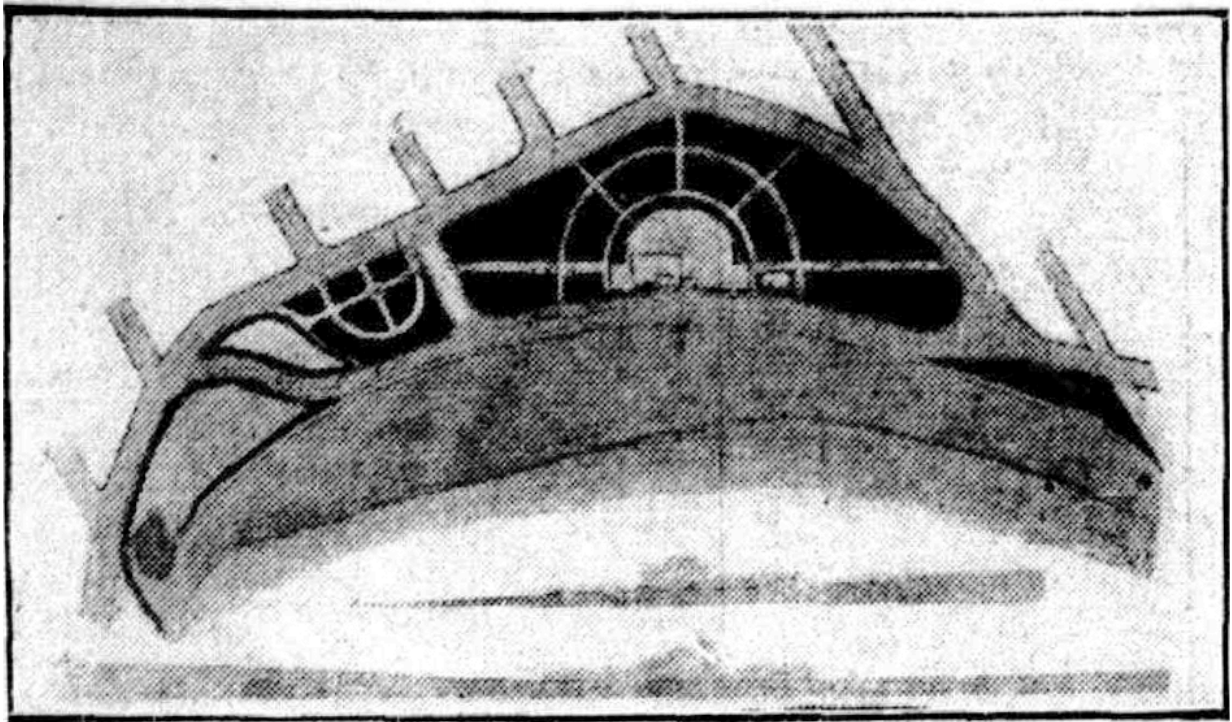
Figure 2.60: This view of a scheme envisaged for Bondi Park was published while the design competition was underway. It is apparently speculative but has many of the elements of prior and later schemes. Source: Sunday Times, 23 December 1923.

The leading Sydney architectural firm Robertson and Marks won the competition announced in March 1924. The design architect may well have been G H Godsell who attended subsequent presentations but Leigh McCredie, another architect with the firm may also have been involved. Robertson and Marks had already prepared designs for new facilities at the beach in 1915 and been involved in Walter Scott Griffiths scheme.

...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...<sup>150</sup>

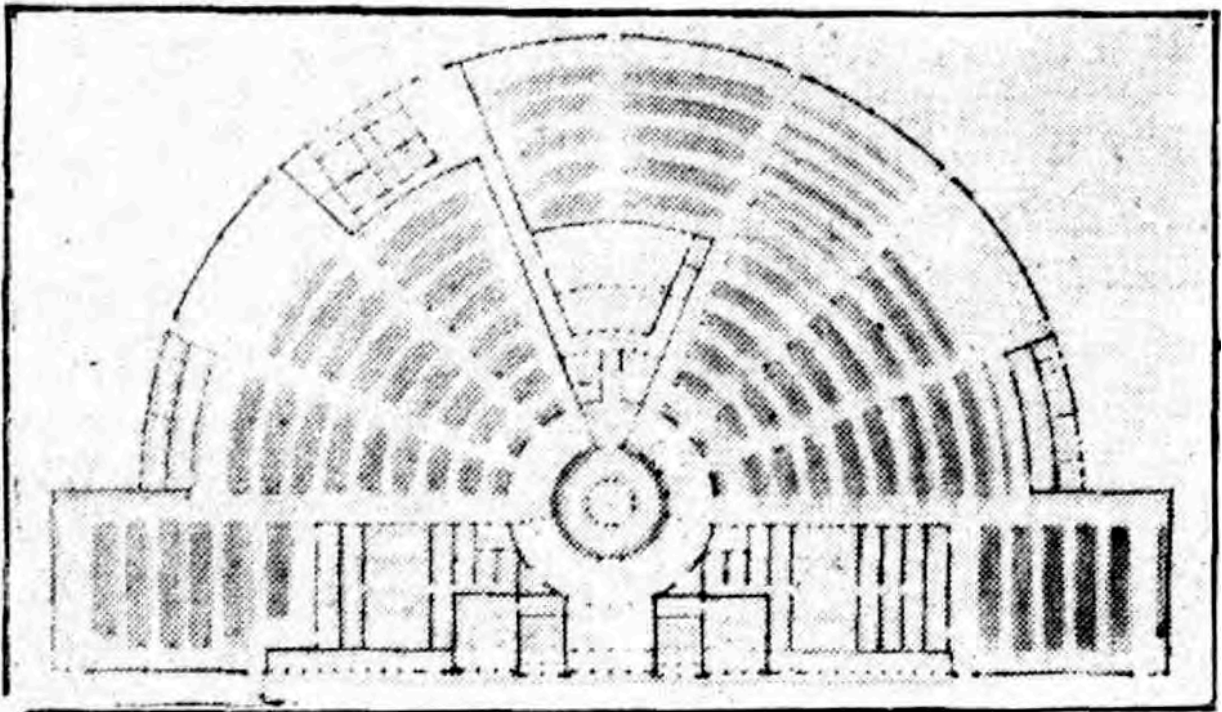
Neither the competition entries or the Plaster of Paris model, made to explain the winning proposal, have been located. Drawings of the competition entries were publicly exhibited in Waverley Council Chambers according to an article in Building magazine in April 1924. The article described the winning and other schemes in detail but did not include illustrations of them. Illustrations of the winning scheme were published in the Daily Telegraph on 6 March 1924 however are poor quality (figures 2.61 and 2.62). Except for the marine drive alignment the scheme differs greatly from what was built with the path layout resembling Walter Scott Griffiths plan which had paths radiating from the rear of the pavilion. In this design the pavilion itself is semi-circular, matching the description in Building. The wide roadway adjacent the tram loop location remains with the marine drive extending past it along the line later built. The tram loop is shown as a formal park. There is no indication of the motor park or bridges.

<sup>150</sup> SMH, 6 March 1924



**BONDI BEACH IMPROVEMENT.**—Messrs. Robertson and Marks, architects, of Sydney, have been awarded first prize of £200 for their design for the £100,000 scheme for beautifying Bondi. This plan shows how the beach may be improved.

Figure 2.61: Overall plan of the winning design competition design as published. There are sections at the base of the drawing but they are not legible in the newspaper image though the domed roof can be made out. The line of the existing sea wall is evident but it is not clear if the line in front of it is the water line or another sea wall. Source: Daily Telegraph, 6 March 1924.



**The general ground improvements at Bondi, as provided for in Messrs. Robertson and Marks' winning design.**

Figure 2.62: The pavilion building plan with a linear front section the centre part of which is colonnades and the semi-circular rear with lines radiating from a central dome. Source: Daily Telegraph, 6 March 1924.

Six months later, and as predicted in the article in *Building*, it was apparent that the competition winning design would be too costly to build.

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.<sup>151</sup>

Protracted negotiations occurred over the following two years, with the scaling down of the scheme because of costs. Architects Robertson & Marks were requested to prepare new schemes in early 1925 and again in April 1926, which they duly did. The latter was submitted to Council in June 1926, and was approved. The Minister for Local Government then subjected it to an inquiry led by Commissioner C W Jenkins. The Commissioner recommended quite a number of improvements, which Robertson & Marks incorporated into the revised scheme. They also suggested that two concrete groynes adjacent to the pavilion and a series of smaller groynes along the sea front should be built to alleviate the sand drift problem. The Inquiry accepted the revised scheme, except for the smaller groynes. A Council Notice on the project was published in the *Sydney Morning Herald* on 4 December 1926 spelling out the details. A perspective drawing very similar to the scheme described is held by Council (figure 2.63). The revised scheme appears to have elements of the other competition schemes described in *Building*, such as the rectangular plan form. It is not clear if the tram loop was included as that area is not shown on the surviving illustrations but from a 1927 description the marine drive was to extend below it - to Lamrock Avenue. The *Sydney Morning Herald* reported on the 'Progressive Bondi Improvement Scheme' on 6 July 1927 that

... fronting the pavilion will be a marine drive extending from Bondi road, at its Junction with Lamrock Avenue, to Campbell Parade, [and to] the northern end of the beach approximately 800 yards in length and 50 feet in width, constructed of unreinforced concrete. Access to the marine drive through the gardens will be by means of three bridges, and the motor park will be approached by an easy ramp from Campbell Parade, both at the northern and southern extremities. About three feet below the drive there will be a promenade about 30 feet in width. This promenade will be reached by three subways. In addition, refuges will be provided in the centre of the drive for pedestrians wishing to cross the road and gain access to the promenade ... The park will be laid out picturesquely ...

### **A Better Bondi**

Sam Kahanamoku, brother of the Hawaiian surfing champion Duke Kahanamoku, gave a display of board shooting for the North Bondi Surf Life Saving Club in 1925 and then attempted to get to Manly in record time by car and launch to referee water polo. Sam Kahanamoku also made suggestions as to a beach improvement scheme, including getting rid of the sea wall and planting more vegetation to provide shade to beach goers.

He suggests that a better dressing pavilion and refreshment room combined should extend actually on to the beach, because now; bathers have too far to walk to and from the water. 'The headlands are too barren', he said. 'The width and length of the beach are wonderful. Waikiki surpasses Bondi because it is naturally beautiful, and the breakers are more regular, and inestimably better for board-shooting, I have explained my scheme to beautify Bondi, because I know that if we had Bondi at Hawaii we would do something like that with it.'<sup>152</sup>

<sup>151</sup> Construction and Local Government Journal, 29 October 1924

<sup>152</sup> Port Pirie Recorder, 21 Jan 1925

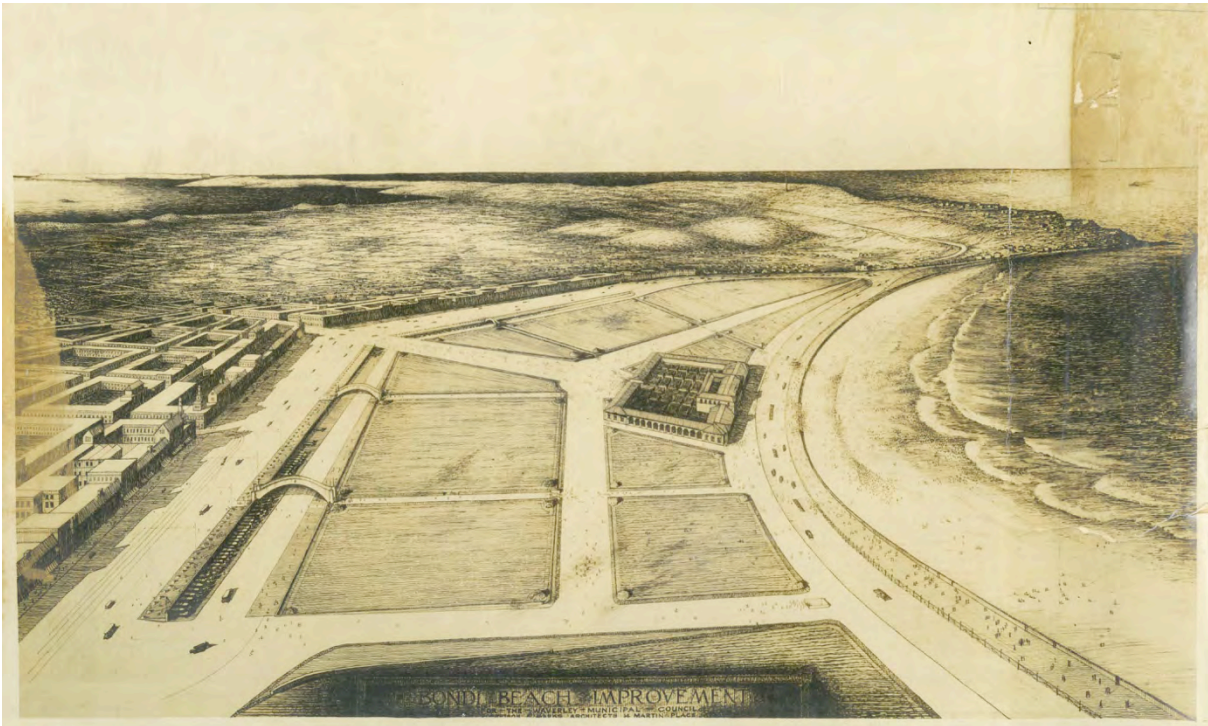


Figure 2.63: c1926 distorted perspective drawing by Robertson and Marks of one of their revised versions of the Bondi Beach Improvement Scheme. It shows some of the features of the final scheme such as the marine drive, the pavilion and the motor park and bridges but also shows a major intermediate road between them that was not built. The tram loop section of the park is not shown. The park is very open with minimal planting. Note the sweeping curve of the then existing seawall and the waterfront drive. Source: WLS SKM\_C454e16060914270\_0001

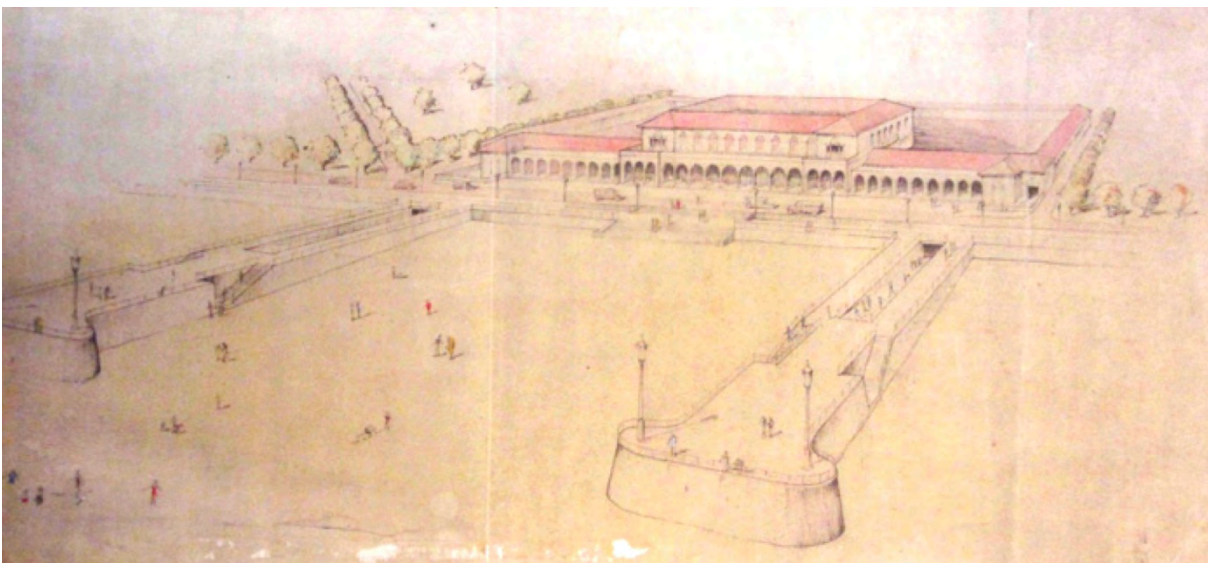


Figure 2.64: c1926 - 1928 Perspective drawing, undated and not titled, of the Pavilion design and groynes. It is not known if it was prepared before or after construction. The diagonal path at left was not part of the original scheme. The detail is very similar to what was built, including the light fittings. The drawing indicates something of the aesthetic it was intended to achieve including the long low building and formal tree planting along the paths. Source: WLS photographed by Jean Rice

### **Commencement of the Improvement Scheme Construction 1928**

Construction work did not finally start until 1928, with the exception of the low level sewerage pumping station erected in 1927. The Sydney architectural firm of Robertson & Marks had received first prize in the competition for the new surf bathing pavilion in 1924 however construction work did not actually start until June 1928 when the foundation stone was laid.

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 & 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.<sup>153</sup>

In July 1928 it was reported that Council was finally starting work on its Progressive Improvement Scheme which was expected to be complete by 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 re-inforced 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 58ft, a dining hall 55 by 33ft 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.

Waverley Council did not initially intend that the surf clubs be included in the improvement scheme however the North Bondi Surf Life Saving Club protested

... against the removal of the club-house to a position north of Ramsgate-avenue, which council states has been rendered necessary by the Bondi Beach improvement scheme The club claims that the removal of the building will not allow members to give adequate attention to surfers. At a meeting of the club it was stated that, from a surf life-saving point of view, it was vital that the club-house should be as close as possible to the surfing beach, and that had it been necessary to carry Max Steele (who was attacked by a shark last summer) to the position where it was now proposed to place the club-house, he must have lost his life. The prompt application of first-aid to Steele was facilitated by the close proximity of the club-rooms to the water...<sup>154</sup>

and

Waverley Council should realise that, with a crowd of 20,000 bathers in the surf, it is impossible for its three permanent life-savers to see all that is going on in the water, whereas, from the club verandah as at present situated, every part of the beach is always under observation. Does the council put the beautification of the beach before the lives of the bathers?<sup>155</sup>

<sup>153</sup> Sunday Times, 10 June 1928. Presumably Mr Jaques was descended from the O'Brien family, probably through one of the daughters whose married name was Jaques. Jaques Avenue is near the location of 'The Homestead'.

<sup>154</sup> SMH, 28 July 1928

<sup>155</sup> Arrow, 27 July 1928



Figure 2.65: 1928 view under construction. The marine drive is completed except where obstructed by the tram loop and there is still road access across the park just north of it. The motor park and bridges are built and some paths. Some of the older Norfolk Island pine plantings remain on Campbell Parade but plantings have not been made in the park. Source: Ari Anderson



Figure 2.66: c1930 Aerial view showing the new pavilion and bridges, paths, tunnel entrances and groynes. The tram loop has been removed and the line extended along Campbell Parade. There are tree planting and lawns throughout and circular garden beds are evident including south of the pavilion – a bed soon removed for the diagonal path. Source: Bondi Stories





Figure 2.67: Mid 1930s view of the improvement scheme showing the surf pavilion in the centre, the marine drive, motor park, promenade and the groynes. Also shown are the low level sewerage pumping station, the two new surf clubs and the grassed Scarborough Bank. The layout of the plantings can also be seen, including the mature Norfolk Island pines at the southern end of the beach planted before the improvement scheme. A diagonal path has been added south of the pavilion. Source: Adastra Aerial Survey 1937, RAHS via Flickr

### **Bondi Surf Pavilion**

The 'surf sheds' were to be ready for the start of the 1928/29 season. The Bondi Beach Improvement Scheme was officially opened on 21 December 1929. Construction proceeded between the earlier 'Castle' Pavilion and the BSBLSC which had to be moved north east from its 1916 location to clear the construction site. Photographs survive that show the existing BSBLSC club house resting temporarily on bricks in its new location, having been rolled along for the surf pavilion construction.

The pavilion, designed by Robertson and Marks, Architects, was in what has later been described as a 'Mediterranean Georgian Revival' architectural style and consisted of a central double-storey structure fronted by a single storied arched colonnade and flanked by single-storey wings enclosing internal courtyards surrounded by colonnaded walls. Provision was made for an auditorium in the centre of the west wall. The main purpose was as dressing sheds and the large internal courtyards were filled with small dressing cubicles. From the start Council leased rooms along the front as concessions. The pavilion was built of cement rendered masonry with floors of reinforced concrete or timber and a timber framed roof with terracotta roof tiles.<sup>156</sup> The original drawings do not appear to have survived.

It was not until 1934 that the construction of the new surf club houses was commenced. 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 clubhouses, 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.<sup>157</sup>

<sup>156</sup> The detailed history of the Bondi Surf Pavilion is included in the Bondi Pavilion, Queen Elizabeth Drive, Bondi Beach Conservation Management Plan 2018 by Tanner Kibble Denton Architects.

<sup>157</sup> Port Lincoln Times, 9 Feb 1934



Figure 2.68: c1935 The Vehicle Park & Bathing Pavilion, Bondi NSW.

Source: NMA Object 32897, Postcard, Murrays View's No 14

### **The Marine Drive, now Queen Elizabeth Drive, and Promenade**

The Marine Drive was an integral part of the Improvement Scheme and was a requirement given in the brief. The 1927 press reports (previously quoted) described in detail the features of the drive. The concept of a grand Marine Drive was part of a Waverley Council vision from the 1920s that a 'marine drive' could be constructed from South Head to Bondi and then onto and around to Tamarama. The southern end of this was built at Tamarama as a depression relief project.

The Marine Drive was constructed in concrete with a retaining wall adjacent the promenade. This was an early use of reinforced concrete on this large scale. In 1915 the material was being tested and by 1917 talks being given at the meetings of the Local Government Association. A 1925 report of the Adelaide City Engineers reported on concrete roads and their durability and economy. Tenders were being called by 1926 for reinforced concrete road projects elsewhere.

A set of detailed Roberston and Marks construction drawings is held by the Mitchell Library for Contract No. 1. Most are undated with one dated November 1927. They are of the roads and concrete structures but not the buildings. They show the concrete Marine Drive, tunnels, promenade and adjacent brick paths (by others) and also show the 'future width of Campbell Parade'. Though previous press reports described un-reinforced concrete, the drawings show that the concrete was reinforced - providing detailed reinforcing layouts. The marine drive provided for parking on each side and two way traffic. Opposite the groynes and paths the drawings and early photos show pedestrian refuges, also constructed in concrete, in the centre of the roadway, each refuge with a light standard (pole). Extensive retaining walls were also constructed in reinforced concrete including those to the east side of QED adjacent the tram loop. Incorporated in these were the underground rooms for the cable terminal stations.

Markings on the drawings indicate changes during construction. The retaining wall to the tram loop was not built – instead the tramline was extended along Campbell Parade and the tram loop incorporated in the park. The plan shows no paths or other park infrastructure in the area of the tram loop. The proposed paths near the pavilion differed with the paths along each side shown continuing straight to Campbell Parade with sets of steps. When built the paths terminated at a path that ran across the back of the pavilion to the pedestrian bridges.

Allied to the new marine drive was an expanded beach promenade, which was a lower 'tier' to the elevated marine drive and which was proposed in the design brief to be 30 feet wide to follow the contour of the existing seawall. The drawings show the 15' existing promenade and sea wall was to be retained. The promenade was a key attribute of the new scheme, and broadened the earlier promenade forming a generous processional artery for the full length of the beach.

The promenade provided pedestrian access onto the top of the two central beach groynes, also established within this scheme. The substantial groynes were functional components to both reduce sand drift and to enable underground pedestrian access from the changing facilities in the pavilion directly onto the beach. Their original configuration and construction details can be seen in the engineering drawings and included the patented concrete Innes-Bell system.<sup>158</sup>



Figure 2.69: Aerial view of Bondi Park showing the layout of the paths, bridges, circular garden beds, groynes and the motor park. Aerial photo looking south over the recently completed improvement scheme, showing how the southern tip of the parkland (top right) was separated from the centre of the Park by the Marine Drive. The surf club has not yet been built nor the rear bandstand. The diagonal path above the pavilion has already been added and trees planted. Source: NLA PIC P838/1277 LOC Album 1124/14. Dated c1935 but slightly earlier as the 1934 BSBLSC has not been erected.

### **Tram Loop**

The site of the tram loop was controlled by the Railway Commissioners and was not included in early plans for the park. It was widely seen as a barren eyesore particularly when advertising hoardings were erected in 1924 and there were calls for its removal.<sup>159</sup> However it was still in place when Robertson and Marks were preparing detailed drawings of the roads and could not be moved until a new terminus was established. The line to North Bondi opened in early 1929. A 1928 plan of the area (figure 2.70) shows an alternate design with the surf club in the corner near the tunnel entrance. This site is confirmed in the BSBLSC annual report of 1927-28 which reported plans had been approved on a site adjacent the tram loop. As well as the path across the centre, which was built, the plan shows a path along the length of the area - reminiscent of the path in the perspective drawing (figure 2.63) and also not built. Trees line the paths and the two triangular areas are noted as 'childrens playing ground'. There is a feature at the far end, not believed to have been built, but the short path adjacent was.

<sup>158</sup> This system is an area for further research. It is not confirmed if it was actually used at Bondi. Concrete road building technology has also not been researched in detail. It is discussed in 1917 newspaper articles and scientific papers and at Local Government Association events. The drawings of the groynes show the Innes Bell concrete block system for paving. Some bridge drawings suggest it was also intended on the bridges – other drawings show plain reinforced concrete.

<sup>159</sup> Labor Daily, 31 October 1934

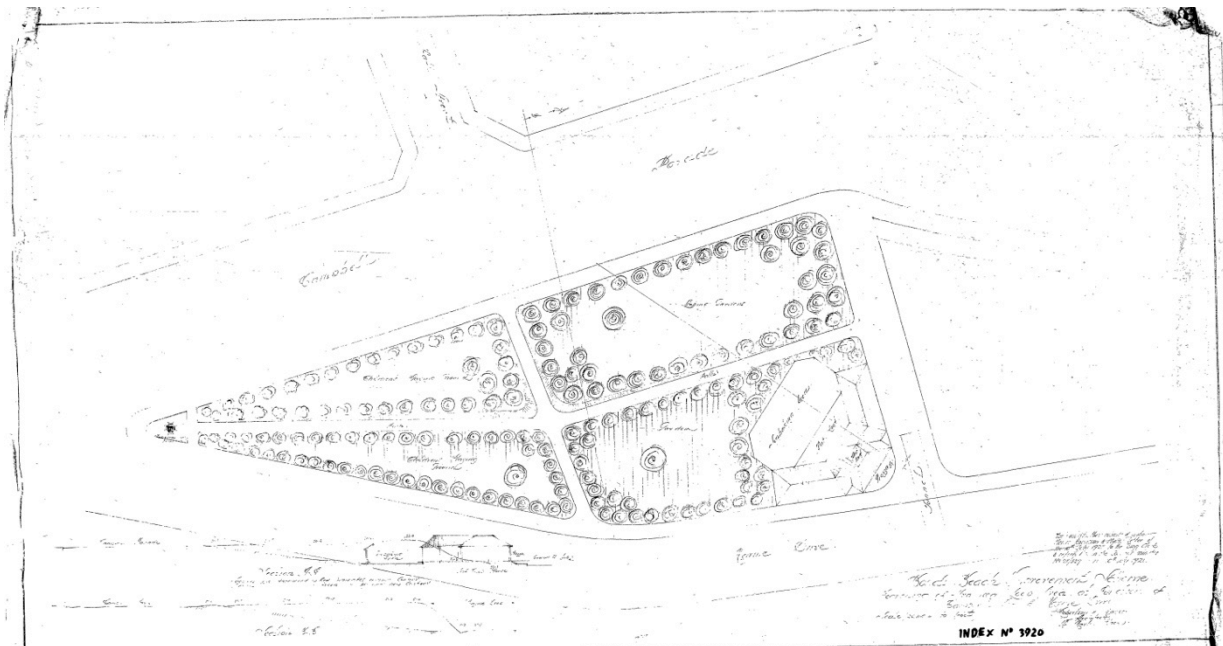


Figure 2.70: 1928 design by Robertson and Marks for the park and surf club building in the area of the tram loop. There are sections at the bottom of the drawing that show the profile of the former tram loop. Source: WLS Engineers Plans 0003920-01

### **The Motor Park and Bridges**

The Motor Park was also part of the original design and shown in the perspective drawings, including the bridges. In contrast to the Marine Drive only the central driveway was reinforced concrete with the parking bays on each side being paved in brick in a herringbone pattern. There were extensive reinforced concrete retaining walls and a concrete balustrade separating the lower level motor park from Campbell Parade all designed with concrete light standards (poles) featuring a base and capital. Two pedestrian bridges cross the Motor Park giving pedestrian access from the street to the paths within the park. The bridges were constructed as shown in the Robertson and Marks detailed drawings of the bridges and associated stairs, balustrades and lamp standards. An elegant arch in the centre span gave more headroom for vehicles. In both the bridges and retaining walls the concrete was divided into carefully delineated panels recessed at the centre.



Figure 2.71: c1930s. One of Samuel Wood's views of the Bondi Beach Improvement Scheme taken from the Bondi Hotel showing the motor park and pedestrian bridges and the arcade to the southern side of the pavilion. Newly planted trees are visible protected by tree guards and three more mature pine trees on the left. Source: ML digital order a1470145

Waverley Council had begun charging for parking in 1926. The funds were noted as being necessary to pay for maintaining conveniences, as those who used beach parking were largely from outside the area. Many locals walked to the beach. The historic photographs show that the motor park was widely patronised and that pedestrians used the bridges and tunnels to access the beach.

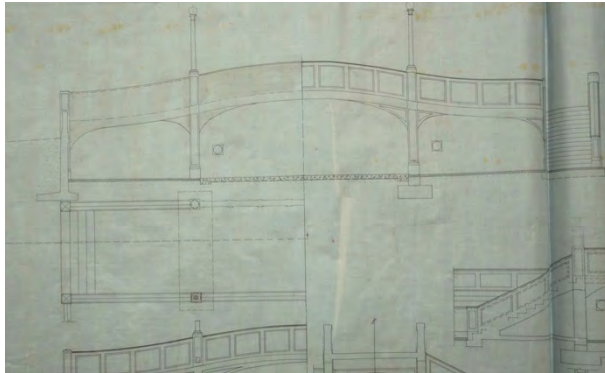


Figure 2.72: c1927 Part of an architectural drawing of the concrete bridge, contract No. 1. Source: ML photographed

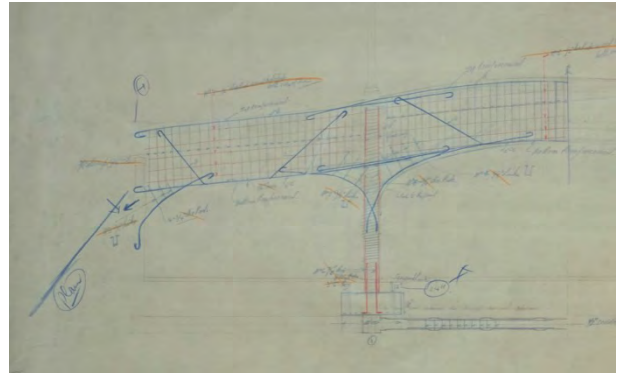


Figure 2.73: c1927 Part of sketch drawing of the concrete bridge showing the reinforcing. Source: ML photographed

### **Park Planting, Paths and Tunnels**

The design of Bondi Park grew from the site conditions and developed through a range of alternate schemes and developments influenced by the budget and probably by the topography. There is no definitive drawing of the scheme with various drawings such as the detailed Contract No 1 drawings of the concrete landscape scale structures showing features later amended. That scheme included brick paths on each side of the pavilion intended to link directly to Campbell Parade and requiring flights of steps on each side. These were not built but paths that crossed through the park were. As built the path at the rear of the Pavilion continued to the bridges and the paths that crossed the park. The side paths with steps were never extended past the Pavilion to Campbell Parade but a path was built along the curve of the motor park between the bridges.

Pedestrian access was also provided to the beach by a series of tunnels under the marine drive, requested by Council to reduce conflict on the marine drive between vehicles and pedestrians. The details of the tunnel layout and construction in reinforced concrete is shown in the Contract No. 1 drawings which also include the balustrades and detailed design of the concrete light standards.

Whilst the central element of the improvement scheme was the pavilion, the pedestrian design was important. Park and beach users were catered for with a comprehensive path network, which provided for practicality and ceremony, both within the park and along the foreshore. Pathways laid out in the 1928 scheme referenced earlier desire lines or formal passageways through the Park from Hall Street, Roscoe Street and Curlew Street. One wide path was on the line of the earlier access road north of the tram loop – likely retained in this location as it was necessary until the tram loop was removed. South of that the main path was opposite Hall St leading directly to the beach with paths radiating to the south and north – to the new tunnel. The provision of bridges concentrated pedestrian traffic and paths from the bridges radiated out linking to pedestrian destinations. Additional radiating paths were soon added on pedestrian desire lines. Picnic shelters were not included nor seating within the park - only along the Marine Drive footpath.

The original brief called for the 'regrading and terracing of the parklands'. Whilst large scale regrading and re-leveling works were carried out in the formation of the parkland (partially determined by the required finished level of the marine drive), terracing was not included in the winning scheme. The open parkland lawns were spartan - not dissimilar in character to what was shown in the perspective drawing (figure 2.63). The principal landscape installation was the planting of Norfolk Island Pines in rows around the perimeter roads, along paths and within the design's 'garden rooms'. The same species had been used within the beach reserve from the late nineteenth century. Four circular display beds were inserted

into the lawns around the pavilion and one in the path opposite Hall St. The species originally used is not known but there were plantings like Canna lilies visible in photographs from the 1930s (figure 2.74).

The tree planting plan following (figure 2.75) shows the landscaping scheme close to that built with locations of paths, tunnels and light standards. Rectangular shapes appear to indicate the tree guards around Norfolk Island pines. Each of these on the plan has a name next to it. Prominent people including politicians, local government officers, mayors from other Local Government areas were invited to plant trees, including the mayor of Perth. The plan shows the locations of trees with names next to each tree including the Minister for Works, the mayors of Waverley, Woollahra and Vaucluse and even the Queensland Attorney General. Probably each tree was planted by the named person or was donated by them. One tree was a memorial to the late Mayoress Mrs Hunter. Other local aldermen, whose names are now recorded in street names, (such as Alderman Nott) also planted trees. Also represented are the local progress associations, the architects, surf club members and descendants of early land owners. The circular garden beds are shown with no indication of the plantings as well as triangle shapes around garden beds and at the rear of the Pavilion. It is not known if they were another tree species or other installation such as spotlights. The tree shapes behind the pavilion, one in the circular bed, appear to indicate the trees that survived from the earlier plantings. Another somewhat earlier plan (it still shows the tram loop) in the WLS library also suggests planting of Norfolk Island pines trees throughout the park with trees indicate by a stamp in the shape of a pine tree (WLS Engineers Plan 0004273 Card 469).



Figure 2.74: c1928 Another of Samuel Wood's views of the Bondi Beach Improvement Scheme showing the landscaping.  
Source: ML digital order a1470140

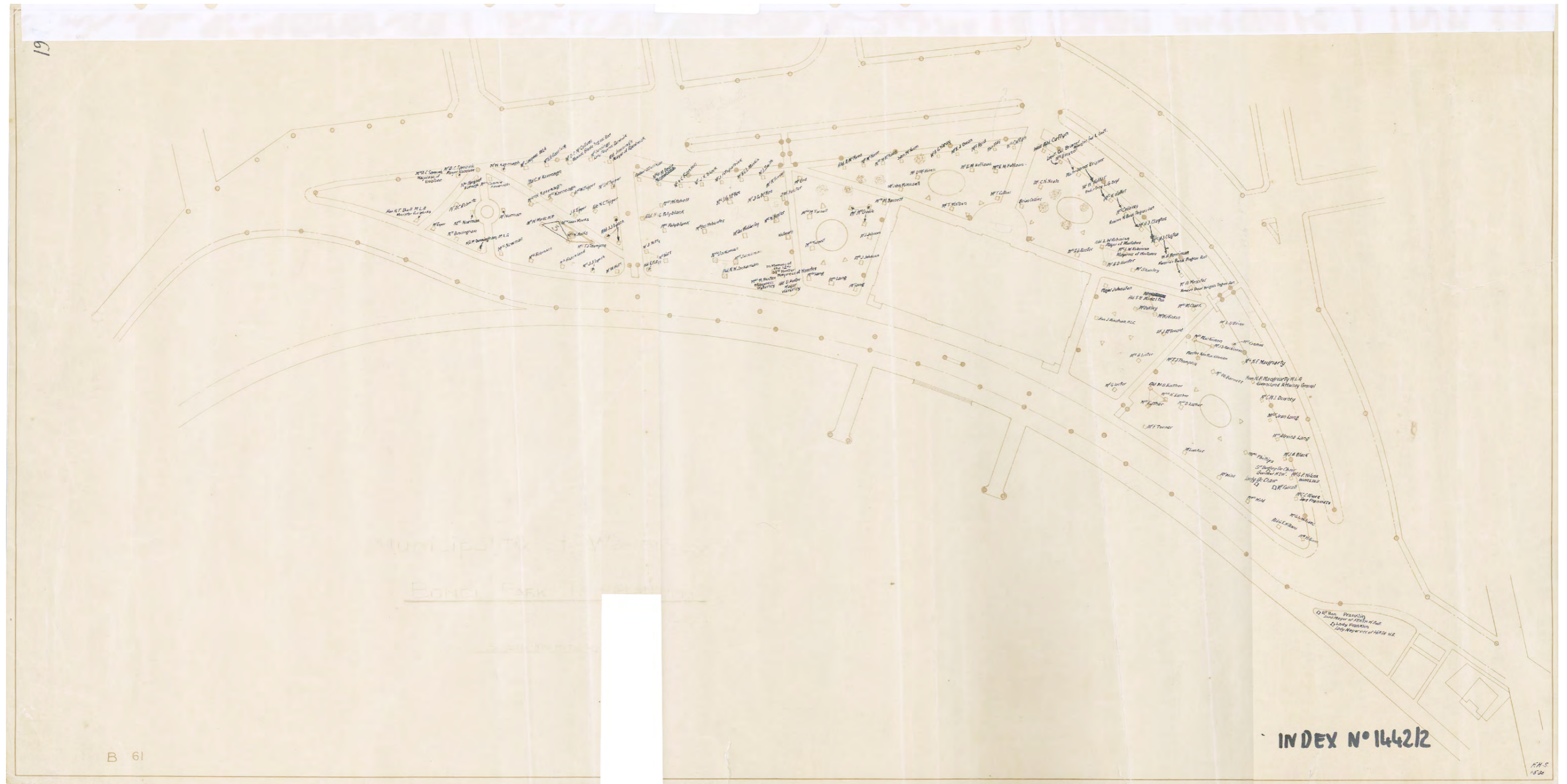


Figure 2.75: Plan of tree planting at Bondi Park, dated 1<sup>st</sup> May 1930. The date is hand written on the printed plan as are the names at each tree. Each tree is indicated by a rectangle, presumably the tree guard, and has a name written next to it. Circular beds are indicated with triangular symbols adjacent, possibly different trees or floodlights. The dots are the location of light standards (poles). The printed plan which likely predates the hand written notes shows the park design adopted including path locations. The paths are generally similar widths with one wider path opposite Roscoe Street. This led to the stair at the entrance to Tunnel 1 under the marine drive. The path opposite Hall Street has a central circular garden bed (shown in the previous photo Figure 2.74) and there are radiating angled paths from the Campbell Parade end of the path. These paths were on the site of the former tram loop. It is likely that these were seen as the main arrival point given the extra angled paths and the wider path. Other paths relate to the Pavilion and access from Campbell Parade to the rear of the Pavilion, the two paths from the bridges to the beach and paths linking them across the rear of the Pavilion and along the edge of the carpark. The plentiful lighting indicates that the park was designed to be used at night. The original drawing is held by the Waverley Council and was photographed in several parts by the librarian and joined by the authors (thus the missing section of the image). Source: WLS Engineers Plan 0001442 and Card 481

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Interstate visitors admired the landscaping of the improvement scheme claiming there was nothing like it. Comparison with Bondi Beach led to calls for improvements in other municipalities.

Alex Prior, of the Western Australian surf team, raves about Bondi beach: The promenade, lawns, gardens, and lay-out of the beach intrigued me. Lord, there is no lay-out comparable with Bondi in Western Australia. There is only one beach in Western Australia which can compare with the Sydney beaches for surf; and that is Scarborough. About eight miles north of Perth. For the most part, the Waves break almost on the shore on Western Australian beaches...we'll have to improve our swimming, and learn to shoot the breakers. In our surf it is hard to gain such experiences.<sup>160</sup>



Figure 2.76: c1935 Aerial photograph taken by E W Searle which largely corresponds to the planting plan held by Waverley Council. Source: NLA PIC P838/317 LOC Album 1124/5

### **Tourism - 300 Millionaires Visit**

Thanks to the NSW Tourist Board Bondi Beach had become a 'shore visit' for cruise liners, including visiting American tourists.<sup>161</sup> By 1925 shore visits were being arranged for large groups of tourists. A staggered convoy of two sets of 37 cars took tourists to see sites between La Perouse and Bondi, and managed to have the tourists back in town for their lunch at the Wentworth Hotel. In December 1929 300 millionaires, from the Matson line's cruise ship 'Malolo', were to be accompanied by the Governor on their visit to Bondi.

The Surf Life Savers made a fine impression upon the Malolo tourists, who witnessed the play by Bondi and North Bondi members.<sup>162</sup> The Americans were puzzled that men devoted their interests to others, and, more amazing still, why they should risk their lives to save others - just for a pastime. 'Body shooting,' as we know it, is unknown on Californian or Hawaii beaches. T. Measlier, T. Glazebrook and Co. demonstrated it to the visitors. Then North Bondi's new surf boat was made to 'ride' the waves. The visitors were delighted. In America board shooting is the rage.<sup>163</sup>

The architect and journalist Florence Taylor had commented on the selfishness of the American way of life in contrast to Australia. These observations on the lifesaving movement reflect that attitude.

The cruise around the Pacific in December 1929 has been dubbed the 'Millionaires' Cruise' and it helped to establish Hawaii as a tourist destination. Bondi Beach was likewise beginning to attain an

<sup>160</sup> Referee, 3 March 1938

<sup>161</sup> SMH, 29 December 1925

<sup>162</sup> In 1927 it commissioned its largest ship yet, the 'Malolo' (flying fish) for the First-Class luxury service between San Francisco, Los Angeles, and Honolulu. The 'Malolo' and other Matson liners advertised superb public rooms, spacious cabins, swimming pools, a gymnasium, and a staff, including a hairdresser, to provide superlative service. The 'Malolo' introduced new, vastly improved safety standards, which influenced all subsequent American passenger liners.

<sup>163</sup> The Sun, 18 Dec 1929

international reputation. The stock market crash that led to the Depression occurred during the 'Malolo's' Pacific cruise. 74 car loads of Americans visited the beach to watch the display. Waverley Council billed the Tourist Bureau for their parking, but were persuaded to back down 'because of the importance of the visit'. Once again there was debate about swimming costumes, as one of the tourists was the swimwear manufacturer Mr C C Jantzen.

The man behind a company which produces bathing costumes used by surfers throughout the world, Mr. Jantzen has already been impressed with what he has seen of our beaches. Still, he is anxious to see such resorts as Bondi, Coogee, and Manly. Jantzen costumes, he said, were manufactured almost wholly from Australian wool, which was recognised as being ideal for the purpose. He said backless costumes were only mild compared with what Americans really desired. Girls, he said, desired to be burnt thoroughly on the back for evening-dress purposes, and the backless costume helped them achieve their object.<sup>164</sup>

Images of backless costumes at Bondi were published along side views of the visiting millionaires. The press recorded

The women visitors proved a surprise. Ever since the arrival of the Malolo was mooted, Sydney's flapperdom has been expecting to see the latest in fashions. Instead, there is a band of quietly dressed and friendly womenfolk, more intent on meeting Australians and seeing the beaches, than in discussing fashions.<sup>165</sup>



Figure 2.77: Early 1930s view looking south from the North Bondi SLSC building. The foreground zone missed out on the beautification works. A series of simple paths lead from the club house and pumping station to the widened promenade. The road formerly between the surf club and promenade appears to have been recently removed and grassed. There are some tree guards to the right of the photo adjacent the surf club. Source: NLA PIC/15611/12862 LOC Cold store PIC/15611

<sup>164</sup> Evening News, 25 November 1929

<sup>165</sup> The Telegraph Brisbane, 26 November 1929

### **Bondi Park North and South**

The southern and northern ends of Bondi Park were not specifically included in the 1920s improvement scheme but provided the setting. Their form had been defined previously both being developed prior to roads linking the north and the south and then linked by the completed sea wall in 1916. They were separated from the late 1920s park improvements by the new marine drive. The Pavilion was at the centre of the beach opposite the main commercial and institutional length of Campbell Parade at that time, from Lamrock Avenue to Warners Avenue. The southern slopes of the Park and its northern tip, near Ramsgate Avenue, retained their earlier forms in the 1920s Improvement Scheme design. The new network of axial pathways and display beds in the expansive arc of parkland between Campbell Parade and the Marine Drive was not extended to these areas where the improvement works carried out in the 1910s and earlier were retained.

It is possible that the northern and southern ends of Bondi Park were not specifically included in the design briefs provided to entrants during the 1920s and were therefore unaddressed by improvement scheme plans. They were included in Walter Scott Griffith's plan but in that also retained their earlier form. It is also possible that, due to the steeper topography at the southern end of the Park and the position of the existing North Bondi SLSC, designers, including the successful Robertson & Marks, thought it simpler to contain their design to the centre of the park. The nucleus of the parkland within the realised Robertson & Marks improvement scheme was the new central grand pavilion framed by a large arc of manicured parkland with the areas to the north and south providing the green setting and extending the overall perceived size and sweep of Bondi Park in an arc behind the beach.

### **Sydney's First Night Club**

In the mean time the development fronting Campbell Parade saw the establishment of a wide range of leisure activities at Bondi Beach. Waverley Council notes that the 1923 Casino is reputed to have been the first night club in Sydney however dances was a type of event already well established in the area, beach front surf clubs had been holding dances prior to the Great War. 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'.<sup>166</sup> Coolness in this case referring to temperature, the walls were lattice allowing sea breezes to pass through. For decades dances continued to be held at Bondi Beach, in the Pavilion and in the beach front Surf Clubs. In 1930 it was reported that among the surf 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.<sup>167</sup>

This long standing use contributed to the inclusion of a ballroom on the first floor of the Bondi Surf pavilion. The rebuilt surf clubs at Bondi and North Bondi both contained large central halls which not only contained trophies and club photographs and honour boards, but could be used for sports training, presentation dinners and dancing during the winter.

### **Surfing and Surf Boats**

Bondi resident John Kingsmill later recounted that in the 1920s and 1930s surfboards were only used by the lifesavers as they were heavy and made of timber. Wooden surfboards 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.

In 1926 a surf boat was donated by the Johnny Walker distillery and there was discussion of the need for a boatshed. Plans were eventually approved however the location has not been determined. The whisky distillery donated boats to a number of surf clubs, obtaining free publicity as the boats were named 'Johnny Walker'.

<sup>166</sup> SMH, 11 November 1925

<sup>167</sup> Referee, 5 Nov 1930



Figure 2.78: Hotel Astra Surf Boat, with the crowds on the promenade and groyne, undated, c1930s.  
Source: Digital Masters BSBSLC collection



Figure 2.79: February 1929 View showing the low level pumping station (top right) and stormwater damage that occurred shortly after completion. Source: WIL 128

### **Low Level Sewerage Pumping Station 1927**

The North Bondi Low Level Sewerage Pumping Station was erected in 1927 integral with an adjacent amenities block. Council had applied for State Government funding for conveniences at the northern end of the Beach in May 1927. It was one of the first buildings to be completed in a style to complement Waverley Council's planned beach improvement scheme. In association with the pumping station a 9' cast iron sewer pipe was installed across the park to the site of the Pavilion.

It was one of twenty low level pumping stations built in conjunction with the existing Bondi Outfall Sewer (BOOS), a number of which survive. They were to pump sewage from low lying areas back up to the level of the ocean outfall. The initial pumping stations were designed by the NSW Government Architect and erected for the MWS&DB by the Public Works Department. Below ground the pumping stations were technologically advanced, with reinforced donut shaped concrete tanks. Above ground the pump houses were designed in the Federation Arts & Crafts style which characterised the output of the Government Architect's Branch from the mid 1890s until World War One. SPS55 at North Bondi is a departure from the norm as it used a 'Georgian Revival' style to match the Pavilion. The Federation Arts and Style continued to be used for low level pumping stations until the mid 1920s<sup>168</sup>.

### **Proposed Marine Drive**

On the Bondi Sand Hill at North Bondi, twenty eights lots in Mackenzie's Ocean View Estate were sold in October 1928<sup>169</sup>. Shortly after Alderman Midelton proposed a marine drive from Bondi Beach to Bronte Beach, which would pass through Hunter Park and the Government Reserve [now Marks Park].<sup>170</sup> The marine drive to Bronte was proposed with a 24ft carriageway and a 20ft pavement.<sup>171</sup> The worsening economic conditions resulted in the curtailing of the project. The reductions in council's revenues meant a reduction in the scope. Some improvements were not undertaken until the Council was able to obtain unemployment relief funding during the Depression of the 1930s.

### **Car and Bicycle Clubs**

Car clubs began to use Bondi Beach for events and races, with male and female drivers participating in different classes in the mid 1930s. The vehicles ranged from Triumphs and Morris Minors to Bugattis and Alfa Romeos.<sup>172</sup> The layout provided viewing for spectators. Some users were called 'Speed Maniacs', as acceleration tests were held. It was not just the cars and the life saving carnivals that drew crowds, other sporting events such as cycling and athletics were held during the 1930s.

<sup>168</sup> For more detail about SPS refer to the Statement of Heritage Impact, by JRA, 2015.

<sup>169</sup> Evening News, 19 October 1928

<sup>170</sup> Sunday Times, 7 July 1929

<sup>171</sup> SMH, 19 Feb 1930

<sup>172</sup> SMH, 24 June 1930

Four thousand people line both sides of Bondi beach promenade in brilliant sunshine today to see the Malvern Star international, junior cycle championship.<sup>173</sup>

### **Shark Nets and Icebergs**

Daily swimming in the surf had become a ritual for many locals as well as those who took advantage of the early morning trams that had been timetabled once the tramline had been extended. One of the swimming clubs that frequented the beach and baths named their club 'Icebergs' in honour of their resolve to continue to swim throughout the winter season. A photo of 'Icebergs' swimmers in the surf was published in June 1930 but it is not clear enough to reproduce.<sup>174</sup>

At Bondi Beach yesterday morning Mr J. Moses unfurled a flag for the Bondi Icebergs' Club. The members of this club swim at Bondi every morning throughout the year. It is claimed that some of them have been doing so for over 20 years. On the flag was the inscription. 'Here we are again, as happy as can be: icebergs and snowballs diving in the sea; early in the morning, splashing in the spray; its our greatest joy and pleasure and tonic for the day.'<sup>175</sup>

The term 'Icebergs', in reference to Bondi Beach, soon came to the attention of the press.

Dark looks and muttered threats disturb the serenity of Bondi Beach these days. Shark-baiters, icebergs, and other factions, including sandcastle builders, and paddlers, are banding together to resist the machinations of the Minister for Lands (Mr Tully), whom they accuse of 'trying to foist a shark net' upon them. What right (writes 'Sharkophile of Eighty') has Mr Tully to interfere between man and shark?<sup>176</sup>

By 1929 two mesh nets had been erected. By 1948 the nets were being set up by Government contractors referred to as 'shark meshers'. New nets were put in place for the Royal Command performance and the army lent walkie-talkies.<sup>177</sup> 'Sharkophiles' continue to argue about interference today.

## **2.2.6 Phase 6 : Continuing the Beautification Scheme**

**1930 - 1939**

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Unfortunately for the Bondi Pavilion, the stock market crash of December 1929 marked the start of the Great Depression. Much of what was intended to occur did not prove to be a financial success. Across Australia a visit to Bondi Beach was depicted as being an antidote to the Depression, the band still played to thousands and children still sailed their boats. Tent settlements appeared in Sydney's parks and reserves and shacks were built in the coastal reserves in Sydney and on the Hawkesbury and other isolated locations as the unemployed could no longer pay their rents and had been evicted. Shacks are recorded as being erected between Hunter Park and Marks Park however evidence of these has been removed by later improvements. Photos have not been found of them. Councils were able to apply for funds to undertake projects within their municipality as a means of providing day labour for local men. Waverley undertook extensive works under these provisions.

Concerts to raise funds for the unemployed were held on the promenade at Bondi Beach

'Sun' Silver Reel competitors will assist to-night at the open-air concert to be held on the Bondi Beach promenade, in aid of unemployed residents of Bondi and Waverley. Waverley aldermen are helping with the programme, which is being arranged by Miss Irene Tucker. Community singing will be led by Billy Mason.<sup>178</sup>

<sup>173</sup> Newcastle Sun, 5 Sept 1936

<sup>174</sup> The Sun, 30 June 1930

<sup>175</sup> SMH, 8 June 1931

<sup>176</sup> The Sun, 7 Sept 1931

<sup>177</sup> SMH, 27 Jan 1954

<sup>178</sup> The Sun, 26 March 1932

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.<sup>179</sup>

### **Rebuilding the Surf Life Saving Clubs**

Waverley Council offered to rebuild two surf club houses using loans from the Unemployment Relief Fund. Other councils also built surf clubs and swimming pools using loans from this fund and undertook improvements to municipal parks and waterfront esplanades. Each of the clubs on Bondi Beach 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 of which proved to be too expensive. The following month one of the building companies Wood and Farrell withdrew their tender. Waverley Council had arranged to obtain an advance of £7,000 from the Unemployment Relief Council for the erection of two surf club houses on Bondi Park, one for the Bondi Surf Bathers Life Saving Club, and the other for the North Bondi Surf Life Saving Club.<sup>180</sup> Contracts were let to the one contractor after the calling of public tenders for amounts totalling approximately £8500, with the clubs contributing the difference between the advance made by the Government and the contract price partly by lump sum contribution with the balance over a term of the occupation of the building, and also £1500 each as a licence fee.<sup>181</sup>

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 clubhouses. The two surf clubhouses 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.<sup>182</sup>



Figure 2.80: Above. The Bondi Surf Bathers Life Saving Club largely as it appeared when completed in 1934. Source: BSBLSC 1956 Annual Report



Figure 2.81: Right. The Crew, North Bondi 1937 with the club in the background. Source: Digital Masters North Bondi

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

<sup>179</sup> SMH, 3 January 1933

<sup>180</sup> BSBLSC Minute books

<sup>181</sup> SMH, 1 January 1934

<sup>182</sup> BSBLSC Minute books, 5 October 1933

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.<sup>183</sup>

### **Growth of the Surf Life Saving Movement**

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 Far North Coast and the Illawarra boasted 8 clubs.<sup>184</sup> 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  
Bondi & North Bondi - £4,000  
Steyne - £6,000  
Curl Curl - £600  
Freshwater - £2,000  
Newport - £6,000.<sup>185</sup>

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'.<sup>186</sup> These humorous 'male ballets' were features of surf clubs across Australia from the 1930s until at least the 1950s and were advertised on the flyers for the surf club dances. 'Surf ballets' had started off as a female variety show act but this lapsed in the 1920s with the introduction of the cinema. By the mid 1930s 'surf ballet dancers' in NSW were a male act, performed to entertain members and guests at surf club fundraisers.

Figure 2.82 Formerly numbered 2.75: Not used in SHR BBCL CMP

Figure 2.83 Formerly numbered 2.76: Not used in SHR BBCL CMP

<sup>183</sup> SMH, 4 November 1933

<sup>184</sup> West Australian, 26 Jan 1934

<sup>185</sup> West Australian, 26 Jan 1934

<sup>186</sup> Images held in the Powerhouse Museum

### **Beach Crowds and Sunbakers**

Due to publicity photographs, travel posters and photographs taken by Max Dupain, Australian beaches and Bondi Beach in particular became as well known for its sunbakers as it was for its surf and its surf lifesavers. The famous 1937 image of 'The Sunbaker' was not taken at Bondi but on the South Coast. Other well known photos by Dupain are of Bondi Beach and show how the beach was used, including the well known 1939 image of two bathers, 'Form at Bondi'. By the early 1930s the beach attained a reputation as a place where physiques could be admired. The former Governor of NSW, Earl Beauchamp was a frequent visitor to Bondi Beach. His death was announced in 1938

Australians have known the late earl well during the last 39 years - first during his two years term as bachelor Governor of New South Wales and later on his visits in search of real sunshine and real surf. His broad humanity appealed to the Australian temperament and he revelled as blithely in the Bondi sunshine as in the gardens of Madresfield Court, the seat of his ancestors.<sup>187</sup>

William Lygon, the Earl of Beauchamp, had been 'outed' as a homosexual by his brother-in-law. He then travelled the world dividing his time between the four tolerant cities: Paris, Venice, San Francisco and Sydney. Lygon greatly admired Bondi's surf life savers and contributed funds to the Bondi Surf Bathers Life Saving Club. The club established a trophy in his honour<sup>188</sup>. Earl Beauchamp also famously contributed to the debate on male swimming trunks that raged in the 1930s, and was quoted in the Brisbane Telegraph.

I am afraid if King Edward tried to bathe at Bondi in his normal costume he would be ordered off the beach.<sup>189</sup>

Still Waverley Council would not back down on dress regulations for swimming. Male and female physiques on display on Bondi Beach were much admired and were depicted as ideals in advertisements for the tourism and for local Sydney products such as KB (Kent Brewery) lager. Waverley Council's own 1929 publication, which described Bondi as the playground of the Pacific, featured images of bathers, but in less revealing attire.



Figure 2.84: Tooths KB Lager after a surf. Believed to be Bondi. Source: Gumtree<sup>190</sup>

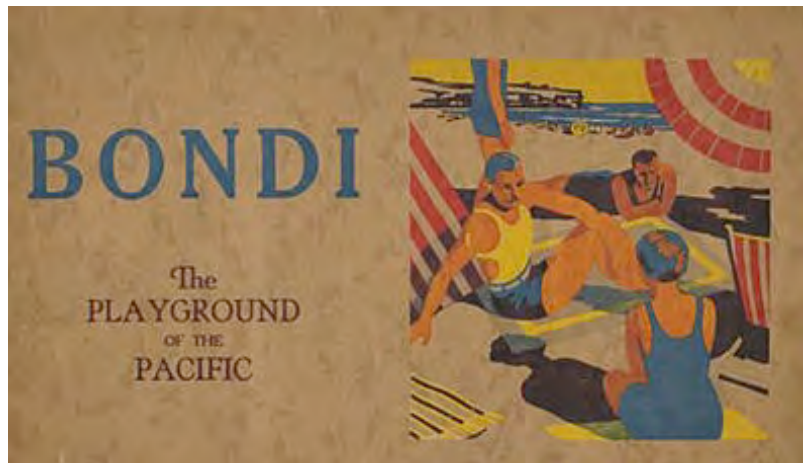


Figure 2.85: c1933 Tourism brochure. Source: WLS Collection

<sup>187</sup> The Sun, 16 November 1938

<sup>188</sup> It is not known if the trophy remains in the club house.

<sup>189</sup> Brisbane Tele, 22 Feb 1936

<sup>190</sup> Reprinted from originals held at the Kent Brewery in 1983. c1950. Now available for sale on Gumtree. The design has been reinterpreted by others, altering skin and hair tones to reflect Australia's multiculturalism.



John Kingsmill, who grew up in Bondi, recalled the increasing popularity of Bondi Beach

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.<sup>191</sup>



Figure 2.86: Bondi Beach, Sydney. Situated within half an hour's journey from the city, this famous surfing beach attracts thousands of people every summer. Expert life-savers are constantly on the lookout for bathers in difficulty. Adequate provision is made to accommodate bathers in up-to-date bathing sheds. Source: The Home, December 1938

The sunbaking terrace was a feature of both surf clubs and at other surf club houses such as the now demolished surf club at the southern end of Manly Beach erected in the late 1940s. After the war warnings began to be issued that excessive sunbaking could be harmful however the Medical Officer Dr Meyers, commented on the widely held view that obtaining a tan was beneficial, describing the

... 'sun tan' which is so highly prized by our true swimmer during the summer. After repeated exposures, 'sun tan' will protect against further sunburn.<sup>192</sup>

Subsequent medical concerns have seen changes to the practice of sun baking. Surf Clubs with sheltered sun baking terraces are a thing of the past. Both the Bondi and North Bondi clubs had sunbaking terraces. Rooftop terraces were also viewing areas during major events such as the surf carnivals. The former sunbaking terrace of the Bondi SBLSC is now the upper level function room.

<sup>191</sup> Kingsmill, John, *Australia Street. A boy's-eye view of the 1920s and 1930s*, 1993, Hale & Iremonger Pty Ltd, p.12

<sup>192</sup> Picton Post, 19 December 1946

Funds from dances held at the surf clubs 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 Bondi Surf Bathing Life Saving 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 club minutes also record that the new club house also became an assembly point for Amateur Athletic Club road races held in 1935.<sup>193</sup>

### **Regulation Swimwear**

1936 saw arguments as to what constituted suitable swimwear played out in the press again, with Bondi being mentioned in detail. This time the coverage was National rather than just in Sydney.

Overseas visitors felt that the restrictions on wearing swimming trunks were ridiculous. A metropolitan beach inspector suggested yesterday that the agitation for trunks and brassiere-type costumes would die down immediately if surfers were allowed to try them on the local beaches...a Bondi inspector [said] yesterday. A few surfers were quietly told to provide themselves with better costumes. Overseas visitors in trunks changed into other costumes when we told them trunks were banned.<sup>194</sup>

Other Australian local authorities used Bondi Beach as a litmus test as to what was acceptable in terms of swimming costumes. In Singleton it was reported that

One of the questions of the hour all over the State, and, a problem which has now become of considerable local interest, is the matter of what kind of fashions shall be favoured, or tolerated, in swimming costumes. In practically every beach resort in the State, trunks only for men are either being worn in defiance of regulations or are now tolerated by the authorities concerned...

At Bondi, over 70 per cent, of the male sex wear trunks and where the by-law concerning their prohibition is in force it would appear that it is being waived as prosecutions are very rare.<sup>195</sup>

The arguments continued after the war, with the manufacturers of trunks being blamed for continuing to produce non regulation wear.

### **Jitterbugging**

As had occurred in World War One with jazz, overseas dance crazes such as jitterbugging soon reached Bondi Beach, spread initially via newsreels and films and then supplemented during the war by visiting services personnel. Jitterbugging arrived in Sydney, via Hollywood movies, just before World War Two. The Adelaide News reporting that

The word jitterbug, be it noted, is a gift to the language from that fount of inspiration, the United States. If it ever finds its way into the Oxford Dictionary it will probably be defined as 'one devoted to swing dancing to an inordinate degree'.<sup>196</sup>

By 1939 articles were appearing in the Sydney press with titles like 'Jitterbugs around the bright lights of Sydney'.<sup>197</sup> 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

<sup>193</sup> Referee, 28 May 1935

<sup>194</sup> The Sun, 4 October 1936

<sup>195</sup> Singleton Argus, 13 October 1937

<sup>196</sup> Adelaide News, 7 November 1938

<sup>197</sup> The Sun, 29 October 1929

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...

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.<sup>198</sup>

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.<sup>199</sup>

George Caddy's photographs of jitterbugging show that the dancing was not confined to the beachfront club houses, ballrooms and dance halls, but also took place on the promenade. He was himself a champion jitterbug dancer – a dance style now more commonly called 'swing' and he was nicknamed 'The Bondi Jitterbug'. Kingsmill recalls the jitterbugging craze starting at Bronte surf club and soon spread to 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.<sup>200</sup> Kingsmill recalled a distinct surf club jitterbug 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.



Figure 2.87: 1940 George Caddy dancing on the Bondi promenade, to music from a portable gramophone. Source: SL a2391042 N717



Figure 2.88: 1939 George Caddy photo of gymnasts at Bondi. Source: SL a2391021 N478

<sup>198</sup> Kingsmill, J. 1993, p.160

<sup>199</sup> SMH, 1 Jan 1941

<sup>200</sup> Northern Miner, 2 Dec 1946

### **Beachobatics**

George Caddy, a Bondi local and amateur photographer, also photographed 'beachobatics' on Bondi Beach in the period 1936 to 1941. His photographs were unknown for years but found and exhibited at the State Library in 2008 in an exhibition titled 'Bondi Jitterbug: George Caddy and his Camera'. Alan Davies, Curator of Photographs, curated the exhibition. Research was undertaken in association with the exhibition and an exhibition guide published.<sup>201</sup> Caddy recorded lifesavers and beachgoers and his friends' gymnastic displays: 'Beachobatics'. Graham Men's Gymnastic Club, formed in Waverley around 1921, staged some of the shows. Some of George's images of beach acrobatics were published in 'Health and Physical Culture' from 1938 to 1942 and also appeared in the newspapers in the late 1930s.<sup>202</sup> Caddy enlisted in the army in 1941 and was stationed near Brisbane until 1946.<sup>203</sup>



Figure 2.89: William and Mary Dunlop on the promenade at Bondi Beach, 1936. Source: AWM



Figure 2.90: Children with 'surfoplanes' on the beach during the 1930s. Source: SLNSW Home and Away 13611

Bondi Beach was also favoured by the military stationed in Sydney in the interwar years. An article in the *Women's Weekly* on 'Where I met my husband' featured such well known people as the King George and Queen Elizabeth, Elizabeth Taylor, Eleanor Roosevelt and Lady Gowrie. It also included the wife of Australia's top Admiral, John Collins, the watercolour artist Phyllis McLachlan who had met her future husband when she had gone 'surfing' with military friends on Bondi Beach one New Years Day. The pair married in 1930. Others photographed promenading at Bondi Beach were Mr and Mrs W [Weary] Dunlop.

During the 1930s Bondi Beach was used as a location for film shoots. Surf club members assisted with the surfing scenes for Ken Hall's 'Squatter's Daughter' in 1933. 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 an attempt to keep the morale of the troops up.

<sup>201</sup> Bondi Jitterbug Exhibition Guide, SLNSW

<sup>202</sup> *Health and Physical Culture*, 1 Oct 1938; 1 Feb 1939; 1 May 1939; 1 Dec 1940; 1 Nov 1941; 1 Sept 1942

<sup>203</sup> Bondi Jitterbug Exhibition Guide, SLNSW



Figure 2.91: Concrete Groyne at Bondi Beach. Source: NLA Fairfax Collection. Undated but prior to 1942

### 2.2.7 Phase 7 : The War Effort 1940 - 1949

Between 1941 and 1943 access to the beach for the public, fishermen and the surf clubs was officially restricted. Exact dates of the restrictions have not been determined. Numerous waterfront buildings such as boatsheds, surf sheds and surf clubs were requisitioned for temporary use by the Army but not the surf club premises. In 1941 the Volunteer Defence force occupied the main surf pavilion. 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.

The Army blew up the groynes on the beach in order that the foreshore could be more easily defended. Flying debris from the concrete groynes damaged the roofs of both the surf pavilion and the surf club as well as the surf life saving equipment on the beach. The BSBLSC club continued to write to Council for the next two years regarding the roof repairs however the matter was out of Council's hands. Materials were hard to obtain as they were reserved for essential building projects. In September 1944 Waverley Council were still 'awaiting the issue of a Permit from the Department of War Organisation and Industry'.<sup>204</sup>

In the case of the BSBLSC house, the premises were not requisitioned, but 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. After some debate at the December 1941 meeting the BSBLSC club determined that the club rooms should be blacked out so that annual functions such as the New Years Eve dance could continue. A building warden was appointed and a fire extinguisher, a rake and shovel were purchased. Other clubs such as the Bondi Icebergs were permitted to hold dances in the BSBLSC clubhouse.

As the threat of attack by the Japanese increased, coastal defence works were undertaken in earnest.

<sup>204</sup> Waverley Council Minutes

By February 1942 Bondi beach had been fenced with barbed wire, the sand was off limits and the area patrolled by sentries. Not all Sydney-siders took the threat of attack seriously, as 'surf shorts' with a barbed wire pattern could be purchased at Farmers Department Store. Civilians who ignored the sentries commands and went down onto the beach were actually shot at.

Coastal defence works were erected to prevent a Japanese landing and machine gun posts established. The works progress had clearly been observed by spies as more than one newspaper reported broadcasts in English by the Japanese taunting both the Australians and the Americans:

Hullo' Yanks! So you are at Hotel Brisbane? We'll be seeing you later. Hullo Bondi! Hullo Coogee! You've barb wired your beaches. You had no need to do that just yet.<sup>205</sup>



Figure 2.92: Bondi Beach fenced off for defence purposes during 1942. Source: WIL 1400



Figure 2.93: 1941 Soldiers installing barbed wire fence at Bondi Beach. Source: WIL 1401

In June 1942 Bondi was shelled from the sea by the Japanese, forcing residents into air raid shelters. The threat of continued attacks on Sydney Harbour turned out to be short-lived, the Japanese continued their offensive further north. Plans held by Waverley Council show the locations and construction of the barbed wire fence which extended around the foreshore and both headlands.<sup>206</sup> The plans also show a series of machine gun emplacements built in the park. One plan is notated with damage caused by the military including the demolition of the ramps. A June 1943 plan of the concrete pavement shows machine gun pits on the promenade.<sup>207</sup> The 1943 aerial shows none of this infrastructure, other than trenches in front of the public school.

### **Rest and Recreation (or R&R)**

During World War Two beach access was not restricted for long. The BSBSLC club minutes include newspaper clippings about discussions with Waverley Council in October 1942 regarding obtaining beach access. Selected military personnel were still allowed to swim at the beach and the area became popular during R&R breaks. 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.

### **Comforts Funds and Loan Rallies**

During the wartime the surf club held Venetian Carnivals, which lasted for some ten days, in December. Such events are likely to have also involved temporary lights and stalls. As yet no photographs have been located. In April 1946 a large rally was held at Bondi to raise funds for a 'security loan'. Crowds lined the foreshore from Marks Park to Ben Buckler to view the 'fireworks' which were actually coloured shells fired from guns.

<sup>205</sup> Manilla Express, 20 Feb 1942

<sup>206</sup> WLS Engineers Plan 4217

<sup>207</sup> WLS Engineers Plan 4453

A crowd estimated at more than 100,000 attended a Security Loan rally at Bondi Beach last night to see a pageant preceded by a display of coloured star shells. Fairy lights, rockets, mortars, Bofors guns, and Vickers guns. The crowd lined the foreshores from Mackenzie Point to Ben Buckler, and the promenade was closed to traffic by barriers. People were packed over the entire area from the edge of the beach to the shopping centre, and were even standing on shop verandahs. The rally began at 7.30, with searchlights playing over the water and lighting the foreshores, while tracer bullets from Vickers guns skimmed the surface. Mortars added colour to the display as they showered red, green, amber, and white flares over the sea from Mackenzie Point.

The strong north-easterly breeze blew two or three flaming rockets back towards the crowd on Mackenzie Point. These spectators had time to avoid them before they floated to the ground, causing the grass to catch alight in several places. The sharp reports of the Bofors guns and the deeper sound of 25 pounders firing from North Head echoed across the water and added to the spectacular effect.

The pageant was held on a dais erected on the promenade at Bondi Beach, and was set against a background of six vertical searchlights, through which drifted clouds of coloured smoke. Well-known stage and radio personalities performed to music provided by the Eastern Command Brass Band.

The rally concluded with a pageant 'Salute to the Future,' which was presented by 15 girls, each portraying an industry and detachments of Army and Air Force Servicemen. From the time the rally began at 7.30 until it finished one and a half hours later, more than £15,000 was invested in the loan. People from the Waverley district who invested in the loan were given special reserved seats.<sup>208</sup>

**FIREWORKS DISPLAY FOR SECURITY LOAN AT BONDI**



The scene on Bondi Beach last night when the Army put on a pyrotechnic display in support of the Security Loan appeal. (Story, page 3.)

Figure 2.94: Fireworks Display for Security Loan, 1946. Source: SMH, 13 April 1946



Figure 2.95: 1947 MGM's kite advertising for the film Undercurrent, with North Bondi in the foreground. Source: SLNSW Home and Away 31106

The big guns at North Fort on North Head had rarely been fired, other than for training purposes. Events such as this proved that the war was well and truly over and that the citizens could get back to enjoying the beach. Following the demolition of the groynes and end of the war new semi-circular concrete structures were built on the beach at the end of the two tunnels leading to the Pavilion. This was done by 1947 when a plan shows the structures and that Tunnel 2 was used as a Surf Boatshed and Tunnel No. 3 as a Beach Chair Store.<sup>209</sup> The new structure had flat concrete overhangs at roof / promenade level and windows opening onto the beach from a room within the structure. Later tunnel 3 is known to have been used for 'surfplane' hire and at some point became known as the McDonald tunnel after the lessees.

<sup>208</sup> SMH, 13 April 1946

<sup>209</sup> WLS Engineers Plan 529-06

### **French Bathing Suits (The Two Piece and the Bikini) 1946 - 1950**

Swimwear fashions reached Bondi Beach very quickly, and once again the Council's restrictions were made fun of by men wearing 'French' costumes they knew the beach inspectors would instantly ban.

#### **FRENCH SWIM SUITS IN BEACH STUNT, SYDNEY,**

About 50,000 people crowded Bondi Beach this afternoon to watch the comedian Bob Dyer and a young man, both in French bathing suits, walk from one end of the beach to the other. The stunt was arranged after a radio quiz ... Both Dyer and Rosen wore very brief two-piece swim suits, and when they began their walk they were mobbed by thousands, mostly boys and girls who had been surfing. Half way along the beach Dyer, who had had trouble in retaining the brassiere part of his costume, was picked up by several enthusiasts and thrown into the surf. The walk was continued, and at times it constituted a struggle by both men to get through the crowd. Police watched but took no action.<sup>210</sup>

The stunt by Dyer on Bondi Beach wearing a two piece was in April 1946. Later on that year Miss Riley, a 17 year old blonde, caused a sensation by appearing on consecutive weekends in two piece swim suits that flaunted Council's by-laws. The resulting controversy was filmed by the local production company, Cinesound, who had presumably already been alerted. An even more revealing swimsuit, the bikini was developed in France and named for Bikini Atoll, the site of Pacific nuclear testing. Described in the Brisbane press as being atomic in its effect, the bikini had arrived at Bondi by September 1950, however Melbourne fashion pages give an earlier date for the arrival of the bikini in Australia.<sup>211</sup> In September 1950

Clad in a brief, flesh-colored Bikini swimsuit - probably the smallest two-pieces of material seen on a Sydney beach - a beautiful blonde was told to leave Bondi Beach yesterday. The woman, who appeared to be foreign, apparently brought the costume to Australia, as none of this kind is on sale here.<sup>212</sup>

Parisienne, Estelle Beaumanis was photographed having

returned to the surf wearing this normal two piece costume. Madame Beaumanis said her brief swimsuit was an old one she had worn on many Continental beaches, where it was considered conventional. 'I think the few extra square inches of material required by the regulations are silly,' she said.<sup>213</sup>

Around the country, the banner for the article read, 'Censor let this go'. Other 'New Australians' also got into trouble with beach inspectors, all claiming that their costumes were acceptable on beaches in the countries they hailed from.

### **Surf Colonies 1947**

By the end of World War Two surfboard riding had become a leisure activity, rather than associated with surf rescue. Some of the wooden surfboards of surf clubs members who did not return from the war were turned into honour boards. Other examples of early wooden surfboards are held in the Local Studies collection. Once wartime restrictions had been lifted and men returned from serving overseas, arguments resumed with Waverley Council about beach usage.

<sup>210</sup> Hobart Mercury, 8 April 1946

<sup>211</sup> Brisbane Tele, 29 Sept 1950 and Melbourne Argus, 5 Oct 1951

<sup>212</sup> The Sun, 29 Sept 1950

<sup>213</sup> Barrier Miner, 19 October 1950





Figure 2.96: Crowds at a Surf Carnival at Bondi Beach in 1940.  
Source: SLNSW Home and Away 20257



Figure 2.97: Three long board proponents at Bondi Beach c1950. Source: NLA PIC/9828/29

Remarkable scenes occurred at Bondi Beach yesterday when a mob of angry 'Cornel Wilde' surf-board riders menaced the chief beach inspector, after he had 'booked' one of the men for riding a surf-board. The incident climaxed the hostility of the surf-board riders against beach inspectors, who are carrying out a new ruling of the Waverley Council. About 35 men surrounded the chief inspector (Aub. Laidlaw), who told 'Truth' that he feared violence. Members of the Cornel Wilde Colony, who gather at the North Bondi end of Bondi Beach, are so named because they pattern their hair on that of film star Cornel Wilde.<sup>214</sup>

The debate was widely reported, with younger surfers versus the older surf club members.

The Waverley Council has been asked to banish the Cornel Wilde boys with their curly tresses, golden bodies, ivory teeth and rainbow togs from the beach. It is a four-cornered controversy with:

- (1) Beach inspectors wanting to limit surfboard riding to lifesavers with proper certificates.
- (2) The Cornel Wilde lads saying that their critics are jealous of their good looks, physique and skill.
- (3) The Waverley Council floundering in a sea of perplexity.
- (4) Many ordinary bathers wanting to banish the entire breed of surfboard riders from the beach.<sup>215</sup>

Surfboard riders won the argument, surfing is still very popular at Bondi Beach.

## 2.2.8 Phase 8 : Post War and the Royal Visit

1950 - 1969

This era saw the royal command performance and the increased popularity of international travel. Arguments over appropriate beach wear continued, but were now reported internationally rather than nationally, with the 'beach inspectors' achieving more notoriety than ever, particularly as they began to measure swimming costumes.

### **Bondi attracts more than Miami 1950**

A detailed description of Bondi Beach appeared in *The Sun* in January 1950, which indicated not only the popularity of the beach and the promenade but also the influx of migrants and beach maintenance.

<sup>214</sup> Truth, 23 Feb 1947

<sup>215</sup> The Sun, 9 Feb 1947

AUSTRALIA'S most famous beach seems to be getting itself in the dog-house again. Civic authorities and police are worried at the behaviour of certain people at Bondi. Hardened surfers are disgruntled by the fact that they've scarcely seen a decent surf there since the early days of summer. People in search of gentle relaxation rarely go to Bondi any more at weekend; aesthetes deplore the presence on the sands of countless hundreds of portable radios; oldsters look down their noses at the antics of the Cornel Wilde boys and their bobby-soxer friends; Xenophobes talk cuttingly of 'too many foreigners'; and it seems that most of the people one meets are always saying, 'You wouldn't get me down to Bondi Beach with a barge pole!'

Yet despite all this, Bondi persists in remaining the most popular beach in Australia and one of the most spectacular in the world. Between now and the end of the summer, probably between 2,000,000 and 3,000,000 Australians (and New Australians), and almost all our overseas visitors, will have made the trek out to Bondi.

In a given summer season, Bondi Beach handles considerably more people than Miami Beach (Florida), plus Waikiki Beach (Honolulu). In fact, in terms of popularity, it is probably exceeded by only two beaches in the world - Coney Island, and Jones Beach, both of which cater during summer for New York City's heat stricken millions. Bondi is, of course, an infinitely better beach than either of these. That is probably not surprising - as a beach, Bondi would be hard to excel anywhere - but what is perhaps surprising, at least to our nose-wrinkling aesthetes, is the fact that the built-up area of Bondi's background in spite of hideous rashes of flats and some of Sydney's most scrofulous architecture is at least no more raucous and unlovely than either Coney Island or Jones Beach. It is probably, in fact, considerably better!

It has, in addition, the famous Bondi Promenade. Comparing this with Coney Island's equally famous Boardwalk is rather like comparing caviar with corned beef. It has also several less tangible advantages over America's major beaches. The first - and most obvious to the bulk of our foreign visitors - is the extreme physical beauty of so many of Bondi's beach-lovers. While admittedly one can see, at any week-end, 10,000 excellent living reasons why homo sapiens is a clothes-wearing animal, one can also see more magnificent-looking men and beautiful girls than you could find by dredging through all the lots of Hollywood.

The second is that the manners of Australian beachgoers, even at Bondi, are very considerably better than one will find on any similar beach in the USA. As an example, take a look at the fair spin always given at Bondi to toddlers and infants, even on the most crowded days. A hot day at Coney Island, on the other hand, must be seen to be believed!

The third is that Bondi Beach is essentially a good-natured beach - a rare thing on any stretch of sand which absorbs large crowds. And the fourth is that Bondi has powers ... of recuperation after a heavy day that are positively amazing. Considering its size and the number of people who use it, the sand is usually remarkably clean. It is, in fact, in many ways, the cleanest beach we have - in spite of contrary opinions. During the summer, gangs of workmen arrive shortly after dawn; rubbish is gathered, and generally a bulldozer turns over the sand to a depth of nine inches. Cleaning up the litter left by 50,000 people is no small task - but it is done. This statement, of course, disregards the sewage outfall, which has been the bete noir of Bondi people for years, and the stormwater drain, which unaccountably spills its dirty water and rubbish across the southern end of the beach. In time, perhaps, something will be done here also. ...

Bondi Beach, in any event, still goes on being Bondi Beach. Its history in recent years has been a series of minor crises - the sewage outfall, the French swim-suits, the larrikinism of visitors, the behavior of the Cornel Wilde boys, the stormwater drain, the menace of the surf-

ski riders, the sweeping away of the sands by fierce storms, shark scares, and the activities of perverts. However, if it's a good weekend, there'll be at least 50,000 people on Bondi's sands tomorrow. Most of them will have read and talked about this catalogue of perils and menaces but they'll still be there, anyway.

You will see: The acrobats in their tight satin trunks doing their back-flips and hand stands with a calculated air of shy modesty. The harassed fathers standing at the water's edge vigilantly watching excited children. The mahogany-skinned men who have worked twice as hard as necessary all through the winter so they can have a five months' summer holiday and spend every sunlit hour of it on Bondi Beach. The young holding hands furtively beneath an 'igloo' or a 'wigwam.' The swaggering, American-looking teenagers, with their Pompadour haircuts and their blue denim trousers rolled up. And up and down the promenade will be endlessly strolling the pretty little chicks who look as if they've been poured into their satin lastex [sic] moulds before leaving home.<sup>216</sup>



Figure 2.98: Photo of beachgoers that appeared with the article comparing Bondi with Miami. Source: The Sun, 6 Jan 1950



Figure 2.99: Undated. Life Guards, formerly Beach Inspectors near the Bondi Amateur Fisherman's Club. Source: WIL 3618

### **The Royal Command Performance**

The planned visit of the King, Queen and Princess Margaret in 1948 included a visit to the races at Randwick followed by a life saving display. The same sequence of visits was undertaken by the new Queen Elizabeth on her visit in 1954.<sup>217</sup> Queen Elizabeth had already been treated to a display by Bondi's lifesavers at the charity command performance held in London in 1953

A PACIFIC tableau in the final act of the Royal Command variety performance last night gave the Queen and the Duke of Edinburgh an exhilarating send off for their Australian and New Zealand tour. The tableau at London's Coliseum featured Bondi lifesavers, Australian cricketers, Maoris, the 'Dominion' [armed] services, and the record-breaking Canberra Jet were included.<sup>218</sup>

The command performance was to be an international one, with teams from throughout Australasia competing. The cross Tasman rivalry could now be found in an increasing range of sporting events.

...the outstanding feature of surfing this season would be the visit of the New Zealand team for the test against Australia at the Royal Carnival at Bondi in February. This carnival would be attended by Queen Elizabeth and the Duke of Edinburgh...<sup>219</sup>

The sewerage treatment works had been constructed at North Bondi in 1953, which would have alleviated some of the pollution problems at Bondi Beach

<sup>216</sup> The Sun, 6 Jan 1950

<sup>217</sup> SMH, 25 April 1948

<sup>218</sup> Argus, 4 Nov 1953

<sup>219</sup> Queensland Times, 22 September 1953. The award winner jet may have been the winner of the air race from London to Christchurch.

At the beginning of the year some Bondi citizens declared that Bondi beach, in its prevailing condition, was so dirty and dilapidated that it was an affront to ask the Queen to visit it. As it turned out, the beach was admirable when the Queen and the Duke visited it for the spectacular surf carnival at which Australia's representatives won a 5-3 victory over New Zealand.<sup>220</sup>

And

In dazzling sunshine Queen Elizabeth was able for a space to throw off the shackles of officialdom yesterday at the Bondi Surf Carnival. The show was entirely new to Her Majesty and the great display of the massed Life Saving Clubs of Sydney really caught her interest. On entering the municipality after a riotous drive in which hysterical crowds again did their stuff, Her Majesty and His Royal Highness were received by the Minister for Labor and Industry (Mr. Abe Landa) and Mrs. Landa, on Marine Parade...

A guard of honor of 100 Tarzans picked from every club represented, awaited the Royal Arrival. There were 100 clubs all standing to attention awaiting the appearance of the Royal husband and wife from Randwick ... Girl members of the Bondi Social clubs acted as usherettes. A Land Rover waited on the beach to receive the Queen.<sup>221</sup>



Figure 2.100: 1954 The lifesavers guard of honour.  
Source: NMA



Figure 2.101: 1954 The Queen and Duke of Edinburgh on Bondi Beach. Source: SL Government Printing Office 2 05138

Press photographs of the event show the ceremonial approach and the drive along the beach in the land rover. The event was intended as much to be entertainment for the Queen as a show of sporting prowess, and the headlines to the photos of the Queen at Bondi Beach read 'Sydney Entertains her Majesty'. The British Pathe company filmed the entire event. The first colour feature made in Australia documented her visit. The exhibition 'Australia on Show' held at the National Museum noted that

During their two-month stay in Australia the Queen and Prince Philip were shown a bewildering variety of people, places and products. Australia was displayed as a youthful and vigorous place, a land of endless resources and possibilities. There were displays of youngsters en masse in most major cities. Children danced, sang, performed gymnastics and presented flowers to the Queen. The royal couple met servicemen, Indigenous people, civic dignitaries and sportsmen; attended garden parties, the horse races at Randwick and Flemington, a cricket match in Adelaide; and a surf lifesaving carnival in Sydney. They visited rural Australia, metropolitan Australia, sailed the waters of the Great Barrier Reef and visited the Three Sisters in the Blue Mountains.<sup>222</sup>

<sup>220</sup> SMH, 31 Dec 1954, Looking Back Over 1954

<sup>221</sup> Truth, 7 Feb 1954

<sup>222</sup> Australia on Show, National Museum of Australia

Marine Drive was renamed in the Queens honour and the term Queen Elizabeth Drive (QED) was in use in official publications by 1958.

### **Deterioration of the Landscape**

During the 1950s and 1960s, the soft landscaping around the pavilion and throughout Bondi Park gradually deteriorated and the place began to look barren. With the exception of several Norfolk Island Pine specimens abutting Campbell Parade at the southern end of the central section of Bondi Park, the period between 1961 and 1970 saw the en-mass removal of all pines planted as part of the Robertson and Marks improvement scheme.



Figure 2.102: View of park south of Pavilion in 1960s. The early light standards remain, entry to tunnel and a playground in the foreground. There is no change of level between the grass and footpath on Campbell Parade. Source: WIL 000348 4484



Figure 2.103: Biddigal Reserve in 1970. The angled wall in the centre top would have been at the rear of the recently demolished Beach Court. Source: Aerial courtesy of Waverley Council

At the northern end of the beach, between 1951 and 1961 two houses were demolished on Ramsgate Avenue, upslope of the Beach Court building and by 1961 that area was levelled for the establishment of the upper level of Biddigal Reserve. The Beach Court dance hall was demolished between 1961 and 1970. By then the children's bathing pool at the northern end of the beach had been built, the stormwater culvert abutting it had been built across the base of Biddigal Reserve and the Reserve itself had been laid out with the first of its stairs, retaining walls and children's play equipment.

The Ben Buckler headland was laid out as Ray O'Keefe Reserve between 1951 and 1961 and on the southern headland of the Bay, Hunter Park was extended between 1961 and 1970 in a westerly direction over part of the former Bondi Road / Campbell Parade road corridor. During the 1950s, Marks Park was regraded and formalised as a playing field with an adjoining triangular children's playground in the northwest corner.

At this time Marks Park was the venue for some unsavoury activities.

Police last night questioned three men and three women at Bond! who were dressed in Klu Klux Klan costumes. People near Hunter Park, Bondi, gathered to watch the men and women as they paraded round the park in a procession. They were dressed in white robes and hoods and carried a cross which they stood in the ground and lit. Some of the spectators said they bowed to the cross. After they had been questioned, police warned them not to repeat their performance.<sup>223</sup>

Figure 2.104 Formerly numbered 2.97:  
Not used in SHR BBCL CMP

Figure 2.105 Formerly numbered 2.98:  
Not used in SHR BBCL CMP

<sup>223</sup> Daily Advertiser, 18 February 1952

**Bikini caused ripples from Bondi to New York**

Bondi Beach continued to be utilised to show off physiques, both male and female. Swimwear rules continued to be deliberately flouted, creating extensive press coverage for the wearer. Knowing that there would be trouble, those wishing publicity came prepared with a photographer. Italian Beauty Queen Mina Capelli was ordered off the beach in March 1951 for wearing a 'brief white French swimsuit' which she claimed was as part of a photo shoot.<sup>224</sup> Surfers and surf club members heckled the beach inspector, requesting that she be allowed to stay. In November 1951 news that a Hollywood film star had been ordered off Bondi Beach by the beach inspector made headlines in New York and was reported nationally in Australia. A 'picturegram' of the offending polka dot bikini was published and the term 'bikini' was used in all of the press reports.



Figure 2.106: The three graces, Bondi Pavilion, 1965. Source: NLA PIC/8071



Figure 2.107: A beach inspector in action at Bondi, 1969. Source: SLNSW APA 30535



Figure 2.108: Jean Parker and Beach inspector, 1951. Source: Truth, 4 Nov 1951

By 1951 it was widely known that Bondi Beach was the place to appear bikini-clad (as opposed to wearing a two-piece). Myers in Melbourne had bikinis on sale for the 1951/52 summer.

And here's the Bikini swimsuit that has caused so much fuss in Australia. When it first arrived on Sydney beaches two or three years ago the powers that be were speechless with amazement, but they weren't speechless for long. If you're daring enough to try and flaunt a 'Bikini' on Bondi beach now, you're just fair game for the council's beach inspectors.<sup>225</sup>

Arguments between the beach inspectors and bikini wearing women continued during Summer 1952/53. By 1955 the argument was back to male costumes, men who wear scanty v-type costumes were a greater menace, an argument which provided fodder for Sydney cartoonists. Beach inspectors continued to regulate swimwear throughout the 1960s. More than a century after the initial protests over regulation swimwear Bondi remains the Australian beach where the debates are played out so as to attract a large audience and press coverage.

**Changes in use at the Bondi Pavilion**

Council's publications indicate the activities that occurred in the surf pavilion in the 1950s

Pavilion. Ground Floor - Dressing accommodation for surfers of both sexes: in the northern wing four (4) shops and in the southern wing Turkish Baths and Gymnasium, and at the rear an Auditorium. First Floor - Ballroom, Dining Room, with orchestral stage in each room. Foyer, Kitchen, Private Dining Room and office, with open-air terrace. Particulars of Accommodation. Dressing accommodation for surfers - capable of accommodating 5,000 persons at any one time and comprising the following accommodation ... with adequate shower and lavatory accommodation in both sections. The Council controls the dressing section of the Pavilion... A commodious vestibule is provided with registering turnstiles for admission to the dressing sections.

<sup>224</sup> The Sun, 2 March 1951 and Brisbane Telegraph, 2 March 1951

<sup>225</sup> Melbourne Argus, 5 Oct 1951

Photographs from the 1950s show long queues at the counter for the dressing rooms. The report continues with detailed information about the shops, auditorium, concerts and concludes:

A residence is attached at the rear of the Bondi Beach Pavilion building and over the auditorium and is at present occupied by the Manager of the Bondi Beach Pavilion who occupies the same in consequence of his employment as such Manager and as an employee of the Council of the Municipality of Waverley. For the protection of persons surfing at Bondi Beach the Council employs, during the summer months, four (4) Beach Inspectors, whose duties are to effect any rescues from the surf that may be necessary, and to control visitors to Bondi Beach to ensure their proper behaviour. Bondi Beach is renowned and visited by over five million people annually from the City of Sydney; from the country districts of New South Wales; and by interstate visitors and visitors from overseas.

Behaviour of certain visitors had long been a problem. To lessen the vandalism and thefts the surf clubs also had long had caretakers.

### **First Aid Rooms**

During the 1920s swimmers had been treated for injuries and blue bottle stings at the surf clubs. In the late 1930s the BSBLSC received a subsidy from Waverley Council for the operation of its Ambulance Room located in the south western corner of the club house, however during the war this subsidy had been halved. For use in emergencies, the Council appointed 'Beach Inspectors' had keys to both the Ambulance Room and the telephone in the BSBLSC Club. The Club's 1950 Annual report noted that

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

Newspaper reports refer to the First Aid Room at Bondi Beach. A drawing survives of a single room weatherboard ambulance room for Bondi Park to be located in front of the North Bondi amenities and next to the NBSLSC club house.<sup>226</sup> The structure is visible in aerial photos in 1961 but not in 1951.

By the early 1950s the numbers of people treated in one day for blue bottle stings could reach 250.<sup>227</sup>

### **Surfification and the Stomp**

During the 1930s there were regular advertisements as to which band was playing at Bronte and Bondi. The caretakers quarters at the rear of the pavilion had been converted into a sound shell. With the war had come a revived interest in American music and dance styles. Visiting military bands performed in the sound shell that had been created to the rear of the pavilion. Large audiences sat in deck chairs to listen to performances in the 'band shell'. Photographs in Waverley's Local Studies Collection show carol concerts and big band concerts in the sound shell.

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 clubs held their own dances and souvenir program for events such as the 1952 Boxing Day 'Surfification' and the 1955 Bondi Surf Club Ball are in Council's collection.

'The Stomp' dance craze arrived from America in 1963 and soon there were locally produced songs, including 'Bondi Stomp' and the 'Maroubra Stomp'. The BSBLSC was one of the venues where the Stomp was regularly danced. Waverley Council banned the dance in the Pavilion as it believed that the dance had the potential to damage the floor structure. Allan Scott recalls that regular dances continued

<sup>226</sup> WLS Engineers Drawings 2363-01

<sup>227</sup> SMH, 15 Jan 1951

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. At the BSBLSC here was a hierarchy of social events, cabarets were dances where alcohol was permitted. Sunday night dances were held however grog was not allowed. The male only presentation dinners and smokos (formerly known as Smoke Concerts) continued until women members were admitted. Smokos evolved into 'Prawn Nights'.<sup>228</sup>

### 2.2.9 Phase 9 : Community Uses 1970 - 1990

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This phase saw extensions to the clubs and the provision of sporting facilities largely aimed at fitness and training. It was also during this era that women finally began to be fully integrated into the clubs and as professional lifeguards. Alterations had to be carried out to accommodate the women. This era also saw the decline of dancing, band performances having already diminished however there has been a resurgence in these activities lately. Annual events such as the 'City to Surf' became part of Sydney's annual calendar. The race was first run in 1971 and has been open to male and female contestants since its inception. 80,000 participated in the 'City to Surf' in 2016.



Figure 2.109: Crowds at Bondi Beach during the 1970s.  
Source: NAA Series 1200



Figure 2.110: 1976 'City to Surf'.  
Source: SLNSW APA 39738

This period in the historical development of Bondi Park is marked by multiple planning and design proposals for the place. In 1971/72, a grandiose new scheme was developed for Bondi Park, including the removal of the Pavilion. These plans were abandoned. This was one of numerous schemes proposed in virtually every decade of the latter part of the twentieth century for the modification of the pavilion and the park spaces around it. Elaborate proposals were developed in an attempt to revitalise the place, including one for the development of a waterslide down the southern slopes of the Park (figures 2.111 and 2.112).

<sup>228</sup> Prawn Nights were held in Bowling Clubs and RSLs by the 1960s. Beer was usually served however at Beer and Champagne nights there were usually women present. The term has come to mean a social.



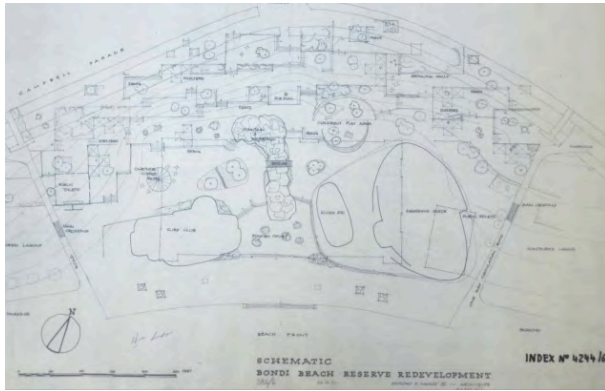


Figure 2.111: Total redevelopment proposal - including new surf club, dressing complex and large central waterfall – 1971. Source: WLS Engineers Plan 4244



Figure 2.112: c1970s Waterslide proposal for the park south of the Pavilion. Source: WLS Collection photographed



Figure 2.113: By 1973 all the Norfolk Island pines in Bondi Park planted in the early 1930s were dead. A few survived from earlier plantings at the south of the park. Source: WIL 101472

### **Landscape Upgrades**

By 1973 all the plantings of the improvement scheme had died. They had been struggling for some years but suffered from the surfactants (components of detergents) released into the sea from the sewage outfall. It is remarkable that three trees survive at the south of the park from earlier plantings.

Later in the 1970s, planting proposals were formulated by Waverley Council and the Department of Public Works for the southern and central sections of Bondi Park. This included suggestions in 1978 for the development of a pathway below Notts Avenue and the installation of large irregular shaped shrubbery beds (figures 2.114 and 2.115). By 1979 the proposal was modified by Public Works, and this altered proposal essentially formed the basis for the planting works carried out. Along Queen Elizabeth Drive and above the promenade at the south end brick retaining walls were built and the ground levels raised creating a change in level between the grass and the paths.

Waverley Engineers plans, likely pre 1954 as Marine Drive is so named, show 3" Fibrolite (asbestos) water pipes throughout the Park to drinking fountains, standpipes and hosecocks. Earlier the low level sewer, major and minor stormwater drains, water main and electricity were installed underground throughout the park. In 1977, in association with landscape upgrades, an automated watering system was installed, shown in detail in 'as executed' plans in WLS.<sup>229</sup> Major stormwater diversions were built in 1986 diverting stormwater behind the sea wall to the ends of the beach. In 2000 a new underground irrigation system was installed throughout the park and in 2012 a major stormwater harvesting system was installed with the large underground tank in Bondi Park South.

<sup>229</sup> WLS Waverley Engineers Drawings 1377, 1378, 1379, 1380

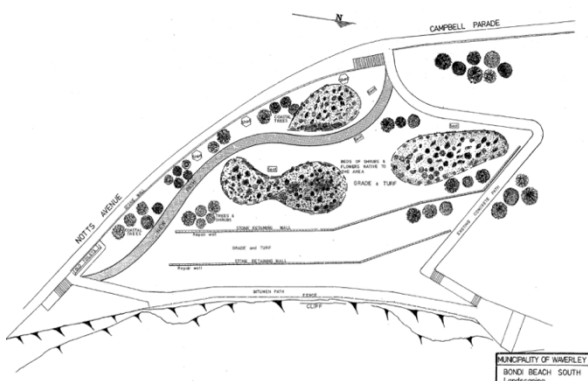


Figure 2.114: Unrealised Waverley Council scheme for Bondi Park South, 1978. Source: WLS Engineers Plan 1387

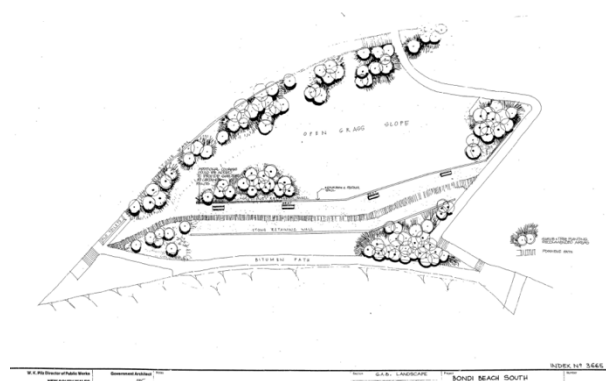


Figure 2.115: PWD revised plan, 1979. Source: WLS Engineers Plan 3665

Between 1970 and 1982, Banksias, Norfolk Island Hibiscus and Casuarinas were planted on the lawn slopes at the rear of the Pavilion. By the end of the 1980s, these had formed a dense arc of vegetation between Park Drive and the Pavilion. It is unclear why these plantings were in this format and locations, but presumably it was to provide canopy cover for what had become, without the Norfolk Island Pines, a very bare place. In 1982, plans were drawn by Council staff with new planting beds and other soft landscape features throughout Bondi Park, focusing on the area immediately south of the pavilion. These schemes sought to soften the corners of the existing lawns with mass shrub and tree plantings (figures 2.116 and 2.117). Photos show that this vision was realised to an extent. These plans also recommended the placement of picnic sheds through Bondi Park, of the form that matched the Waverley Council 1935 standard for four-compartment shelters which are also used at Bronte.

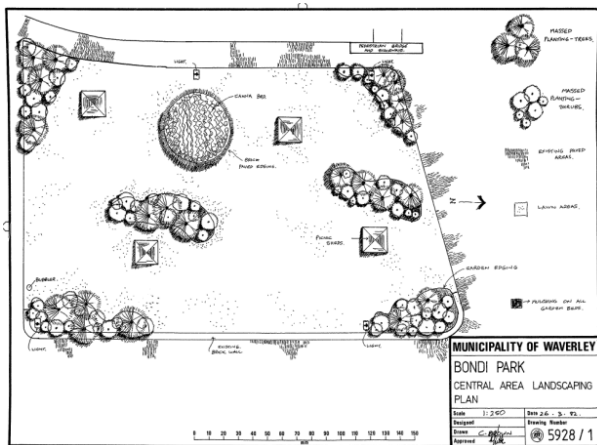


Figure 2.116: Proposed landscaping to the south of the Pavilion, 1982. The brick wall at the bottom of the plan is noted as existing. Source: WLS Engineers Plan 5928



Figure 2.117: Mid 1980s photo showing the recently developed Koppers-log defined plantings. The original paving remains and a low brick wall. A playground is to the right. Source: AA



Figure 2.118: 1989 Plan for the children's playground, similar to what was built. The plan shows the pergola south of the Pavilion as existing. Source: WLS Engineers Plan 6576



Figure 2.119: Mid 1980s photo showing the original paving behind the Pavilion and adjacent the car park. Source: AA



Figure 2.120: In 1986 upgrades had commenced with picnic shelters built for shade and ground levels raised with a retaining wall on the upper side of Queen Elizabeth Drive and above the promenade at the right of the photo. There are no trees except two surviving earlier Norfolk Island pines at the centre and a group out of the photo to the left (shadows). The path across the end of the park is visible just to the left of the two pines. Source: WIL 102122

The late 1970s saw the creation of the series of art works on a section of the sea wall, with the initial installations undertaken whilst trying to avoid the Bondi Police.

The Bondi Beach Sea Wall has been in operation since the late 1970s and has featured a mix of street and contemporary art with strong social and political messages throughout the decades. Over the years, the Bondi Beach Sea Wall has hosted the work of some of the best know street artists across the globe. Featured art works have ranged from collages, stencils, pop art, textworks, love notes and memorial portraits.

There are two murals that have been endorsed by Waverley Council for long-term preservation; “The Girl with a Frangipani in Her Hair” (dedicated to local girl, Chloe Byron, who lost her life in the 2002 Bali bombing) and the Anzac commemorative mural.

There is now a dedicated website that aims to collect images of the art, however the earliest located to date are from the mid 1990s.<sup>230</sup> The wall is now a sanctioned graffiti wall and Waverley Council takes applications.



Figure 2.121: Views of the artwork on the sea wall. Steen Jones 2015 – Hi from Bondi.  
Source: <https://bondigrffiti.com/>

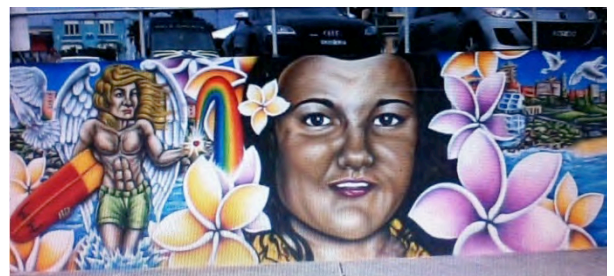


Figure 2.122: Commemorative portrait of the Bali Bombing victim Chloe Byron. Droogie 2003 Bali Memorial – Frangipani Girl. Source: <https://bondigrffiti.com/>

<sup>230</sup> <https://bondigrffiti.com/historic-art/1995-art/1995-game/>

### **Bondi Park Beachfront Redevelopment Scheme**

In order that Australia could celebrate the Bicentennial substantial funding was allocated for public domain improvements. In 1986, Conybeare Morrison, in collaboration with the landscape architect Bruce MacKenzie, prepared a document titled 'Bondi Park Beachfront Redevelopment'. It appears that MacKenzie had little to do with the scheme though his name is on the drawings – it is not mentioned in his book. This design, for which some \$4 million was allocated, was for a 'Bicentennial facelift'. WLS library holds a large format presentation drawing showing the 'Bondi Beach Improvement Plan' dated 1985 (figure 2.123). The plan shows reconstructing the pavilion forecourt area so the paving continued across the QED at the same level and extensive repaving of paths including part of the promenade (both of which proceeded). It proposed relocating the amphitheatre into the Pavilion and returning the space to the west to the park. The scheme showed many four-bay shelter sheds through the centre of Bondi Park 'for immediate cover' and new dark brick retaining walls though small sections of the 1970s walls remain. Considerable planting was also proposed, playgrounds (in a different location to today) and a muscle man area (same location as today). The newspaper article about the scheme noted also providing a plant nursery behind the Bondi Surf Bathers Life Saving Club and a skateboard track but these are not on the plan drawing.<sup>231</sup> A pine nursery is however shown behind the BSBLSC in a 1987 Waverley Engineers plan.<sup>232</sup>

The scheme included several major interventions that did not proceed - the major being the closure of the east lanes of Campbell Parade as a large carpark, parallel to the motor park but at a higher level. On QED it was proposed to move the pedestrian path to the seaward side of the drive, rather than the park side as it remains today. Reconstructing the entrance to the motor park at Queen Elizabeth Drive was proposed with pay booths. The disused cable terminal room was proposed as a restaurant near the old playground. That scheme also included considerable change to the alignment of footpaths south of the pavilion that linked the park with Campbell Parade (at Roscoe Street). Some of the rustic stone-edged planter beds developed between 1970 and 1982 (to the north of the Pavilion) were retained but the number of beds was reduced with more mass planting.

### **Park Facilities Improvements**

In 1986, a 'fitness court' was proposed in the lawn to the south of the North Bondi SLSC in accordance with the 'Improvement Plan'. In 1947, a children's playground had been proposed for that area. It would appear from historical photos that this playground was not developed. In 1989, a plan was proposed for a substantial new children's playground facility to the north of the Pavilion. This site has been used for the same purpose since that time but the playground has since been increased in size, fenced and covered with shade sails. A semi-circular pergola and paved zone was built on the south side of the pavilion during this period. It was demolished in 2015 but the semi-circular paving remains. The pergola design is the same as that used for a park built on the southwest corner of Francis St and Bondi Road / Campbell Parade, above Bondi Park to the south.

<sup>231</sup> SMH, 17 Dec 1986

<sup>232</sup> WLS Engineers Plan 0006481-07



Figure 2.123: Photos of the 1985 'Bondi Beach Improvement Plan'. The plan was too big for the WLS to digitise and it is in a shiny Mylar sleeve. Source: WLS Engineers Plan photographed by JRA

### **South Bondi Stormwater Diversion**

In 1986 a major scheme was undertaken by the Metropolitan Water Sewage and Drainage Board to divert the stormwater that formerly discharged onto the beach at South Bondi. A substantial culvert was built below the cliff at the south of the beach with large pipes and associated works behind the sea wall and at ramp no. 1. The culvert formalised the former natural rocky shore shown in Figure 2.24. This part of South Bondi had been known as 'Scum Valley', a comment on the polluted stormwater which was diverted away from the beach by this culvert.<sup>233</sup>



Figure 2.124: Stormwater outlet, South Bondi, 1960. Source: <https://bondistories.com>



Figure 2.125: 1987 South Bondi Stormwater outlet, an area known by locals as Scum Valley. Source: WIL 000450

<sup>233</sup> 1980 exhibition Photo / Place / Method, Bondi Pavilion

### **Additions to BSBLSC**

The Bondi Surf Bathers LSC, next to the Pavilion, was closed during the winter of 1974 for construction work and the 'resident member' or caretaker was temporarily accommodated in a caravan parked 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 court<sup>234</sup>

One of the North Bondi club members was a squash champion so a squash court was added to their building. The Bondi Surf Bathers club followed suit. Squash was very popular in the 1970s however the popularity of the sport with the lifesavers was short-lived, and the squash court in the Bondi Surf Bathers Club was turned over to board storage.<sup>235</sup>

Demographic changes in the Bondi area saw a reduction in new members applying to join and the BSBLSC had to look further afield for patrol members and cadets. 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.<sup>236</sup> This scheme only lasted a season or two. Sources vary as to where the youths were accommodated but a bunk room is shown on some plans. In more recent years there has been increasing membership with a thriving nippers program, masters activities and an increase in women members.

### **2.2.10 Phase 10 : Infrastructure and the Bondi Brand**

**1990 - 2019**

Whilst the overall physical form of most of the places within the Bondi Beach Cultural Landscape has remained unchanged since 1991, design and planning proposals for the gradual improvement of the landscape have continued. A new Icebergs complex was also developed some years ago but is not considered in detail in this report. The place was listed as Bondi Beach on the National Heritage List in 2008 and as the Bondi Beach Cultural Landscape on the NSW Heritage Register in the same year.



Figure 2.126: Arrival of Santa in 1966. Source: NAA Series 1500



Figure 2.127: Beach Volley Ball Stadium, 2000 Olympics. Source: <https://www.austadiums.com/>

<sup>234</sup> Pamphlet held in the WLS

<sup>235</sup> Allan Scott interview, with JRA, 2015

<sup>236</sup> Allan Scott interview, with JRA, 2015

### **Tourism And Marketing**

Bondi Park, and sites around Bondi Bay more generally, service an ever-increasing local and tourist population. Santa had been appearing on Bondi Beach since the 1920s but by the 1960s was arriving in a surf boat. The intensity of use of the Bay's places for impromptu and planned events, some very large scale, and as a backdrop for global advertising campaigns has increased significantly during these decades. This is a trend that began with the advertising of Hollywood films to the large beach audiences by using banners pulled by light aircraft in the 1940s. The Beach, Bondi Park, Marks Park and the coastal cliffs between have catered for everything from Olympic event sites, the 'City to Surf' and 'Sculpture by the Sea' to 'Bowlarama' at the skate park and professional surf events run from the southern slopes of Bondi Park.

### **Gross Pollution Traps**

In 1991 the two major stormwater drains at South Bondi were dug up. This can be seen on the 1991 aerial photo (Figure 2.128). It is understood to have been for the installation of pollution traps so the materials being washed off the streets did not enter the bay. These installations remain today and are important in keeping the waters of the bay clean and require access for maintenance. 1990 also saw the installation of the deep ocean sewer outfall off Bondi. These measures, with other stormwater works, led to big improvements in water quality in Bondi bay.



Figure 2.128: 1991 aerial image showing excavations for stormwater drainage improvements. Source: Aerial courtesy of Waverley Council



Figure 2.129: 2016 aerial photos showing the stormwater drainage installations. Source: Google Maps

### **Sea Wall Revetment Works**

From 1987 in stages until 1992 (possibly later) extensive works were carried out to the face of the sea wall – below the sand. The revetment works were to stabilise the sea wall and combat erosion. The project involved excavating on the face of the wall and installing Reno-mattress toe protection. This was a woven wire mesh mattress, at a 30 degree angle, fixed to the base of the wall with galvanised anchor bars and filled with rocks.<sup>237</sup>

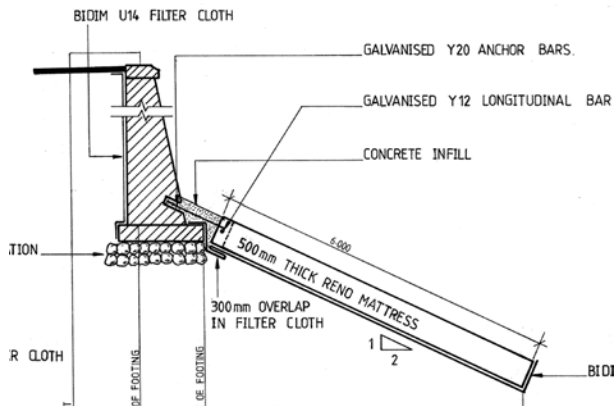


Figure 2.130: 1989 Section showing revetment works.  
Source: WLS Engineers Drawing 6565



Figure 2.131: 1990 photo of revetment works in progress.  
Source: From paper by Lex Nielsen

<http://www.coastalconference.com/2012/papers2012/Lex%20Nielsen%20Full%20Paper.pdf>

### **Bondi Park Landscaping**

During the last two decades, various Norfolk Island Pine and Cook Island Pine plantings have been made around the edges of Bondi Park, including along the main commercial frontage with Campbell Parade, within the slopes behind the Pavilion and quite formally around the triangular lawn to the north of the pavilion. No plan was found for the planting of these specimens through the park, but many are in similar locations along the park edges as in the 1930s. Other specimens are randomly positioned. During the 2000 Olympics temporary facilities had been erected at Bondi Beach. The major stadium was on the beach itself and was for beach volleyball (Figure 2.127). At Bondi Park South an expansive skate park was developed and opened in 2003, replacing the former half-pipe skate facility that was on the lower promenade nearby.

### **Underground Water Tank**

In the lawn adjacent the skate park a major underground tank was installed in 2011-12. The stormwater harvesting scheme collected water from the two large underground stormwater drains in this part of the park and from the pavilion. The complex installation included large underground chambers and features to clean the water, the tank to store it, solar panels on the Pavilion roof to power it and pipes throughout the park, also connecting to existing irrigation pipes, to distribute the clean water for landscape maintenance.

### **Other Changes**

The key additions to the Bay's landscape since the early 1990s include a twice-updated fitness station next to the North Bondi SLSC. Throughout the parks various paths continued to be repaired and some altered. Trees were planted including additional specimens in Biddigal Reserve. Plantings made in Bondi Park South, below Notts Avenue, included Pandanus, Banksias and Cook Island Pines. Sam Fizman Park was established on Ben Buckler with an award winning landscape design. New concrete steps have been installed at Marks Park from the vicinity of the playground down to the coastal walkway to the north. In 2008 the existing retaining wall to the north of the open area was rectified with a new concrete structure and a set of stairs built down to a path on the top of the wall. The North Bondi SLSC building was demolished and replaced in 2013 by a new architect designed modern facility on the same site.

<sup>237</sup> WLS Engineers Drawings 6565-01



### **Upgrading Works 2015 - 2016**

The North Bondi amenities block abutting the pumping station has been upgraded and increased in size, completed in 2016. Waverley Council has recently undertaken a series of upgrading works to facilities within the reserves. The vandal proof structures erected in the 1970s have been improved to be more visually appealing. The Marks Park toilet block was upgraded installing timber slatted screens around the existing brick structure. This project received an NSW Architecture Award in 2016.

Most of the 1980s picnic shelters in Bondi Park were removed in 2016 and copse plantings of Banksia and Casuarinas made across the upper slopes of Bondi Park south of the pavilion and adjacent Campbell Parade. New picnic shelters were installed in 2016-2017 to a modern flat roofed design. The irregularly shaped copper clad roofs are supported on concrete posts and there are curved concrete benches. One four bay shelter remains in 2023 in the children's playground area.

Hard landscape works were completed in mid 2016 along the Campbell Parade frontage of Bondi Park, south of the Pavilion and offset from Roscoe Street. These landscape works have simplified the Park's composition, 'de-cluttering' the space around the Pavilion and 'modernising' fabric. The 1980s semi-circular pergola off the southern side of the Pavilion was removed. A new wide diagonal axial path was built through the Park from Roscoe Street. The alignment is similar to the alignment which existed since the mid to late 1980s, but is more direct. Some other paths, whose alignments date from the 1920s Improvement Scheme, were resurfaced.



Figure 2.132: G20 attitudes (Climate Change Protest) 2014. Source: Jenni Ryall <https://mashable.com>



Figure 2.133: Let them Stay, Get Up! protest supporting Asylum Seekers, 2016. Source: Frank Gazzolla <https://mashable.com>

### **Events and Protest**

Bondi Beach continues to be used for hugely popular annual events, events for which Sydney is well known such as the 'City to Surf' run, 'Bondi to Bronte Ocean Swim', 'Sculpture by the Sea' and a range of festivals eg 'Flickerfest' and 'Festival of the Winds' which features kite flying. Dance and music events and multi-cultural events are also held. Bondi Beach also continues to be used as a venue for protests, including the head in the sand protest over G20 lack of focus on climate change in November 2014, protests over refugees, protests over the French ban on the Burkini and Australian Government Asylum Seeker policies in 2016. The pavilion is a backdrop to many published images.

### **Development Proposals for Pavilion and BSBLSC**

In 2019 Waverley Council proposed to relocate the works depot that has been at the rear of the surf club since c2000 but an alternate site was not decided. The BSBLSC developed a proposal to improve club facilities. A new wing is proposed in the location of the works yard and the proposal includes the removal of the intrusive 1970s additions and opening up of the space between the pavilion and club house and re-establishing a broader access path in this location. The hall is proposed as a museum and space is provided for the archives. The proposal has been approved. A temporary disabled toilet block was built behind the surf club at the end of 2020.

In 2019 a revised scheme for the Pavilion was approved and construction was completed in 2022. The project conserved the heritage fabric of the building and removed intrusive additions. It added more facilities such as toilets and improved pedestrian access. The interior courtyards were reworked to

function better and improve through linkages to the beach. Two pedestrian access points were reopened into the pavilion from the path between the club house and the pavilion. A new garbage removal area was built at the northwest corner of the pavilion. It opens onto the path between the pavilion and works yard (see section 7.6). A turning / loading area for garbage trucks is adjacent and a new service vehicle access road from the parking area to the path behind the pavilion. The road and the loading / turning area is concrete and the original paths are brick paved. The turning area required the removal of the trees adjacent the pavilion.

### **Reconciliation Action Plan**

Waverley Council launched a Statement of Commitment to Reconciliation in 2000 and have been actively working towards reconciliation since. Their first Reconciliation Action Plan was endorsed in 2014 followed by an Innovate Reconciliation Action Plan 2019 – 2021. The plan is for the Council itself and the whole municipality but also includes events held at Bondi Beach, artwork at the beach and the artwork in the published plan references Bondi Beach and the pavilion. The RAP working group meets monthly. The vision of the RAP is:

Our vision for reconciliation is for Waverley to be a vibrant, resilient, caring, and inclusive community where Aboriginal and Torres Strait Islander peoples:

- Practice and celebrate their culture and heritage proudly
- Are honoured for their survival and resilience, and supported to continue to overcome adversity
- Are respected and acknowledged as First Nations peoples with the right to determine their own futures

Waverley Council will continue to value and protect our environment with respect to Aboriginal and Torres Strait Islander peoples' intrinsic relationship with the land and waters.



Figure 2.134: Cover artwork from RAP by Natalie Bateman. The dotted arches represent the pavilion. Source: Waverley Innovate Reconciliation Action Plan



Figure 2.135: Image of event held on Bondi Beach published in the RAP. Source: Waverley Innovate Reconciliation Action Plan

## 2.3 Brief Chronology

This brief chronology is generally based on research from primary and secondary sources. Some information is from Dowd's history of the Municipality, however some information in that publication has since been proved to be incorrect compared to newspaper reports now available online via Trove. Where text is indicated as sourced from Dowd it should be remembered that this may not be accurate.

Table 2.1: Brief Chronology

DATE	EVENT	SOURCE
	<b>Phase 1 : Bondi Bay</b>	
Pre contact	Carvings on the headland to the north and south of Bondi Beach. Area used for rich food resources including fishing and gathering shellfish.	Attenbrow - Sydney's Aboriginal Past
1770	Chart of the coastline of NSW prepared during Cook's voyage shows a series of bays between Botany Bay and Port Jackson.	British Library Add.Ms.31360f.45 Digital 11079.tif
1788	First Fleet arrives at Port Jackson. Australia Day or Invasion Day In July Bradley describes walking from one of the lower coves over to the Sand Hills ... on a 'good path over the neck of land'.	The Journal of Lieutenant William Bradley RN of HMS Sirius 1786-1792
1809	Meehan surveys Roberts grant and notes district was called 'Bundi Bay'.	Surveyors field book ML via Dowd
1810	Grant of 200 acres to William Roberts confirmed by Governor Macquarie. Grant later shown on Reuss and Brownes' 1857 map of subdivisions in Sydney. Grant of 30 acres to John Hurd (assigned to Roberts) at Ben Buckler.	NLA Map F108
1811	Roberts running horned cattle on his farm at 'Bundy'.	Sydney Gazette, 31 Aug 1811
1818	Mr Allen drowns in surf at 'Bundy'.	Sydney Gazette, 18 July 1818 quoted in Dowd
1819	Roberts dies leaving a wife and large family.	Sydney Gazette, 18 Sept 1819
1832	Beautiful beach of Bondi.	Sydney Monitor, 24 October 1832
1836	Artist Robert Russell sketches cliffs at Bondi. At about this time Samuel Gill sketches beach at Bondi.	ML a1258020h ML PXA 665
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 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
1850	Edward Smith Hall purchases Robert's Grant from the Roberts Family. Complains that Government has advertised some of his land for sale. Case, which involves a land swap, takes 5 years to resolve.	Letter to the Colonial Secretary, 31 Dec 1850
1851	Son born to Mrs Francis O'Brien (nee Georgiana Hall), 'at her residence Bondi' (indicating that the family were in residence, presumably) at the Homestead.	SMH 14 Jan 1851
1852	Plans to subdivide Bondi Estate, Advert placed by Francis O'Brien. Describes freshwater stream and lagoon, abundance of freestone and inclusion of beach. Survey Plan by Mr Knapp	SMH 29 June 1852
1854	Whilst seeking to resolve the dispute with E S Hall over the extent of the Bondi Estate, Surveyor General Mitchell proposes to resume part of the shore at Bondi Bay, 100 feet from the high water mark, for the health and recreation of the inhabitants of Sydney. Resumption not successful at this time. Drive to bay also proposed.	Surveyor General's Report, 28 Sept 1854
1855	Contemporary maps show the curve of bay and sand hills behind.	MLZ/M3 811.15/1857/1
1856	Resumption finalised - land included Hunter Park and road access to it (Francis St) (notified 1902).	Dowd

DATE	EVENT	SOURCE
1857	Court case between members of the Hall family over the division of lands owned by E S Hall senior. Surviving children were Charlotte Hall, Matilda Curlewis, Georgiana O'Brien, E S Hall junior and Victor Hall.	Empire, 14 September 1857
1858	William Stanley Jevons photograph album contains of Bondi Beach and headlands dated March 1858.	Jevons collection held at the John Rylands library, Manchester
1855 - 1877	O'Brien made beach and adjacent land available to the general public as a picnic ground and pleasure resort 'by sufferance only'.	O'Brien in letter to the editor, SMH, 30 Jan 1877
1859	Waverley Council incorporated.	SMH, 13 Dec 1859
1859	Waverley Council requested Government to establish a 10 acre reserve for recreation at Bondi. [Believed to be at the beach, unsuccessful]	SMH, 9 September 1859
1860	Death of Edward Smith Hall. Buried in mausoleum on the Bondi Estate with other family members	SMH, 20 September 1860
1861	O'Brien put in light rail tracks to move the quarried stone from the 'Merrivary' quarry to the Old South Head Road frontage. It followed a sinuous line between sandhills and gullies and along the seashore. Described as a Tramway in reports from 1861.	Empire, 15 Oct 1861
1862	Report that O'Brien built tramway from Waverley to the white metal (sandstone) quarries near the outfall of Bondi sewer, used but later covered in sand.	Reported in article in SMH, 28 Oct 1902
1863	Joey Goosgog and Jasper Spindle's Trip to Bondi Bay. By Old Boomerang, part based on tales of friends who went to Bondi Bay to bathe.	Sydney Mail, 8 August 1863.
1863	'Darkies' camped on Bondi Beach.	Empire, 16 December 1863
1864	Private bus to Bondi (near Denham Street). Popular with picnickers.	Blog - Bondi Road by Kirrilly O'Sullivan
1868	O'Brien brings Bondi Estate under Real Property Act. Survey reveals portion to north between O'Brien and Hurd as Crown Land.	1868 survey, NSW Crown Plan 961.690
1868	Sale of the Bondi Estate as subdivided, bounded by the Old South Head road, Waverley-Street and the far-famed and justly celebrated Bondi Beach.	SMH, 5 Sept 1868
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 in Waverley Image Library show the beach and dunes.	WIL, assorted
1870s	A R Stone writing in 1924 recalls Bondi in the 1870s. <i>'... a party of we boys stood on the Bondi Beach, watching the blacks, who were camped at Ben Buckler, enjoying the ocean waves, with their wives and children. Bankey, Timmy, Sandfly, Tilly, Rachael and others. And how we made them laugh when we would join in a corroboree with them. Said one of the boys 'If the sharks do not touch them, what about us?' 'So you may say that was the start of surfing at Bondi.' The O'Briens, of the 'Homestead', the Clarks of North Bondi, Sir James Martin's sons, his nephews George, Jack and New Martin, Albert Boyd, Charley Newton, Gardiner the jeweller, and A. R. Stone the agent, were the first crowd to start surfing at Bondi. But what a change has come over the place! Why, Bonus Clarke and I rowed boats over Hall, Roscoe, Gould and other streets, from the loop line to Newcastle Street near Rose Bay. The bare sandhills as you see them now were covered with wild flowers, geebung, and five corners. ...'</i>	RJ Stone, quoted in B Dowd, The Centenary of the Municipality of Waverley: 1859—1959, Council of the Municipality of Waverley, 1959, p.138
1873	Coronial Inquest into the death of Thomas Scott. Aboriginal man James Friday camped nearby found the body. Scott frequently walked from Gipps Street, Paddington to Bondi to fish.	SMH, 16 Dec 1873
1874	Insolvency case regarding the O'Brien Estate, claim of Curlewis (son in law). Father and son were Francis O'Brien, which has led to confusion in later histories. Business interests included the Marble Lime Co. Request by Griffiths that estate be sequestered.	SMH, 2 & 22 May 1874

DATE	EVENT	SOURCE
1876	Description of a visit to Bondi Beach and reminiscence 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, ATCJ, 21 October 1876
1877	O'Brien writes to Council requesting police supervision of immoral practices making the beach unsuitable for families and stating he would otherwise, unwillingly, have to withdraw the privilege of permissive right to public use.	O'Brien in letter to Council cited in Dowd
1878	Concern that a war vessel was needed as 'defence for the city of Sydney to protect it from being shelled by vessels of war lying at Bondi'.	SMH, 6 March 1878
1878	The outcome of the insolvency was the sale of the estate. Auction of the whole of the magnificent property known as O'Briens...capable of subdivision into villa sites and water frontages and on the proposed line of suburban railway	SMH, 20 July 1878
1878	Bondi Estate, Bondi, commanding enormous frontage to the sandy beach skirting the Pacific Ocean to O'Brien and other wide streets and now being subdivided into one acre blocks...Bondi Estate attractive as a public watering place.	SMH, 19 September 1878
1878	Sale of the Bondi Estate. Francis O'Brien senior and Francis O'Brien junior are among the purchasers. Street names for the Hall / O'Brien family: Edward, Francis, Georgiana, Matilda and O'Brien.	SMH, 21 Dec 1878
By 1879	Trips around Sydney by a South Australian. Included mention of frequent bus to Bondi from Pitt Street.	South Australian Advertiser, 14 Nov 1879
	<b>Phase 2 : The Beach Reserve</b>	
1880	Cliff House Hotel open by this date.	SMH, 1 Dec 1880 Advertisement
1881	Deputation waited on Colonial Secretary...its object was to ask for the resumption of Bondi Beach as a place of Public Recreation.	Evening News, 8 April 1881
1882	June - State Government resumed 25+ acres and dedicated them as a public reserve – Bondi Park (proclaimed 1889).	Crown Plan 19.2063
1882	Aboriginal people seen walking to good coastal fishing spots carrying their canoes.	McCormick, Bondi Rock Carvings, Dictionary of Sydney
1884	Tramway extended down Bondi Rd to Denham St, Tamarama for Royal Aquarium & Pleasure Grounds, thus bringing people close enough to walk down to Bondi Beach.	SMH, 30 June 1884
1884	'Bondi Riots' reported in press - occurred at dance pavilion.	SMH, 27 Dec 1884
1884	Additional funds voted for Bondi Baths. Work to then commence on baths at Bronte.	SMH, 10 April 1884
1885	Military Reserve set aside at Mackenzies Point (later Marks Park).	NSW Crown Plan 624-690
1885	Sept - Waverley Council made Trustee of Bondi Park. State Government provided £200 to Council for improvements, including fencing. 'Messrs. Trickett and Butcher, MLAs for Paddington, have received an answer to their application, from the Minister for Mines, stating that that Bondi Park, having now been 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 ...'	SMH, 1 August 1885
1885	Bondi Park and 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
1886	Waverley Council buys 6 life buoys for use on beaches. Newspaper article makes ref to Bronte.	Council Minutes Daily Telegraph, 7 April 1886
1887	Bondi Aquarium (Tamarama or Dixons Bay) in Fletchers Glen (Gully) operating by this date with licences approved for Council for various activities. 2 <sup>nd</sup> October first public holiday Aquarium was open to the public. Closed 1891.	SMH, 1 Oct 1887 Herald, 3 Oct 1887

DATE	EVENT	SOURCE
1887	Extension of the Bondi Tramway. A large deputation, headed by Messrs. Neild, Allen, and Withers, Ms. L.A., interviewed the Hon. the Minister for Works yesterday, concerning the extension of the tram-way line from Bondi to the beach.	SMH, 12 March 1887
1887	Council finalised lease from Crown Lands for land for Bondi Baths after petition from ratepayers in 1883. Calls for baths to be more private. <i>'The Bondi bath is under the immediate control of the Waverley Council, and is situated in the rocks at the base of the park. A man is paid a salary to look after the reserve and bath, and there is also a by-law preventing bathing between certain hours.'</i>	Dowd Evening News, 19 Dec 1887
1888	Baths enlargement underway in 1888 under supervision of Mr Williams, Dept of Public Works.	Dowd
1888	Residence built at North Bondi by this date by Peter Wahlberg, builder. Now site of Biddigal Reserve.	Sands directory, plans and newspapers
1889	Oct – Additions to Bondi Park to 28+ acres. Area between main part and portion to north.	Crown Plan 19.2063
1889	Bondi Sewer Outfall built by the Public Works Department for the Water Board. Stormwater into the harbour, foul water into the ocean outlet. Drainage of lagoons on line undertaken (to Rose Bay).	100 Years of the Sydney Water Board
1889	Road built over line of sewer but within three years covered with 26 feet of sand (by 1902 sand over a portion was 60 feet high).	Reported in article in SMH, 28 Oct 1902
1889	Bondi Baths, dressing rooms and fences completed and leased to private operator. <i>A deputation consisting of Alderman Simpson, Jessup, and the Mayor was appointed to wait on the Minister for Lands with the view of obtaining a lease of the Bondi baths. It was decided, on the motion of Alderman Dickson —That the sum of 158 pounds be spent in erecting dressing-rooms and fencing and completing the Bondi baths.'</i>	HIS NBSLSC and Dowd Australian Star, 6 Sept 1889
<b>Phase 3 : Municipal Improvements</b>		
1890s	Post card of Sydney Pleasure Resorts which shows the northern end of Bondi beach before improvements began.	WIL, 000168
1892 - 1893	Bondi Amateur Swimming Club formed. Used rock pool at location of later Bondi Baths. Shed at end of track from Cliff House Hotel. Members later built two storey weatherboard club house. <i>The first race (100 Yards Handicap) in connection with the newly -formed Bondi Swimming Club took place on Saturday afternoon at the Bondi baths in the presence of a large gathering, including the Mayor of Waverley and a number of visitors.</i>	Dowd Sydney Mail, 11 March 1893
1892 - 1893	Ben Buckler gun emplacement built and gun installed, north of BBCL (reserve now Golf Club and park).	Oppenheim, P, <i>The Fragile Forts</i>
1893 - 1894	Survey of the tramway line to Bondi Beach. Tramline and loop at Bondi Beach built.	PWD Annual reports Govt. Gazette
1894	Council supports proposal to experiment with Marram grass to stabilise drifting sand at Bondi Beach.	Evening News, 5 Oct 1894
1894	Bathing Regulation bill, arguments about neck to knee costumes in the Legislative Council.	Kiama Independent, 15 March 1894
1895	An examination, under the auspices of the Waverley branch of the Life-Saving Society, was conducted by Lieutenant-Colonel Williams, Brigade Surgeon of New South Wales Military Forces, at the Bondi Swimming Baths a few days ago. Members qualified for the society's certificate for proficiency in the methods of rescue, release, and resuscitation of the apparently drowned.	SMH, 9 Jan 1895

DATE	EVENT	SOURCE
1896	<i>Two children named Dorothy and Amy O'Brien were drowned in a lagoon at Bondi on Saturday evening. The children were 9 and 8 years of age respectively, and resided with their parents at a part of Bondi known as the Homestead. The lagoon is situated close to the house, and the two little girls were in the habit of amusing themselves by floating about the lagoon in a large box... Interred in mausoleum on the property.</i>	SMH, 20 April 1896
1897	<i>The Waverley Council is taking steps to have the military road at Bondi beach constructed. It is understood that a former Government partly promised that such a road should be made in return for a portion of the land that was resumed belonging to the late Mr O'Brien, and facing the sea. The local council desires that the road from Bondi should be connected with Ben Buckler, thus forming an excellent promenade.</i>	SMH, 2 Jan 1897
1899	Bondi Baths extended by Council, cost £448. [May be extension to 33 yards.] <i>Farmer's New Baths Splendid new basin attached to Mr P Farmer's baths at Bondi will be officially opened on Saturday March 11 in the presence of the Mayor and Aldermen...</i>	Dowd SMH, 26 Feb 1899
1899	W D Campbell describes Aboriginal rock carvings at Ben Buckler north of Bondi.	'Aboriginal Carvings of Port Jackson and Botany Bay' 1899
c1899	Surf Shooting or Shooting the Breakers. A gardener, 'Tommy' Tanna a Kanaka originally from Tanna, Vanuatu, teaches local boys to body surf at Manly.	<a href="https://eos.surf/entries/bodysurfing">https://eos.surf/entries/bodysurfing</a>
1899	Large cache of stone tools or Bondi Points found at the northern end of the beach. Location on beach unknown. Now held in Australian Museum. Basis of the Eastern Regional Sequence used by archaeologists.	McCormick, Bondi Rock Carvings, Dictionary of Sydney, Australian Museum
1899	Individual councils begin to apply for alterations to bathing rules, eg Singleton <i>.. letter from the Attorney General, stating that before he could consent to the alteration in the amended bylaw providing for public bathing in the river in the day time, the council must enforce the dressing regulation; so that bathers will be attired from neck to knee...</i>	Evening News, 10 July 1899
1900	A series of heavy gales exposed an extensive Aboriginal tool making area (in vicinity of Campbell Parade). Former land surface exposed was covered with thousands of stone tools. Weapons and tools were collected. Site extended whole length of back of beach. Later road construction covered the sites.	Etheridge, Australian Museum Refer to D Steele reports
1900	Fishermen photographed climbing cliffs at Merriverry.	Sydney Mail, 29 Sept 1900 (in Dowd)
1902	A new attraction at Bondi Beach, encampment of Argentines <i>Attired in their Mexican dress, and liberally adorned with jewellery and silver and gold coins, they are a quaint-looking people. The adult males have not so far entered any form of regular occupation, but the women set to work as palmists immediately after their arrival... During the day the women make house to-house visits in the city and suburbs, telling fortunes, and carrying home at nightfall money and eatables. A few weeks ago the party of gypsies camped at Bondi struck their sack tents and made for pastures fresh and clotheslines new, and since then their movements have been unknown.</i>	Sydney Mail, 31 May 1902 Maryborough Chronicle, 2 June 1902 Truth, 22 June 1902
1902	<i>Yesterday there was a little informal gathering at the tramway electric power house, Ultimo, the object being to enable representatives of the Press to see the recent additions to the building and plant. The time was opportune because on Monday the Balmain service will be converted from steam to electricity. A month hence the Waverley and Bondi services will be converted.</i>	SMH, 9 August 1902

DATE	EVENT	SOURCE
1902	Talk about the recent excursion to Bondi by the NSW Naturalists Club. Specimens of stone tools recovered by Mr Whitelegge and drawings exhibited.	SMH, 8 Feb 1902
1902	Rows of marram grass planted between the two fascine fences ... for about half a mile, almost parallel with water. About 1,000 ornamental trees planted.	SMH, 17 Oct 1902
1903	Complaints at delays in providing a life line at Bondi Beach.	SMH, 3 April 1903
1904	Deputation to wait on the Minister for Lands, seeking permission to erect shelter sheds for bathers.	SMH, 16 June 1905
By 1904	Camp at North Bondi.	Australian Star, 3 June 1904
1905	Our Ocean Beaches, why are they closed to bathers?	Evening News, 6 March 1905
March 1905	Bylaw prohibiting daytime surf bathing lifted. Some aldermen prefer that council-owned baths be used. Council to call tenders for dressing sheds.	Evening News, 29 March 1905
Nov 1905	Minister of Lands approves funds for erection of Shelter Sheds. In 1909 building held up pending Govt assistance and sea wall construction. Railway Commissioners who built tram loop contribute also.	BSBLSC CMP
1906	<i>Mr William Anderson's latest enterprise, Wonderland City at Bondi is rightly termed the 'Coney Island of Australia'. 50 Amusements over 20 acres. Trams to Bondi run past entrance.</i>	Arrow, 1 Dec 1906
1906	Oct - Demonstration at Bondi Beach against new draft ordinances restricting bathing costumes. 'Neck-to-knee' required.	SMH, 21 Oct 1907 via Dowd
1906	Council installs life buoys and lifelines but drownings continue.	Various letters to the editor about the dangers
Feb 1906	Bondi Surf Bathing Life Saving Club claimed to have been formed. [Date may be 1907 as no documents dated 1906 could be found to confirm date]	SMH, 4 April 1938. Article 'First Life-Saving Reel'
1906	Shooting the breakers at Manly and Bondi. 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
1906	First public use of life saving reel, display by BSBLSC. Article 'First Life-Saving Reel'.	SMH, 4 April 1938
1906 - 1907	Summer - Canvas tent on beach is first club house for BSBLSC.	Star Photo, Bondi Beach, ML PXE 711/183
1906 - 1907	Summer - Council to extend the male and female dressing sheds.	SMH, 21 Nov 1906 and Waverley Image Library Pic No 8126
1906 - 1907	[North] Bondi Surf and Social Club occupied a tent on sand hills at north end of beach. Office bearers had been elected prior including Club Captain Wally Weekes. In 1907 tent moved to beachfront land owned by Weekes [prior to erection of the Lawns?]	Photograph held WLS
April 1907	Feature article in the Australian Town & Country Journal on the efforts of the BSBLSC, includes photo of the initial members. Temporary stage and kiosk roof visible behind.	ATCJ, 24 April 1907
1907	Thieves steal equipment. BSBLSC still awaiting permission to erect shed.	Evening News, 14 May 1907
Nov 1907	A club house for the BSBLSC was opened by the Mayoress of Waverley on Saturday. Described as a shed. Article notes Council had given club use of Kiosk at nominal rental and erected a club house 20ft by 30ft. Dowd notes structure was weather-board and was built by Mr Dan Hogan.	SMH, 4 Nov 1907, BSBLSC image and Dowd
Nov 1907	Stricter bathing regulations proposed by Waverley Council – neck to knee costume no longer sufficient, skirt to be added. Considerable resentment amongst frequent users.	Port Macquarie News, 2 Nov 1907



DATE	EVENT	SOURCE
1908	The three Bondi teams of life-savers give an exhibition, — <i>the Surf Bathers' Life-Saving Brigade, the Bath's Life-Saving and Surf Club, and the Surf and Social Club</i> — each gave an exhibition... <i>It is understood that a 'Bondi Ladies Surf Bathers- and Life-Saving Brigade' will be the outcome.</i>	Evening News, 13 April 1908
1908	Official opening of the Bondi Ladies Swimming Club.	Sydney Sportsman, 21 October 1908
1908	Dec - Bondi Ladies [SB] Club formed.	BSBLSC Minute books, 15 Dec 1908
1909	<i>Alderman Parkhill, by moving that the council invite competitive designs for the erection of adequate accommodation for at least 1000 persons at Bondi beach has taken a definite step towards filling a long-felt want. His motion, which was carried, also includes the provision that the limit of the cost should be £2000. In the event of funds not being available to complete the design, it is suggested that a start be made by building a section. 750 men and 250 women were to be provided for.</i>	SMH, 17 Dec 1909
<b>Phase 4 : First Bondi Beach Improvement Scheme</b>		
1910	Anniversary of Bondi Surf-Bathers Life-saving club. No fatalities in three years.	SMH, 21 Feb 1910
April 1910	Bathing accommodation on Bondi Beach. <i>The Waverley Council has decided to accept the design of Messrs. Oakley and Middleton for the bathing accommodation on Bondi beach.</i>	Evening News, 21 April 1910
1910	Proposed New Surf Pavilion.	Evening News, 15 & 17 June 1910
June 1910	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
1910	August - £1,000 grant for surf pavilion, to cater to 750 men and 250 women bathers. Site to be fixed. Design by Oakley & Middleton [sic]. Building to be ready for bathing season.	Evening News, 31 August 1910
1910	Bondi Baths remodelled by Council, probably lengthened to 50 yards. <i>The first section of the remodelled Bondi. Baths on the southern side of the beach, the construction of which involves an expenditure of £1200, will in all probability be completed in six or seven weeks. Through their situation, and the many improvements provided, they will be the finest baths in Sydney—perhaps in Australia... Mr. W. Martin (the architect) said that the new building was so constructed that the possibility of a washaway would be avoided.</i>	The Sun, 2 October 1911
1911	<i>Choice camp sites and residential blocks right at Ben Buckler, the safest and best surf bathing place on the coast. Auction Easter Saturday</i>	SMH, 8 April 1911
1911	Timber club house built for (by) the North Bondi Surf Club on Weekes land. Bondi Surf and Social Club changed its name to North Bondi Surf Life Saving Club, as it was not being taken seriously in surf life saving circles. Club had occupied a tent.	Dowd Digital Masters - North Bondi Surf Life Saving Club historic images
1911	Feb - 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 surf club room to be inspected, sketch prepared (BSBLSC).	BSBLSC Minute books, 2 April 1911 and 9 April 1911
May 1911	Site halfway between ladies club and new pavilion (BSBLSC).	BSBLSC Minute books, 12 May 1911
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 &c. BSBLSC Club house to be relocated so that seawall can be built. Concession to part of reserve.	Evening News, 9 June 1911 and SMH, 11 August 1911

DATE	EVENT	SOURCE
1911	Relocation of surf club house <i>Considering matters connected with the re-erection of the club-house, the building having been removed owing to the seawall in course of construction at Bondi running through the original site. The club's quarters are now located on the beach in the vicinity of the steps leading from the tram loop but the roof has not yet been placed in position.</i> This would have been south of the pavilion. Ladies club at Bondi Baths.	Evening News, 9 June 1911
1911	Description of surfers accommodation published. Built by Taylor and Bills of wood and iron, change cubicles of fibrous cement.	SMH, 2 August 1911 Dowd notes tender of £3,000.
1911	Park improvement 1911, including planting trees.	The Sun, 9 Aug 1911
1912	The Big Rock, later known as Mermaid Rock is washed up in a gale <i>Hundreds of people visited most of the beaches on Sunday morning to view the ruins of dressing sheds, refreshment rooms, sea walls, and other structures which failed to withstand the fury of the tempest. Bondi particularly was a centre of interest. It was not the demolition of Courtney's refreshment rooms which set sightseers marvelling, nor was it the destruction of the north Bondi dressing sheds or the damage done to the cellars of Scarborough House, but high and dry forty yards above high water mark, on the rocks at the northern end of the bay, was a huge rock covered with marine growth and weighing many tons.</i>	Evening News, 24 July 1912
Mar 1912	The cottage and land occupied at this time by the North Bondi Surf Life Saving Club was in contemplation of being acquired by the Government for addition to the park.	Report of Government Surf Bathing Committee quoted in Dowd
Mar 1912	Council withdrew permission for life-saving club to occupy a room [at Bondi Baths] as no surf bathing at south end of beach. Committee opinion that desirable to maintain a club at south end of beach with diving stage off baths.	Report of Government Surf Bathing Committee quoted in Dowd
May 1912	Beach Improvements proposed. <i>Pacific Cable Company [Board] has decided to erect an attractive building as cable and receiving offices. The roof will be able to be used as a bandstand.</i>	SMH, 3 May 1912
May 1912	Works committee to report on flimsy huts and humpies at North Bondi.	SMH, 4 May 1912
October 1912	Tender accepted for the erection of a bandstand and cable house, [H E] Ross & Rowe, Architects. Cable landing point relocated from Botany Bay to Bondi. Cable to Auckland.	SMH, 1 October 1912 and Waverley Images
1912 - 1914	Tramline extended along Campbell Parade via Curlewis St. to Bellevue Hill.	GG, 18 Dec 1912
1913	Council employed first beach inspector, Dennis (Dinny) Brown.	Waverley Council website
1913	The Future of Bondi <i>...Again, there is a most urgent need for the erection of shelter sheds in different parts of the beach, since picnickers have no protection whatever against the summer sun, and children particularly are being made to suffer through this neglect.</i>	The Sun, 15 Jan 1913
1913	Surfers who camp at Ben Buckler (weekend campers) number 1,000.	The Sun, 14 October 1913
1915	Beach Improvements <i>That the architects (Messrs. Robertson and Marks), be instructed to prepare working plans and specifications, for the Bondi surf shed, club houses for the Bondi and North Bondi surf clubs, the removal of the Bronte surf sheds, and their re-erection on south side of beach. That the Town Clerk arrange for the position of the extension of the Bondi seawall, to be properly marked out. That the overseer prepare a specification and estimate for the construction of a marine drive...</i>	The Sun, 21 April 1915
Nov 1915	Area of reserve increased to 32 acres 2 roods. Area to north of park between old boundary and curve of later Campbell Parade.	WLS Engineers Plan 3936

DATE	EVENT	SOURCE
1916	Eastern Extension Telegraph Company cable laid and cable room built with domed roof over. Served as shelter shed. Architects H E Ross & Rowe	SMH, 29 Aug 1916
1916	BSBLSC. New club house with a verandah erected. Contained 50 by 25ft club room. Area at rear for sunbathing. Designed by honorary architect, Mr Midelton. On the site of previous club house at the north of the surf pavilion. The previous club house had been moved from the south of the pavilion.	SMH, 4 Dec 1916 and Digital Masters Image BSBSLC 509
1910s	Small pitched roof shelters had been built through the southern slopes of the park and many along the promenade.	1923 survey WLS Engineers Plan 3930
Late 1910s	By this time, a double line of Norfolk Island Pines had been planted along Bondi Park's edge with the original Campbell Parade. Most of these trees failed or were removed by the late 1920s.	WMW Heritage Review of Bondi Park
1915	Robertson & Marks to prepare working drawings for works to Anderson's Baths.	The Sun, 21 April 1915.
1916	Completion of the sea wall to northern end of the beach, for the 1916/1917 summer season.	Forbes Advocate, December 1916
1918	Various outbuildings and enclosures were added to the south and west of the main pavilion building. Shown on 1918 plan of extensions by Charles Julian.	WLS Engineers Plan 3908
1918	North Bondi SLSC writes to Waverley Council to request land for a new club house. Council approves a lease. Allotment 60ft by 100ft	Dowd and HIS NBSLSC
1919	Plans for a new club house for the North Bondi SLSC prepared by the City Architect and approved Waverley Council.	Sunday Times, 31 Aug 1919
1919	New casualty room opened [At Bondi SBSLC] in conjunction with Eastern Suburbs Corps of St Johns Ambulance.	Evening News, 20 November 1919
1920	Opening of new timber club house for North BSLSC <i>The new club-house at North Bondi was built by loans free of interest subscribed by members of the club to the extent of £1200. That amount does not cover the cost, and further subscriptions are being sought by the committee. The club claims that out of 62 active members 60 enlisted, and that this season its members rescued 37 persons from the undertow.</i>	Illustrated in The Sun, 4 April 1920, Also Digital Masters, North Bondi SLSC
<b>Phase 5 : Second Bondi Beach Improvement Scheme</b>		
1920	Walter Scott Griffiths, Town Planner, prepared a plan for Bondi Beach Improvements.	Plan in WLS
c1921	Beach Court with shops, public rooms and dance hall (at the base of what is now Biddigal Reserve) was constructed. At the location of earlier dressing sheds destroyed in storms. Shops for lease September 1921	SMH, 21 September 1921 Under construction in 1920 panorama
1922	Proposal for the construction of a part-cantilevered promenade by William Adams & Co. Ltd. Did not proceed.	Drawings held by Waverley Council
1922	Bondi's most amazing progress. The Magnificent Hotel Bondi...One of the Most Beautiful Hotels in Australia.	The Sun, 5 Feb 1922
1922	Outcry by Surf Bathers. Town Planning Association suggests a cliff walk between the Lighthouse [South Head + Macquarie] and Bondi Beach.	CLGJ, 8 Feb 1922
1922	Proposed improvements to the parklands come under fire from surfers who believe the improvements would ruin the beach for surfers: [The existing sea wall was retained in the 1928 scheme].	Sunday, Times 11 June 1922
March 1923	No Tinkering with Bondi Beach, A National Asset 2½ hour meeting to consider the Baths & Parks Committee report. Discussion of subways, marine drive and promenade. £45,000 to be spent on improving the beaches and parks in the Municipality.	Evening, News 2 March 1923
July 1923	North Bondi Public School opened. Located on Campbell Parade opposite Bondi Park.	Sunday Times, 2 July 1923

DATE	EVENT	SOURCE
1923	Rubbish dumping in Bondi Park by Council	Sun (Sydney) 18 July 1923 p12
1923	Bondi Beautification. <i>The Waverley (Sydney) Council is inviting designs from architects, town planners, surveyors, engineers &amp;c resident in the Commonwealth, for a 100,000 pound scheme for the beautification of Bondi Beach and Park.</i>	C&LGJ, 15 August 1923
1924	Scarborough Crescent sand bank incorporated into Bondi Park.	Shown on 1932 Crown Plan CP18837.1603
1923	Waverley Council to provide a life buoy and line at the Boot and another at the northern end of the beach.	SMH, 24 August 1923
1924	BONDI BEACH IMPROVEMENTS <i>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.</i>	SMH, 6 March 1924
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.	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 and SMH, 19 December 1924
Late 1920s	Much of Bondi Park remained in a mostly natural state, with few 'soft' landscape improvements having been attempted.	WMW Heritage Report for Bondi Park
1926	Reduced improvements scheme submitted by Robertson & Marks as a cost saving measure.	Unbuilt scheme by Robertson & Marks held in Waverley Library
1926	Revised scheme accepted by Council and 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
1926	Council introduce parking fee for motor cars at beach. Saturdays, Sundays and holiday, three sessions. Many cars came from outside the municipality so should contribute towards cost of maintaining conveniences at beach.	SMH, 3 Feb 1926
1927	Commission of Inquiry into proposals and designs for the improvement scheme. Some changes made. Council financed works by loans from Commonwealth Bank.	WMW Heritage Report for Bondi Park
1927	Remainder of sand dunes at the northern end of Bondi Beach that were still crown land subdivided and sold in 1927 – 1928.	Subdivision Plans held at Mitchell Library
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
Late 1920s	Hornibrook McKenzie Clark P/L prepared drawings for the pedestrian bridges between Campbell Parade and the park.	WLS Engineers Plan 4283
1927	Tender for a new surf club at North Bondi by Joseland and Gilling. [Now demolished]	North Bondi SLSC historic photographs
1927	Rose Bay Surf Club on Campbell Parade designed by Joseland & Gilling. Extant but altered in 2018. Note this is a social club not a life saving club.	Bondi Beach Interwar Study
1927	Low level sewage system and pumping station installed at North Bondi. Contract for equipment and platforms for the low level pumping station.	JRA SoHI North Bondi Amenities 2015 C&LGJ, 6 April 1927
1928	Hotel International built by Jack Smith on the site of Cliff House Hotel. Renamed The Hotel Astra & Cabaret by Joynton Smith c1931. Contained wintergarden with views, facilities for surfers, baths and massage, lounge bars, dining room and dancing. Included garage	Bondi Beach Astra Retirement Village website and Adelaide News, 12 Jan 1928
1928	10 June - Foundation stone laid for Bondi Pavilion.	Sunday Times, 10 June 1928

DATE	EVENT	SOURCE
July 1928	<i>Progressive Bondi Improvement Scheme. Bondi is embarking upon a beautification scheme... New Casino and Surf-Bathing pavilion, expected to be complete in 1930.</i>	SMH, 13 July 1928
1928	June - Order given to demolish first Surf Pavilion.	WMW Heritage Report for Bondi Park
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 and photograph reproduced from Highways, 1928 (illustrated in the Pavilion CMP)
1928	Cable testing rooms replaced by underground rooms. Bandstand removed.	ML Engineers drawings of Improvement Scheme and aerial photos (Fig 2.67)
1928	BSBLSC club house with verandah moved from site of new pavilion to new site north of Pavilion.	Many photos show location (Fig 2.69)
1928	Existing North Bondi SLSC club house to be removed by Council to a new location as part of Bondi Beach improvement scheme. Club protested so scheme shelved.	SMH, 28 July 1928
1929	Commonwealth Reserve at Mackenzies Point leased by Council and named Marks Park after the MP because of his efforts in securing it. Quarry shown on plan at about this date.	Dowd WLS Engineers Plan 2771
1929	Land (14¼ perch) on which North Bondi Surf Life Saving Club had been built was acquired and incorporated into the Park.	1932 Crown Plan CP18837.1603
1929	Storm damage to SPS and sea wall.	WLS photographs
1929	Bondi Icebergs Swimming Club formed. Races held at Bondi Baths.	Dowd
1929	Bondi Pavilion and Bondi Park improvements officially opened 21 December 1929. The old surf club remains to the left (north) of the pavilion.	c1935 E W Searle photograph shows Bondi Beach improvements NLA
1929	Article <i>Lure of the Beaches</i> describes Bondi Beach – New type of man and a new type of women being evolved – surf loving, sun worshipping. Notes women now wearing trousers. Describes Christmas Day and wonderful motor drives.	NMH, 31 Dec 1929
1929 - 1930	150 Norfolk Island pines to be planted with tree guards. A tree planting plan for the park was developed, positioning new Norfolk Island Pines, each to be planted by or in the name of a prominent citizen, Councillor or local identity. Mayor of Perth plants a tree. Most of these plantings had failed by the late 1960s.	Evening News, 10 Sept 1929
1929	Council bans nude sun baking in the surf sheds and ball games on beach and in the park.	The Sun, 2 Nov 1929
1930	A music shell rotunda was proposed on the beach by C.B. Arnold but not adopted.	WLS Engineers Plans
	<b>Phase 6 : Continuing the Beautification Scheme</b>	
1931	Reconstructed existing Bondi Baths opened. [Believed extended to 50m - Olympic requirement] C B Arnold Plans held by Council	Dowd and WLS
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 - 1933	Construction of caretaker's quarters on 1st floor of outdoor auditorium on west side of the Bondi Pavilion. Provision of 27 concrete tables and chairs in arcades, some with card playing tables. Improvements to Turkish Baths.	WMW Heritage Report for Bondi Park
1932	New open air auditorium at Pavilion [at rear / west side].	SMH, 2 Jan 1932
1932	North Bondi Surf 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 and SMH, 1 Jan 1934

DATE	EVENT	SOURCE
April 1933	Tender accepted for constructing masonry retaining walls on the southern portion of Bondi Park. - Edward Brown, 39 Onslow Street, Rose Bay, £184	C&REJ, 12 April 1933 and Engineers drawings of proposed wall 1707
August 1933	BSBLSC Club house designed by Harry Ruskin Rowe of H E Ross and Rowe (honorary architect). <i>Arrangements have been completed for the erection of the new club house. It is expected that a start will be made almost immediately.</i>	SMH, 5 Aug 1933
1933	'Surf-o-plane' trialled at Bondi Beach. Invented by a local resident Ernest Smithers. Took eight years to perfect.	<a href="http://www.surfoplane.com/">http://www.surfoplane.com/</a>
Feb 1933	'Surfoplane' race at the Bondi Surf Carnival.	The Sun, 19 Feb 1933
1933	Council fix plaque to the Big Rock stating it was washed up in a storm in 1912.	Dowd
1933	A large children's playground proposed where the skate park now stands. Some of it was built.	WLS Engineers Plans
1933	Declining attendances at the Pavilion and in the baths and the motor park.	Sun, 19 April 1933
October 1933	Complaint that the design of the North Bondi Surf 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
1934	BSBLSC verandah club house (1916 building) was moved further north to site of current childrens' playground while the new club house was built.	Searle photo NLA
1934	BSBLSC completion	BSBLSC CMP
1935	Bandstand at Bondi Beach washed away in a storm. Damage to Bronte Beach also.	SMH, 20 June 1935 and Singleton Argus, 19 June 1935
1935	Levels of Notts Avenue set, easterly and southerly from Campbell Parade set. Plans exhibited at Council offices.	NSW GG, 2 Aug 1935
1936	Hunter Parade, between South Bondi and Bronte Beach completed.	The Sun, 26 October 1936
1937	Municipalities considering amending Swimming Costume rules 70 percent of males on Bondi Beach wearing non-regulation trunks.	Singleton Argus, 13 October 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 hold a copy of the film
<b>Phase 7: The War Effort</b>		
1940	Fox Australia newsreel wartime scenes and Surf Scenes at Bondi.	Western Australian, 5 Jan 1940
1940	Premier hears complaints about pollution at Bondi Beach.	SMH, 16 Jan 1940
1942 and later	The beach was prepared for defence against enemy landing. WLS Engineers Plans show damage caused by military and show locations of wire fortifications and gun emplacements.	WLS Engineers Plans
1942	Rose Bay Surf Club and the Public School commandeered by the Army [See BSBLSC CMP for more wartime uses] Various buildings commandeered to accommodate the Army. Associated with coastal engineering works.	NAA files
1947	The path layout at the southern end of the main park (opposite Hall Street) was proposed for removal. This appears to have been carried out soon afterwards.	WMW Heritage Report for Bondi Park
1948	Bondi beach could not be kept free from pollution at all times until extensive engineering works were completed, according to a statement made yesterday by the Mayor of Waverley, Alderman G. Anderson.	SMH, 6 Jan 1948
1948	June - Council made changes to pavilion to gain a liquor licence for dance hall.	Bondi Pavilion, A Short History, prepared by Waverley Council
1949	Police and detectives in bathing costumes have lately been mingling with the crowds on Bondi Beach to check outbreaks of rowdiness and unseemly conduct on the part of a section of the people who patronise that resort.	Murrumbidgee Irrigator, 25 Feb 1949

DATE	EVENT	SOURCE
1949	Thrill of the Surf – Cinesound documentary – Surfing, a National Sport	<a href="http://aso.gov.au/titles/documentaries/thrill-of-the-surf/">http://aso.gov.au/titles/documentaries/thrill-of-the-surf/</a>
<b>Phase 8 : Post War and The Royal Visit</b>		
1951	Ben Buckler Aboriginal carvings retouched by Raymond de Cusack on behalf of Council and Council placed protective fence around carvings.	Dowd
1952	Jan - Council prepared proposals to improve park and beach, but these were not implemented.	WMW Heritage Review of Bondi Park
1952	Police question men and women in Klu Klux Klan costumes who bowed to a burning cross.	The Sunday Herald, 17 Feb 1952
1953	First treatment works opened on Bondi ocean outfall sewer.	SHR listing
1954	Queen Elizabeth attended a 'Royal Command Surf Carnival' at the beach. The Marine Drive was renamed after her. Temporary official seating erected.	SMH, 6 Feb 1954
1956	Council tender booklet describes accommodation in Bondi Pavilion.	Dowd quoting Town Clerks 'Tender Booklet'
1956	Council tender document for Bondi Baths lease notes baths is under lease from Minister for Lands but dressing accommodation is on land controlled by Council.	Dowd quoting Town Clerks 'Tender Booklet'
1957	Service in the Sun – Cinesound documentary of latest surfing techniques	<a href="http://aso.gov.au/titles/sponsored-films/service-in-the-sun/">http://aso.gov.au/titles/sponsored-films/service-in-the-sun/</a>
Late 1950s	Council incurred losses in managing pavilion.	WMW Heritage Review of Bondi Park
1960	Mermaid sculptures place on the Big Rock. Washed away 1974	WLS Info Sheet
1961, 1963, 1965	Council considered various improvement schemes, but none eventuated.	WMW Heritage Review of Bondi Park
1962	New building erected for the RSL Club, replacing Scarborough House which the club had been occupying. Known as Tobruk House as some of the members were surviving Rats of Tobruk.	<a href="http://northbondirsl.com.au/">http://northbondirsl.com.au/</a>
1962	Bondi Sewerage Works constructed.	SMH, 8 November 2015
1962	Trans Tasman Cable laid (Compac Cable).	NAA A1200, L41646 11139817
Dec 1963	First telephone call on 3 <sup>rd</sup> December 1963 between the Prime Ministers of Australia, New Zealand, Canada and the United Kingdom.	<a href="http://www.otva.com/blog/plaque-commemorating-the-compac-cable-installed-by-telstra-5-february-2016/">http://www.otva.com/blog/plaque-commemorating-the-compac-cable-installed-by-telstra-5-february-2016/</a>
1963 - 1964	Bondi Pavilion Turkish bath closed. Area converted to gymnasium, run by Bondi Boys Club.	Bondi Pavilion, A Short History, prepared by Waverley Council
c1963	Children's swimming pool completed at North Bondi, sponsored by the community organisation Bondi Lions Club. Culvert forms north side of pool.	WMW Heritage Review of Bondi Park
c1965	Stormwater culvert with promenade over constructed at North Bondi. Rock cut drain at east end.	Not in 1961 aerial. Plans undated. [date to be confirmed]
1965	The Australian surfing craze is rolling like a Bondi breaker across the pleasure resorts of Europe and North Africa.	Surfies, AWW, 20 October 1965
By 1966	Santa arrives on Bondi Beach in a surf boat.	NAA photographic collection: Series 1500
By late 1960s	Pavilion needed structural repairs and improvements.	WMW Heritage Review of Bondi Park
<b>Phase 9 : Community Uses</b>		
1971 - 1972	Grandiose new scheme proposed for Bondi Park, including the removal of the Pavilion, but plans abandoned. This was one of numerous schemes proposed in virtually every decade of the twentieth century for the modification of the pavilion.	WMW Heritage Review of Bondi Park

DATE	EVENT	SOURCE
1974	Severe storm damages beachfront. Stormwater outlet at south of beach undermined. Foundations of groynes exposed.	Photos in newspapers and WIL (000385). [Collection of images held by the UNSW Water Research lab not seen, Bondi not online, only Manly]
1975	Ballroom converted to a theatre, opened by Gough Whitlam, Prime Minister.	WMW Heritage Review of Bondi Park
1975	Lifeguard lookout tower built on butt of northern Groyne; later removed. Designed by Fred Heilpern.	WLS Engineers Plans
1975-77	Pavilion became centrepiece of Council's Community Cultural Program. Pavilion was transformed internally. Change sheds and lockers removed, internal courtyards grassed, netball court established.	WMW Heritage Review of Bondi Park
1977	Pavilion nominated for listing by National Trust.	WMW Heritage Review of Bondi Park
1978	Bondi Pavilion, revamped as Waverley Community Centre officially opened by Premier N. Wran.	WMW Heritage Review of Bondi Park
Late 1970s	Tiered amphitheatre seating provided inside pavilion courtyard, enabling film shows to be held on eastern wall of Caretaker's building.	WMW Heritage Review of Bondi Park
1978 - 1979	Landscaping works to Marks Park undertaken by the PWD as part of a 5 year coastal improvement program. Retaining wall in Ramsgate Avenue co-ordinated by the PWD as part of a community employment program.	PWD AR 1979-80
1979	Bondi Park Nominated for Register of National Estate	Nom.01/07/1979 SHR Listing
1980s	Pavilion courtyard wall murals painted by Rodney Monks. Based on the theme of 'Bondi the Beautiful', including life savers, mermaids, dolphins and the sea. Tile murals by Terry Yumbulul, Justin Robson, Lloyd Keleman, Patsy Hely and Helen Leitch include an Aboriginal story.	Representing the Sporting Past in Museums and Halls of Fame, edited by Murray G. Phillips
1982	Gazetted on Register of National Estate.	SHR Listing
1980s	Pavilion forecourt area reconstructed.	WMW Heritage Review of Bondi Park
1980s	Semi-circular pergola built on south side of pavilion.	WMW Heritage Review of Bondi Park
1984	Hotel Astra converted into a retirement village.	<a href="https://www.bondiastra.com.au/history/">https://www.bondiastra.com.au/history/</a>
1985	Ceramic murals installed in pavilion foyer.	WMW Heritage Review of Bondi Park
1985	National Trust listed Bondi Beach Urban Conservation Area.	WMW Heritage Review of Bondi Park
1985 - 1986	Trees by the Sea planted at Marks Park.	PWD AR 1985-86
1985	Bondi Beach Park and Environs Study by Conybeare Morrison & Partners with Bruce McKenzie & Associates [landscape].	Bondi Pavilion CMP
1987	Storm damage Bondi Beach. Sand blown over Queen Elizabeth Drive.	WIL 000442, 000446 and others
1987	Proposal to 'privatise' pavilion, Hayson Group, meets strong local opposition.	WMW Heritage Review of Bondi Park
1987	Bondi Beach Park Beachfront Redevelopment Plan by Conybeare Morrison & Partners with Bruce McKenzie & Associates [landscape].	Bondi Pavilion CMP
1988	Period of seawall revetment works - to 1992	WLS Plan Collection
1988	Oct - Pavilion Task Force submitted report to Govt.	WMW Heritage Review of Bondi Park
1989	Bodies of John Warren and Ross Warren found beneath cliffs at Marks Park - suspected gay hate crimes	SMH 26 June 2018. Report on Strike Force Parrabell
1990	Construction of the Deep Ocean Outfalls commenced including Bondi.	SMH, Nov 8th 2015
	<b>Phase 10 : Infrastructure and the Bondi Brand</b>	
1994	Beach Inspectors now called lifeguards.	Waverley Council website
1992 - 1996	Sea walls stabilised, paths repaired, trees planted.	WMW Heritage Review of Bondi Park
1996	Dec - Pavilion listed on Waverley LEP	SHI Listing








DATE	EVENT	SOURCE
2000	Beach Volley ball events, Sydney Olympics	WLS Plan Collection
2000	Waverley Council launch a Statement of Commitment to Reconciliation	Waverley Innovate RAP
2001	New lifeguard station built funded by Council and Speedo.	Plaque on building
2003	Moulded concrete skate park opened.	WMW Heritage Review of Bondi Park
2003	Improvements made to paths, new plantings put in, new children's playground and BBQ area near BSBLSC building.	WMW Heritage Review of Bondi Park
2004	Application made for NSW Heritage Register listing.	WMW Heritage Review of Bondi Park
2004	Glazed semi-circular structure added to pavilion's north-eastern corner.	WMW Heritage Review of Bondi Park
2006	Paris Hilton and Kim Kardashian wearing bikinis visit Bondi Beach.	Daily Telegraph, 9 October 2015
2007	Bikini Blast – 1010 women in bikinis on Bondi Beach, world record for largest swimsuit shot, arranged by Cosmopolitan magazine.	Australian Archive, 27 Sept 2007
2008	January - Bondi Beach Cultural Landscape put on National Heritage List	SMH, Jan 25 2008
2007	Detailed examination of, and costings made, for renovation of pavilion.	WMW Heritage Review of Bondi Park
2008	May - Listed on NSW State Heritage Register	SHR Listing
by 2009	10 best places to celebrate Xmas (since at least 1970) and 'Sunburnt Christmas' Festival (since c2007) 'Orphans Christmas' (since c1990)	<a href="http://www.sunburntchristmas.com.au">www.sunburntchristmas.com.au</a> Web links below
	<a href="https://bondisurfclub.com/1990/04/04/xmas-day-day-at-bondi-in-the-1990s/">https://bondisurfclub.com/1990/04/04/xmas-day-day-at-bondi-in-the-1990s/</a> <a href="https://bondisurfclub.com/1970/12/07/chrissey-at-bondi-beach/">https://bondisurfclub.com/1970/12/07/chrissey-at-bondi-beach/</a>	
2010	Proposed new Surf Club House for the North Bondi SLSC.	DA-263/2009
2011	Press coverage of Nigella Lawson in a Burqini at Bondi and associated outcry.	The Guardian, 23 April 2011, Life and Style
2013	Alcohol restrictions on Christmas and Day and New Years Eve. No Alcohol on the beach from 8pm to 8am.	Alice Springs News, 30 December 2012
2014	Waverley Council adopted a PoM covering pavilion future, pedestrianisation and an underground carpark to Park Drive. Included works to Bondi Park, tunnels, Pavilion, Junior Skate Park and the Bondi Picnic Shelters.	PoM, Council minutes
2014	First Waverley RAP developed and endorsed	Waverley Innovate RAP
2015	Improvements to amenities block in Marks Park.	SOHI by JRA
2015	Proposed upgrade Surf Club, including depot facility for Waverley Council.	DA lodged
2016	Proposed upgrade of Pavilion, scheme presented to Heritage Council. BBCL CMP required before consideration.	JRA
2016	Improvements to amenities block in North Bondi.	SoHI, DA and architectural drawings
2016	NSW Architectural Award for Marks Park Toilet Block Upgrade.	AIA Bulletin
2016	Works undertaken to tunnels 3 and 4.	DA and architectural drawings
2016	8 week trial of the Clever Buoy Shark detection system at Bondi.	<a href="http://www.cleverbuoy.com.au">http://www.cleverbuoy.com.au</a>
2016 2017	c1980 Picnic Shelters removed. New picnic shelters erected 2017.	Web link below
	<a href="http://www.waverley.nsw.gov.au/building/current_projects/bondi_park_beach_and_pavilion_plan_of_management/bondi_park_picnic_shelters">http://www.waverley.nsw.gov.au/building/current_projects/bondi_park_beach_and_pavilion_plan_of_management/bondi_park_picnic_shelters</a>	
2017	Bondi Beach Picnic Shelters receive a Small Project Architecture Award.	<a href="http://www.architectureau.com/articles/2017-nsw-architecture-awards/">http://www.architectureau.com/articles/2017-nsw-architecture-awards/</a>
2018	Waverley Council and ACON working to erect a memorial to victims of gay hate crime in Marks Park	SMH 22 October 2018
2019	Revised scheme to upgrade Bondi Pavilion by architects Tonkin Zulaikha Greer approved.	Web link below
	<a href="https://www.waverley.nsw.gov.au/building/major_projects/buildings_and_facilities/bondi_pavilion_restoration_and_conservation_project">https://www.waverley.nsw.gov.au/building/major_projects/buildings_and_facilities/bondi_pavilion_restoration_and_conservation_project</a>	
2019	Second Waverley Innovate RAP developed and endorsed	Waverley Innovate RAP 2019-2021






DATE	EVENT	SOURCE
2020	Buildcorp appointed as head contractor for Bondi Pavilion upgrade. June	Waverley Council website
2022	Bondi Pavilion reopened in September	Waverley Council website
2022	Upgrade to BSBLSC approved	BSBLSC website
2023	Bondi Pavilion project wins National Trust Judges Choice Award	National Trust website

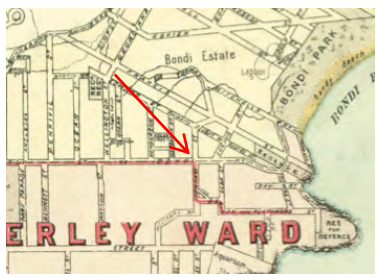


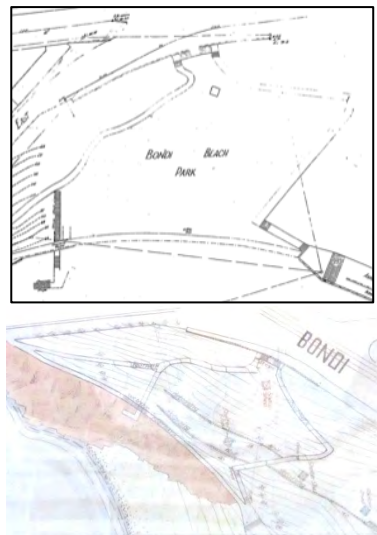
## 2.4 Chronological List of Elements





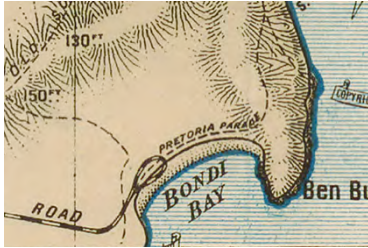

The following table compiles a chronological list of physical features revealed by historical research into the BBCL that is illustrated with a historical image. A separate table follows detailing cultural plantings of pines. Extant elements, confirmed by site inspection, are highlighted in bold and are discussed in more detail in Section 4.0: Physical Analysis, where they are illustrated by a current photograph.







Table 2.2 : Chronological List of Elements




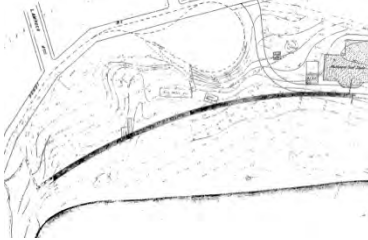


NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Phase 1 : Bondi Bay</b>				
<b>Aboriginal campsite and Burials - Bondi Beach</b>	Pre 1788	Partly destroyed, Partly buried	Stone tools exposed by storm in 1899. 'Bondi points' held by Australian Museum. Location of bones that were also recovered is not known.	
<b>Scarborough Bank</b>	Pre 1778	Extant but altered	Substantial sand dune located at the Northern end of the beach, remnant of extensive dune system behind the whole of the beach. Access to north built on dune from 1861 (tram to quarry), c 1900 (Pretoria Ave) and 1932 (public tram). Added to Bondi Park 1924. Retaining wall built at base late 20th century.	
Bondi Lagoons - drained	Pre 1788, name by 1850s	Drained	Series of lagoons, within and north of O'Briens grant, shown on maps from the 1850s. Shape of lagoons varies. Most drained to Rose Bay (works in 1889).	
Bondi Lagoon near Beach	Pre 1788, name by 1860s	Drained	Large lagoon immediately behind Bondi Beach and in front of O'Briens Homestead. Shown on maps from the 1860s and in detail on 1889 Waterboard survey. Frequently sketched and photograph and described in historical records. Amy and Dorothy O'Brien drown in lagoon in 1896. Drained soon after 1900. In the vicinity of Jaques Street.	
<b>Sir Thomas Mitchell Road</b>	By 1879	Reworked in 1930s	The road was intended for beach access but the route was through O'Briens property, originally very close to the Homestead. On maps by 1859 and rerouted to current alignment by 1887. Eastern end renamed Notts Ave in 1931.	

NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Phase 2 : The Reserve</b>				
Cliff House Hotel	By 1880	Demolished 1920s	Early c1880 two storey hotel at the corner of Sir Thomas Mitchell Rd and what is now Campbell Parade. Associated with the dancing pavilion on the other side of the road and part of the first visitor development at Bondi. Appears as a landmark in photos assisting with dating images.	
Bondi Dancing Pavilion (Pacific Pavilion, Bondi Pacific Pavilion). Associated with the Cliff House hotel	Opened 1881	Demolished	1881 building at the southwest corner of Sir Thomas Mitchell Rd (now Notts Ave.) and what is now Campbell Parade. Associated with the Cliff House Hotel on the other side of the road and part of the first visitor development at Bondi. Set high above beach above south end of Bondi Reserve. Site of the 'Bondi Riot' in 1884. Replaced by The Balconies by 1908.	
<b>Bondi Park</b>	1882	Extant but altered	Land for the reserve was eventually resumed from O'Briens property and his assignee in 1882. The initial development at the south was known as 'The Reserve' and was accessed by walking from the Denham St. tram terminus. By 1894 the tram was extended to a new loop on the beach. Dune stabilisation commenced from 1900 and a road was made in the sand to north Bondi. Council developed public facilities with the first substantial surf pavilion in 1911 and sea wall in stages from 1911 to 1916. Substantial additions were made to the north of the reserve in 1915 to the line of today's Campbell Parade. In 1926 the park took its current form with a new pavilion and formal park, paths and drives.	  <p><small>Scenes on Bondi Beach in 1884. Note the absence of surfers.</small></p>
<b>Bondi Park South</b> (The Reserve, or Bondi Reserve)	<b>From 1882</b>	Extant	This was the first part of Bondi Park to be developed with a set of stone and timber stairs to the rocky foreshore and stone retaining walls and grassed banks with seats overlooking the beach. The area was known as 'The Reserve' and was accessed by walking from the Denham St. tram terminus.	



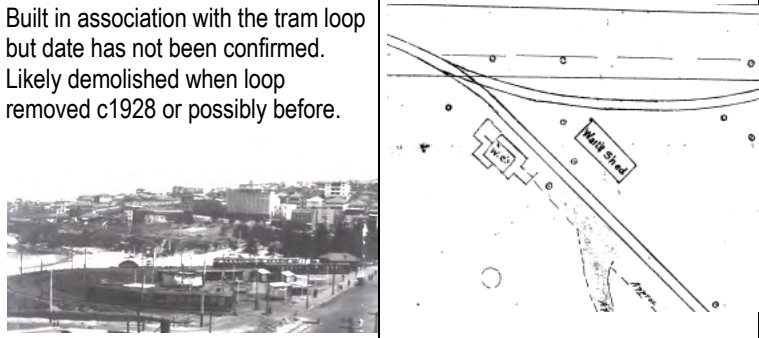
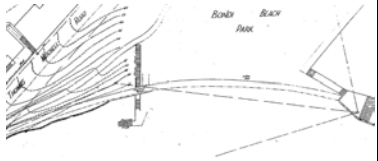


NAME	DATE	STATUS	COMMENTS	IMAGE
Tramway to Denham Street	1884	Demolished	Tram extended along Bondi Road to Denham Street in 1884 - close enough for people to walk to the beach but also aimed at patrons of the Aquarium at Tamarama.	
Sewer Vent	1888, rebuilt 1910	Extant	Not in study area, but used for dating photos. The lower original sewer vent / chimney was built in 1888 when the sewer outfall was constructed. The chimney / vent was rebuilt much higher in concrete in 1910.	
Tiselton [Liselton, Tinselton] later Linden, Lots 2-3 Section 5, Queenscliff Estate. Ramsgate Avenue	c1888	Demolished by 1961	Not in study area but used for dating photos. Residence built at North Bondi c1888. Appears in historic images as isolated development on natural headland. Residence demolished by 1961.	
Bondi Park South - Paths	By 1889	Zig Zag path and terraces extant, path to baths from former tram waiting shed not visible.	Two paths and steps built as part of the original development of 'The Reserve' leading from street and tram, down grassed slope to beach. Retaining walls and terracing probably 1894, when tram line extension occurred.	







NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Bondi Park South - Steps</b>	<b>By 1889</b>	Remnant on beach	Set of timber and stone stairs down to the beach with landing overlooking beach. Predates other paths and apparently gave access to rocks below and an adjacent freshwater spring. A later path went over these stairs as a bridge. Historic photos show a lifesaving ring on a stand at the base of these stairs.	
<b>Phase 3 : Municipal Improvements</b>				
Tramway Extension to Bondi Beach with Loop	1894	closed 1960	Tram extended from Bondi Rd to the beach. Tram loop established on elevated area at south end of beach. Likely involved regarding and reforming of Campbell Parade / Bondi Rd to achieve grades. Waiting shed and lavatories built at loop (date not determined) and stairs down to beach. Fences added later to prevent overlooking of dressing sheds.	
<b>Bondi Park South - Clifftop retaining wall</b>	c1900	Remnants	Initial access to baths was pedestrian only. A retaining wall was built at the top of the cliff with a path above linking to the paths within the park. Date from photos and plans only. Regular coursed sandstone walls built c1920 above initial wall.	
<b>Bondi Park South - Stone Walls</b>	By 1900	Extant Partly buried at southern end.	Stone retaining walls built across slope forming relatively level terraced areas behind with seats and grass, creating an area to view the panorama. Date from photos and plans only. May co-incide with tram line extension in mid 1890s.	
Sand Road (Pretoria Avenue)	c1900	Removed	Road on sand dune behind beach established in association with stabilisation efforts which included marram grass and tree plantings. Ran behind later 'Castle' Pavilion.	
Tram electrification	1902	Event	First electric tram service to Bondi beach.	





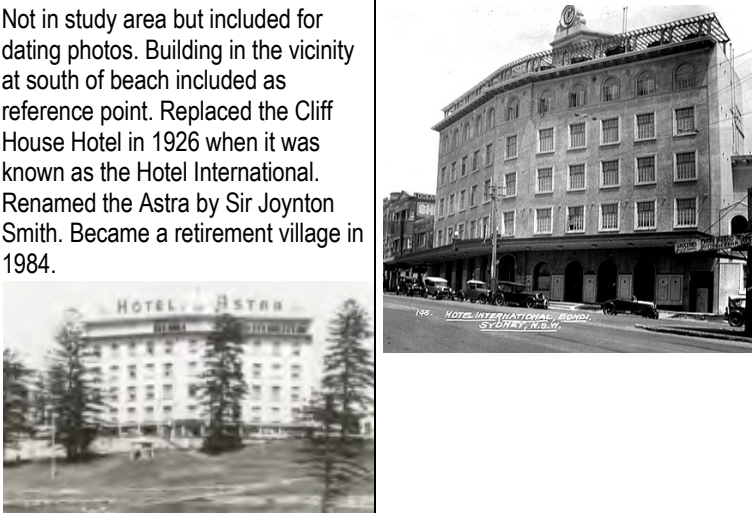
NAME	DATE	STATUS	COMMENTS	IMAGE
Kiosk on Beach	c1900	Demolished	Details not confirmed. Concession on beach for refreshments and hire of bathing suits and towels. Probably coincided with advent of tram access. Photo at right is from the north with the surf club tent in the foreground. Replaced by 1911 'Castle' pavilion and demolished when seawall built.	
Tram - Waiting Shed at tram stop at Notts Avenue and old steps	By c1905	Demolished	Tram waiting shed at southwest corner of park shown in photos and on plans at this date. Some photos shown verandah over the footpath.	
Skating Rink	1906	Destroyed 1911	Short-lived structure located on Campbell Parade south of the QED junction. Timber building leased from Council. Listed as Skating Rink then Recreational Club in Sands Directory. Burnt down in 1911, just before premises to be returned to council. Included American Merry go Round and Razzle Dazzle.	
Bondi Surf Bathers LSC Tent	1907	Removed	The date is disputed (some say 1906). Initial surf club was a tent north of the kiosk at the south end of the beach - here seen immediately behind the heads of the standing members (not amusement tent further behind). Flagpole is a sapling trunk.	
Bondi Surf Bathers LSC Clubhouse SW of tram loop	1907	Relocated then demolished	First clubhouse was built adjacent and to the north side of the kiosk and appears behind it in some photos. Shown on some plans and in photos. Relocated to adjacent 'Castle' pavilion in 1911 when sea wall built through original site. Relocated several times.	
Balconies - Tea Rooms and Guesthouse	By 1908	Replaced by later building	Building in vicinity included as context. The tea rooms and guesthouse replaced the Dancing Pavilion by 1908. Photos suggest it was extended to the east. Advertised for sale in 1938 as guesthouse and four shops, with two adjacent houses, No 2 Notts Ave and Myola. Likely demolished after this date.  Note: This building is frequently confused with the Cliff House Hotel.	

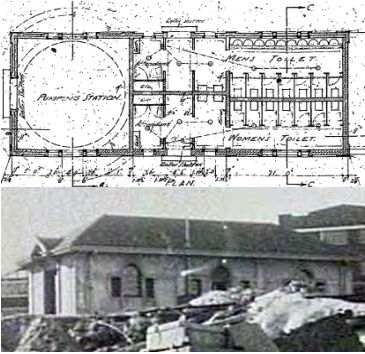

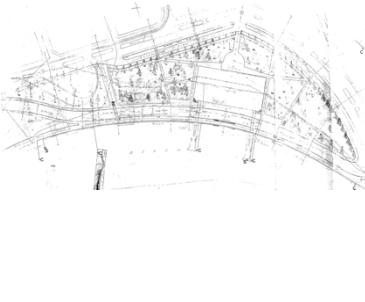

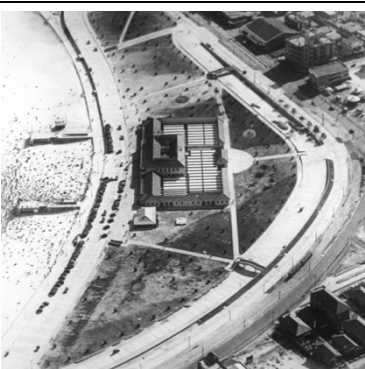
NAME	DATE	STATUS	COMMENTS	IMAGE
Dressing Sheds - North Bondi (Courtney's baths and refreshment rooms, one penny dressing shed, later Anderson's).	By 1909 and again c1913	Demolished	A series of dressing sheds on the beach at North Bondi. Destroyed by storms several times and rebuilt. Replaced by Beach Court in 1920 but higher up off beach.	
<b>Phase 4 : First Bondi Beach Improvement Scheme</b>				
Bondi Surf Bathers LSC Clubhouse - Sanitary additions to clubhouse SW of tram loop	1910	Relocated	Noted in Council minutes but extent not known. Located on the beach. It may have been an outdoor toilet as there was no sewerage here.	No historic image
<b>Campbell Parade</b>	c1910 extended to include part Ramsgate Ave 1914 / 1915	Extant but altered	Campbell Parade reported as a newly constructed road opened by Minister in 1900 but there was no spending recorded until 1909. Known as Bondi Road as far as the tram terminus on maps in 1902 and 1913. Prior to this called Waverly Road. Northeast of tram terminus called Gold Street and Waverly Road on park resumption plan (possibly not formed). Realigned at north when area added to park, gazetted 1914 (realigned road in photo right).	
Bondi Surf Bathers LSC Clubhouse - Single Gable NE of Castle Pavilion	1911	Moved	The sequence of locations is not clear but the club house was moved several times. It is clearly at the north of the 'Castle' Pavilion in this photo but by May 1911 there was discussion of moving it to the south side of the pavilion. Replaced by a new building in 1917.	
<b>Bondi Sea Wall and Promenade - Central Section, first stage</b>	1911	Extant but altered	The first stage of the sea wall commenced with the laying of the foundation stone in Feb 1911. It was in the centre of the beach in front of cable facilities and castle pavilion. Built by Public Works it was an asphalt promenade, with rubble and cement below. Also stormwater works.	
<b>Bondi Sea Wall and Promenade and Iron Railing - first stage</b>	1911	Extant but altered	The iron railing is described on the construction drawings and included uprights and two rails.	
Surf Pavilion - known as Castle Pavilion	1911 later extended	Demolished in 1928	These were the first substantial structures on the beach and were designed for Council by Oakley & Middleton. Plans are held in WLS. The building included dressing areas and toilets from men and women and refreshment rooms. Officially opened 20 Nov 1911, already in use.	



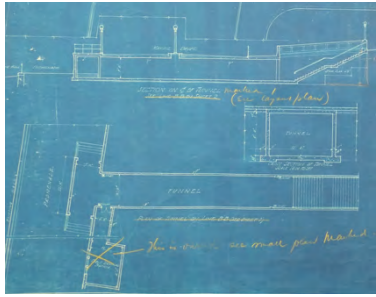
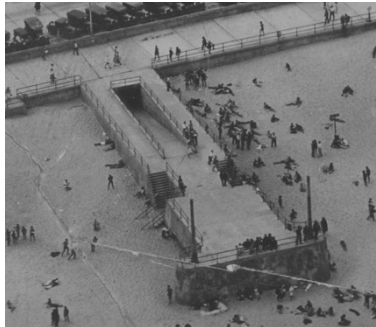




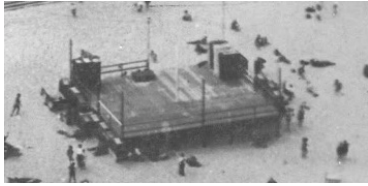





NAME	DATE	STATUS	COMMENTS	IMAGE
Cable Station - Pacific	1912	Upgraded	Telecommunications cable. Land applied for July 1912, under construction Nov 1912.	See plan elsewhere in document and following photo
Bandstand (see Pacific Cable)	1912	Demolished or removed 1933	This structure included the cable terminal room and had a bandstand over with a domed roof. It was designed by HE Ross & Rowe. It was located south of the 'Castle' Pavilion and was replaced in the 1928 improvement scheme.	
Scarborough House, Boarding House and salt water baths, site of RSL	By 1912	Demolished to build RSL, c1962	Not in study area. Included for context and for dating photographs. Substantial boarding house on the foreshore. References to Mr Anderson of Scarborough House 1912 and storm damage to building. Anderson died in 1937 and it was later used as the RSL club. Demolished in 1962 to build current RSL club.	
Tram – Waiting Shed and Lavatories	By c1912	Demolished	Built in association with the tram loop but date has not been confirmed. Likely demolished when loop removed c1928 or possibly before.	
Path from the promenade [to Notts Avenue	1913 - 1923	Extant	Path and fence from south end of the promenade up to the Bondi Baths, included concrete bridge over existing stair down to the beach.	
Bondi Surf Bathers LSC Clubhouse - moved to south end of Castle Pavilion	1913	Demolished	The same weatherboard clubhouse was moved several times. This location to the south of the 'Castle' pavilion is believed to be its final location.	
<b>Bondi Sea Wall and Promenade - Extension - South, second stage</b>	1913	Extant	The sea wall and promenade was extended to the south from the initial part at the centre of the beach.	

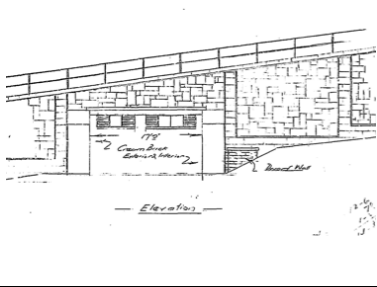




NAME	DATE	STATUS	COMMENTS	IMAGE
Tram Bellevue Hill to Bondi Beach - via Curlewis St	1912 - 1914	Demolished	Line formerly terminating at Bellevue Hill was extended down Curlewis Street to Bondi Beach. Opened 19 Dec 1914.	
Bondi Surf Bathers LSC Clubhouse - Verandah	1916	Demolished or removed 1934	This weatherboard clubhouse with a verandah was designed by Oakley & Middleton and built north of the 'Castle' pavilion. Note the surf rings at the entrance have the wording 'Est. 1906'. Drawings are held in the WLS library. Relocated north of new pavilion 1928 and further north in 1933 for construction of new club.	
<b>Bondi Sea Wall and Promenade</b> - Extension - North, third stage	c1916	Extant	The sea wall was extended to the north in the same style. Undated plans held by WLS with construction details such as sections. Also newspaper reference to Robertson & Marks as designers.	
Shelter Sheds – small (1916)	c1916	Demolished	Series of small timber picnic shelters built along the promenade completed in 1916. Built at that time or later. Shown on 1923 survey. Several were also on the grassy slope at south of park.	
Cable - Eastern Extension Telegraph Company Cable (Bondi to NZ) and Cable Room	1916	Upgraded	The second major communications cable was south of the 1912 cable and tram loop. The cable room was domed with open shelter areas on each side. Designed by H. E. Ross and Rowe, architects, and built by Mr W. Schofield (reported on 29 August 1916). Replaced in 1928 with new room under QED.	
Bandstand and Chair Store 1 (on sand)	By 1918	Destroyed in storm in 1935	Appears to have been a temporary timber structure on the beach in front of the 'Castle' pavilion. Not evident in 1905 and again not there in 1910 but shown in photos of the cable station and later on a 1923 plan.	








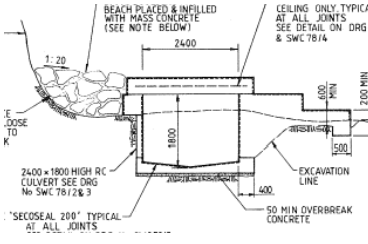
NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Phase 5 : Second Bondi Beach Improvement Scheme</b>				
Beach Court - later Dance Hall, Refreshment Rooms and Boys Club	1921	Demolished 1966	Built in 1921 as shops and dressing sheds (possibly by Anderson whose previous building was destroyed). The date was on the façade and shops are advertised for lease Sept 1921. Dances at Beach Court 1936, Cabaret raided 1936, no liquor license. Milk bar in 1959 photograph.	
<b>Wally Weekes pool</b> - chain to form a bogey hole	By 1922	Extant	Wally Weekes used a big channel in the rock platform at North Bondi below his house 'to form a bogey hole for the youngsters' in 1922. The seaward end was blocked up by a concrete wall and it was enlarged over time by cutting into the rock.	
Cable - Pacific Cable	1923	Upgraded	The telecommunications cable (to Fiji and Southport, Queensland) upgraded at this date.	No historic image
Children's Playground and Fitness Equipment	By 1923	Demolished	This children's playground and exercise equipment were below the tram loop by 1923. Included was a razzle dazzle, a giant stride and swings along with parallel bars and a chin up bar. Some equipment was later relocated in the park.	
Stormwater Outlet, South Bondi (Penkivil Street Stormwater Channel extension to Bondi Beach)	1923	Extant	Stormwater channel draining the valley west of the beach. Mentioned in newspaper 1901. Construction contract 1923. Discharged onto beach until the late 20 <sup>th</sup> century causing pollution – the location came to be known as 'scum valley'. The drain served to divide the beach into sections.	
<b>Hotel Astra</b> and Cabaret, formerly Hotel International	1926, Astra by 1931	Extant	Not in study area but included for dating photos. Building in the vicinity at south of beach included as reference point. Replaced the Cliff House Hotel in 1926 when it was known as the Hotel International. Renamed the Astra by Sir Joynton Smith. Became a retirement village in 1984.	

NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Amenities - North Bondi</b>	1927	Altered several times inc. 2016	Designed and built in conjunction with the adjacent SPS. Architects Robertson & Marks. Had a pitched roof, rendered masonry walls and arched headed multi-paned windows. Blueprint plans held in WLS. Altered several times including 1970s to match adjacent surf club. Later rebuilt in different orientation. Demolished and new larger block built in 2016, Sam Crawford architect.	
<b>Sewerage Pumping Station (low level) SPS 55</b>	1927	Extant but altered	The large donut shaped concrete tank is part of the low level sewerage scheme. It collected sewerage from the beach buildings and pumped it up to the main sewer. The underground tank is concealed under a building originally integral with the adjacent toilet block. Within the building is pumping equipment and cranes to lift heavy items.	
<b>Bondi Park Improvement Scheme</b>	1928	Extant but altered	Extensive landscaping scheme the culmination of years of debate and planning and alternate schemes. Included, not only the pavilion and park, but the marine drive, motor park and bridges, foreshore promenade and groynes that projected onto the beach. Campbell Parade was also integral to the scheme. Designed by Robertson and Marks.	
<b>Bondi Sea Wall and Promenade - Groynes</b>	1928	Demolished 1942 but foundations survive	Two concrete structures built out onto the beach connecting tunnels under the QED to the beach and providing elevated viewing areas. Demolished by blowing up in 1942 by the army as part of the WW2 establishment of coastal defences. Their demolition destroyed the tiles on the Pavilion roof.	
<b>Motor Park and Bridges (Park Drive)</b>	1928	altered 2016	The Improvement Scheme included a parking area adjacent Campbell Parade with pedestrian bridges adjoining the paths. Detailed drawings by Robertson and Marks survive for the bridges, retaining wall and concrete balustrade to Campbell Parade and are held in the Mitchell Library.	









NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Queen Elizabeth Drive</b>	1928 renamed 1954	Extant	The Improvement Scheme included Marine Drive, with parking on both sides, above the existing promenade. Various structures built under the concrete drive and retaining wall. Stairs from drive to promenade including at tunnels. Renamed Queen Elizabeth Drive after her 1954 visit.	
<b>Surf Pavilion (Bondi Pavilion)</b>	1928	Extant	Centrepiece of the Improvement Scheme designed by Robertson and Marks. The internal courtyards originally housed dressing sheds and there were concessions under the arcades and function spaces upstairs.	
<b>Tunnel No 1</b>	1928	Extant in part but blocked off	The Improvement Scheme included pedestrian tunnels under the Marine Drive, separating cars and pedestrians. The southmost tunnel linked the park via stairs to the promenade below the drive. The cable room was built adjacent also under the drive.	
<b>Tunnel No 2</b>	1928	Extant in part	The Improvement Scheme included two pedestrian tunnels from the pavilion under the Marine Drive, providing discrete beach access for pedestrians. The tunnels emerged on the beach within the groynes. When the groynes were removed new curved structures were built on the beach used for access and later for shops and surfplane hire etc. Now part of lifeguard facility.	
<b>Tunnel No 3 (Macdonald Tunnel)</b>	1928	Extant but altered 2016	The Improvement Scheme included two pedestrian tunnels from the pavilion under the Marine Drive, providing discrete beach access for pedestrians. The tunnels emerged on the beach within the groynes. When the groynes were removed new curved structures were built on the beach used for access and later for shops and surfplane hire etc. Beach end and under promenade adjacent developed in 2016 as storage and toilets. Rest of tunnel filled in.	
<b>Tunnel No 4</b>	1928	Extant but altered 2016	The Improvement Scheme included pedestrian tunnels under the Marine Drive, separating cars and pedestrians. The northmost tunnel was north of the BSBLSC and linked the park via stairs to the promenade below the drive. Board / boat storage is understood to have been provided location not known. Filled in in 2016.	


NAME	DATE	STATUS	COMMENTS	IMAGE
Bandstand and Chair Store 2 (on sand)	c1930	Removed	Timber platform constructed between groynes. Some photos show sign indicating function. Apparently semi-permanent or temporary as sometimes there and sometimes not in photos. Destroyed in storm - 1935.	
<b>Phase 6 : Continuing the Beautification Scheme</b>				
Bathing Pool between the groynes	1931	Scheme	Unbuilt proposal. Plans held in WLS.	No historic image
<b>Notts Avenue</b>	part renamed 1931, 1979	Extant	Not in study area, included for identification purposes. Originally Sir Thomas Mitchell Road but never formed. Formed and renamed in 1931. Required construction of retaining walls.	 
<b>Campbell Parade</b>	By 1932	Extant but altered	Widening for tram.	No historic image
Tramway Extension to North Bondi (Loop removed)	By 1932	Closed by 1960	North of study area, included for identification purposes. Land resumed for tram extension.	
<b>Bondi Surf Bathers Life Saving Club</b>	1933 - 1934	Extant	Designed by architects Ross and Rowe to fit in with overall improvement scheme. Since altered and added to.	
<b>Stone Retaining Wall to Notts Avenue</b>	By 1938	Extant	Not in study area but included for dating photos. Substantial random coursed sandstone retaining wall in panels to edge of Notts Avenue probably dating from when Notts Avenue was formed in its current elevated configuration. Appears in photographs by 1938	
<b>Phase 7 : The War Effort</b>				
Machine Gun Emplacements	1942	Filled in	Plans in WLS indicate built in park as part of WW2 defences in 1942. Stairs, landings and ramps providing beach access demolished and rebuilt after the war.	No historic image. Shown in Waverley Engineers plans but not clear and not legible at this scale.

NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Phase 8 : Post War and the Royal Visit</b>				
<b>Amenities - South Bondi</b>	1950	Altered 1984 and 2015	Not in study area but included for dating photos. Drawing with brick set out dated 1949. Built into existing retaining wall and under the Notts Avenue footpath. Council facility. Expanded in 1984 with award winning design by Clive Lucas Partners with arcade and arches matching the Pavilion. Reworked in 2015.	
<b>Biddigal Reserve</b>	c1950s, 1966	Extant	Part only in study area. Previously developed with Beach Court dressing rooms and shops and residences including Tiselton – one of the first houses here. This and other houses were demolished by 1961 leaving Beach Court on the waterfront that was demolished in 1966. Initially the new reserve was bare with grass and steps and the promenade below. Retaining walls added 1978 - 1979 by the PWD	
<b>Cable - COMPAC</b>	1962	TBC	Several generations of cables laid across beach within cable reserve.	
<b>North Bondi Baths – (Mermaid Baths, Wading Pool, Children’s Pool, Lions Club Pool).</b>	By 1965	Extant but altered	Part only in study area. Actual date of construction not yet confirmed. Proposed in drawings in 1947 but not in 1961 aerial. Probably built at the same time as the culvert as prior to this stormwater discharged directly into this area. The photo at right (1965?) is possibly an opening as the Lions Club banner is displayed and flags. Ramp added c1985.	
<b>Stormwater Culvert and Promenade, North Bondi - with Mural and rock cut drain</b>	c1965	Extant	Part only in study area. The earlier configuration was with the promenade in front of Beach Court and stormwater discharging onto the beach. The concrete culvert was constructed taking water further along the rocks to the east. Built between 1961 and 1971 (as shown in aerials). Engineers drawing of culvert is undated. Contemporary with the culvert is a drain cut into the rock platform. There is a modern tiled mural on the side of the culvert.	

NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Phase 9 : Community Uses</b>				
Lifeguard Tower - First	c1970	Demolished c2000	Designed by architect Fred Heilpern. Complete March 1975. Co-funded by Lions Club of Bondi (Pavilion CMP). Drawings held in WLS library.	
Cable - Tasman Cable	1975	Extant	Several generations of cables laid across beach within cable reserve.	
Surf Pavilion - Theatre addition	1975	Extant	Interior space within the first floor of the Pavilion. Refer Pavilion CMP. Part of the redevelopment of the Pavilion as a community and arts centre.	
Shelter Sheds – large (c1980)	Late 1970s, 1980s	Demolished - except one at north end	Several traditional picnic / shelter sheds throughout the park. They are a standard design also built at Bronte Beach and other sites. Six are visible on the 1982 aerial photo and eleven in the 1991 aerial. The sheds were demolished in 2016-17 except one in the childrens playground.	
Bondi Park Playground - South of Pavilion	1980s	Demolished	Playground equipment was installed in several locations in the park being relocated at varying times. It is shown adjacent the Pavilion in this photo but must have been short-lived as it does not appear in aerial images taken at 10 year intervals.	
Skate Park (Bondi Skate Park)	1980s	Extant but altered	First skate board facility built in the 1980s on site of earlier children's playground. Altered several times. The half pipe shown is on the promenade east of the current skate park. Redeveloped extensively in 2003. Upgrade proposed in 2016.	
Cable - ANZCAN (Cable Bondi to Anson Bay, Norfolk Island)	1983 - 1984	Upgraded	Laid as a replacement for COMPAC, ANZCAN followed the same route from Australia and NZ to Canada, via Norfolk Island. Cable was 8,250 nm long, with 1,213 repeaters and a capacity of 1,380 telephone circuits.	
Stormwater Culvert and Promenade, South Bondi	1986	Extant	Penkivil St drain extended by MWS&BD away from beach along rocks in 1986 (drawing 8553). Originally intended to form tunnel to The Boot but did not proceed. Drawings note removal of boat store and filling between culvert and base of cliff.	

















NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Bondi Park Playground - North of Pavilion</b>	c1989	Extant	Successor to playgrounds elsewhere in park. This site was undeveloped in 1982. By 1991 there was a smaller semi-circular playground with some tree planting. It was extended and shade sails were added between 2007 and 2011.	
<b>Phase 10 : Infrastructure and the Bondi Brand</b>				
<b>Bondi Outdoor Gym</b>	c2000	Extant	Successor to early fitness equipment originally in area of skateboard park. Established at North Bondi c2000 and since upgraded.	
<b>Gross Pollution Trap (GPT)</b>	c2000	Extant	Part of the stormwater system within the park. Underground. Added and upgraded over time including under stormwater tank.	No historic image
<b>Lifeguard Tower - Second</b>	2001	Extant	Successor to former lifeguard towers including one on north groyne. Plaque on building records opening on 21 <sup>st</sup> Dec 2001 by Mayor and notes funded by Council and Speedo.	
<b>Surf Pavilion - Restaurant Addition</b>	2004	Demolished	Part of a bar and café fitout to northeast corner of Pavilion. Semi-circular glazed addition. Removed in 2020 as part of Pavilion conservation project.	
<b>Underground Water Tank (Stormwater / Rainwater Harvesting)</b>	2011 - 2012	Extant	Underground tank built in 2012 as part of plant to collect polluted water and process. Located at South Bondi adjacent to skate park.	
<b>North Bondi Surf Life Saving Club</b>	2013	New building	Old (fourth) clubhouse completely demolished. New clubhouse designed by architects Durbach Block.	
<b>Picnic Shelters, planting and paths</b>	2017	Extant	Five free form picnic shelters erected south of the Pavilion and two to the north. Received small project architecture award in 2017. South of pavilion indigenous planting around shelters and new wide diagonal path.	
<b>Surf Pavilion – Restoration and Conservation</b>	2022	Extant	Major project including removal of intrusive additions, improved public access, additional facilities, new garbage collection access (road in park to NW) and conservation work such as replacement of roof tiles with “Roman” tiles	


NAME	DATE	STATUS	COMMENTS	IMAGE
<b>Bondi Surf Bathers Life Saving Club Upgrade</b>	2022	Extant	Plans approved for upgrade to club including removal of intrusive additions, museum in hall, space for archives and new wing at rear	

The following table is a chronology of the major cultural plantings of pines, mostly Norfolk Island pines.

Table 2.3 : Chronological List of Major Cultural Plantings

NAME	DATE	STATUS	COMMENT - PLANTING	IMAGE
<b>A copse of Norfolk Island Pines</b>	<b>late 1800s</b>	One specimen from this time remains	Planted at the southern tip of the central section of Bondi Park (where Queen Elizabeth Drive begins). 	
Norfolk Island Pines	<b>c1900 - 1910</b>	All of these original plantings died or were removed.	Planted as features on the formalised terraces on the southern slopes of Bondi Park 	 
Double row of Norfolk Island Pines	<b>c1910s</b>	None of the remainder of these plantings survive today	Planted along entire former edge of Bondi Park and Campbell Parade. One complete row plus others in body of Park. Removed during 1920s widening of Campbell Parade and planning for new Pavilion. This mass plantation also included a section with five parallel rows behind the earlier pavilion. A short line of these Pines, near cnr. Beach Road and Campbell Pde remained in Campbell Pde road corridor until mid 1960s or later. 	  

NAME	DATE	STATUS	COMMENT - PLANTING	IMAGE
<p><b>Norfolk Island Pines</b></p>	<p><b>c1910 - 1930</b></p>	<p>Two mature Pines on Campbell Parade in this area survive. They appear to be from this early 20<sup>th</sup> century planting.</p>	<p>Planted throughout the southern lawns. The locating of specimens throughout the southern slopes (at that time) appears to have been carried out without a specific plan for the siting of the trees.</p> 	
<p>Norfolk Island Pine</p>	<p><b>c1930</b></p>	<p>Most of these trees had died by the late 1960s</p>	<p>An en-mass Norfolk Island Pine planting was carried out through the main section of the park (immediately south of the pavilion), on the slopes behind the pavilion and within the lawns to the immediate north of the Bondi SBLSC. These plantings were part of the late 1920s improvement scheme works. Also visible as young trees in photo above.</p> 	
<p>A single row of new plantings (likely Norfolk Island Pines)</p>	<p><b>1961 - 1970</b></p>	<p>These specimens appear to have been removed by 1982.</p>	<p>Planted along the base of the grass slope above Queen Elizabeth Drive (west of the pavilion).</p>	

NAME	DATE	STATUS	COMMENT - PLANTING	IMAGE
<p><b>Norfolk and Cook Island Pine plantings</b></p>	<p><b>1990s to present</b></p>	<p>Extant</p>	<p>Along the top of the southern slopes of the Park, opposite the Astra Hotel along the northern edge of Bondi Park opposite Hall St and Roscoe St scattered amongst the Banksias and Casuarinas on the shallow slopes to the north of the Pavilion to skirt the lawn area immediately northeast of the pavilion behind the children's playground.</p>	 <p>The image column contains three photographs. The top photo shows a tall Norfolk Island pine in the foreground, with a multi-story building and other trees in the background. The middle photo shows a wider view of a grassy slope with several trees, including pines, and a building in the distance. The bottom photo shows a similar scene from a different angle, highlighting the pines and the building.</p>

### 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 useful 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 BBCL:

Table 3.1 : Summary of the Phases of Development

Title	Date Range	Summary of the phase	Building / Activity within Study Area
<b>Phase 1</b> <b>Bondi Bay</b> Bondi Bay and Headlands	To 1850	Documentary evidence of use of and access to specific natural resources, as evidenced by tools, carvings and burials. Occasional visitors (on foot)	Aboriginal use: Possible burials Tool making workshop Fishing / camping spots or permanent water
O'Brien's Grant / Lagoons and South Head Rd	1850 - 1879	Permissive uses, picnics, bathing, fishing, 1857 and 1868, lagoons and road resumptions, proposed drive	No beach front structures identified, no significant activity or structures in study area
<b>Phase 2</b> <b>The Reserve</b>	1880 - 1889	Municipal councils setting aside reserves in their LGA Walk down hill from tram, past rocks to The Reserve, Thomas Mitchell Rd in reality a track Natural Spring Start of Tourism - Cliff House Hotel Pacific Pavilion (Dancing)	<b>Waverley Council</b> Paths and Steps, Seats, Bathing Pool Terracing and Paths, Bondi Park South commenced
<b>Phase 3</b> <b>Municipal Improvements</b> The Tram Loop	1890 - 1899	Tram to beach brings more users – Temporary uses on Public Holidays and special trams Men bathing at Southern end, women further along beach Still known as The Reserve	<b>Waverley Council</b> - Minor works Concessions Temporary structures – Public Holidays, eg refreshment booths <b>Transport / Infrastructure</b> Tram Extension and Loop
Permanent Facilities	1900 - 1909	Permanent facilities for bathers, clubs, refreshments Adjacent facilities also for tourists – Balconies Tea Rooms Bathing restrictions relaxed (but not swimwear regulations) Protests over regulation of beach use Birth of the Life Saving movement	<b>Municipal Improvements</b> Dressing sheds Surf Clubhouse Refreshment Kiosk <b>Concessions / Leases</b> Skating Rink and adjacent American Merry Go Round / Razzle Dazzle Taming the Bondi Sandhills
<b>Phase 4</b> <b>First Bondi Beach Improvement Scheme</b>	1910 - 1920	Planned improvement to include buildings and civil engineering works. Extending roads in the vicinity Sandhills stabilisation Extended tram line War re-enactments and fund raising for widows	<b>Waverley Council</b> Larger surf club and other club houses Castle pavilion / Dressing sheds Conveniences Bandstands Shelter Sheds on lawn and paths <b>Public Works</b> Promenade / Sea Wall / railway to carry stone Campbell Parade formed <b>Concessions and Leases</b> Cable Stations and associated bandstand

Title	Date Range	Summary of the phase	Building / Activity within Study Area
<b>Phase 5 Second Bondi Beach Improvement Scheme</b>	1921 - 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' Tourist attraction – shore visits by American cruise liners	<b>Municipal Works</b> Surf Pavilion and tunnels Groynes Marine Drive above Promenade Children's Playground and fitness equipment <b>Transport / Infrastructure</b> Low Level Sewerage Pumping Station
<b>Phase 6 Continuing the Beautification Scheme</b>	1930 - 1939	New buildings to conform with the Beautification Scheme Extend tram to North Bondi, widen Campbell Rd for Tram Continued arguments over regulation swimwear, Bondi sets standards Newsreels and Travelogues Beach Acrobatics (Beachobatics)	<b>Municipal Works</b> Depression works New club houses – Surf Clubs, <b>Transport / Infrastructure</b> Notts Avenue formed
<b>Phase 7 The War Effort</b>	1940 - 1949	Restriction of public access to coastal beaches. Observation and Search light posts to coast. Coastal Defences. 'R&R' for military personnel Crazes eg Jitterbugging Loan fundraisers Surf Colonies	<b>Temporary wartime uses</b> Series of Machine Gun Posts built Barbed wire to coastal beaches Destruction of groynes, ramps and nearby roofs Temporary wartime uses of buildings – commandeered by Australia and USA
<b>Phase 8 Post War and the Royal Visit</b>	1950 - 1969	Improvements for beach users Additional reserves and playgrounds. Infrastructure upgrades	<b>Municipal Works</b> Demolition of Beach Court and creation of Biddigal Reserve Additional conveniences First Aid <b>Concessions</b> Extend club houses <b>Transport / Infrastructure</b> Stormwater improvements Undersea Cable upgrades
<b>Phase 9 Community Uses</b>	1970 - 1990	Infrastructure upgrades continue Facilities and reserves upgraded by council and renamed Major Storm in 1974 Beginning of 'Backpacker' tourism	<b>Municipal Works</b> Larger Shelter Sheds in park Theatre in pavilion Life saving tower Additional amenities blocks <b>Concessions / Leases</b> Additional Sports facilities added to clubs
<b>Phase 10 Infrastructure and the Bondi Brand</b>	1990 - 2016	Bicentenary Annual Events such as sculpture by the sea Initiatives by Council to bring people to the beach.	<b>Municipal Works</b> First floor and side entrance BSBLSC New surf club house North Bondi Paving and Paths <b>Art</b> Murals and sculptures in Bondi Park




### **3.2 Basis for the Phases of Development Plans**

The phases of development plans following have been produced by overlaying historic maps, plans, drawings and aerial photographs onto a 2014 aerial photograph of the site that was provided by Waverley Council. This technique gives a clear and easily understood impression of the Bondi Beach Cultural Landscape at earlier periods and locates features for assessment of whether they remain extant or as archaeological remains or have been disturbed by later development.

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. All overlaid plans in this section are shown at a reduced scale and have played a substantial part in the process of mapping change in the landscape up to the present time. The plans are A3 in this document and should be printed at A3. A separate file of all the A3 size pages in this document is also included in an appendix (Appendix E) for ease of printing.




The main plans and maps used in the overlays are shown in Table 3.2.


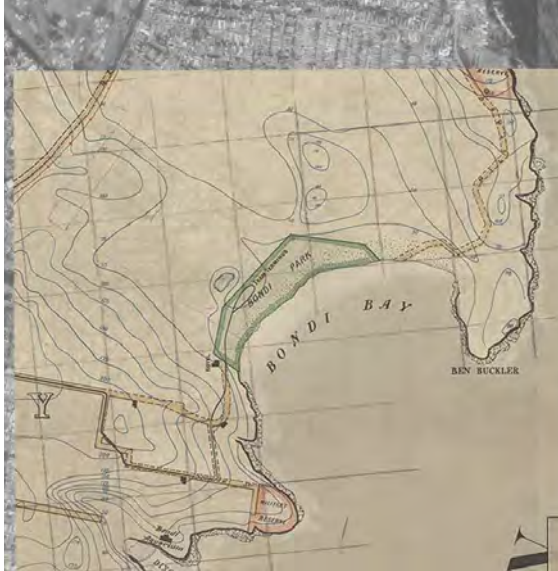

Table 3.2 : Maps and Plans Used in the Overlays for the Phases of Development Plans

DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
c1850	Part of a Parish Map for Alexandria AO Map No. 185	Shows location of lagoons, Robert's Grant, Hurds Grant, Old South Head Road and Belle Vue as well as Ben Buckler	
1857	Australia, Port Jackson [cartographic material] / as surveyed by Lieut. John Hutchinson and Mr J. Woods Smith - under the direction of Captn. H. M. Denham. Digital Order No. a4986001 Call No. Z/M3 811.15/1857/1	Shows location of Old South Head Road, Sandhills and Homestead	
1868	Plan of the Boundaries of William Roberts' 200 acre Grant at the Old South Head Road in the Parish of Alexandria and County of Cumberland as originally marked out by J. Meehan in 1809 – granted in 1810 CP961.690	Shows land resumed for Military Road 1887, track for private Railway, location of lagoons, South Head Road, tracks, Mr O'Brien's Residence, resumption of land at Bondi Beach and Hunter Park. Showing also the portion of land now claimed by Francis O'Brien between the original North East Boundary and the South West Boundaries of Francis John Knight's 50 acres granted in 1837 and Richard Hurd's 30 acres granted to Parry Long in 1841	

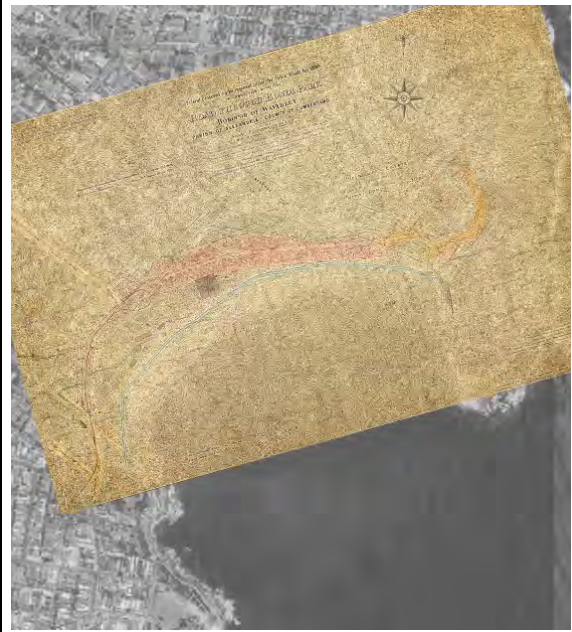


A3 versions of these overlays can be found in Appendix E – Part 1






DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1880	DSCN4436	Shows Location of Grants, road reserves, Old South Head Road, Sir Thomas Mitchell Road, Hunter Park Reserve	
1884	Land resumed at Bondi for Public Park DSCN4432	Shows location of lagoon near beach and street grid	
1887	Plan of the borough of Waverley / compiled to date by S. Pollitzer, C.E. Sydney 1.1887 [Commanding Engineer January 1887] nla.obj-229950697	Plan shows: Hunter Park Reserve, Marks Park Reserve, Government Road and Mouth of Sewer, location of lagoon near beach, sand mass and location of Bondi Baths	
A3 versions of these overlays can be found in Appendix E – Part 1			

DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1881 – 1913	Plan of part of the beach at Bondi Bay Proposed to be resumed for Public Use Parish of Alexandria County of Cumberland	Plan shows: O'Brien's Homestead, Seaview Hotel, Cliff House Hotel, Dancing Pavilion, lagoon near beach, crown land reserves, outline of land resumed for Bondi Park	
1894	Contour Map of the country between Port Jackson and Botany Bay / H.W. Renny Tailyour Map RM 2873 Department of Lands	Showing Denham Street Tramline, Bondi Park, Tram Terminus with loop, Cliff House Hotel, Marks Park as Military Reserve and lagoon near beach	
1900	Part of Index Map Parish of Alexandria County of Cumberland Metropolitan Land District. Eastern Division N.S.W. AO Map No. 24497	Shows Reserves, street grid, Bondi Park, tram loop, Resumption of Land for Military Road	




A3 versions of these overlays can be found in Appendix E – Part 1



DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1902	Plan of land proposed to be resumed under the Public Roads Act 1897-1902 in connection with the Road through Bondi Park, Borough of Waverley, Parish of Alexandria, County of Cumberland, CP7566-1603	Shows proposed road through Bondi Park (Pretoria Parade), Cliff House Hotel, Dressing Sheds, Bondi Surf Bathers Life Saving Club Room on beach	
1910	Plan of Bondi Park, Municipality of Waverley, Parish of Alexandria, County of Cumberland, Metropolitan Land District, Land Board District of Sydney, CP4594.3000	Plan shows: Cliff House Hotel, Campbell Parade, Asphalt Path, sea wall and iron railing first stage, lavatory and waiting room at tram loop, tram loop, cables, Bondi Surf Club, Refreshment Rooms and Surf Sheds, proposed location of Pavilion, road access to buildings in park	
1913	Bondi Beach Improvements Contour Plan, WLS Engineers Drawing 0003935-01	Shows Cliff House Hotel, South Bondi paths and retaining walls, Bondi Baths, Refreshment Rooms and Surf Bathers Life Saving Club, extension of Promenade and sea wall, Skating Rink, Men's Dressing Shed, Ladies Dressing Shed, tram loop, Pacific Cable Board and Band Stand, Bondi Life Savers Club new building, Municipal Surf Sheds, Metal Road	

A3 versions of these overlays can be found in Appendix E – Part 1



DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
c1913	Bondi Beach Improvements, Extension of Retaining Wall New Roadway, etc. WLS Index No. 263	Plan showing: Bondi Baths, Existing Promenade and railing, new concrete retaining wall and pavement, Surf Club, existing Tea Room and Surf Shed, existing roadway and new roadway	
1914 / 1915	Plan of proposed Alignment under Public Roads Act 1902 of parts of Campbell Pde, Ramsgate Ave, Brighton Boulevard and Hastings Pde, Municipality of Waverley, County of Cumberland, Parish of Alexandria, Metropolitan Land District, Land Board District of Sydney, WLS Index No. 3936	Shows Pacific Cable, Campbell Parade realignment, street grid	
1920	Detail Survey of Area at Southern End of Bondi Beach Municipality of Waverley WLS Index No. 3918	Showing concrete bridge in park, stairs and paths, Oceanmore, concrete pumping station, Bondi Baths, standing board in pool, showers, Bogey Hole, South Bondi retaining wall, Sir Thomas Mitchell Road East, Existing concrete bridge and steps under paths in South Bondi, stone steps, paths and new asphalt promenade with ramp	



A3 versions of these overlays can be found in Appendix E – Part 1

DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1923	Bondi Beach Improvements, Topographical Plan, Hardy Busby & Norman WLS Index No. 3930-01 & 3930-02	Plan showing: paths, steps and retaining walls in South Bondi, ramps to promenade, shelter sheds in park and along promenade, lavatories and tramway waiting room at tram loop, cable terminal and Band Stand, Surf Sheds, Refreshment Rooms, Marine Drive through Park, temporary Chair Store and Band Stand on beach, playground with Razzle Dazzle, parallel Bars, Horizontal Bars, swings and Giant Stride in Park near tram loop, Stormwater outlet and drain North Bondi, North Bondi Clubhouse	
c1923	Bondi Beach Improvements for the Waverley Council General Plan of Layout WLS Index No. 4273	Shows proposed removal of picnic shelters, retaining wall along Marine Drive, Motor Park, bridges and tunnels, paths through park, new building (Pavilion), new Cable Terminal Station (room), indicated removal of existing Pavilion and Club House, North Bondi Club House	
1931	Municipality of Waverley Bondi Baths General Improvements Contract No. 1 Improvements to Pool WLS Index No. 236-1	Lengthening and Improvements and new childrens' pool	
A3 versions of these overlays can be found in Appendix E – Part 1			

DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1933	Plan of Proposed Childrens' Playground in Bondi Park WLS Index No. 1714	Items include: Trapeze, Giant Stride, single Swinging Boat, swinging rings, parallel bars, swings x 2, Merry Go Round, Sea-Saw, Horizontal Ladder, Juvenile Roundabout, Hobby-home	
1943	1943 Aerial Waverley Council	Shows existing Wally Weekes pool and paths in Bondi Park	




A3 versions of these overlays can be found in Appendix E – Part 1

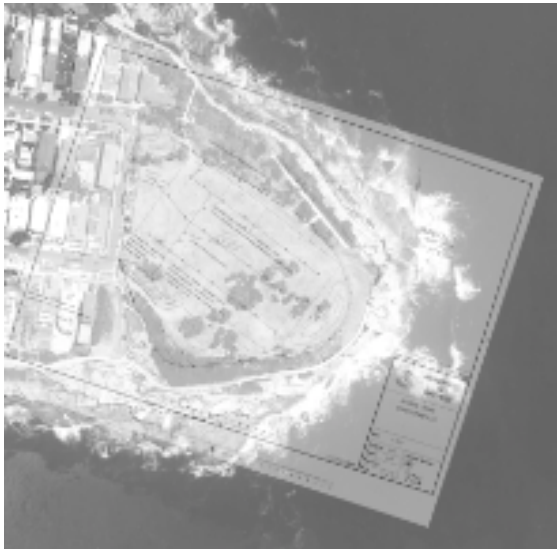
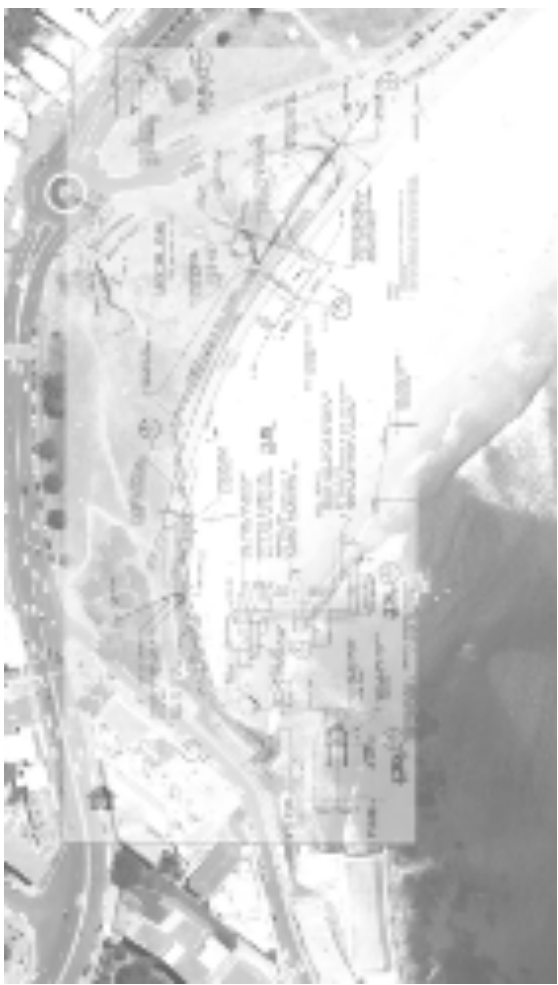
DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1945	Plan showing survey of constructed pathway along coastline from Gaerlock Ave, around Marks Park and Hunter Park to Notts Ave Municipality of Waverley WLS Index No. 512/1	Shows Coastal walkway and viewing platform (lookout) in Marks Park as well as existing paths and stairs to Kenneth Street	
c1945	Ben Buckler and Ramsgate Ave. Foreshores WLS Index No. 530	Shows property boundaries to Ramsgate Avenue buildings, boat sheds and slipway to Amateur Fishermens' Club. Apartment blocks erected	
A3 versions of these overlays can be found in Appendix E – Part 1			

DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1946 - 1969	Plan of proposed Childrens' Wading Pool at Nth Bondi WLS Index No. 1046	Shows proposed (future) position of promenade along pools, proposed wave traps to pools	
c1950	Proposed Lavatory Accommodation – Bondi Park – at Notts Avenue WLS Index No. 1778/2	Shows location and layout of lavatories under road and in relation to Notts Avenue retaining wall	

A3 versions of these overlays can be found in Appendix E – Part 1



DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1956	Plan Marks Park WLS Index No. 1228	Plan showing: Marks Park Reserve with coastal walkway, Playing Field and Childrens Playground as Recreational Reserve	
1974	Waverley Municipal Council Boat Ramp to Ben Buckler Fishing Club at Low Tide WLS Index No. 855	Shows Slipway, Boat Sheds (stone and concrete) and line of MWS&DB	
1977	Municipality of Waverley Ray O'Keefe Reserve Ben Buckler Improvements WLS Index No. 910-01	Showing Boatshed, parking area and turning circle to Ray O'Keefe Reserve, location of litter bins, benches, planting, stairs and dwarf walls, paths and drainage, Monument Rock	
A3 versions of these overlays can be found in Appendix E – Part 1			

DATE	TITLE	COMMENT	IMAGE (overlaid on 2014 aerial)
1978	Municipality of Waverley Marks Park Improvements WLS Index No. 734	Plan shows Marks Park Mounds, proposed Amenities Block, Playing Field, proposed Adventure Playground, Proposed parking spaces along Marks Lane, new Pincib Retaining Wall and coastal walkway	
1986	Waverley Drainage Waverley – Penkivil S.W.C. No. 78 Extension of Outlet General Arrangement WLS Index No. 8553-01	Plan shows diversion of stormwater at South Bondi and new part of promenade over pipe	

A3 versions of these overlays can be found in Appendix E – Part 1

### 3.3 Phases of Development Plans

The phases of development plans following show the Bondi Beach Cultural Landscape in the period up to each date. On each plan items shown in red came into existence during that period, items shown in black were built or existed prior to that period. Where an item was removed or demolished in a period it has been removed from the next consecutive plan in order to show its relationship to new items during that same period.

The plans shown in this report are not to scale and are over an unrectified aerial photo. The first two plans are prepared on a different base photo and cover a larger area. The following plans are all on the same base photo and it is the same as that used for the location and item identification plans.

The scale of the area means it is not practical to show tree plantings and garden development on these plans. The history of plantings is described in the text in the history and description sections. For geology and vegetation prior to the development of the built environment, ie lagoons, sandhills, vegetation and cliff lines, please refer to section 4.1 in this report. Adjacent suburb and street development is not shown. For current street names refer to Section 1, Figures 1.3, 1.4 and 1.7.

Table 3.3 : Overview of the Phases of Development Plans

PHASE	TITLE	PERIOD	MAIN CHANGES
Phase 1	Bondi Bay	Up to 1879	Roads, grants, quarrying, tramways, reserves
Phase 2	The Reserve	1880 – 1889	Tramway, reserves, start of tourism, private residences, infrastructure, baths
Phase 3	Municipal Improvements	1890 – 1909	Tramway, beach use for bathing, facilities, Surf Life Saving, amusement
Phase 4	First Bondi Beach Improvement Scheme	1910 – 1920	First Improvement Scheme, infrastructure Surf Pavilion and Surf Life Saving Clubhouses
Phase 5	Second Bondi Beach Improvement Scheme	1921 – 1930	Second Improvement Scheme, building and civil engineering works, flats and private residences, infrastructure
Phase 6	Continuing the Beautification Scheme	1930 – 1939	Creation of parks and recreational reserves and walkways, apartment living, tramway
Phase 7	The War Effort	1940 – 1949	Restriction of access and building during the war, amenities and water access
Phase 8	Post War and The Royal Visit	1950 – 1969	Reserves, playing fields and playgrounds, recreational use of parks, stormwater outlets and diversion
Phase 9	Community Uses	1970 – 1990	Infrastructure, amenities, recreational use
Phase 10	Infrastructure and the Bondi Brand	1990 – 2016	Infrastructure, engineering, technological advancements, upgrades, architectural and sculptural design of parks
Summary of items all phases		Up to 2016	

The diagrammatic depiction of the phases is to be read in conjunction with Section 2.3 and 2.4 (including Tables 2.2 and 2.3) of this report, where each element is discussed in detail. Labels are next to their corresponding feature.

In general graphics are drawn indicatively to highlight and locate information of interest. The graphic translation of information corresponds in part to the depiction of each element on the historic maps used as overlays. It is not consistent for all the phases.

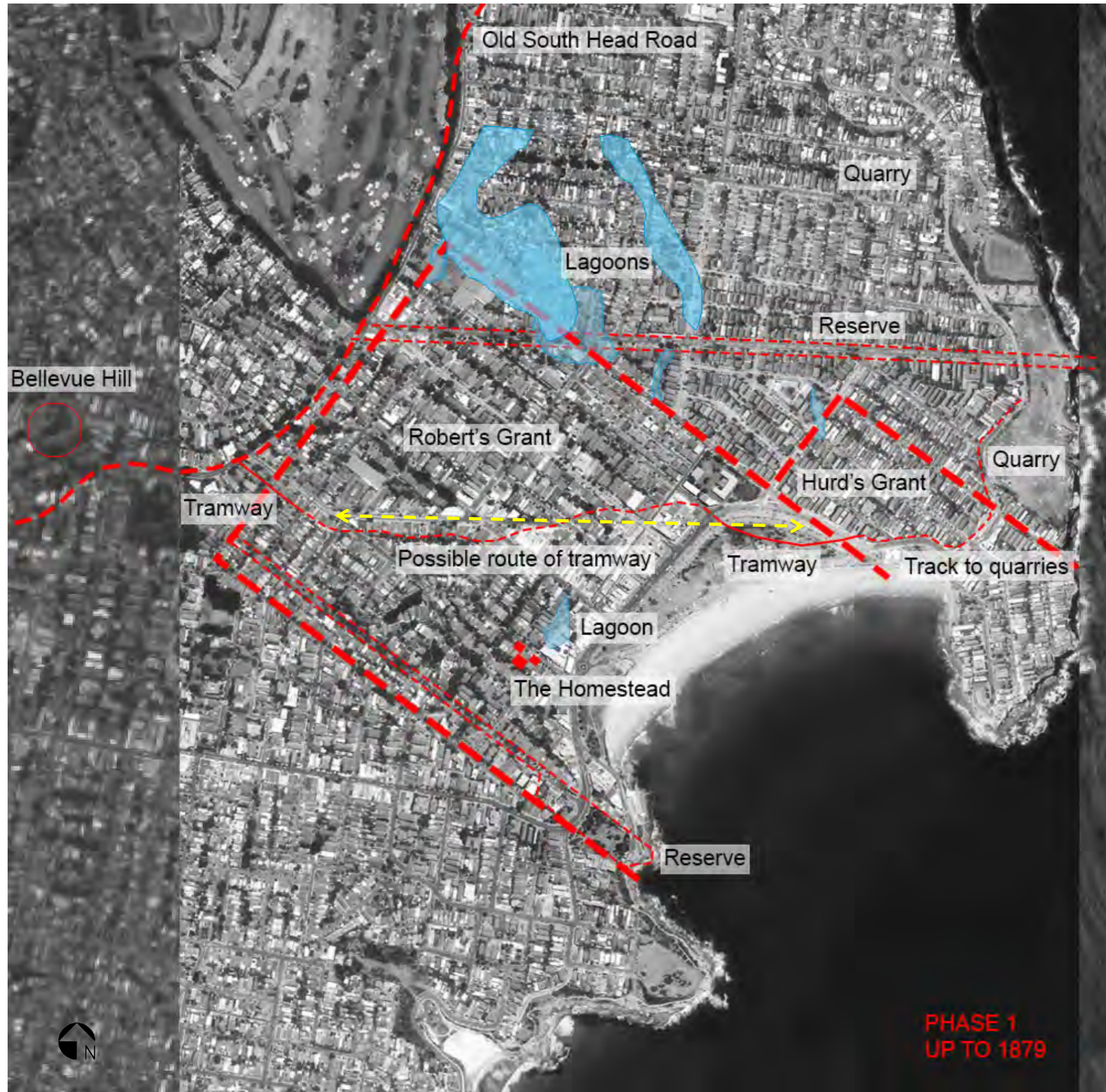
Paths, roads and boundary lines are shown in a single dotted line following the course and orientation of the element or where scale permits as the indicative outline of an area (Motor Park and Queen Elizabeth Drive).

Buildings are generally marked along their building footprint in solid. Features such as the built fabric of the tram line, seawall, tunnels, bridges and groynes that are situated under, on top or along dotted areas are shown in a single solid line in order to distinguish them from a broader area.

The following plans are designed to be printed at A3 size.

Note that they are diagrams. Elements are traced from historic plans and do not always match modern plans or cadastral boundaries.

These diagrams were prepared in 2016 on a base aerial dated 2014. It does not show the picnic shelters and altered path (south of the pavilion) that were added in 2017 nor the new road for garbage vehicle access behind the Pavilion and BSBLSC. These are illustrated in section 4.16 in table 4.3 and are shown on the level of significance diagram figure 6.7 and the diagrams in section 9 which have been redone on 2018 or 2023 aerial images which show the new picnic shelters.



### Up to 1879

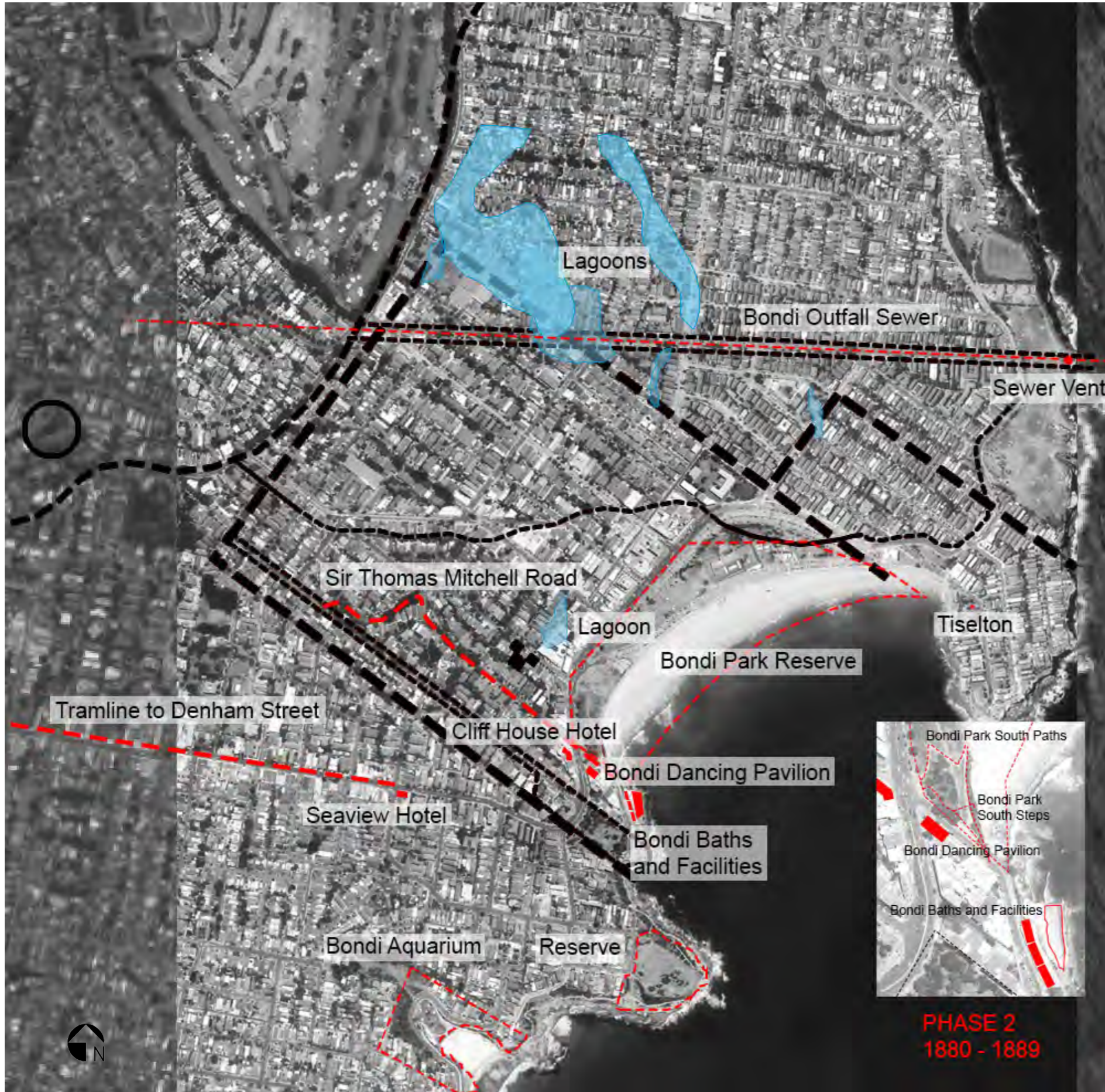
The diagrammatic depiction of this phase is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown.

The tramway in Phase 1 is O'Brien's private tramway to Murrivierie Quarry (1861). The solid line is traced off one of the historic portion plans available to JRA at the time of production of this report, the red dotted part of the route is assumed. Figure 2.34 (Smiths 1902 map) in this report shows a slightly different route which is more directly along the line of the diagonal street (O'Brien Street) and following that diagonal line across the top of Bondi Park and not entering it (shown by dotted yellow line). This may well be the route of the tramway with O'Brien St having been later constructed on the tramway embankment.

This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.1: Phase 1 - development up to 1879. Source: JRA

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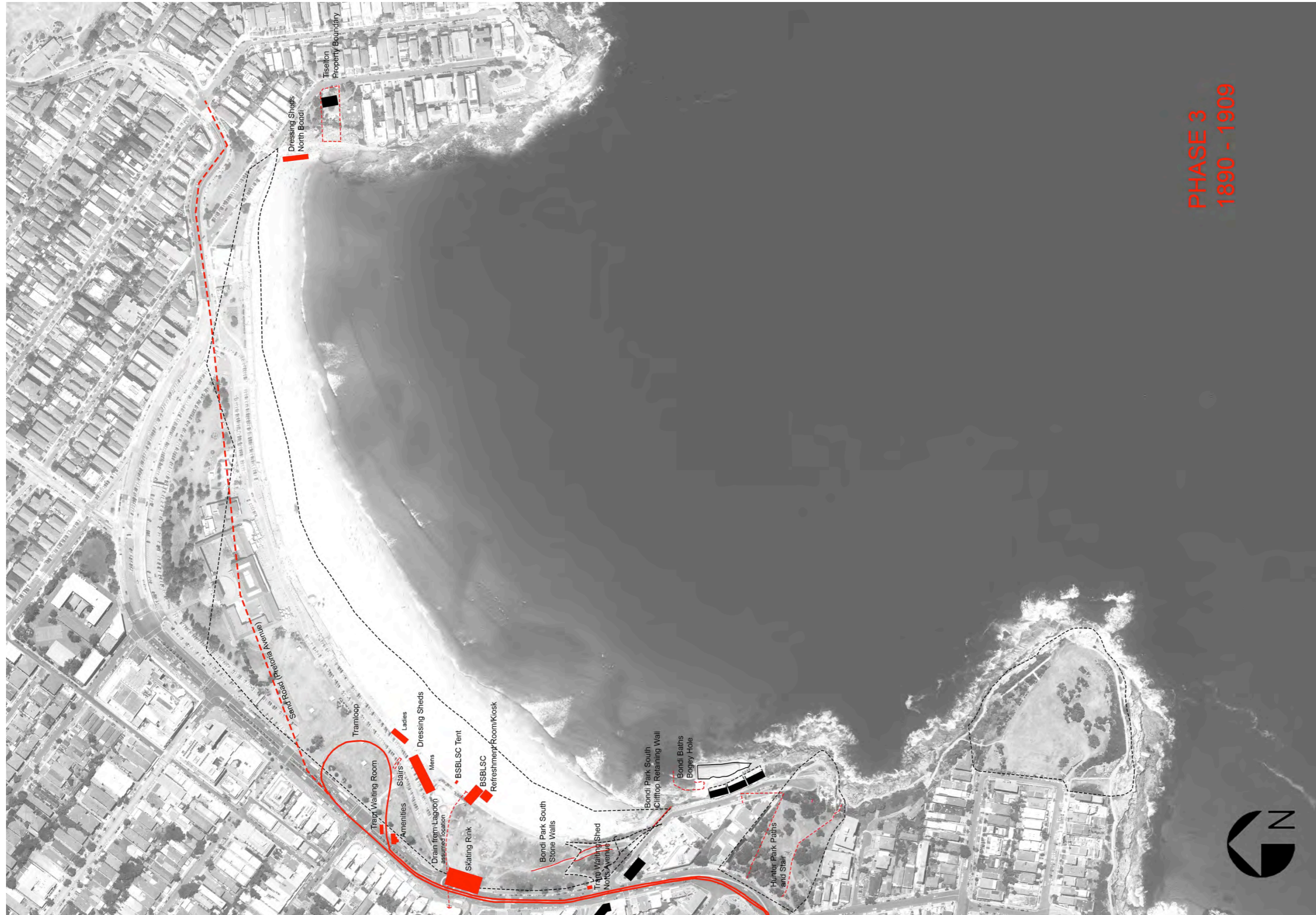
1880 to 1889

The diagrammatic depiction of this phase is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.2: Phase 2 - development 1880 – 1889. The inset in the lower right corner is an enlargement of the area of Bondi Park South and Bondi Baths for clarity. Source: JRA

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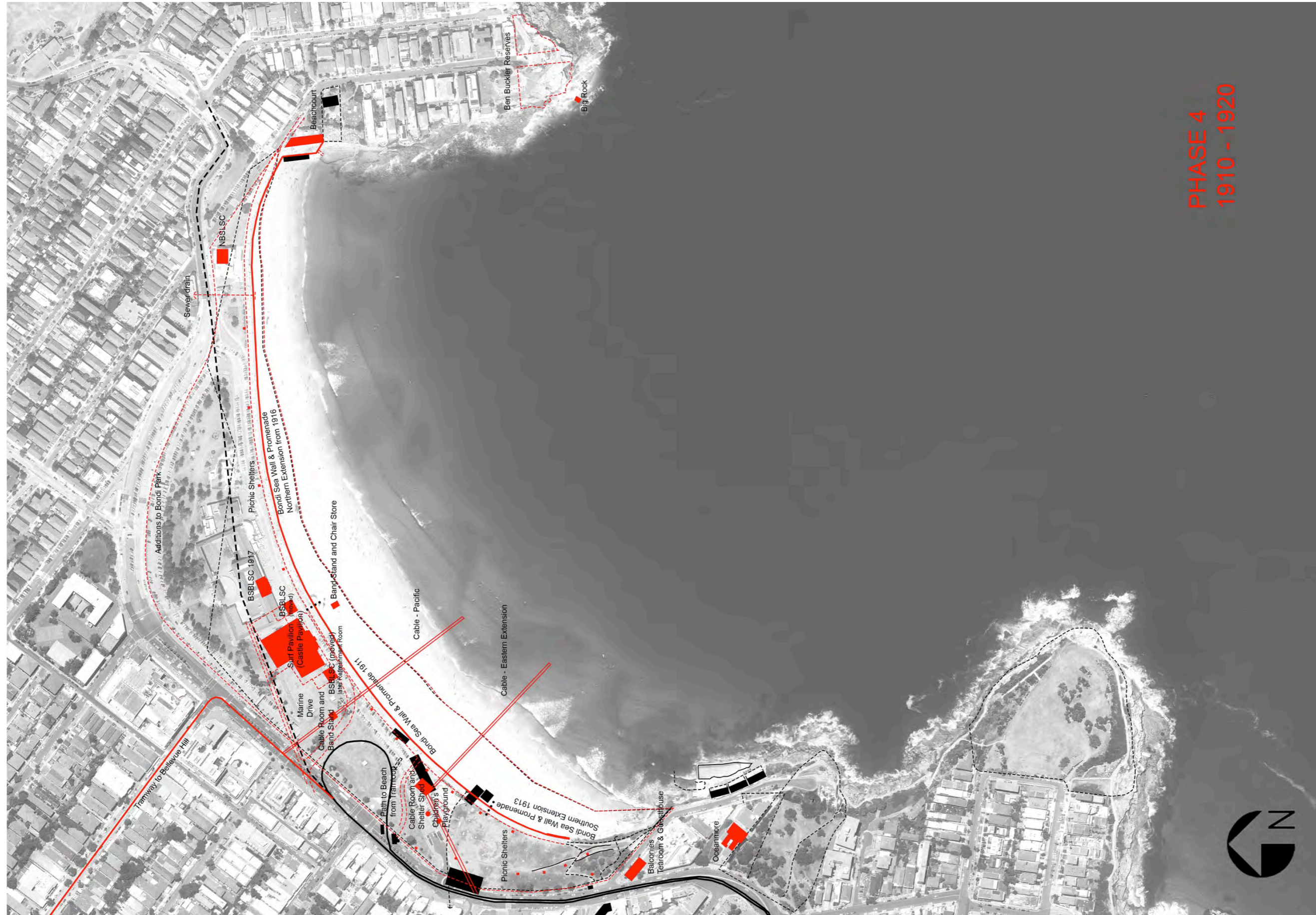


**PHASE 3**  
**1890 - 1909**

**1890 to 1909**  
This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.3: Phase 3 - development 1890 – 1909. Source: JRA

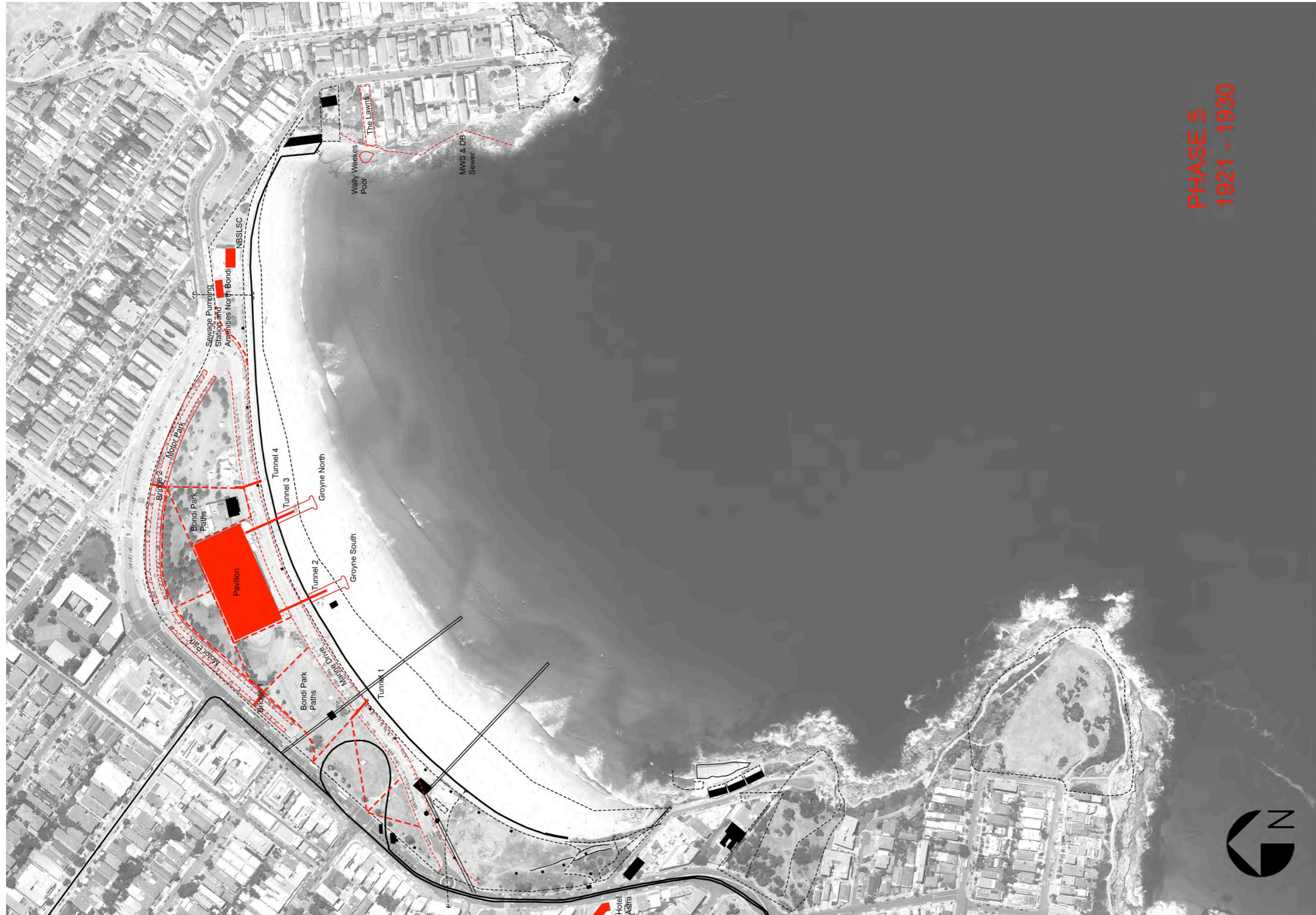
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**1910 to 1920**  
 This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.4: Phase 4 - development 1910 – 1920. Source: JRA

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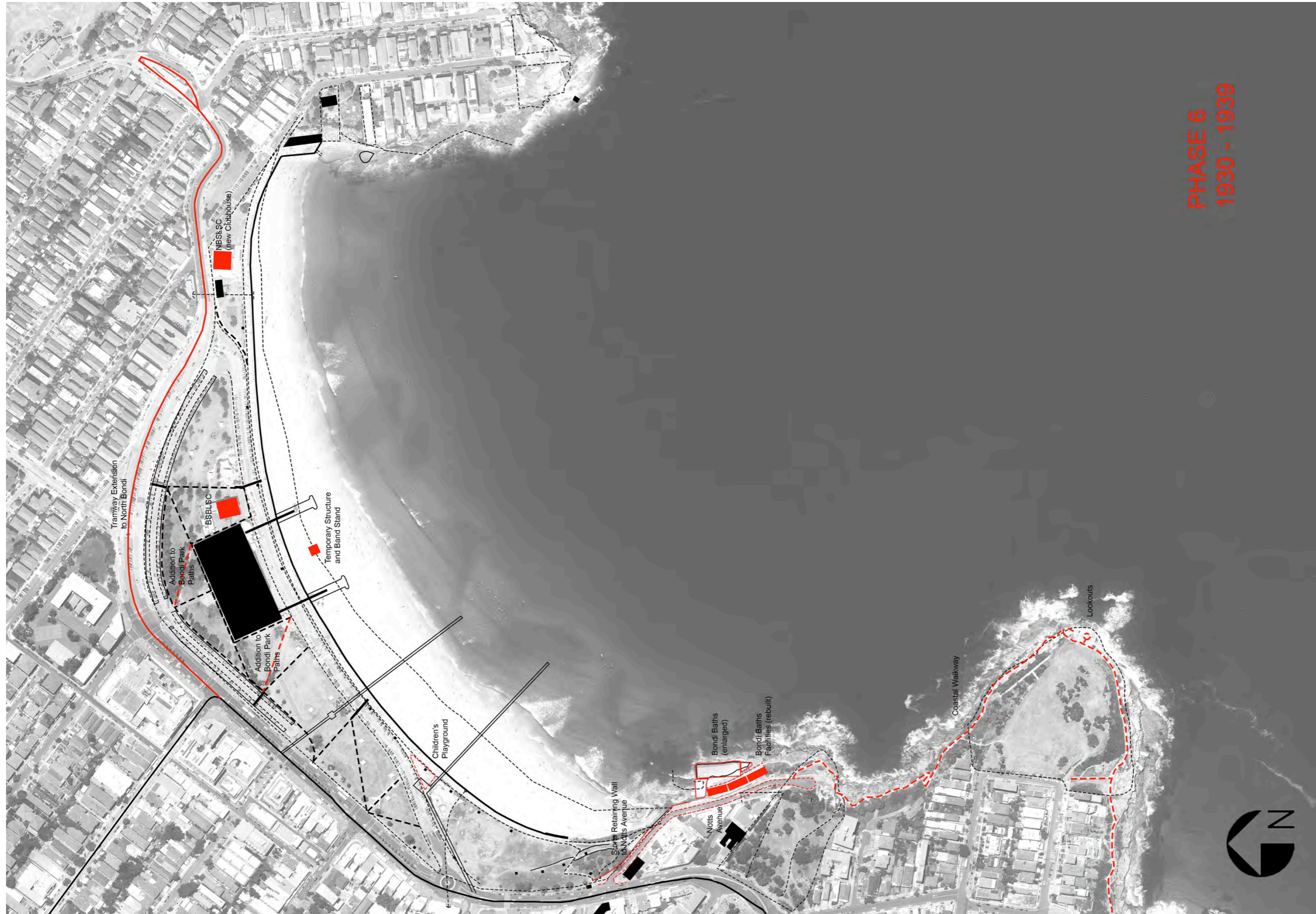


PHASE 5  
1921 - 1930

**1921 to 1930**  
 This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.5: Phase 5 - development 1921 – 1930. Source: JRA

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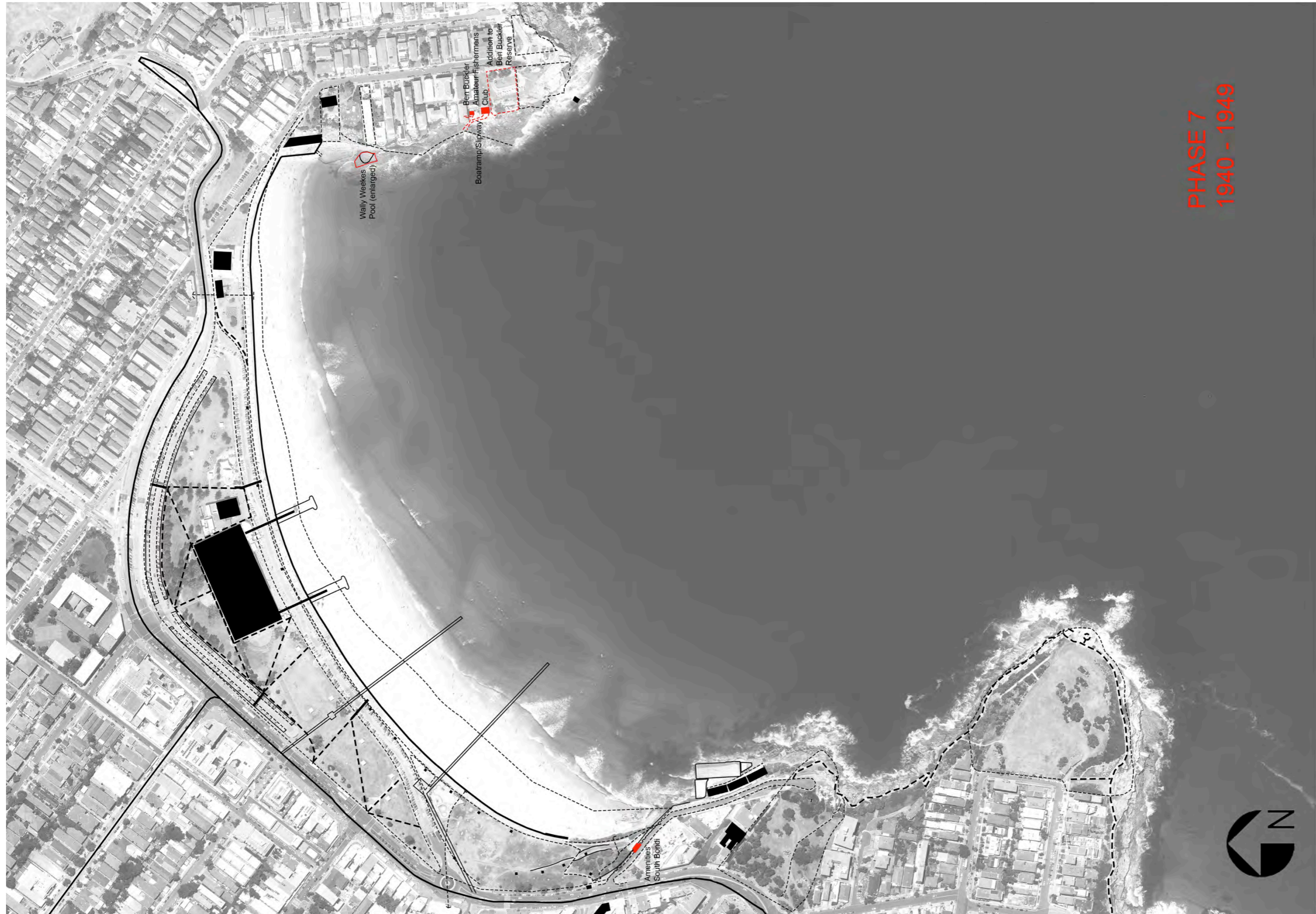
**PHASE 6**  
**1930 - 1939**

**1930 to 1939**  
This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.6: Phase 6 - development 1930 – 1939. Source: JRA

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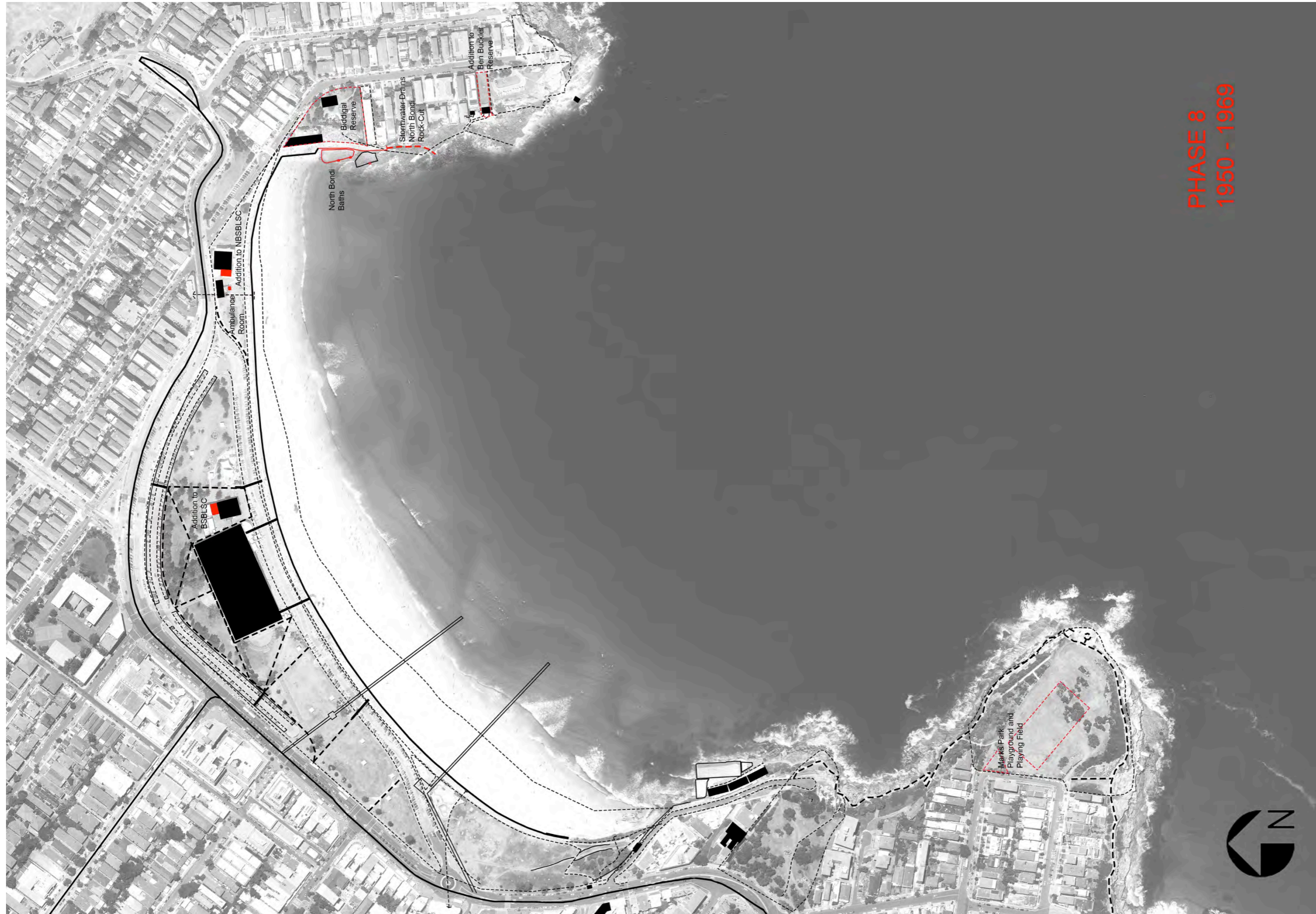


**PHASE 7**  
**1940 - 1949**

**1940 to 1949**  
This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.7: Phase 7 - development 1940 – 1949. Source: JRA

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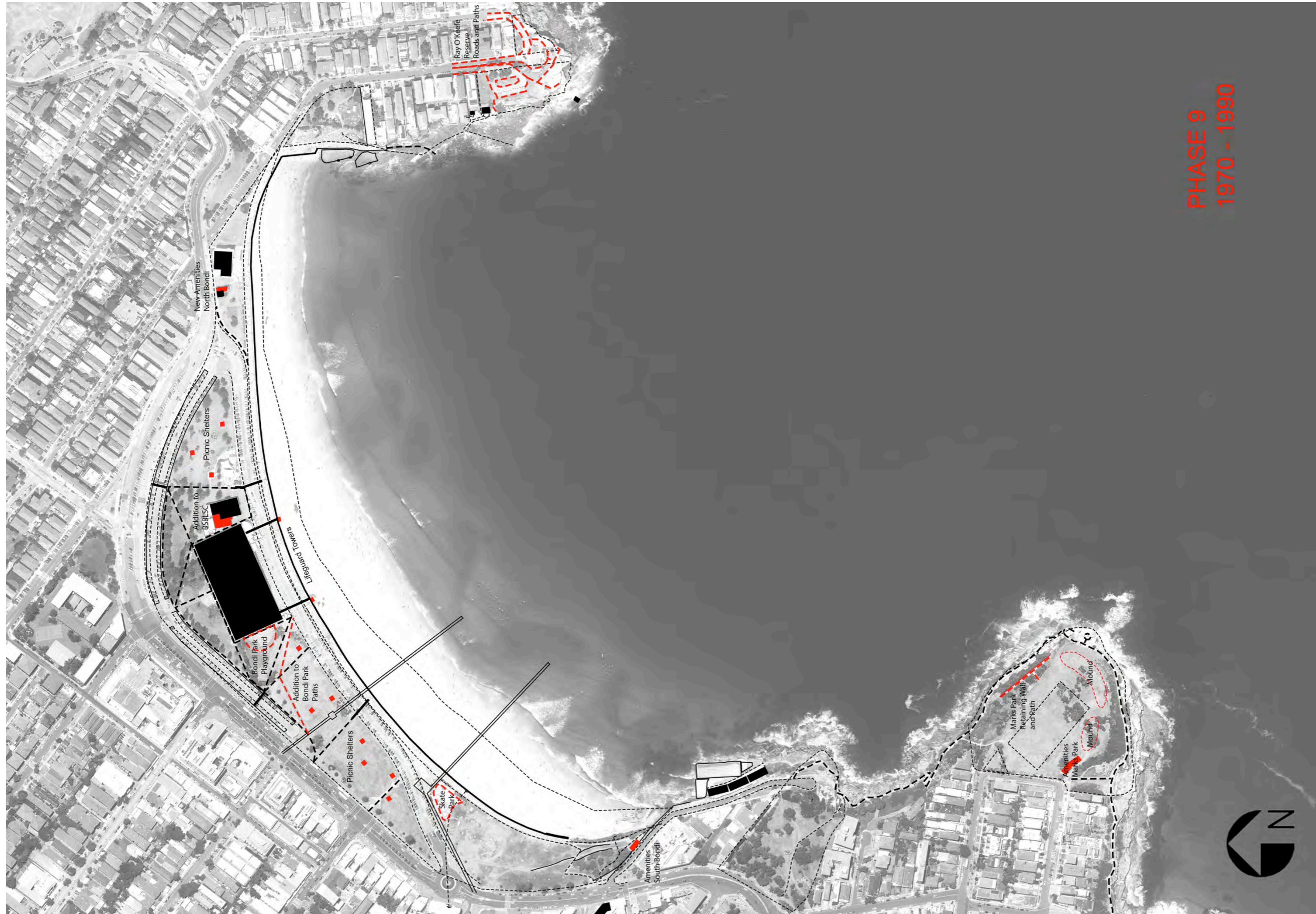


PHASE 8  
1950 - 1969

**1950 to 1969**  
 This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.8: Phase 8 - development 1950 – 1969. Source: JRA

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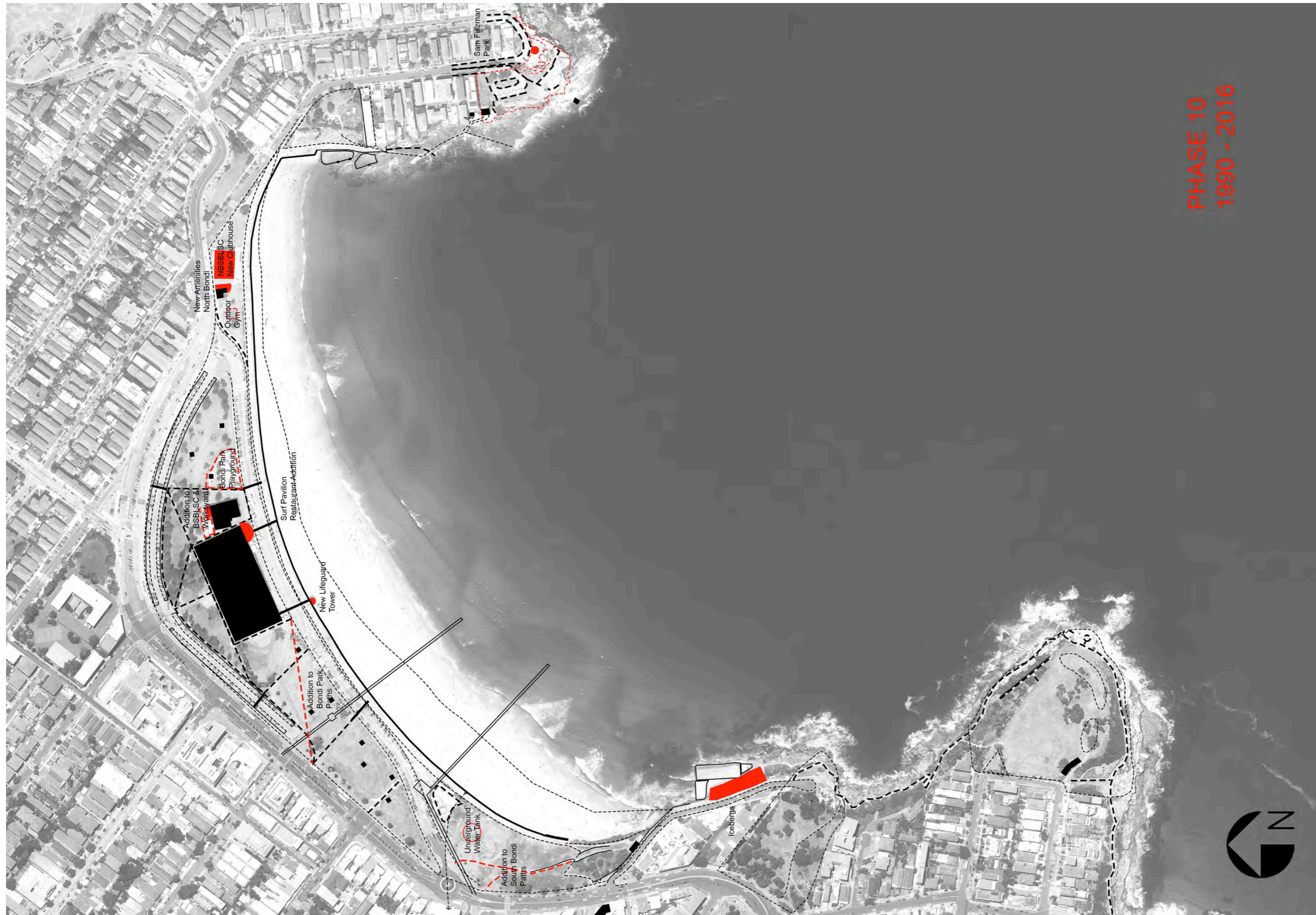


PHASE 9  
1970 - 1990

**1970 to 1990**  
 This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.9: Phase 9 - development 1970 – 1990. Source: JRA

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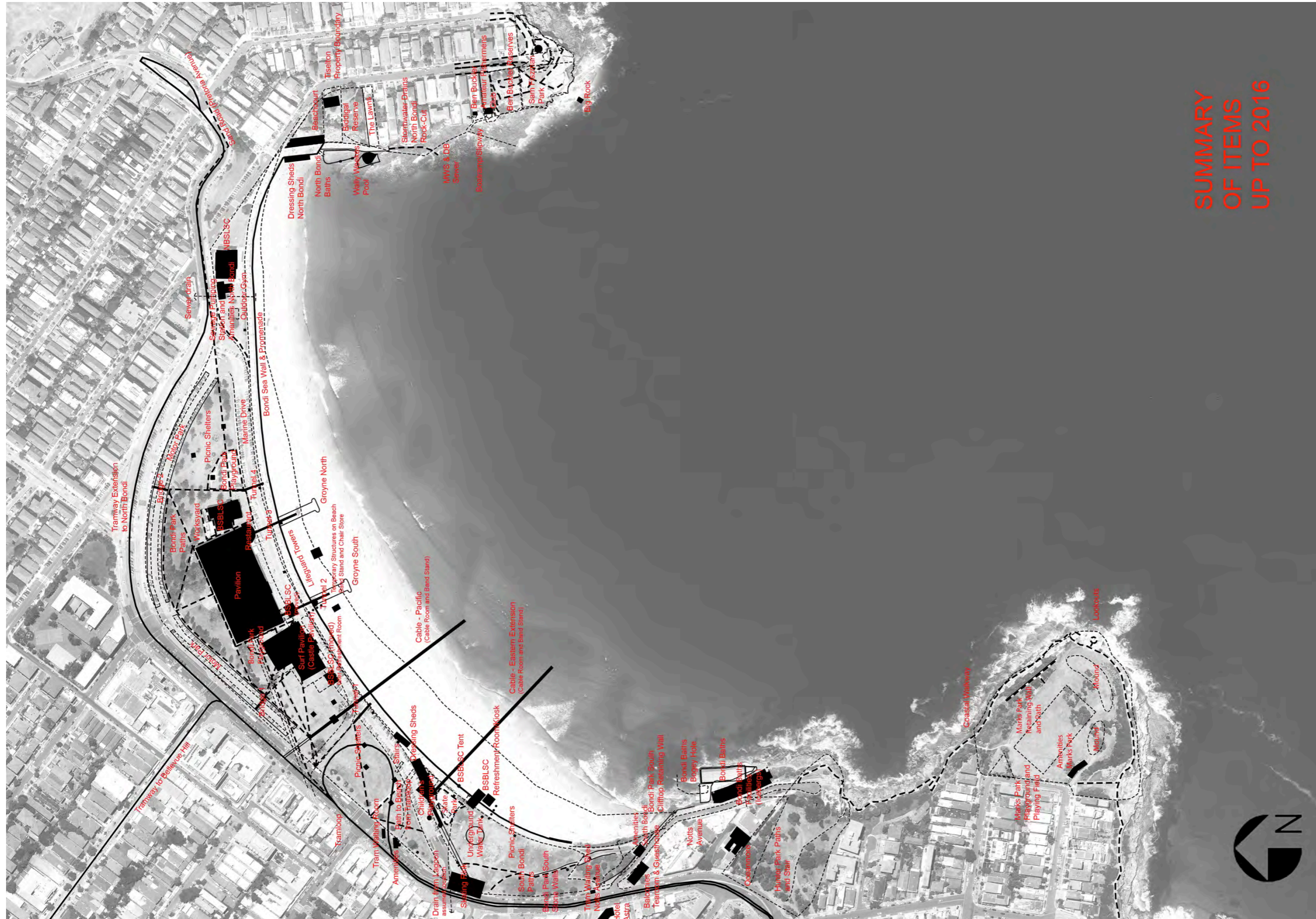
**PHASE 10**  
**1990 - 2016**

1990 to 2016  
 This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.10: Phase 10 - development 1990 - 2016. Source: JRA

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**Summary to 2016**  
 This diagram is to be read in conjunction with Section 2.3 and 2.4 of this report, where each element is discussed in detail. Planting is not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. The beach is about 1km long.

Figure 3.11: Summary of items up to 2016. Source: JRA

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### 3.4 Chart of Continuing and Significant Uses

In the BBCL use is a major contributor to heritage significance. The most obvious of these are beach swimming, surfing and surf live saving but there are many other uses that have been undertaken at Bondi since the 19<sup>th</sup> century or before. When uses are identified as significant, conserving them, or enabling them to continue, is part of the necessary conservation of the place. The tolerance for change in heritage items is higher if it is for a use identified as of heritage significance.

As part of the analysis for this CMP a chart of significant uses was prepared. It identified uses and researched when they were first undertaken at Bondi and whether they continue today. The analysis is based on historical records and reports of the activity. Research concentrated on the first historical record of an activity. Some of the surprising continuity and early use is a function of the natural landscape, which encouraged and enabled the use. That chart is too detailed to include in this report and is summarised in the following table and text. In the table several uses are included under a theme heading. These are discussed in the text after the table. In several cases the significant uses identified as originating or being popularised at Bondi have gone on to influence regional and the broader Australian culture and this is discussed in the Comparative Analysis (Section 5.0). In the table each 'x' indicates a specific report of the occurrence of an activity in the more detailed chart. The shading in the table indicates that the use continued in that period.

Table 3.4 : Chart of Continuing Significant Uses

PERIOD	THEMES											
	FISHING (Hunting or food gathering, Boating)	BEACH SWIMMING (Ordinances, Sea Bathing Life Saving, Life Saving Clubs, Lifesaver Training, Life Guards, Surf Carnivals, Dressing Sheds, Body Surfing, Board Surfing)	OCEAN POOLS (Ocean Baths, Swimming Carnivals, Competition, Clubs, pool sports)	SPORTS AND FITNESS (Volleyball, Squash, Tennis, Running, Fitness equipment, Gymnastics, Football, Snorkelling, Diving, Cycling)	PASSIVE RECREATION (Sun Bathing, Taking Sea Air, Paddling, Viewing)	PARKS AND RESERVES (Reserves, parklands, playgrounds, picnic, refreshments)	EVENTS (Dancing, Bands, Public Holidays, Events, Carnivals, Car Trials, Fundraising, Re-enactments, Skating)	TOURISM (Accommodation, Shacks, Camping, Day Trips, Excursions, Picnic, Tour Buses, Runs – Cycling or Motor bikes)	TRANSPORT (Walking, Road, Horses, Tram, Bus, Driving to the Beach)	SERVICES (Surveys, Water Supply, Stormwater, Sewer, Cable Stations, Dune Stabilisation)	ART Inspiration for (Sketching, Painting, Photography, Art Installations)	QUARRYING (Stone, Sand, Garbage Disposal, Filling)
Pre 1788	x	Likely			x			x				
1788 - 1829		Likely			x				x			
1830s	xx				xx		x		x	x		
1840s												
1850s	xx	x			x	x		x	xx	x	x	
1860s	x				xx	xx	x	x	x			x
1870s	x	x	x		x	xx		x	x			
1880s	x	x	xx		xx	xx	xxx	xx	xxxx	x	x	
1890s	x	xx	xxxxx	x	xx	xxxx	xx	x	xx	x		x
1900s	x	xxxxxxxx	xx		x	xxx	xxxx	xx		x	x	x
1910s	x	xxx	x	xx	xx	xxxx	xxxxx	x	x	x	x	xx
1920s	x	x	x		x	xxxx	xxxx					x
1930s		xx	x	x	x	xxx	xxx	x				
1940s	x	x				xx	xx	x				x
1950s		x	x	x		xx	xx		x			
1960s		x	x	x		xx	xx					
1970s		x		xx		xx	xx	x				
1980s		x				xx	x		x	x		
1990s		x		x		xx	xxx	x		xx		
2000s		x				xx	x					
2010s	x	x		x		xx	xx	x				

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Continuing uses and their origins have been analysed with reference to historic documents. Similar uses have been considered in categories and subcategories as used in the preceding table and the following text. Other categories could be chosen but those used cover the key significant uses at the place. The following text describes each theme in a short paragraph for each use with examples from the chart. The intention is to evaluate significant uses as a theme, based on their origin, when they commenced at Bondi and if they continued. In the excel chart some dates are assumed. Some uses may have commenced earlier but have not been confirmed. For example some records indicate that a cycling club existed from 1899 – possibly earlier.

### **Theme: Fishing**

Fishing and food gathering and associating boating are uses that were undertaken at Bondi by Aboriginal peoples both before and after 1788 and continue to be undertaken by Aboriginal people and other Pacific islanders. Axe heads / tomahawks in the Australian Museum collection indicate Aboriginal hunting use that does not continue in the same form but food gathering is a common activity on Sydney rock platforms. It is also an activity undertaken by various migrant groups and as recreation

Fishing and associated boating is a significant traditional use at Bondi.

Other sub themes include:

- Fishing (including commercial)
- Hunting and Food Gathering
- Boating

### **Theme: Beach Swimming**

Aboriginal people were recorded enjoying swimming at Bondi in the 1800s and no doubt did so before because of the nature of the beach and the waters of the bay. Initially ocean swimming was not a pastime undertaken by Europeans and its development over the years from paddling and washing to shooting the waves, surf life saving, and surfing has been part of the development of a national identity.

Beach swimming in its range of forms is an ongoing use of cultural significance.

Other sub themes include:

- Ordinances
- Sea Bathing (when private bathrooms were rare or in water shortages)
- Life Saving
- Life Saving Clubs
- Lifesaver Training
- Life Guards
- Surf Carnivals
- Dressing Sheds
- Body Surfing
- Board Surfing

**Theme: Ocean Pools**

No doubt the natural rock pools have been used for centuries for bathing. Those at Bondi were developed further in the late 1800s and were initially where Europeans came to experience sea bathing / swimming – rather than in the ocean. Rough bogey holes were developed into pools where clubs were formed and competitive swimming undertaken. The ocean pools are not in the SHR BBCL boundary but are adjacent and included because of the importance of the use.

Pool activities at Bondi are significant ongoing uses and part of the cultural significance of the BBCL. Other sub themes include:

- Ocean Baths
- Swimming Carnivals
- Competition
- Clubs
- Pool sports

**Theme: Sports and Fitness**

Beach and water sports and recreation are evident at Bondi from the chin-up bars and parallel bars of the early 1900s and fitness equipment has been at the beach since then. All sorts of sports and activities have continued to be undertaken at the beach with crazes like ‘beachobatics’ and squash coming and going.

Sport and fitness activities at Bondi are significant ongoing uses and part of the cultural significance of the BBCL. Other sub themes include:

- Beach Volleyball
- Squash
- Tennis
- Running
- Fitness equipment
- Gymnastics
- Football
- Snorkeling
- Diving

**Theme: Passive Recreation**

The cliffs at the ends of the beach were the initial places that Europeans came to visit the beach and watch the waves and ocean, as did Aboriginal people – both enjoying the spectacle and the peace. ‘Taking the sea air’ and contemplating the ocean was seen as a health giving activity in the past and people sat on the rocks and paddled in the water before ocean swimming developed or was allowed. Sitting in the sun became a national pastime – elevated to iconic status by art.

Passive recreation at the ocean is a significant ongoing use and part of the cultural significance of the BBCL. Other sub themes include:

- Sun Bathing
- Taking Sea Air
- Paddling
- Viewing / Vistas

**Theme: Parks and Reserves**

The area was in use for picnicking prior to the gazettal of foreshore land as a public park. One of a series established in the 1880s, some of which had to be resumed and compensation paid.

Public park use at Bondi is a significant ongoing use and part of the cultural significance of the BBCL. Other sub themes include:

- Reserves
- Parklands
- Playgrounds
- Picnics
- Refreshments

**Theme: Events**

This use dates back to public holidays in the late nineteenth century, including the Eight Hour Day, official royal birthdays and Boxing Day.

The use of the place for events and celebrations is a significant ongoing use and part of the cultural significance of the BBCL. Other sub themes include:

- Reserves
- Dancing
- Bands
- Public Holidays
- Events
- Carnivals
- Car Trials
- Fundraising
- Re-enactments
- Skating

**Theme: Tourism**

Visitors to Bondi Beach included the long standing aboriginal uses. With increasing accessibility Bondi Beach has gone from a place that Sydneysiders would visit for recreational purposes, to an international destination, one of the most visited in the State.

Visiting Bondi for holidays is a significant ongoing use and part of the cultural significance of the BBCL. Other sub themes include:

- Accommodation
- Shacks
- Camping
- Day Trips
- Excursions
- Picnic
- Tour Buses

**Theme: Transport**

The trip to Bondi has changed over time from an overnight expedition to a short tram or car trip. Initial visitors rode or walked at first along Aboriginal paths from Rose Bay or Vaucluse. Transport facilities have taken up extensive parts of the park at different times – first the tram loop, then road development and from 1929 the car parks. The ‘Improvement Scheme’ was designed around the idea of people enjoying driving as an activity and being able to see and visit the beach from their cars. This was also the case at Rose Bay. Provision for travelling to the beach and enjoying motoring at the beach is part of the cultural significance of the BBCL. Other sub themes include:

- Walking
- Roads
- Horses
- Tram, including the Bathers Tram from the city
- Bus
- Driving

**Theme: Services**

These uses and installations are important to the continuing function of the place and some are significant historically eg the cable installations. Though their function is important practically they are not regarded as traditional uses contributing to the major heritage values but are necessary uses.

Other sub themes include:

- Surveys
- Water Supply
- Stormwater
- Sewer
- Cable Stations
- Dune Stabilisation

**Theme: Art**

Bondi has been the inspiration for and subject of a wide range of art of great significance. Some of the artwork has been the vector for promoting the place and its culture to the world and important artwork made at or of Bondi is held in many national and other museums. Sketches made in the 1830s are held in the State Library through to modern works, there have been exhibitions in the widest range of galleries relating to Bondi including the National Maritime Museum, National Gallery of Australia, State Library and many more and works are in the permanent collections of many galleries. Art is a significant ongoing use at Bondi.

Other sub themes include:

- Sketching
- Painting
- Photography
- Art Installations
- Popular Art eg pub signs

**Theme: Quarrying**

These exploitative activities are significant historically and lead to an understanding of the place but are not in themselves significant uses. The result of activities such as garbage disposal and filling is still evident today. Other sub themes include:

- Stone
- Sand
- Garbage Disposal
- Filling



## 4.0 PLACE DESCRIPTION

This section describes the SHR BBCL. For the purpose of description it has been divided into areas as shown on the following map. Each area is described in detail in the corresponding section shown in the diagram below. (Figure 4.1)

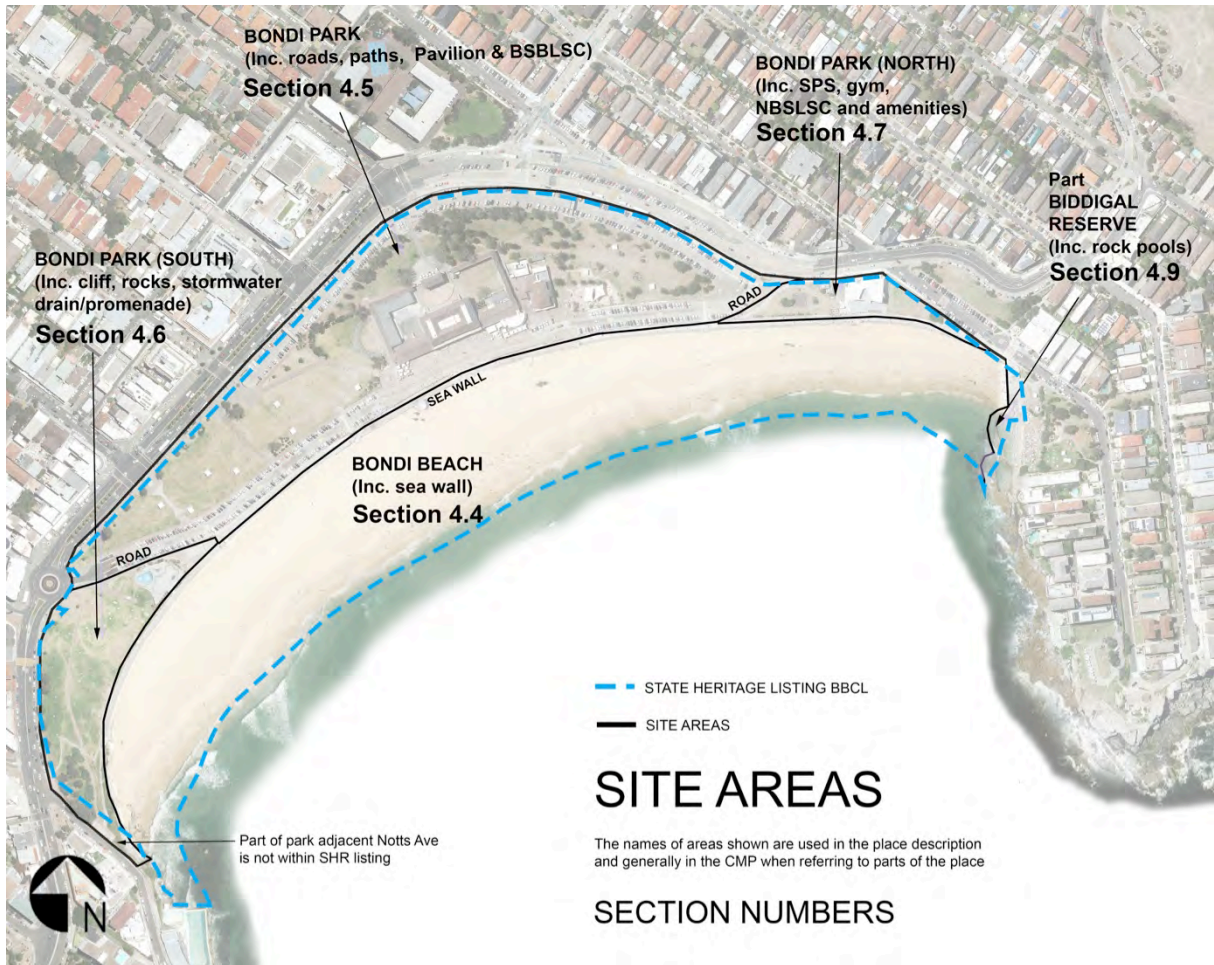


Figure 4.1: Annotated aerial photograph showing the site areas with the corresponding section number for the detailed description in this section. The above diagram builds up on Figure 1.5 in the introduction of this report. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m and the beach about 1km around the curve. Source: Aerial courtesy of Waverley Council and JRA

## 4.1 The Coastal Environment and Bondi Bay

### Location

Bondi Beach is located about 9 km east of Sydney. The beach is about 1 km long, 100 m wide and bordered to the north and south by sandstone headlands. To the west of the beach is a broad valley which once featured freshwater lagoons and sand dunes (shown approximately in figure 2.1). Development means this landscape is now within a coastal urban setting with recreational facilities, medium density residential buildings, shops, roads and car parks.

The northeast headland is known as Ben Buckler. Ray O'Keefe Reserve is on that headland at the end of Ramsgate Avenue. The southern headland is known as Mackenzies Point. Marks Park extends across this headland south towards Mackenzies Bay. The headlands within the National Heritage listed lands are between 20m and 30m above sea level.

The beach has a south to south-easterly aspect. Bondi Bay is the name for the waters between the headlands, beyond which lies the Tasman Sea. The headlands and hills fall within the Port Jackson Basin landscape, whilst the valley and beach fall within the Sydney – Newcastle Barriers and Beaches landscape.<sup>1</sup>

Peter Mitchell describes the Sydney – Newcastle Barriers and Beaches landscape as Quaternary coastal sediments on long recurved quartz sand beaches between rocky headlands backed by sand dunes and intermittently closed and open lagoons. He describes the Port Jackson landscape as including Hawkesbury sandstone slopes and cliffs with patches of sandy soil which support forest and woodland.<sup>2</sup>

### Geology and Soils

The headlands and hill on either side and to the southwest of Bondi Beach are underlain by Triassic Hawkesbury Sandstone. The beach and the valley stretching to Rose Bay feature sands of Quaternary age. There is also a volcanic diatreme at North Bondi of Jurassic age with basalt and breccia.<sup>3</sup> Rocky foreshores, including rock platforms and boulders extend south-east from the beach towards Mackenzies Point and south from the eastern end of North Bondi to Ben Buckler.

The headlands are part of the Lambert soil landscape.<sup>4</sup> This landscape features undulating, to rolling, low hills on Hawkesbury Sandstone. Slopes are generally less than 20%, but are steeper than this near the coast. The soils are earthy sands with a very high soil erosion hazard and very low soil fertility. Slope stability may be further weakened by the presence of clay lenses below massive sandstone. Chapman and Murphy state that *'poorly planned and maintained roads, walking tracks and bridle trails are subject to severe erosion'*.<sup>5</sup>

The beach and valley behind are part of the Tuggerah soil landscape.<sup>6</sup> This landscape comprises gently undulating to rolling coastal dune fields associated with Quaternary (Holocene and Pleistocene) wind blown sands. The soils are podzols (podsoles) with an extreme wind erosion hazard with very low fertility and prone to localised flooding and periodically high water tables. A long history of urban development means there are also disturbed soils where fill has been dumped. These may be highly unstable and contain contaminated material.

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<sup>1</sup> Peter Mitchell, Descriptions for NSW (Mitchell) Landscapes, Office of Environment & Heritage, NSW 2002

<sup>2</sup> *ibid.*

<sup>3</sup> Bruce Thom, *Bondi. Its geologic past; its 150 years of change; its future.* 2013 and Robin Derricourt, *South Head Sydney and the Origins of Watsons Bay*, Watsons Bay Association, 2011

<sup>4</sup> C L Chapman and G A Murphy, *Soil Landscapes of the Sydney 1:100 000 Map Sheet*, 1989

<sup>5</sup> *ibid.*

<sup>6</sup> *ibid.*

Thom made the claim 'Geology and geomorphology dictate conditions that have promoted the evolution of a beach-dune system that has made Bondi not just the way we see it today but also how it has been used and abused in the historic past.'<sup>7</sup> He stated that the Bondi coastal landscape has been relatively stable for the past 6000 years with trapped marine sands in an ancient drowned valley system.

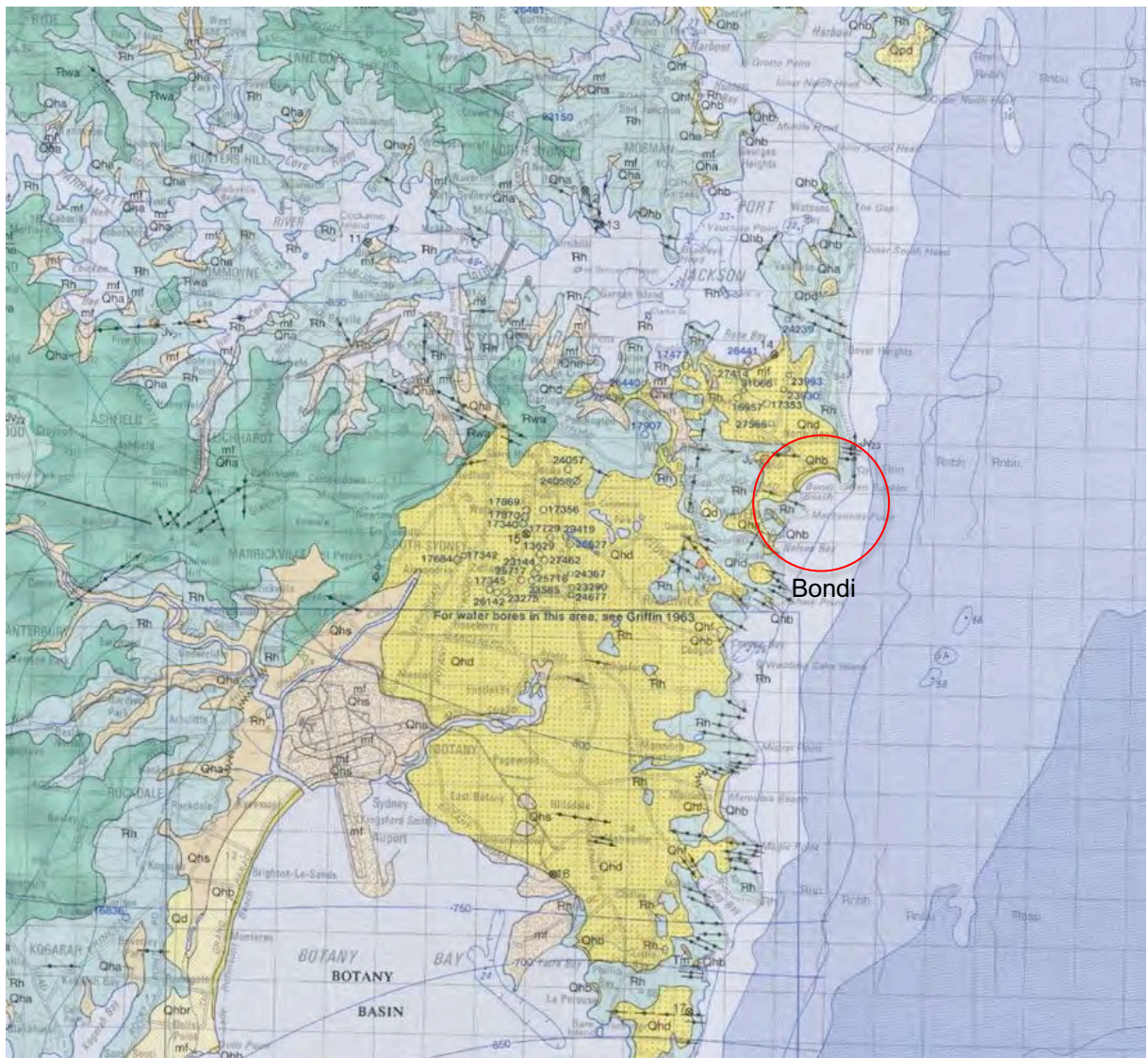


Figure 4.2: The underlying geology of the Bondi area is shown on the extract of the Sydney 1:100000 Geological Series Sheet 9130 (Edition 1) 1983. The yellow shading from Bondi to Rose Bay (Qhd) indicates medium to fine grained "marine" sand with podsolis (transgressive dunes). The beach itself is shown as Qhb indicating coarse quartz sand, varying amounts of shell fragments (modern marine and estuarine beach). The headlands are shown pale green (Rh) indicating Hawkesbury sandstone, medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The black lines with dots indicate dykes or diatremes with that north of Bondi being (Jv23) indicated as volcanic breccia, varying amounts of sedimentary breccia and basalt. Source: Geological Survey of NSW, Department of Mineral Resources.

Some of the geological processes at Bondi produced raw materials that would have been important to Sydney Aboriginal people for a range of utilitarian and possibly ceremonial uses. For example, ochre, which is recorded to have been available in this part of southern coastal Sydney, is also reported to have been a highly sought-after raw material for daily adornment and ritual / ceremonial use and was a tradeable commodity. It is possible that high quality ochre-clay was obtained from around volcanic dyke pipes such as Murriverie, on and below the cliffline at North Bondi and from clay beds in the swamps and lagoons that were located at the back of the beach and also distributed across the local area.

<sup>7</sup> Bruce Thom, *Bondi: a case study in beach resilience*, 2009

Murriverie, immediately north of the study area, is the location of an unusual basalt geological feature. The basalt was an irregular mass surrounded and intermixed with shattered fragments of Hawkesbury Sandstone. It was about a chain (20m) wide and several chains long.

O'Brien junior suspected it was a source of basalt used in the past by Aboriginal people. It was quarried-out by his father but elements of the light coloured, tessellated, columnar shaped sandstone survive. It is now a protected geological site.

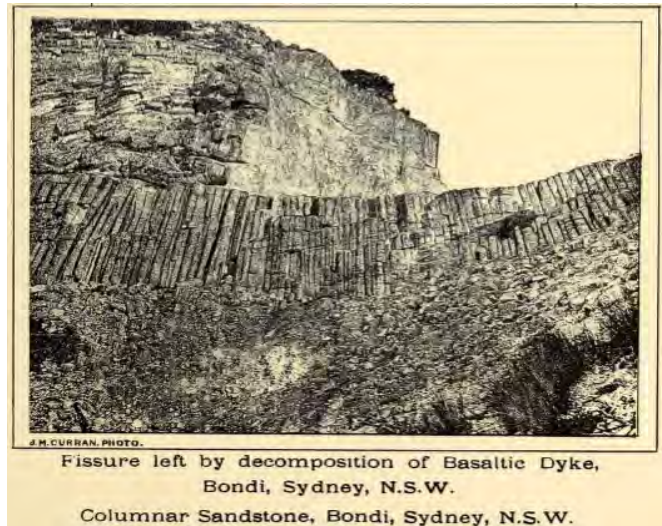


Figure 4.3: Basaltic dyke at Bondi. Source: Milne Curran, 1894

... my father put a tramway from the Old South Head Road, and carted away and broke up the stone for metalling the Old and New South Head Roads ... I found blackfellow's skulls and tomohawks there [Murriverie] and it seems to me 'Murriverie' is the only basalt formation showing the basalt that the tomohawks must have come from'.<sup>8</sup>

**Vegetation**

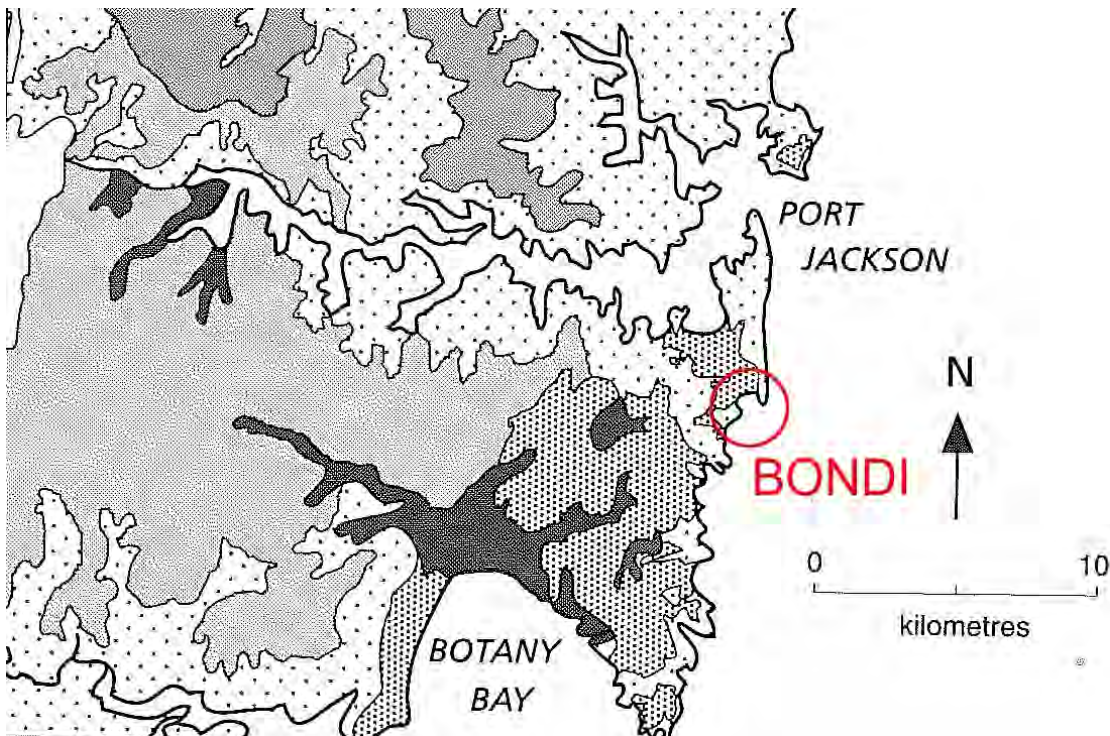


Figure 4.4: The presumed 1788 or pre European pattern of natural vegetation of Sydney is shown on this map extract. At Bondi the close dots indicate Eastern Suburbs Banksia Scrub and the sparse dots indicate Sandstone Heaths, Woodlands and Forests. In the case of Bondi headlands the vegetation would have been Sandstone Heath. Source: Benson and Howell, Sydney natural vegetation, p.685

Native plants occur throughout the parklands in the vicinity of Bondi Beach. These include typical plants of coastal headlands and dunes and include Coast Banksia (*Banksia integrifolia*), Coastal Rosemary (*Westringia fruticosa*), Wadungal or Coastal Wattle (*Acacia longifolia* subsp. *sophorae*).

<sup>8</sup> O'Brien, T., *Reminiscences of Bondi*, Royal Australian Historical Society, 1922 - 1923, pp.364-5

Due to the long history of development in the area there are many exotic species. Some have naturalised and are spreading in landscaped areas and unmanaged sections of the foreshore parks. Species include Norfolk Island Hibiscus (*Lagunaria patersonia* subsp. *patersonia*) and Mirror Bush (*Coprosma repens*).

Norfolk Island Hibiscus (*Lagunaria patersonia* subsp. *patersonia*) is a tree which is native to Norfolk Island and Lord Howe Island. It is in the mallow or hibiscus family, Malvaceae. It is naturalised and spreading in NSW, Victoria, South Australia and Western Australia. It has been widely used in horticultural plantings in public parks and botanic gardens and a number of specimens have cultural heritage value. Those in the Bondi Beach area were mainly planted in the 1980s, but the species is spreading into unmanaged areas. Seed may be spread by native birds such as Pied Currawongs.

Mirror Bush (*Coprosma repens*) is a shrub or small tree native to New Zealand. *Coprosma* is a genus in the Rubiaceae or coffee family. It is widely cultivated in south-eastern Australia as a plant which can survive coastal conditions and salt-laden winds. It was introduced to Australia in the 1850s and 1860s.<sup>9</sup> It has now naturalised and is considered an environmental weed. Despite this it is still being promoted by the horticultural industry for use in coastal situations due to its hardiness.

No intact areas of Eastern Suburbs Banksia Scrub or Sandstone Heaths survive in the vicinity of Bondi Beach. Areas planted with native plants, largely from the 1980s, include Ray O'Keefe Reserve, Biddigal Reserve, The Grassy Knoll, Hunter Park and Marks Park, as well as landscaping along the coastal track such as the slopes below Wilga Street.

### **Terrestrial Fauna**

Fauna habitats are represented by vegetated areas including landscaped areas within parklands, trees and grassed areas; rock platforms and the Bay. Small birds such as Superb Fairy-wren occupy dense shrubby areas within planted beds and weedy areas dominated by Mirror Bush and young Norfolk Island Hibiscus trees.

The potential for fauna to utilise the small remnants along the coastal areas of the Waverley Council area was identified in the study by Ondinea in 1996 and by AMBS in 2011.<sup>10</sup> AMBS considered that these areas are unique within the Waverley Council area as they are the last remaining remnants of the vegetation that originally existed.

The AMBS report also identifies coastal environments, including sea-cliff remnants as being among the highest value fauna habitats within the Waverley Council area. Much of the Bondi Beach area is identified by AMBS as a Priority 2 Potential Habitat Corridor, whilst in the vicinity but outside the study area Marks Park and Mackenzies Point are identified as a Priority 1 Potential Habitat Corridor.

Threatened species known from within a 5km radius of Bondi include waterbirds such as Grey Plover and Common Tern, White-bellied Sea Eagle, and three species of bats; Southern Myotis, Grey-headed Flying Fox and Eastern Bent-wing Bat.

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<sup>9</sup> Stuart Read, *New Zealand Plants in Australian Gardens*, Australian Garden History Society, 2013

<sup>10</sup> Danie Ondinea, *Wildlife Habitat Corridor Study for Waverley Council. 1996, Biodiversity Study of the Waverley Local Government Area*, Australian Museum Business Services (AMBS), 2011

### **Marine Ecology**

The rocky foreshore from the southern end of Bondi Beach to Tamarama Bay was designated in 1993 as an Intertidal Protected Area under the NSW Fisheries Act. Intertidal protected areas (IPAs) have been established to protect selected rocky habitats and intertidal species. Collecting seashore animals is strictly prohibited in these closures. This includes crabs, snails, cunjevoi, octopus, sea urchins, anemones, pipis, cockles, mussels, oysters, and nippers (saltwater yabbies). Fishing is permitted, but bait collection is not allowed.

Rock platforms are recognised as a habitat that supports a diverse range of organisms. The jumble of rocks, pools and boulders gives rise to a variety of habitat niches which support different forms of plants (algae) and animals. There is a local dive site that accesses the sub-tidal habitats of North Bondi and known as the Bondi Boulders. Features are known as Cathedral Cave and Slit (or Split) Cave. The map to the right shows the dive site.<sup>11</sup>



Figure 4.5: Dive Sites at North Bondi.

Source: [www.abbyss.com.au](http://www.abbyss.com.au)

Whilst the ecology of the rock platforms at Bondi Beach have been disrupted by human use and changed nutrient levels due to the sewer ocean outfall and stormwater, they support a higher level of biodiversity than the remnant terrestrial habitats. From 1888 Sydney's main sewer discharged off Bondi and local sewage would have leaked into the bay from developments around it until the low level sewer was installed in 1927. Sewage treatment started in the 1950s but the beach was polluted until the deep ocean outfall was built in 1990.

Likewise stormwater from the Bondi Basin drained onto the beach through the former lagoon outlet and a channel at North Bondi discharging untreated water from the streets and households. These were diverted in culverts around the north and south of the beach in 1965 and 1986 respectively making the beach cleaner but still discharging into the waters of the bay. Gross pollution traps now remove much of the waste and the 2012 water treatment plant associated with the underground water tank in the south of the park has reduced pollution.

Beyond the platforms in sub-tidal areas there are rocky reefs, which are more protected from the rise and fall of the ocean. These more stable habitats support other marine creatures including large brown algae and kelp, seagrasses, Weedy Seadragons (*Phyllopteryx taeniolatus*), Ornate Wobbegong (*Orectobulus ornatus*), seahorses, anemones, barnacles, limpets and sea urchins.<sup>12</sup>

A diverse range of marine animals occur within the Bay, with sightings of whales, dolphins and seals occurring from time to time. Water birds are common. A 200m long shark net is installed across the mouth of the bay, roughly between the headlands but with gaps at each end. The net aims to protect swimmers and limit large marine animals establishing territories in the bay but marine animals do become entangled in the net. It is monitored regularly to release trapped animals but their impact on non target species and effectiveness has been questioned. Nets have been used since about 1940 though much more elaborate permanent enclosures were planned at Bondi in the mid twentieth century. New 'clever buoy' technology has been tested at Bondi to detect sharks and alert lifeguards.

<sup>11</sup> [www.abbyss.com.au](http://www.abbyss.com.au)

<sup>12</sup> Summarised from Waverley Council website, marine environment, accessed 2016

## 4.2 Aboriginal Heritage

### **Non-Heritage Listed Aboriginal Historic Sites**

The WACHS 2008 identified Aboriginal historic sites, places and values that warranted further research. Historic camps, pathways and fishing places were identified relevant to, but extending outside, the study area (see maps from WACHS in Section 7). Aboriginal Bondi comprised a series of inter-connected locations with high amenity values to Aboriginal people in the past – the surf zone and sand strip with dunes behind, freshwater lagoons and rocky headlands. Bondi continued to be important to Aboriginal people following settlement as a sparse white population enabled Aboriginal people to continue to travel to and occupy or camp at places close to traditional fishing spots and other sites. The following table lists Aboriginal historic ‘sites’ and ‘places’ in the SHR BBCL study area.

Table 4.1: Aboriginal Historic Sites and Places within the SHR BBCL CMP Study Area

Name	Description
Bondi Camp	Aboriginal people camping at Bondi in the 1870s and up to the 1920s at various places from the south to the north. Some individuals are named in the historical records. Further research could be undertaken to develop a more detailed history of this / these camps.

### **Heritage Listed Aboriginal Sites - AHIMS Registrations**

Searches of the register to establish what Aboriginal heritage sites have been recorded within and adjoining the BBCL (and within the AHIMS search parameters) have identified one registration. It is an open archaeological camp site that is a retrospective recording and registration of extensive ‘Aboriginal workshops’ that were exposed at Bondi at the turn of the twentieth century. The following table lists Aboriginal sites registered on AHIMS within the SHR BBCL study area.

Table 4.2: Aboriginal Sites Registered on AHIMS within the SHR BBCL CMP Study Area

AHIMS Site	AHIMS Site Name(s)	Site Type	Comment
45-6-2169	Bondi Beach	Campsite & Burial(s)	In study area

No new Aboriginal heritage sites (or specific areas of sensitivity) have been discovered within or near the SHR BBCL and registered with AHIMS since 2008. The majority of known and anticipated short and long-term threats to the ongoing conservation of these sites generally remains unchanged. The majority of the heritage management recommendations of the WACHS therefore remain valid.

### **Aboriginal Archaeological Heritage Sites and Values**

Figures 4.6 to 4.20 not used in SHR BBCL CMP

Note that descriptions of the Aboriginal sites on the cliffs and headlands adjoining the SHR listed area have been removed from this version of this report. For information about these sites refer to the version of the Bondi Beach CMP that includes all listed areas (see figure 1.6).

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

This site encompasses the whole of Bondi Beach. The (modern archaeological) recording of this site is based almost entirely on the 1907 historical descriptions of the discovery of the archaeology in 1899 rather than on any current physical evidence of the site itself. This report also considers the potential physical evidence of the site that may remain buried at Bondi. The contents and character of the extensive series of campsite ('workshops') is indicated by finds and donations of stone tools and bones held in the Australian Museum. The former extent of the archaeological site is unknown, but is likely to have been most of the length of the rear of the beach and include the area now covered by the buildings and infrastructure of Campbell Parade and adjoining streets. It is likely that further archaeological remains of the campsite survive below roadways and those buildings with either no basements or shallow construction footprints along Campbell Parade and adjacent streets.

This overview is based on definitive published material about the site rather than secondary sources. There was no Aboriginal voice attached to the finds in 1899 or for the objects that were collected thirty years before from the Aboriginal people that are recorded to have been living at Bondi.

*Discovery and description*

The site at Bondi covered about 'two acres' and comprised a series of old land surfaces displaying the remains of extensive 'workshops' when exposed following heavy storms at the end of 1899.<sup>13</sup> The 1907 report describes the whole length of the back of the beach at Bondi as covered with tons of stone, all of which had been taken there with the purpose to be put to some use.<sup>14</sup> The stone finds were exposed both on the tops of sand hills and in the 'centre of the beach' where a kind of delta had formed and upon which thousands of larger stone implements were found deposited. The sand had washed away along with any small stone chips which were 'few and far between'. On the basis of the position of the former drainage and lagoon at the back of the beach, it is likely that this delta was at the outlet of the lagoon at the southern half of the beach (later the stormwater drain).<sup>15</sup> (figure 2.1)



Figures 4.6 to 4.20 not used in this SHR BBCL CMP

Figure 4.21: Outlet of the lagoon on the far left of the photo, prior to the construction of the sea walls. This general location, at the southern end of the beach, may be in the vicinity of the delta seen in 1899. Source: ML ON a2825024h

A patch of 'black flint chips about a yard in diameter' is also described and probably refers to an *in situ* and individual 'knapping event(s)'.<sup>16</sup> The lithological character of the material varied, ranging from pure white crystalline quartz, opaque amorphous quartz, every variety of chert and quartzite, to rocks of a metamorphic character. Some of the materials apparently came from 'distant sources'.<sup>17</sup>

<sup>13</sup> Etheridge, R. and Whitelegge, T., *Aboriginal Workshops on the Coast of NSW and their Contents*, 1907, p.233

<sup>14</sup> *ibid.* pp.233-235

<sup>15</sup> Mayne Wilson & Associates 2012. Note the stormwater outlet for the original creeks and lagoon(s) on the former O'Brien Estate ultimately drained across the beach into the ocean opposite Lamrock Avenue.

<sup>16</sup> Etheridge and Whitelegge 1907, p.235

<sup>17</sup> *ibid.*



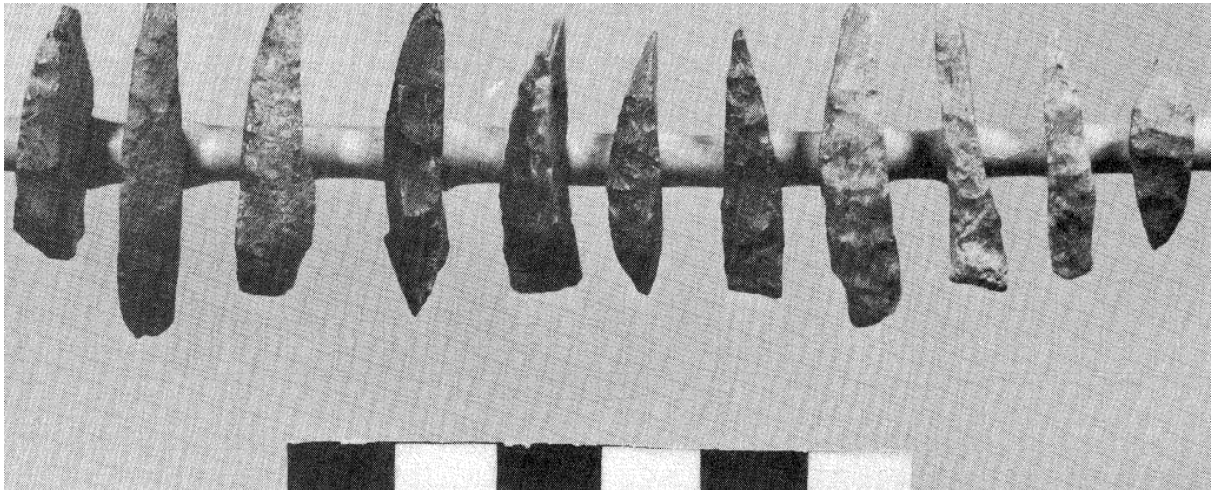


Figure 4.22: Illustration of backed artefacts (mostly Bondi points), with various amounts of backing due to pre-form size and desired shape, from Bondi. Source: Flenniken & White 1985:145. 1907 caption was 'the most important instrument from an Ethnological point of view [and] is what we would prefer to call chipped-back surgical knives.'

The stone tools from Bondi were more or less uniform in shape (irrespective of size). The thick worked back was generally curved, and generally triangular in section. The cutting edge was most often sub-crescent, sometimes straight but rarely convex.<sup>18</sup> The artefacts found became known as Bondi Points and were used by archaeologists to mark changes in tool types over time. One of the first sequences was established by McCarthy of the Australian Museum. The image to the right below shows how distinctive artefacts such as Bondi points found in layers of floor deposit were used to distinguish different historical periods. McCarthy called the stone 'industries' Bondaian and Eloueran respectively. McCarthy's sequence set the framework for Aboriginal prehistoric research which has been progressively refined.

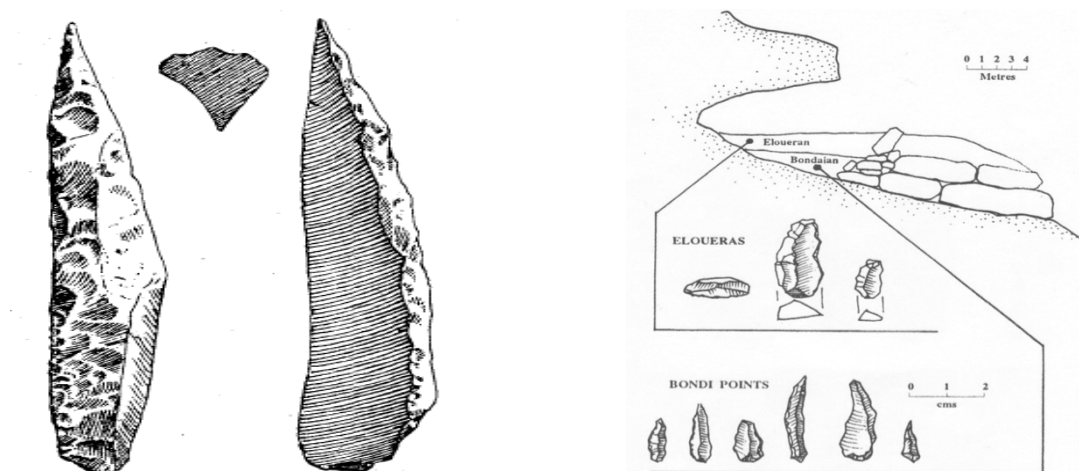


Figure 4.23: Bondi point from Bondi (left) and stone tools from Lapstone Creek (right) that were used as 'cultural markers' by archaeologists to help develop stone tool archaeological chronologies. Source: Stockton and Merriman 2009, Figure 6

The most abundant stone objects observed on the surface of the Bondi sand hill were described to be 'flakes resembling those formerly, and still, used for making one form of barbed spear'. These flakes had no trace of secondary flaking and were described to be 'very neat' and triangular in outline and may be backed blade 'pre-forms'. The 1907 report concluded there was ample evidence that many of the sand dunes were once much higher than they were when they were inspected in 1899. Remains of the former dune vegetation were interspersed with 'native camping grounds' upon which vast quantities of shells had been deposited which over time and covered by sand drifts, and other shell heaps that formed at the summit of the hills and were again buried.<sup>19</sup>

<sup>18</sup> Etheridge and Whitelegge 1907, p.238

<sup>19</sup> Etheridge and Whitelegge 1907, p.237

The Australian Museum Bondi collection has some axes and possible grindstones but is mostly backed blades, flakes, cores and miscellaneous 'waste materials'. None of the shell materials appear to have been collected but they are assumed to have been middens. A more detailed analysis of the 1899 findings and 1907 reports is included in the DSCA report in Appendix D in this CMP.

Analysis of Sydney sites and collections indicates that backed blades (including Bondi points) were used for wood-working was the commonest task (29%) followed by cutting (32%) and incising (21.3%). The archaeological record demonstrates that backed artefacts appeared in southeast Australia around ~8,500 BP, proliferated around ~3,500 BP, and then disappeared or declined about ~1,500 BP. By 1788, backed blades were either not being used at all by Sydney coastal Aboriginal people, or the use was limited and not recorded.

The origin of the stone in the assemblage at the Australian Museum has not been studied in detail. General observations are that the stone types are diverse with 'foreign looking' stone-types and implied 'distant' sources. This is an important area for future research and it may be possible to identify the stone materials and their sources.



Figure 4.24: Bondi points collected 1899 from Bondi beach held at the Australian Museum are likely to be amongst 1,000 objects shown to the NSW Naturalists Club in 1902 before the site and its objects were published in 1907. Source: DSCA 2016



Figure 4.25 and 4.26: Bondi points from Bondi held at the Australian Museum. They appear to have been made from a wide range of raw materials - some may have been traded in long distance sources outside of Sydney. Source: DSCA 2016

### **Museum Collections**

The Australian Museum is the default repository for Aboriginal cultural heritage (Aboriginal objects) and has historically received artefacts from Bondi on a number of occasions prior to the donations made by Etheridge and Whitelegge (following the discoveries at Bondi in 1899). Francis O'Brien made donations during his occupancy of the 'Homestead' as follows:

- 'Master Francis O'Brien - A 'Mogo' or stone tomahawk, found in an aboriginal burial place, near Bondi beach'.<sup>20</sup>
- 'Portion of a female aboriginal skeleton, found exposed by the sand drift at Bondi Beach. Presented by Francis O'Brien, Esq'.<sup>21</sup>

The Homestead was to the west of the beach, not in the study area, and the O'Briens property extended to South Head Road. There is no record of where O'Brien found these items. In 1923 another early resident, Thomas O'Brien, recollected that an '*easterly gale washed away the sand from the bay frontage, probably to an extent it had never done before, because it unearthed an aboriginal skull and several aboriginal tomohawks*'.<sup>22</sup> It is not clear when this was, nor if it was the same gale described by Etheridge and Whitelegge in 1899 (who do not mention skeletal remains).

Figure 4.26: Not used in SHR BBCL CMP

The WACHS identified that the Macleay Museum at the University of Sydney collections include specimens of 'Bondi Points', but most are not explicitly recorded to have provenance to Bondi. Other museum collections that may have future comparative analysis value are Frank Dickson's extensive collections held in the Australian Museum. They came from a large area of the sand hills between Kurnell and Cronulla where artefact scatters / concentrations, including knapping floors (workshops), shell concentrations and hearths became exposed over time. According to Dickson his Kurnell collections include some 8,000 backed artefacts (principally Bondi points).<sup>23</sup>

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<sup>20</sup> Empire, 5 February 1886

<sup>21</sup> SMH, 5 March 1855

<sup>22</sup> O'Brien, T., *Reminiscences of Bondi*, Royal Australian Historical Society Journal 1922-23, Volume VIII: 364

<sup>23</sup> Dickson F. 1977, p.61

### 4.3 Archaeological Potential

The Aboriginal and historical archaeological potential of the site is discussed below. The historical information in Section 2 and the analysis expressed in the phases of development plans are the basis for the assessment of archaeological potential. Reference should be made to the phases of development plans to understand the historical archaeological potential and to the historical descriptions. It should be noted generally that though there have been previous developments on the site the dynamic nature of the maritime environment means some areas are highly disturbed.

#### **Aboriginal Archaeology**

Aboriginal archaeological potential or sensitivity is shown generally on the following plan (figure 4.27). A recent Aboriginal archaeological assessment of the Pavilion and its surrounds (DSCA 2016 & 2017) suggests that as a consequence of widespread and extensive levels of historical disturbance that have occurred it is expected that few intact Aboriginal archaeological deposits will be present or survive. The exception is for potential deposits buried at considerable depth below current ground levels and below former construction impact zones and historical storm damage. This can also be broadly applied to the SHR BBCL study area which was mobile sand hills prior to European intervention. In the valley north of the study area there is potential for Aboriginal objects in discrete pockets of humic soil that may occur amongst the sands as layers and lenses associated with former drainage (such as lagoons) or former 'land surfaces'. Potential materials are objects, deposits and burials.

By virtue of the enormous quantity and widespread distribution of the Aboriginal archaeological materials exposed at the beach in 1899, and despite later construction works, it is unlikely that all of this site evidence was entirely removed. It is more likely that much of the Aboriginal archaeology that was not physically destroyed in the process of the various twentieth century constructions, was physically moved and dispersed rather than removed. There is no consistent historical evidence to suggest that the sand was actually removed ('trucked out') from Bondi, which could have entailed the incidental collection and removal to elsewhere of Aboriginal objects. In the valley to the north of the study area it is more likely that sand was moved with sand hills and high points cut down and reduced and the material then used to fill low points and gullies before the filled land was graded level prior to road and housing and infrastructure constructions. The records of the 'reclamation' of the Bondi Sand Hills suggest that archaeological potential, associated with former lagoons that were filled after draining, may survive in the valley to the north of the study area. This would most likely be with limited archaeological integrity, but exceptional preservation circumstances cannot be easily predicted.

It is possible that isolated Aboriginal objects could be found in many contexts, including in fill associated with building construction, footing and service trenches along with large quantity sand deposits that may have been moved and used to fill and level beachfront parks and reserves. These Aboriginal objects, even if they have no secure archaeological provenance or retain no contextual information, will nevertheless potentially possess archaeological (scientific) value, and will also have high Aboriginal cultural heritage significance. However no finds are known to have been made since 1899 despite extensive excavation for structures and services.

In summary - there is some potential for Aboriginal objects and burials at depth in undisturbed sand and isolated objects in sand fill.

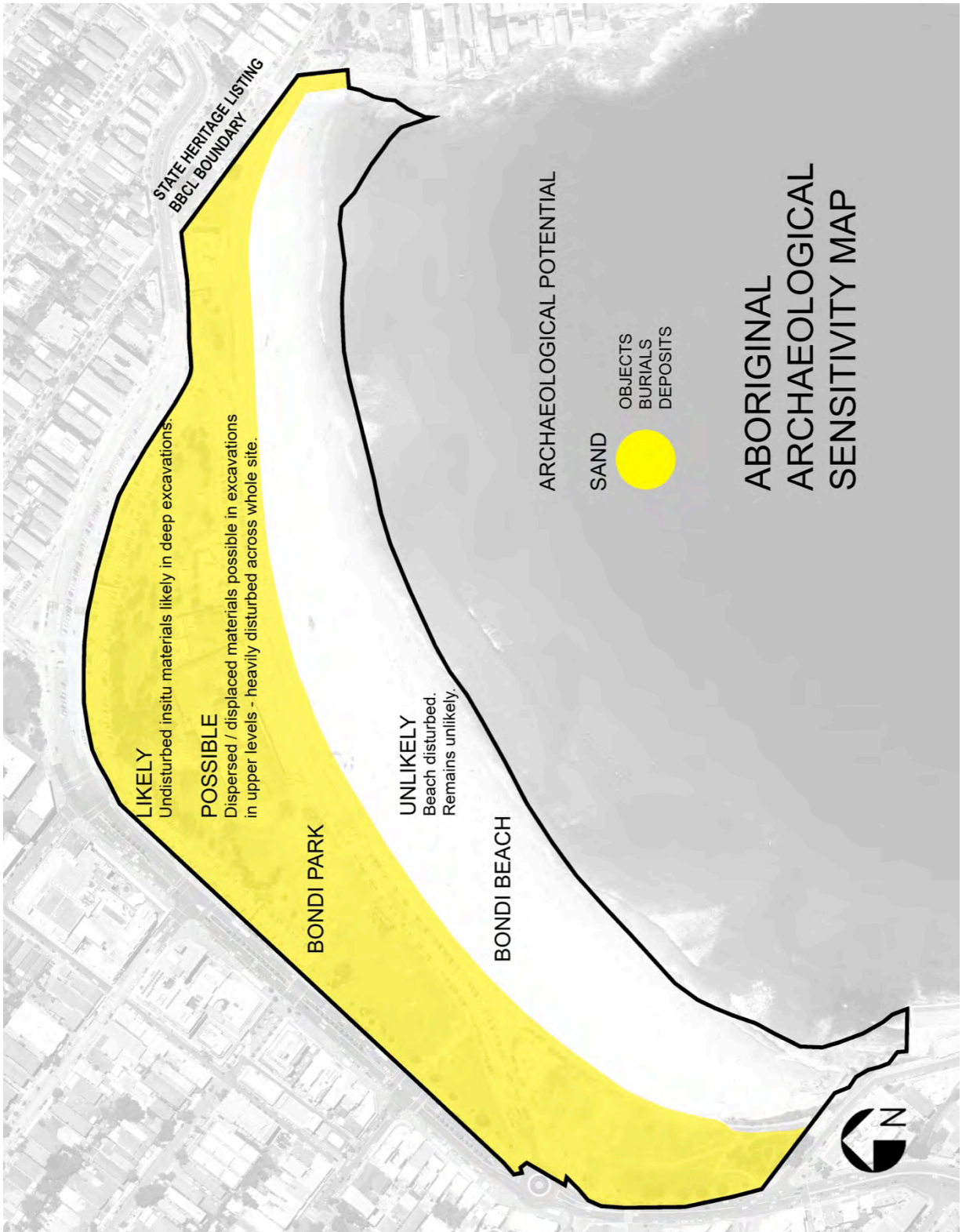


Figure 4.27: Aboriginal Archaeological Sensitivity (Zoning) Plan. At the park there is some potential for Aboriginal objects and burials at depth in undisturbed sand and the possibility of isolated objects in sand fill. Source: JRA

### **Historical Archaeology**

Historical archaeological potential or sensitivity is shown on a following plan (Figure 4.30). On the basis of the site history and the phases of development plans, no specific significant historical archaeological sites or areas of potential historical archaeological sensitivity have been identified within the SHR BBCL which relate to recorded historical activities that predate the c.1910s use of the place and the construction of the 'first' pavilion buildings, promenade and seawall. Most of the original beachfront and back dune landscape was entirely transformed by this time. Widespread and sometimes deep excavation works occurred to construct the current Pavilion and drainage, including the low level sewage scheme and stormwater drains. This excavation is likely to have removed and / or largely disturbed any pre-existing historical archaeology. This conclusion is supported by the fact no particular historical activities or long duration uses of the SHR BBCL are recorded to have taken place within or adjoining the foreshore construction footprint(s). Any historically undocumented uses of the locality will probably have been brief and have left a 'light' archaeological signature, or more likely none at all. Any traces of this historically fleeting land use will likely have been subsequently destroyed or heavily reworked by the later beachfront improvements.

The majority of individual remnant historic heritage sites in and adjoining the BBCL were non-significant structures with little or no associated archaeological component. For example, if archaeological evidence for the locally important c.1860s O'Brien tramway to Murrivierie survives any remains would likely be introduced ballast materials and timber sleepers and no other 'occupation' deposits would be expected. However any such deposits that had a known construction date would give confirmation of the date of any remains underneath them. The assumed tramway route clips the north of Bondi Park but is largely outside the site and within the suburban development. Similarly the route of the 1902 'sand road' traverses the site but its formation was basically sand with ballast. The 1902 fascine fencing comprised timber posts and the brush fencing (both degradable materials) on either side of this road. The portion of this road on the beach side is evident in early photos but has never been visible in recent storms even when the beach sand depth was substantially reduced. That section formerly on the upper side was higher than current ground levels and would have been removed when the park was constructed.

Rubbish was recorded when test holes were dug in the sand in 1932 during the design of the BSBLSC (see following text re soil profile) and uncovered in 2015 when excavation was underway around the North Bondi Amenities. The beach was used for rubbish disposal by Council in 1923 with newspaper articles recording the resumption of tipping. Rubbish was used as fill in many areas throughout Bondi Park as it was at many beaches and headlands in Sydney. In 2013 when the North Bondi Surf Club was built, archaeological remains are understood to have been found of the fire that burnt down the earlier club along with some contents such as bottles. The whole of this area was excavated for the new much larger surf club. The area behind the 1911-16 sea wall was filled. The later improvement scheme walls and road were behind that wall and at a higher level – varying with the slope of the road. The area behind and under these features would have been filled.

Beach Court was built in 1921 and the first structure on that site. Only the base slab and possibly footings of the building remain but the form of the building is well known from photos and area plans and archaeological remains would reveal little further information. No prior buildings are known to have been on the Beach Court site. There are unlikely to be remains of earlier dressing sheds as these were on the sand and are recorded as being washed away.

Much of the fabric of the heritage items associated with later periods of the site history have low or no archaeological potential and their research value lies primarily in their materiality and context, and most are already well documented by historical plans and images. For example the former 'Castle' Pavilion was, in part, south of the current Pavilion and at a slightly lower level, closer to the level of the promenade. This was, however, a light weight timber building with materials likely recovered for reuse. There are very detailed architectural drawings of the building. If footings survive in situ they are unlikely to reveal anything about the building not already known.

The location of former structures is analysed in the phases of development plans in Section 3 of this report. These should be referred to for information about the location of former structures as well as extant underground structures. Figure 3.11 is a summary of all the items known to exist up to 2016 in the SHR Bondi Beach Cultural Landscape.

This has been developed into an Historical Archaeology Sensitivity Plan (figure 4.30) which shows the footprint and location of known former structures on a current aerial photo. The plan shows in red known significant archaeological remains, which are the footings of the groynes which have some potential to reveal the detail of the construction. Elements where there are possible remains are shown green and their nature indicated but as discussed above they are unlikely to reveal anything about these structures that is not already known and have little research potential if they exist. The sites of removed former structures are shown black and these are believed to have been completely removed and thus there is no research potential.

The plan indicates the location of former structures but there are unlikely to be historical archaeological remains due to the extent of ground disturbance. Other than the groynes any remains that exist are unlikely to be significant and unlikely to reveal information that is not already known. There is little historical archaeological research potential.

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

**Soil Profile and Disturbance in the Study Area**

There has also been a long history of ground disturbance of the site with extensive underground services and structures. Services include the overseas telecommunications cables buried at depth, major stormwater lines from areas behind the park which cross the park and run along behind the sea wall and out the ends, the storm water harvesting system with large underground water tanks and collection and distribution pipes, stormwater gross pollution traps, main low level sewer and sewer pumping station and tank, building and road stormwater drains, underground water supply services for taps and bubblers and buildings, generations of extensive irrigation systems for vegetation throughout the park, underground electricity for lighting and buildings, telecommunications cables for buildings, etc.. These will have caused extensive ground disturbance especially those constructed at depth or recently with large excavators.



Figure 4.28: Interpretive sign at the location of the main underground tank explaining the stormwater scheme. Source: JRA

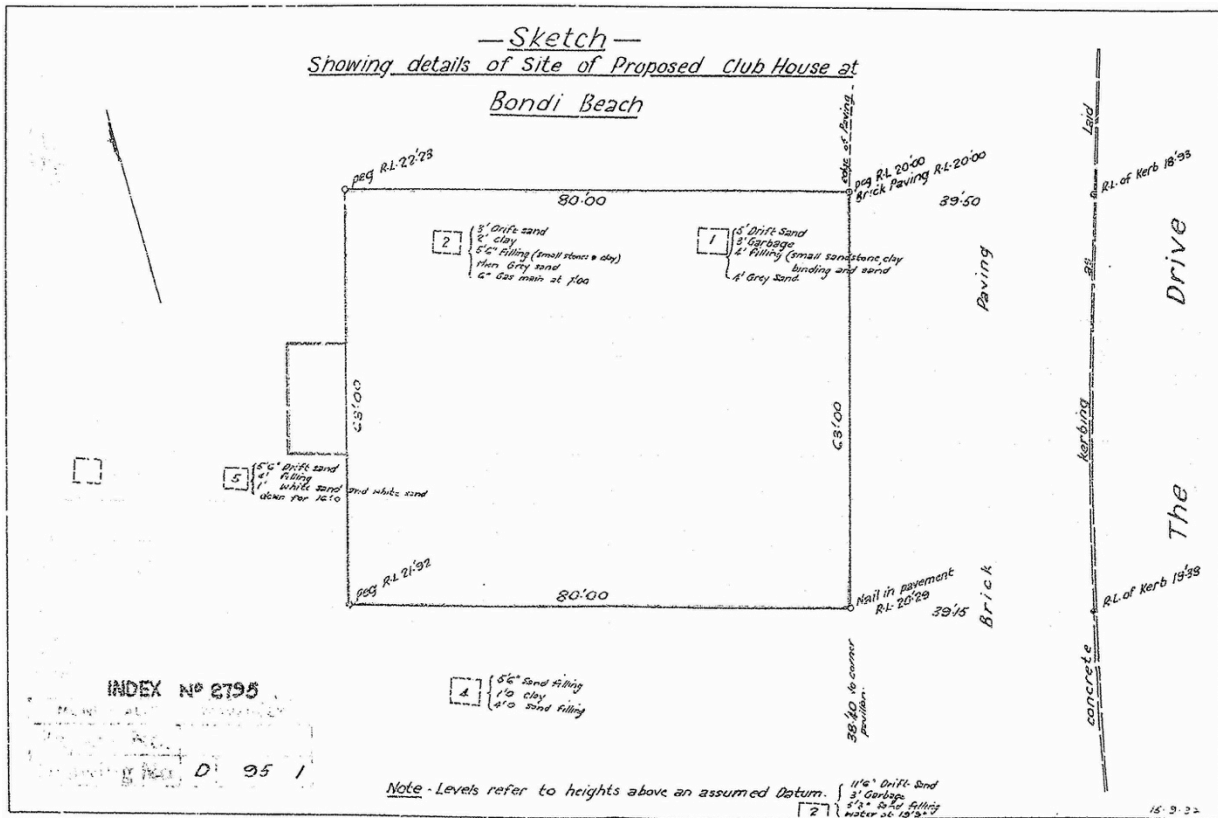


Figure 4.29: Sub soil investigation undertaken in 1932 prior to construction of surf club and indicating soil conditions and fill. Source: WLS Engineers drawings

Though the detailed drawings of the pavilion footings do not survive those for the surf club do and give an indication of the ground conditions and extent of disturbance prior to construction and by the actual construction. The surf club was erected using a series of tall brick piers on deep concrete pads as shown in the original architectural drawings and described in the specification. Under the main walls are concrete pads 4m (12') below ground level with brick and concrete piers. The specification also indicates that rubble drains were to be constructed 12' away from each downpipe for the dispersal of stormwater away from the building. The ground in the vicinity of the piers will be highly disturbed in terms of potential archaeology.

The condition of the substrate in 1932 is recorded on a drawing held by Council (figure 4.29). At the bottom right, hole 3 (but number cut off) has 11'6" drift sand at the top, then 3' garbage, then 5'3" sand filling at which point they hit water at 19'9". This was part way between the pavilion and surf club. In hole 1 there was a 4' layer of grey sand starting at 12' deep. Hole 2 has the grey sand at 10'6" deep. In hole 5, at the rear of the building footprint on the plan, it is still white sand at 16' deep. This is key information as it informs assessment of Aboriginal archaeological sensitivity. The white sand is windblown beach sand and unlikely to contain undisturbed archaeological strata whereas the grey sand may be undisturbed deposits. Similarly the garbage indicates that it is fill and will not contain undisturbed archaeological strata.

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



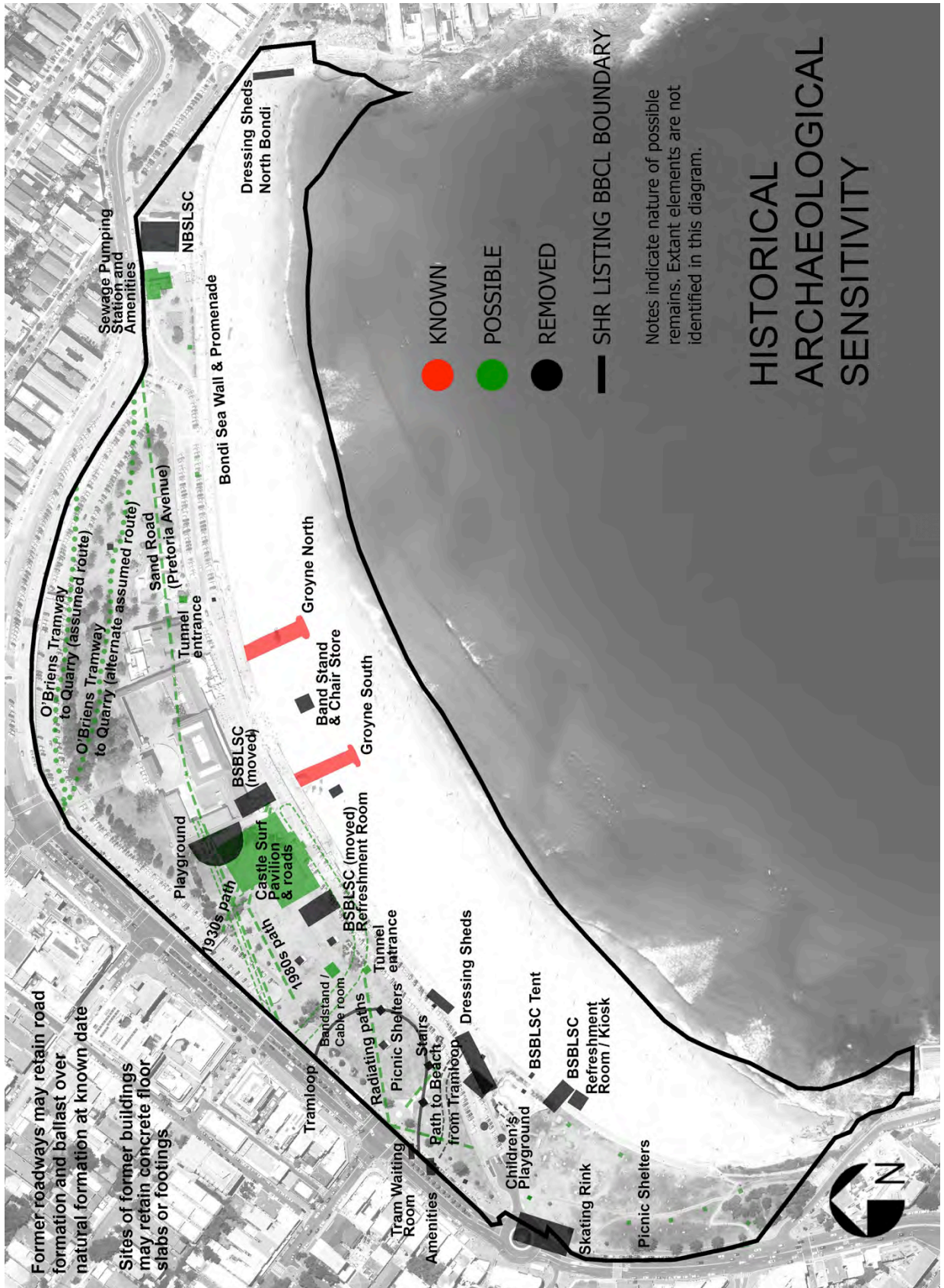


Figure 4.30: Historical Archaeological Sensitivity (Zoning) Plan. The map indicates the location of former structures but there are unlikely to be historical archaeological remains due to the extent of ground disturbance. Other than the groyne any remains that exist are unlikely to be significant and unlikely to reveal information that is not already known. There is little historical archaeological research potential. The north tunnel entrance is known to be buried and above ground elements remain.  
 Source: JRA

#### 4.4 Bondi Beach (including the Sea Wall)

Bondi Beach is a very wide sandy beach compared to others in the vicinity, in part as a result of its orientation in relation to sea swell and storms and because it is contained between the two sandstone headlands. Today the beach appears similar in extent to the early photos, though possibly wider, and except for the removal of the dunes and construction of the seawall. The width of the sand on the beach has enabled many of the major activities from temporary bandstands to the Olympic volleyball stadium as well as accommodating large numbers of sunbathers.

Thom states that *since 6000 years ago this embayment has essentially functioned as a closed sediment compartment. The relatively pure quartz sands have been free to move in and out of the sweep zone formed by wave and wind action. Rip currents are a characteristic beach feature and involve the circulation of sands in the dynamic surf zone.*<sup>24</sup> He goes on to note the beach system is relatively stable despite a 17cm sea level rise but that there may be a time when climate change and sea level rise will result in a need for 'sand nourishment' from offshore sources.

Extreme storm events periodically strip sand off the beach, as in 1974, or deposit sand on the beach and across the promenade and road as in 2012 and 2015. Little sand was removed in the severe 2016 storms. The sea wall was damaged in the 1974 storm and revetment works were carried out subsequently. Drawings show the detail (see Section 2) but the lineal extent of these works has not been confirmed. Most of the damage appeared to be at the south end near the stormwater outlet which was not however removed until 1986. The sea wall would have been reworked at the location of the drains and there must have been extensive works behind the wall to lay the pipes. The junction of the pipes and culvert is adjacent to ramp No.1. In February 1929 severe storms led to damage to the sea wall at the north end when stormwater drains behind the wall 'blew out'. Drawings of the period<sup>25</sup> show repairs to the wall and promenade including the construction of a boat house under the promenade at the location of the stormwater drains that were diverted to discharge under the promenade in front of Beach Court to the north.



Figure 4.31: Groyne footings exposed after storms in 1974.  
Source: WIL 000385

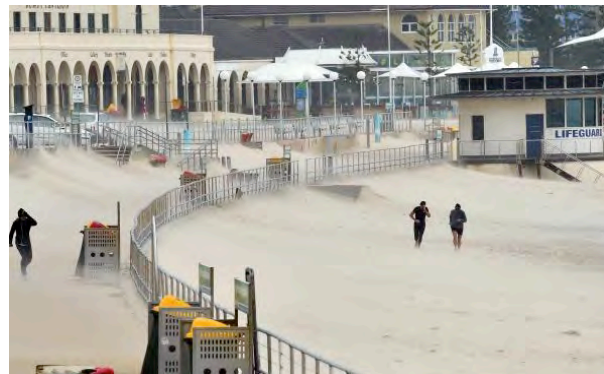


Figure 4.32: Sand over the promenade after storms in 2015.  
Source: Daily Telegraph, 21 April 2015

The sea wall itself is a concrete structure and is believed to be largely the wall built between 1911 and 1916 - repaired where subsequently damaged. The 1928 scheme left the earlier wall and promenade in situ and this is noted on the construction drawings. The new roadway was built at a higher level and inland of the earlier wall leaving a 30' wide promenade. Protests in the 1920s prevented the original intention to reclaim more of the beach by building on the seaward side. Contemporary drawings show the construction of the wall being concrete with the face angled at about 10 degrees. The thickness of the concrete is more where the wall is higher ranging from 6" to 7" and there are reinforced concrete buttresses 9" wide at 10' centres and weep holes in the wall between buttresses. There is a concrete heel beam with hardwood piles in front. The earlier section of wall is shown with a rubble footing

<sup>24</sup> Thom, B., *Bondi: A Case Study in Beach Resilience*, Wentworth Group presentation

<sup>25</sup> WLS Engineers Drawing 0003919-01

(drawn like stone) and is drawn as if it is solid concrete. There is a concrete coping overall 2' wide by 10" high. Behind the wall is a 15' wide promenade finished in 3" thick 'tarred metal', better known as tarmac [which is similar to but is not asphalt]. The drain at the inner edge of the promenade was piped to the beach in 6' earthenware pipe. A proposed concrete parapet wall was substituted with galvanised iron pipe railing. All the concrete was apparently originally unpainted and light grey in colour.

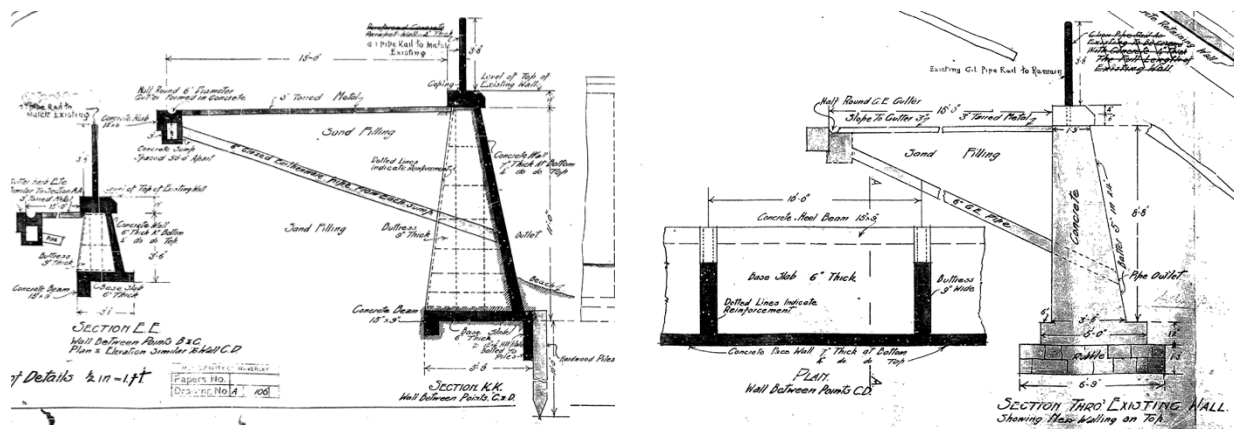


Figure 4.33: Extracts of undated but c1913 or 1914 drawing. Source: WLS Engineers drawing 263

This form appears to be the same as the wall today. Much of the fabric appears original or early but the extent is not known and the wall would have had many repairs over time. Much of the iron railing has been replaced with aluminium in a similar configuration however the extent of replacement has not been determined. There are seven concrete ramps along the wall giving beach access. They were removed in World War Two but rebuilt in similar configuration. The central, and oldest, section of the wall must have been removed and rebuilt in 1928 with the construction of the stairs in front of the Pavilion. The Public Works Department undertook a study of the sea wall and promenade stabilisation in 1987 and a sea wall revetment project was undertaken at the south end from 1988 to about 1992.

The promenade paving has been replaced at various times. Original drawings show a 15' space 'for plantation' between the promenade and a 30' wide road which ran from the 1911 pavilion to the north end of the beach along the whole length of the wall, connecting to what would later be Campbell Parade. Gun emplacements were excavated at intervals along the promenade in 1942 and have since been repaired. The central area was paved with brick in c1986. Two groynes were built onto the beach as part of the 1928 scheme and their substantial concrete footings remain under the sand. These enclosed a space in the centre of the beach from which spectators could watch activities. The tunnels from dressing sheds in the Pavilion emerged through the groynes. Detailed structural and architectural drawings and many photos survive of the groynes. They were not washed away but demolished by the army in World War Two to enable them to secure the beach. They were never rebuilt.



Figure 4.34: Sea wall showing construction joints in wall and coping which is in about 1m lengths. Source: JRA



Figure 4.35: Sea wall showing one of the earthenware drains probably now obsolete, 2016. Source: JRA

## 4.5 Bondi Park (including Roads, Pavilion, BSBLSC)

### The Improvement Scheme

The Improvement Scheme had a long genesis culminating in the landscaped park completed in the early 1930s. It incorporated aspects of the landscape built before, most importantly the sweep of the sea wall, completed in 1916, behind which it was built. The scheme covered the central area of today's Bondi Park between the Marine Drive and Campbell Parade with areas of the park to the north and south not shown on Robertson and Marks' plans but providing the setting. These areas were shown in Walter Scott Griffiths' plan with the south retaining the then existing, and with additional, sinuous paths not built. The steep approach to the park from the south remained in the 1920s improvements, having already been improved in the late 1890s and 1910s and with established mature pine plantings. Scott Griffiths showed some curved paths to the north and planting along the edges but these did not eventuate with the sewer pumping station being built in the area and planting not undertaken.

Queen Elizabeth Drive and the motor park are key aspects of the scheme and along with Campbell Parade provide access and set the form of the landscaped areas between. Bridges and paths cross the park radiating from entry points to attractants such as the pavilion and the main beach access stairs at the centre of the beach and the beach access tunnels. The set of three paths radiating from opposite Hall Street completed the composition but only lasted 25 years. The landscape design was for pine plantings along paths and roads forming grassed garden rooms, some with simple circular garden beds. The pines continued the planting selections that started in the 1890s.

This section describes the central area of the late 1920s improvement scheme followed by sections describing Bondi Park (South) (4.6) and Bondi Park (North) (4.7). In terms of cultural landscape categories the park is both a designed landscape (designed and created intentionally by man) and in the case of the south of the park in some respects an organically evolved landscape (one that has developed its form by association with and in response to its natural environment) that is continuing (retains an active social role in contemporary society).<sup>26</sup>

The improvement scheme competition winners, Robertson and Marks, following a protracted revision process with Waverley Council, set the style of the landscape and buildings and the palette of landscape and building materials including unfinished concrete, brick paving in light brown commons, red terracotta roof tiles and sand coloured walls. The scheme involved extensive use of reinforced concrete, the detailed design of which survives in the drawings for Contract 1 in the Mitchell Library. Reinforced concrete was then a relatively new material and this is an extensive example of its use. It was used in the roads, retaining walls and bridges as well as in the buildings and does not appear to have been painted or otherwise coloured. Buildings which did not adhere to the palette of materials and the style were criticised, such as the new dark brown face brick North Bondi Surf Life Saving Club (now demolished) erected at the same time as the Bondi Surf Bathers Life Saving Club House.

The two cable stations with their prominent domed structures were made to conform to an earlier overriding design. They were demolished and replaced with underground rooms in the 1920s scheme. The 1927 Sewerage Pumping Station and Amenities was built in association with the low level sewer, probably built to serve the late 1920s improvement scheme. It was to the north of the area of the scheme shown on plans but was also given a compatible external architectural treatment, rendered and painted, in contrast to the numerous face brick Federation Arts and Crafts style low level pumping stations erected elsewhere. It is now extensively altered and unrecognisable.

The scheme is characterised by a hierarchy of buildings set in an open park with the Pavilion dominant and other buildings stepping down in scale and dominance, but all related in character. The Pavilion is the largest building while the surf club and amenities blocks are mid scale and the shelter

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<sup>26</sup> These categories are based on descriptions in the World Heritage Convention - summarised on p16 of this report and cited in full on p349. The categories are further explained in an Australia ICOMOS leaflet "Understanding Cultural Landscapes".

sheds and other park structures are the smallest. The main buildings are durable masonry structures, rendered and painted, originally in off white limewash, with arcades providing light and shade – both metaphorically and physically. The structures are formal designs, long and low with limited central upper levels with flat roofed terraces and pitched roofs in parts. Only small structures use short lived materials, such as the shelter sheds, of which there have been a succession, and which were not part of the late 1920s improvement scheme but built earlier or later.

The park behind Bondi Beach is described under three headings in this report. Bondi Park is one landscape but the late 1920s improvement scheme did not include the north or south of the park. The south retained is earlier layout which was incorporated into the scheme.

For the purposes of the description the parts of the SHR listed area (shown on figure 4.1) are:

- the area of the 1928 improvement scheme with its large crescent of lawns edged by Queen Elizabeth Drive and Campbell Parade - Bondi Park see Section 4.5,
- the southern grassed slopes between Notts Avenue and Queen Elizabeth Drive - Bondi Park (South) see Section 4.6; and
- the open spaces around the North Bondi SLSC - Bondi Park (North) see Section 4.7



Figure 4.36: Early 1930s aerial view showing the park with trees planted throughout and circular gardens beds. The surf pavilion is completed with change sheds in the courtyard. On the left is the 1916 surf club, moved from the site of the Pavilion. Also visible is QED and the groynes, the path network, some of the motor park and bridges and the entries to the tunnels under QED. Source: ML Hall album, digital order c011690033h

#### **4.5.1 Central Landscaped Areas**

This area is a designed landscape containing most of the Park's built fabric, utilities and public conveniences since about 1910. It includes Queen Elizabeth Drive (QED) (formerly Marine Drive) and Park Drive (formerly the Motor Park). Within this area are the Pavilion and BSBLSC. The park was originally open and grassed, sloping evenly down to QED, with Norfolk Island pine plantings along the light coloured brick herringbone pattern paved paths. The grassed slopes were uncluttered with no facilities such as picnic shelters, playgrounds, seats or signage.

The development of Bondi Park in the first half of the twentieth century was influenced by the town planning concept of the 'City Beautiful'. The scheme incorporated the ideas of John Sulman and the Town Planning Association – it preserved the natural beauty of the beach while providing civic facilities and created a beautiful marine drive accommodating the motor car on good, wide roads and provided water and sewerage. Whole of site planning developed a space with a sense of 'monumental grandeur', prominent vistas and soft and hard landscape features. A pathway geometry was imposed on the natural landscape based on expected or existing pedestrian desire lines resulting in diagonally criss-crossing paths.

With the various schemes for the 'improvement' of the Bondi Park from c1910 until the late 1920s proposal, the beachscape park moved from being an unpredictable and untamed landscape, to being regular and ordered, with its own designed 'sense of place', with aspirations for elegance and symmetry. 'Grand gesture' built and landscape works replaced existing randomly placed, disconnected or outmoded facilities but incorporating successful elements of the previous schemes.



Figure 4.37: This 1937 aerial view shows the completed Bondi Park but cuts off the area behind the pavilion. Between QED and Campbell Parade the paths are complete and trees planted. The diagonal path behind the pavilion has been added and a short path at the southern tip between the mature trees. In Bondi Park South the mature earlier plantings and paths remain with the promenade widened part way along. The retaining wall on Notts Avenue is not built. At Bondi Park North the promenade is widened and road removed between it and the surf club and the area is simply grassed with paths from the club and toilets to the promenade and two trees planted at the tip (these did not survive). Source: Adastra Bondi 1937 RAHS

The original plantings suggest garden rooms were intended between paths and, though planted as intended in 1930, the plantings did not thrive. A group of pines at the southern tip, at the junction of Campbell Parade and QED, and some behind the pavilion survived from plantings of 1910 and were retained in 1930. Pines along QED were stunted and largely died, especially at the centre of the area. Similarly pines in the mid-slopes were stunted while those higher along Campbell Parade and in the flatter area north of the pavilion growing to semi-maturity. Those protected by the pavilion grew best. There was a continuing battle with wind and salt spray and inundation with wind blown sand and there is evidence of replanting over time. The landscape was formal and geometric with the spaces rectilinear – irregular rectangles and triangles. All the trees were dead by 1970, except a few of the 1910 survivors at the southern tip, killed by the aerosols originating from the sewer outfall just to the north. Since then a range of traditional and modern planting schemes have been introduced. Along with these went major changes to the paths and ground levels with retaining walls built up along QED – likely to protect the landscaped areas from windblown sand.



Figure 4.38: In this 1970s aerial view all the trees have died except two at the south end of QED and a few in Bondi Park South. The main part of the park remains on grade with the QED footpath. The three paths radiating from opposite Hall St have been removed. The other paths remain in their 1930s configurations and levels. The retaining walls along QED have not been added nor the roundabout. In Bondi Park South the paths and grass remain and the retaining wall to Notts Avenue is visible. In Bondi Park North the grass and paths to buildings remain and the line of QED has been altered adding a small area to this part of the park. Source: 1970s from AA

Today with cleaner waters after the construction of the deep ocean sewer outfall and the installation of an extensive irrigation system a row of replanted semi-mature Norfolk Island pines survives along Campbell Parade, interspersed with palms north of the pavilion. In north pines also survive along QED and young pines have been planted along both sides the path north of the surf club. Behind and protected by the pavilion denser 1980s Australian native plantings dominate – interspersed with some pines particularly along the motor park. To the south of the pavilion the paths have been extensively altered and the lower slopes are bare grass. The mid slopes have plantings of Australian coastal species largely from 2016 through to 2020. These are in informal groups between new picnic shelters, across the otherwise grassed slopes.

Landscape character differences currently present in the area reflect the geography, exposure to detergent laden sea spray and incremental landscape styling and adaptive remaking of spaces over the last forty years, rather than from any intent by the 1920s improvement scheme.

#### Lawns South of the Pavilion

This triangular area directly fronts Campbell Parade. This was the area of the tram loop up until the 1929 landscaping when the loop was removed and paths constructed. This was the last part of the park to be landscaped as the area was still in use by trams until 1929. At the south point of this area one tree remains of the pre 1920 Norfolk Island pine plantings but all other trees and shrubs are modern plantings. The area of the tram loop was landscaped in 1929 with three paths radiating from an entry opposite Hall Street, removed in the 1950s. There was also a small path across the southmost tip removed in the 1970s. Another very wide path from the end of the motor park crossed the lawns to a tunnel under QED, altered to a narrow path in the 1980s. The entry to the tunnel was closed off in the 1970s. The northmost path originally crossed the park from the bridge over the motor park to the marine drive but was removed in the 1980s. It has now partially reinstated but in a somewhat different configuration. An angled path from the bridge to the pavilion was added in the 1930s requiring removal of a circular garden bed in this area. The diagonal path was removed by 1990. New paths and path alignments were constructed in this area in 2015. Some of these were removed in 2017 and a wider diagonal path built from the bus stops just south of Roscoe Street to the corner of the Pavilion. See section 4.5.5 for paths.



Figure 4.39: View of the park south of the pavilion in 2016. The ground at left has been raised by the height of the brick retaining wall. Source: AA



Figure 4.40: 1930s overview of the park south of the pavilion with the junction with park drive in the foreground. Source: WLS 000081





Figure 4.41: 1981 view showing the first generation brick retaining wall along QED and the then new picnic shelter. Source: WIL 000302



Figure 4.42: Junction of blond brick wall and later dark brick wall along QED and a section of original herringbone pattern paving in light brown common bricks. Source: JRA 2020

Originally open, simple grassed lawns sloped from the footpath on Campbell Parade to the footpath on QED with no walls along QED. Trees, mostly Norfolk Island pines, were planted along paths. One circular bed of cannas within the path survived, in one of the paths opposite Hall Street, until the 1950s (figures 2.74 and 4.36). A circular bed adjacent the pavilion was built but removed almost immediately, in the early 1930s, when a diagonal path was added from the bridge to the Pavilion (figures 2.66 and 4.36). This was a major pedestrian desire line from a tram stop to the centre of the beach as can be seen in historical photos. Figure 2.71 shows the path worn by pedestrians in this location skirting the circular garden bed. There was standard bench seating along QED that was timbers on concrete frames.

Since the 1950s this precinct of the park has been spartan with few trees and no specifically tailored uses. It has a history of use for both passive and, due to its size, de-facto active recreation. The radiating paths opposite Hall St were removed before 1961 and by 1970 almost all the trees were dead. Blond face brick low retaining walls and stairs along QED were added by 1982. A section remains at the southern tip of the area. The addition of the walls means the slope above must have been regraded to be shallower. The wall was replaced later in the 1980s by higher dark brick walls with a bull-nosed soldier course capping. At this time curved recesses and stairs were built in the wall at about quarter points. The brick paved footpath and concrete kerb remain at original levels with substantial original fabric remaining (see figure 4.42). The original common bricks varied in colour, light and mid brown often with red brown hearts or stripes, resulting from stacking in the kiln.



Figure 4.43: The location of the former tunnel entry is where the grass is adjacent the path. All the brickwork is modern. Source: JRA 2020



Figure 4.44: There is no path above these stairs closer to the pavilion. This is in a similar location to the 1920s path from the bridge. Source: JRA 2020

In c1986 a semi-circular pergola was built adjacent to the Pavilion to the same design as that remaining in the 'Boondi Reserve Peace Park' (out of the site on the intersection of Francis St and Campbell Parade). It required the removal of the diagonal path from the bridge to the pavilion and instead a dog leg path was built from the south end of the motor park to the intersection of the path from the bridge and then to the pavilion. The pergola was removed in 2015 but the semi-circular paving remains and grassed slopes forming a small amphitheatre. In the 1990s a semi-circular garden bed was added adjacent the stair from the bridge, as also happened at the other bridge.

From the 1980s pitched roofed four bay picnic shelters were built on the bare lawns. There were 4 shelters in 1982 – one of these removed by 1991 when 4 more were built. These were demolished in 2016-2017. These were a standard design used by Waverley Council over a long period and a 1935 drawing survives.



Figure 4.45: Campbell Parade footpath with pines, new seating and picnic shelters in the background. Source: JRA



Figure 4.46: Hazard vehicle mitigation barriers installed in 2019 and 2020. Source: JRA

The vehicular entry to the motor park from the south was closed by 2011 and in 2016-17 new landscape treatments were added abutting the Campbell Parade footpath. These include new paved forecourts, new concrete blade walls, seating, lighting, and new paths (figure 4.45). The dog leg path was removed and a new wide diagonal path built from the end of the motor park to the pavilion with a branch across the end of the motor park to Roscoe St. A narrower path from the bridge was reinstated to the intersection of the new path. There are new seating bays and copses of Banksias and Casuarinas on the higher slopes. Five new picnic shelters were built in 2016-17 to a modern curvilinear design with a flat copper clad roof supported on angled circular steel posts. The posts are intended to resemble tree trunks and copper chosen to blend with the landscape - weathering from brown to green. The roofs are angled so in views from the beach and headlands they merge into the background. They are sited to not interrupt views of the pavilion from the beach and promenade. There are fixed curved concrete bench seats on the uphill side arranged to retain the ground above so the adjacent slopes did not have to be levelled but maintain a continuous sloping profile. Under the shelters are two tables with bench seats. Single tables and seats on concrete slabs, without roofs, were installed through the area to accommodate the range of small to large users groups. One stair from QED does not line up with a path and there is heavy wear with sand exposed (figure 4.44).

In 2019 and 2020 massive concrete blocks were installed all along the Campbell Parade frontage of this area as a hazard vehicle mitigation measure. They are placed on the edge of the footpath and between the seats installed in 2016 (figure 4.46).

The landscape and path network has been substantially altered in this area with changes in locations, levels, widths, materials, etc. including the removal of the tunnel entry. Plantings have never survived along the QED frontage and only the pine plantings along Campbell Parade and the grass reflect the original design intent. The landscaped rooms were never achieved.

#### Amphitheatre shaped lawn northwest of the Pavilion

This area is between the rear of the pavilion and the curve of Campbell Parade. The motor park with a bridge at each end is between the area and the Parade. The area slopes up from the level path at the pavilion to Campbell Parade. A central concrete roadway divides the area into two triangular spaces with a flat semi-circular area adjacent the former bandstand proscenium at the rear of the pavilion.

This area had some surviving pine plantings from the 1910s which were retained in the 1920s. It was initially planted with close spaced pines along the long boundary with the motor park and a few along the other paths and within the spaces. In 1928 its steep slopes were grassed and there were two oval garden beds on each side of the centre road. These are evident on early photos (figure 4.36) but that on the north side was removed in the 1930s for a new path and on the south was removed by 1943 but probably soon after the pavilion auditorium was built in 1932 when the slopes were set up as an amphitheatre looking down to the new stage. The area was no longer used as an auditorium when one was built inside the pavilion in the 1970s. It became a transitional area servicing both pedestrians and vehicles accessing the pavilion, park and through to the beach with the central path used as a roadway for service and other vehicle access to the Pavilion and park. The path returned to being a main pedestrian access when the 2020 upgrade provided a separate vehicle access road.

A brick paved path along the rear of the pavilion links the two bridges. It follows the original alignment but has been repaved and the level raised at the ends. An original pedestrian path runs along the side of the motor park between the two bridges. This is the only section of pedestrian path that retains its original paving with light brown coloured herringbone brickwork, the pattern laid at right angles to the path, edged with red bricks. The new paths are the reverse colours and have the pattern laid at 45 degrees (figure 4.48). The path is separated from the motor park by a raised concrete kerb. At the south a disabled access ramp has been installed to allow access from the motor park to the path, over the kerb. The diagonal path from the centre to the northwest corner of the pavilion is concrete.

All the original and early plantings in this area were dead by 1970, despite the protection provided by the pavilion and generally being larger and more successful than in other areas of the park. The area was heavily planted with Australian native species in the late 1970s – particularly banksias and some Norfolk Island pines and including bottlebrush, mirror bush and Norfolk Island hibiscus – all salt and sand tolerant species. There are now several large banksias interspersed with the Norfolk Island pines along the motor park and a dense group in the sheltered area north of the central path.

This area is less heavily used by park visitors for picnicking and sitting. Areas with beach views, or Biddigal Reserve are preferred. In comparison to the original design, the area is now over planted with native species, informally located, dating from the 1970s and later. The mature Banksias, Norfolk Island Hibiscus and other 1970s plantings tend to hide the pavilion from the road. The 2020 Pavilion upgrade reactivated this area for pedestrians only with the construction of a new service vehicle road in the north of this area. It provides truck access to a new garbage collection area at the northeast corner of the pavilion with new openings and a hard paved turning circle near the works yard at the rear of the BSBLSC (see sections 4.5.3 and 7.6).



Figure 4.47: The grassy slope behind the Pavilion, the path has modern paving, 2016. Source: AA

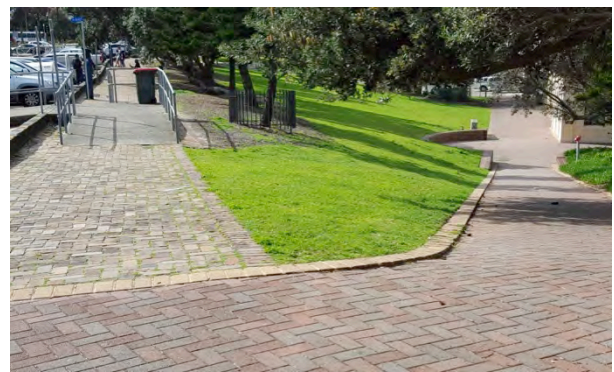


Figure 4.48: Junction of the old (left) path along the motor park and the newer paving near the south bridge, 2016. Source: JRA

Lawn northeast of BSBLSC

This is a flat triangle of lawn bounded by the path north of the surf club, QED and separated from Campbell Parade by the motor park. It was originally open and simply grassed with a slight slope to QED, Norfolk Island pine plantings along the path and roads and a central circular garden bed. The bed was removed before 1943 and all the trees had died by the 1970s. There is now a modern face brick retaining wall separating it from QED and the level has been built up behind it and its alignment changed near the playground in 1982. At the north end the wall is a section of blond c1980 bricks and further along two later stages, which are higher and in dark hard burnt bricks with a bull nosed capping. A footbridge spans the motor park (Park Drive) from Campbell Parade and links to the path to QED. The ground level has been raised at the base of the stair and the lowest step is now path level and a semi-circular garden bed has been added. This path has new paving and has been widened and realigned closer to the surf club so it no longer finishes at the tunnel entry – which has been closed off but remains in a garden bed. There is no pedestrian path adjacent to the motor park in this area. There is a bubbler at the tip of the area where a ‘water fountain’ was shown in the past and a hazard vehicle mitigation block.

There are modern bush-rock edged planter beds and a mixture of plantings including a few small banksias and pandanus from the 1980s. There are pairs and alternate plantings of semi-mature Phoenix Palms and Norfolk Island Pines around the perimeter of the precinct - the latter in replication of the landmark plantings of c.1930 though spaced further apart. This area originally had 27 to 30 pines – 20 of these around the edges and paths, the remainder in groups. There were two formal flower shaped garden beds in the centre of the area from the 1980s to 2016, removed by 2018 but in latter years remained only in outline. Due to its level grades, this precinct has historically supported various temporary events and playground structures, including the current large children's playground which is sheltered by shade sails. One 1980s shelter shed remains in this area – within the fenced playground and in poor condition. Two barbecues were installed near the playground in about 2010. In 2017 two modern picnic shelters were built in this area and two separate bench seats and bin installations on concrete slabs.

The playground was built at the southeast corner of this area in 1989. It was semi-circular in plan and coincided with the realignment of the adjacent path closer to the surf club and away from the tunnel entry. Rows of pines were planted on each side of the path, outside the fenced area of the playground and at right angles to the path and shrubs within the playground. It was enlarged and upgraded in 2006 with the trees and picnic shelter fenced into the area.



Figure 4.49: The park north of the Pavilion c1934. Norfolk Island pines are planted around the edge and there is a central round garden bed in the lawn.

Source: SRNSW id 12932\_a012\_a012X2449000004



Figure 4.50: View of the area surrounded by NI pines with two new picnic shelters in the mid ground and the playground in the background, 2020. Source: JRA



Figure 4.51: The two stages of low brick walls adjacent to QED. Source: JRA 2020



Figure 4.52: The remaining earlier shelter and pines within the playground. Source: JRA 2020

#### **4.5.2 Bondi Surf Pavilion**

The Surf Pavilion, or Bondi Pavilion, is in the centre of Bondi Park and was designed by architects Robertson and Marks to be an integral part of their prize-winning beach improvement scheme. It differs markedly from the building shown in their scheme and the more modest design was developed subsequent to the competition in collaboration with Council. It is not described in detail here, rather its contribution to the park. The Pavilion CMP should be referred to for detailed information.

The Pavilion was the centrepiece of the scheme at the centre of the beach. It is symmetrical with a two storey section emphasising the centre of the composition. Across the front the arched colonnades provide shaded arches visible from a distance and to users of the promenade – originally terminated and framed at each end by projecting bays with windows. The restaurant at the north end interferes with this symmetry. The original function was change sheds and toilets for beach users with additional commercial spaces to assist with financing the place. Along the rear and sides the arched colonnades have the same visual effect of light and shade but also hold seats and tables for park users reducing the clutter in the park. Similarly the bandstand at the rear provided a backdrop to a park use. The building was intended to be viewed from all sides though planting if it had grown at intended would have limited in park views.

The surf bathing pavilion was erected during the main phase of construction of the Beach Improvement scheme, with construction during the winter of 1928. The pavilion is an 'Interwar Mediterranean' style building with single storey external arcades forming a rectangular internal courtyard and a two storey central section. When under construction it was described as follows

... will be most complete of its kind, and larger than any other in Australasia. The buildings will be of brick, with a tiled roof, and reinforced concrete foundations. There are 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 2,650 men and 703 women. Turkish baths, private hot water baths, and massage rooms, will be provided as well as hairdressing 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 feet by 58 feet [22.55 x 16.76 metres], a dining hall 55 feet by 38 feet [16.76 x 11.58 metres], and two private dining rooms, one of which will be 27 feet by 14 feet [8.23 x 4.26 metres] and the other 22 by 14 feet [6.7 x 4.26 metres].<sup>27</sup>

<sup>27</sup> 'Progressive Bondi. Improvement Scheme', SMH, 13 July 1928, p.8



Figure 4.53: The Surf Pavilion prior to completion of landscaping works, 1929. Note the Norfolk Island pines from earlier plantings. Source: SL NSW a6879025, Arthur Ernest Foster



Figure 4.54: 1940s aerial view of the Surf Pavilion showing the dressing sheds in the courtyards. The smaller area was for women. The planting layout, paths and Marine Drive can also be seen. The circular garden bed north of the Pavilion has been removed and the trees along QED are much smaller than those higher on the slopes. Source: NLA Hurley Photograph, undated, post 1942 as the groynes have been removed

Photographs show the original layout with dressing sheds in the courtyards, a smaller area for women and a larger area for men, and concrete balustrading at the entrances to the beach access tunnels. Despite an extensive search in Council's Local Studies Collection and other archives, the original plans of the surf bathing pavilion have not been located though there are detailed plans of the associated groynes, motor park and bridges. The building is rendered and painted. The early perspective (figure 2.64) indicates a sand colour and the surf club specification details a lime wash mix. The early colour was confirmed on site to be cream – the first layer AS X33 Warm White and the second layer close to AS Y45 Manilla and AS Y44 Sand. The external joinery was found to have been dark green, AS G61 Dark Green. During the Depression alterations were made with the addition of the auditorium to the rear in 1932. Alterations to the building include the replacement of the tile roof in 1942, after damage when the groynes were blown up in 1942. Later additions include removal of dressing rooms, other internal changes, additions of larger openings near the former Turkish bath, an internal amphitheatre and a glazed semi-circular restaurant at the northeast corner, removed on 2020.



Figure 4.55: The Surf Pavilion 2015. Source: JRA



Figure 4.56: Distant view of Surf Pavilion 2015. Source: JRA

The arcades on the west and south sides remain and are regularly used for picnics and card games. The six original openings on the north were enclosed but reopened in the 2020 upgrade. The east / beach facing main frontage retains its arcade with more elaborate columns with decorative capitals and medallions on the wall over each column. The original form of the pitched roofs remained but clad in modern profile tiles which were replaced with tiles close to the original in the 2020 upgrading works. Solar panels were added to the north slope of the first floor roof - associated with the stormwater harvesting scheme. They were removed in 2020 and relocated to internal facing low slope roofs.

Tunnels provided access from the changing areas under QED to the beach. The tunnel entrances from the Pavilion are closed. After WW2 when the groynes were blown up, both tunnels were adapted to finish at semicircular remnants of the groynes where there were rooms. Tunnel no. 2 at the south retains its concrete balustrade and had decking over. This created water entry problems to the tunnel which may have been rectified in 2020 (not confirmed). It is used by the lifeguards for storage of surf boards and other rescue equipment, accessed from the beach end. Further north Tunnel no. 3 is not visible at the Pavilion end and has been filled with sand. The room at the seaward end has been restored and new rooms created under the adjacent promenade. There are paths along all sides of the Pavilion which retain their original alignment but the level has been raised and the original herringbone brickwork has been replaced with new bricks in a similar pattern - part of a 1985 'facelift'.



Figure 4.57: Props in Tunnel 1. Source: JRA



Figure 4.58: Blocked off entrance to Tunnel 4 near playground. Source: JRA

### 4.5.3 Bondi Surf Bathers Life Saving Club (BSBLSC) and Works Yard

The current clubhouse was erected in 1934 to designs prepared by the club's honorary architect, H Ruskin Rowe, of the architectural firm of H E Ross and Rowe, during 1932 - 1933. Ruskin Rowe had served as the honorary architect for the surf club from 1930. This is the third club house erected for the club which had been formed during the summer of 1906 - 1907, the first building being a small timber shed that occupied a series of different positions at the southern end of the beach. The second club house was erected in 1916 to designs by Thomas Brunel Midelton of the local firm of architects Oakley and Midelton, who had previously designed the Castle Pavilion. This clubhouse was initially erected to the north of the Castle Pavilion and subsequently moved out of the way to the site of the current surf club when the current pavilion was erected. Photographs of the recently completed Bondi Pavilion show the relocated 1916 club house. This building was moved again further north to the location of today's playground so that the current club house could be erected, then presumably demolished or dismantled for components.



Figure 4.59: The original configuration of the Bondi Surf Bathers Life Saving Club. Source: BSBLSC Annual reports, WLS



Figure 4.60: The BSBLSC, showing the first floor addition and the east entry addition on the right, 2015. Source: JRA

H E Ross and Rowe's initial design for the new surf club for the Bondi Surf Bathers LSC featured a roof terrace behind the parapet, which extended along three sides of the central hall. Amendments were made to the design which added tiled roofs to each side, giving the building a roof line thought to be more in keeping with the adjacent pavilion. The rhythm created by the light and shade of the arcades of both buildings can be seen in historic photographs, but this view can no longer be gained because of the construction of the restaurant on the northeast corner of the pavilion.

The club was subservient in scale to the pavilion and the first floor addition impacts on the intended scale. In its location the clubhouse impacted the intended symmetry of the improvement scheme. The Scott Griffiths' scheme had a surf club at each end of the central pavilion while still showing the North Bondi club at its current site. One of the Robertson and Marks' schemes had the surf club at the base of the tram loop further to the south and away from the central pavilion. The building was not shown at its current location in any plans and its location seems something of an anomaly though at a suitable location for club life saving activities.

A sheltered sun bathing terrace was built on the roof. In its original configuration the surf club had terracotta tiled roofs, with similar variegated curved terracotta tiles to that of the Bondi Pavilion. Both of these roofs have been altered with modern tiles replacing the original curved tiles. The tiles on the BSBLSC are described on the original drawings as being "Roman". Although the surf club has been extended, the main facade is largely as built, however details such as the decorative metal lamps have been removed. Characteristic details such as the tiled coping to the returns of the parapet have been altered, but can clearly be seen in the early photographs.

In its original configuration the Surf Club consisted of an arcade and a central doorway which opened into a double height hall with a roof lantern in the centre, above which was a roof top sun baking area (now altered). On either side of the hall were the offices and the changing rooms. Alterations to the configuration of the building include the addition of a gear room to the rear in 1951; a radio room on



the roof and a squash court (now used as a board store) to the rear erected during the winter of 1974; and a first floor club room addition (now function centre) and enlarged facilities for women erected during 1989 - 1990. The roof top club room was substantially altered and a terrace erected over the boat shed below in 2004 - 2005.

The club continues to be used as such but the premises are now a poor fit for the activities. The commercial leasing of the function room provides an income for the club but the kitchen and toilet facilities are poor, the space non-descript and there is no disabled access to the upper level. The boat and board storage is at capacity and very cramped as is the IRB (inflatable rubber boat) store with unsafe interfaces with pedestrian paths.

Immediately behind 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. Council has used the area for park maintenance facilities since it was used as a pine nursery in the 1980s. A yard with structures is evident in the 2002 aerial - established prior to the 2000 Sydney Olympics when there was an increased need for maintenance. Dark green painted shipping containers were placed adjacent as surf club storage when the club was emptied for the International Olympic Committee's use and for the 2005 additions. These have been removed. The yard was expanded with temporary fencing in 2016-18 when construction works were underway in the park. Picnic shelter components, park furniture and concrete blocks for hazard vehicle mitigation were stored here prior to installation. The yard had a chain wire fence with one large and one small portable building, a portable toilet block and a shipping container linked by covered walkways – several of these were removed in 2020. They were maintenance staff offices and storage. The adjacent path was widened for maintenance vehicle access. A large tractor and rake used to be parked adjacent as they did not fit in the yard. The whole area was reworked in 2020 when a new garbage vehicle access road and turning circle was built and a temporary accessible toilet block behind the surf club garages.

The demountable buildings and containers are in poor condition and require replacement or alternate accommodation. Conditions on site are poor for the Council employees. In the 2014 Masterplan the works depot is seen as a 'temporary facility' in this location with a future location in an underground carpark envisaged in the long term but no longer proposed. Underground structures in place of the motor park are not compatible with its heritage values and were removed from the PoM in 2021. In 2016 Council and the surf club proposed to replace the works yard with a new structure that met the combined needs of the club and Council. A scheme to rework the depot and enlarge the surf club was designed by Tonkin Zulaikha Greer and a DA submitted but withdrawn when advised it was over-scaled and could not be approved. A later DA for new temporary structures in this location was withdrawn after an indication it would not be approved. Council investigated alternate locations for the works yard off site. The surf club developed an alternate proposal which was approved in 2022.



Figure 4.61: View of the works depot at the rear of the BSBLSC in 2016. The fencing and equipment in the foreground have since been removed. Source: TZG



Figure 4.62: 2018 Aerial view of the works depot. Source: Aerial courtesy of Waverley Council

#### 4.5.4 Motor Park and Bridges

The parking area or 'Motor Park' (now Park Drive) between the park and Campbell Parade and the two bridges over the parking area are an integral part of the late 1920s improvement scheme. Published descriptions of the proposed improvement scheme describe the access to the promenade and gardens as being via bridges and also describe the motor park, or parking area, below. The 1930s photographs show the layout of the paths and the motor park, the two pedestrian bridges from Campbell Parade to the lawns, the brick-paved paths and island garden beds. A number of the concrete lamp posts can also be seen.

Contemporary plans show 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 north of the northernmost bridge. There are open archways from the parking area under the stairs to the bridge. The stairs connect to the paths leading to the pavilion and foreshore. The paving level has since been raised at the stairs and garden beds added. The former paving may remain below the current paving. Views of motoring events held in the 1950s and 1960s also show the paving in detail (see Figure 4.63 and 4.64 below). During the car trials the bridges and the footpath of Campbell Parade were used by hundreds of spectators viewing the cars displayed in the motor park below.



Figure 4.63: Spectators at the Ampol Trials in 1956.  
Source: ML APA 01907



Figure 4.64: Participants in the Ampol Trials, 1964.  
Note the paving. Source: ML APA 16611



Figure 4.65: Views of the Motor Park and bridge, 2016. Source: JRA

The paths and parking bays at the promenade and adjacent to the pedestrian bridges are 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 is irregular commons, rather than the regular pavers installed more recently in the pedestrian areas, and is laid in line with the edges (not at 45 degrees like the modern paving). 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.

The roadway is reinforced concrete, as is Campbell Parade and QED. Part now has asphalt over the concrete. Detailed original architectural and structural blueprints survive for the bridges and motor park including detailed drawings of electric light posts. Four concrete light standards survive on each bridge. These are believed to be the only surviving examples of many that were throughout the park.

The bridges are entered directly from the Campbell Parade footpath. At the park ends there are landings with staircases on each side at 90° to the bridge. There are two sets of columns in the line of the edge of the car parking spaces below. The bridge deck is higher at the centre giving clearance under. The space under the landing has an arched opening and doors to storage areas.

On the west side of the area is a concrete retaining wall and balustrade to Campbell Parade. It gradually increases in height to accommodate the higher level of Campbell Parade. The balustrade section of the wall has relief panels. Parking metres are installed in the carpark and there have been alterations opposite Beach Road with a gate installed on the north side. The access to Campbell Parade at the far south end of the Motor Park has been removed and a turning circle added. A roundabout was added at the junction of QED and Campbell Parade with a oneway traffic flow from south to north and a narrowing of QED at the entry.

#### **4.5.5 Paths**

The network of paths across the park leads from Campbell Parade via the two bridges over the motor park, now known as Park Drive, directly to pedestrian attractants in the beach and park. The original park layout included paths around the Pavilion – one across the back connecting the two the bridges. Paths from the bridges led to tunnels, the pavilion and directly to the marine drive. A diagonal path at the south was added very soon after completion, formalising a desire line from the southern bridge to the southeast corner of the Pavilion. In historical photos this appears to be the busiest access path. The three radiating paths south of the Pavilion, opposite Hall Street, were in the location of the former tram loop which the removal of which allowed landscaping of this area. The centre path had a circular garden bed halfway down the slope. These paths were removed before 1960 and the area of the former paths grassed. More recently a new path was installed across the path in a similar location but higher level due to the subsequent raising of the ground levels along QED.

The changes in the paths over time is shown on the following sequence of aerial photos and indicated in summary on an annotated aerial photo. Only the paths immediately adjacent the Motor Park and a section of footpath next to QED retain their original brick paving, level and alignment. The QED footpath from the playground north retains its level but is finished with asphalt. The concrete footpath on Campbell Parade retains its original alignment and concrete pavement from opposite Beach Road to the north. South of Beach Road the finish is pebblecrete. The Campbell Parade footpath south of the motor park has been altered several times since 2007 with semi-circular pebblecrete bays added (one since removed) and major widening. The section adjacent the road is now pebblecrete, returning partway down QED, and the widened area has modern brick paving.

Within the park the ground level and hence the path level was raised when retaining walls were built along QED and when the paving was raised in front of the pavilion and extended across the QED. At that time the alignment of the QED footpath was changed in front of the pavilion and surf club and the footpath on the beachside of QED opposite the pavilion. The wide footpath in front of the pavilion was originally paved with herringbone brickwork at a lower level, replaced in the 1980s. The paths immediately around the pavilion retain their alignment but levels have been raised and new brickwork laid and at the southwest corner of the pavilion a semi circular bay and brick retaining wall added.

South of the pavilion the path from Campbell Parade to the tunnel has been reduced to one third of its original width and has modern paving. It is at about the same slope and alignment as the original meeting the QED footpath on grade. The tunnel entry has been removed. The path from the bridge to QED south of the pavilion was removed by 1980. A small length remained, but at a higher level, linking to a new dogleg path. A new path was installed in a similar location but higher level in 2016 from the bridge to a new angled path but not linking to QED. The early 1930s angled path from the

bridge to the corner of the Pavilion was removed by 1991 when the dog leg angled path was built. In 2016 these were all removed and replaced with a much wider, more direct angled path from the corner of the pavilion to Campbell Parade south of Roscoe St.

The concrete drive and semi circular concrete paved area at the rear of the pavilion was removed in 2022 and rebuilt in similar form and materials to the original. The angled path at the rear of the Pavilion was added in the late 1930s, on a pedestrian desire line, and was concrete paved. It was removed in 2022, regraded to provide a complying disabled access route to the pavilion and paved in brick. The path at the north of the BSBLSC from the bridge to QED was realigned, raised and widened at the QED end in association with works to the playground in 1989. The raised level is evident today near the bridge where the paving has been built up over the lowest step. Semi circular garden beds were added adjacent both bridges in about 2000.

The promenade has been repaved in two tone brick pavers from ramp 3 northwards but remains concrete south of ramp 3. There is a remnant of early path alignment at the north of the park reflecting the former QED layout but repaved to match the promenade. The early paths in the south of the park predate the improvement scheme and remain today.

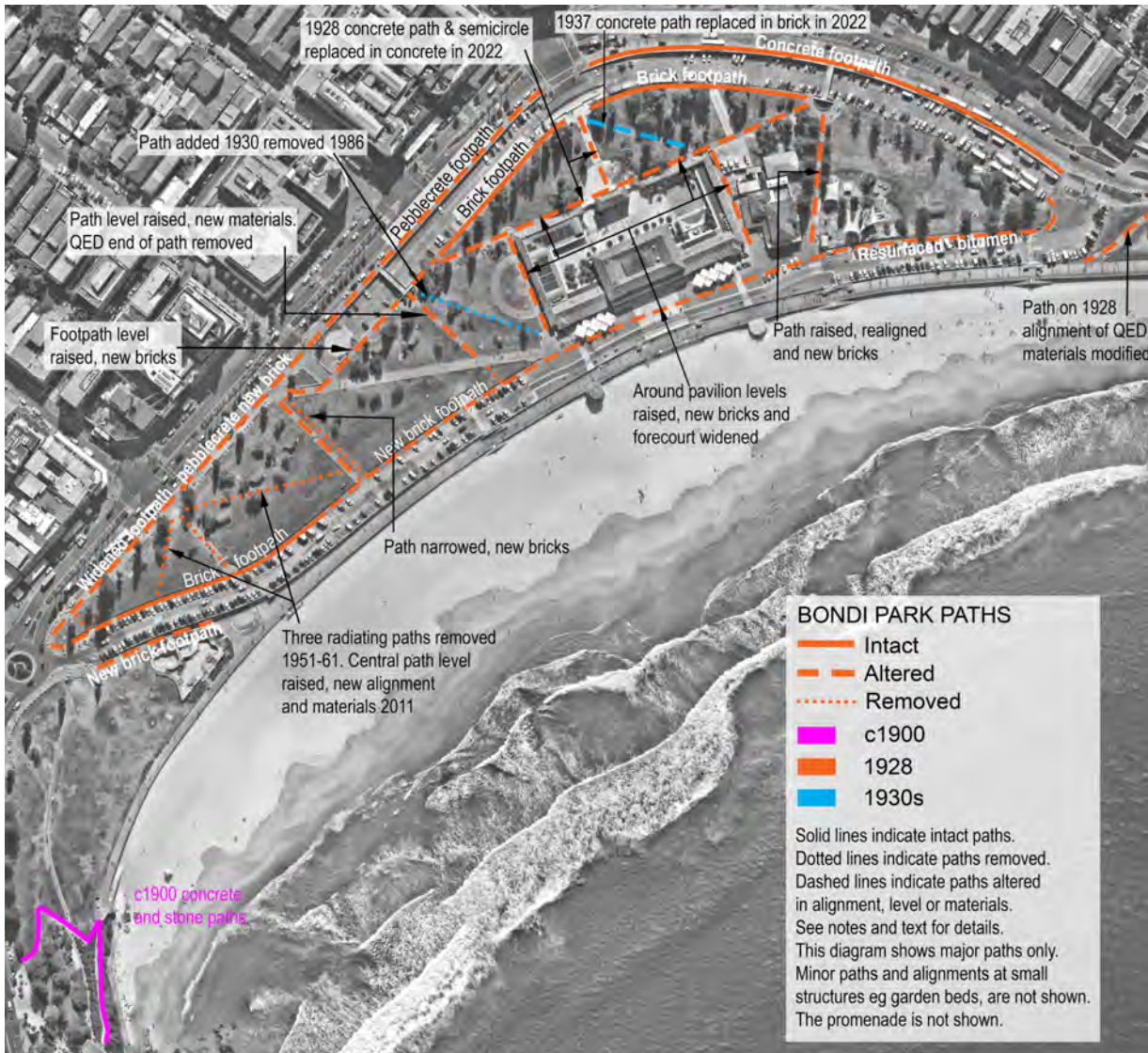


Figure 4.66: Diagram showing the historic paths in the area. The dotted paths have been removed, the dashed paths altered as noted on the drawings and in the text. The orange paths are 1928 improvement scheme alignments. The blue paths were added in the 1930s and since removed or altered. The purple paths in the south of the park are the earliest surviving and are from c1900. This map does not show the most recent paths which are on the aerial image in the background. This figure is diagrammatic and not to scale. The beach is about 1km long. Source: JRA

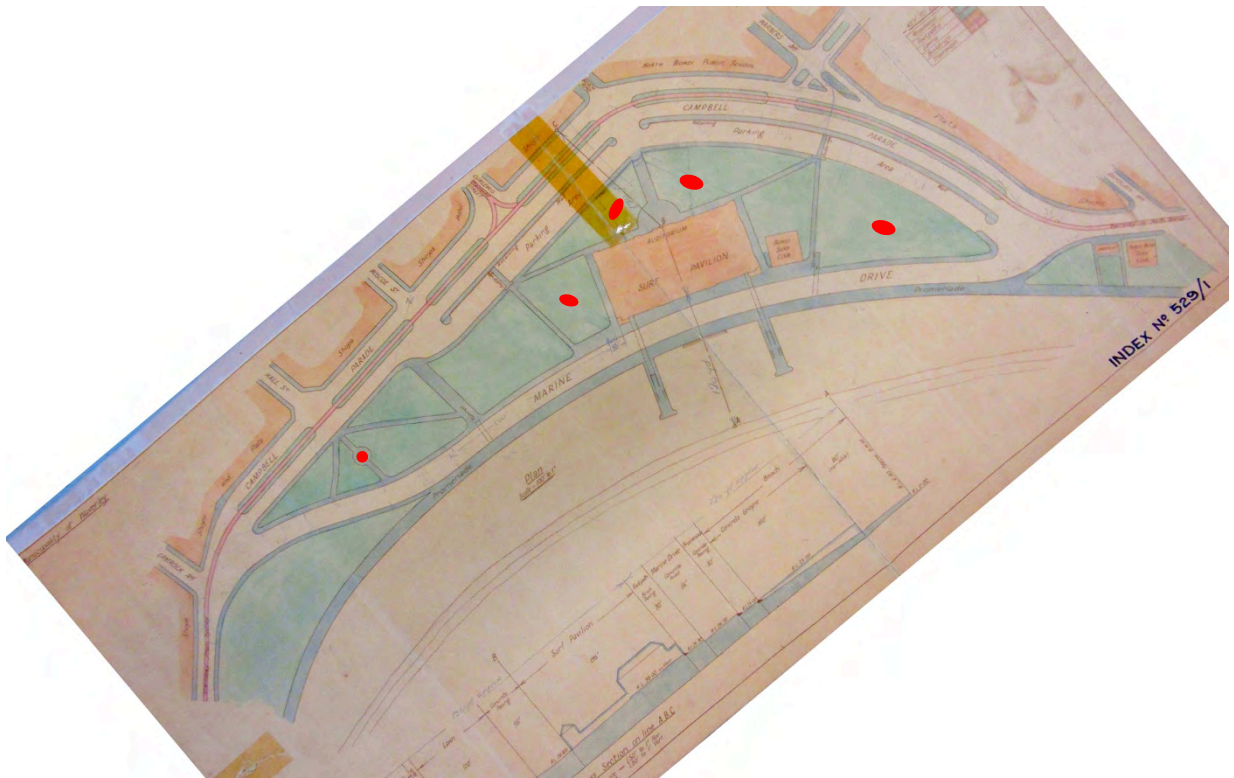


Figure 4.67: 1930 plan showing paths. The plan shows the paths and footpaths in blue but does not extend to the south of the park. The original circular and oval garden bed locations are marked in red (added by JRA, not on original drawing). Source: WLS Engineers Plans 0000529\_1 Card 411



Figure 4.68: 1943 aerial photo. Note that the beach and sea is greyed out. Arrows indicate diagonal paths added on pedestrian desire lines in the 1930s (obliterating garden beds) and persisting until the date of this photo. At the south of the park some of the lines show recently grassed areas that are not paths. Source: Waverley Council



Figure 4.69: 1961 aerial photo. The major change is the removal of the three paths and circular garden bed in the location of the former tram loop. Source: Waverley Council



Figure 4.70: 1970 aerial photo. Paths remain the same as 1961 except at Bondi Park (north) where the QED road alignment has been moved away from the path (arrowed). Source: Waverley Council



Figure 4.71: 1982 photo. Path from bridge to QED removed, picnic shelters on former path (red arrow). Retaining wall between footpath and park along QED. Wide path remains (yellow arrow). Source: Waverley Council



Figure 4.72 1991 photo. Diagonal path removed and dogleg path added (red arrow) and semi-circular pergola. Construction works underway (arrowed yellow left). Playground added and path to its left realigned (right yellow arrow) Source: Waverley Council



Figure 4.73: 2007 photo. Skate park added (yellow arrow). Paths added in south (red arrows). Source: Waverley Council

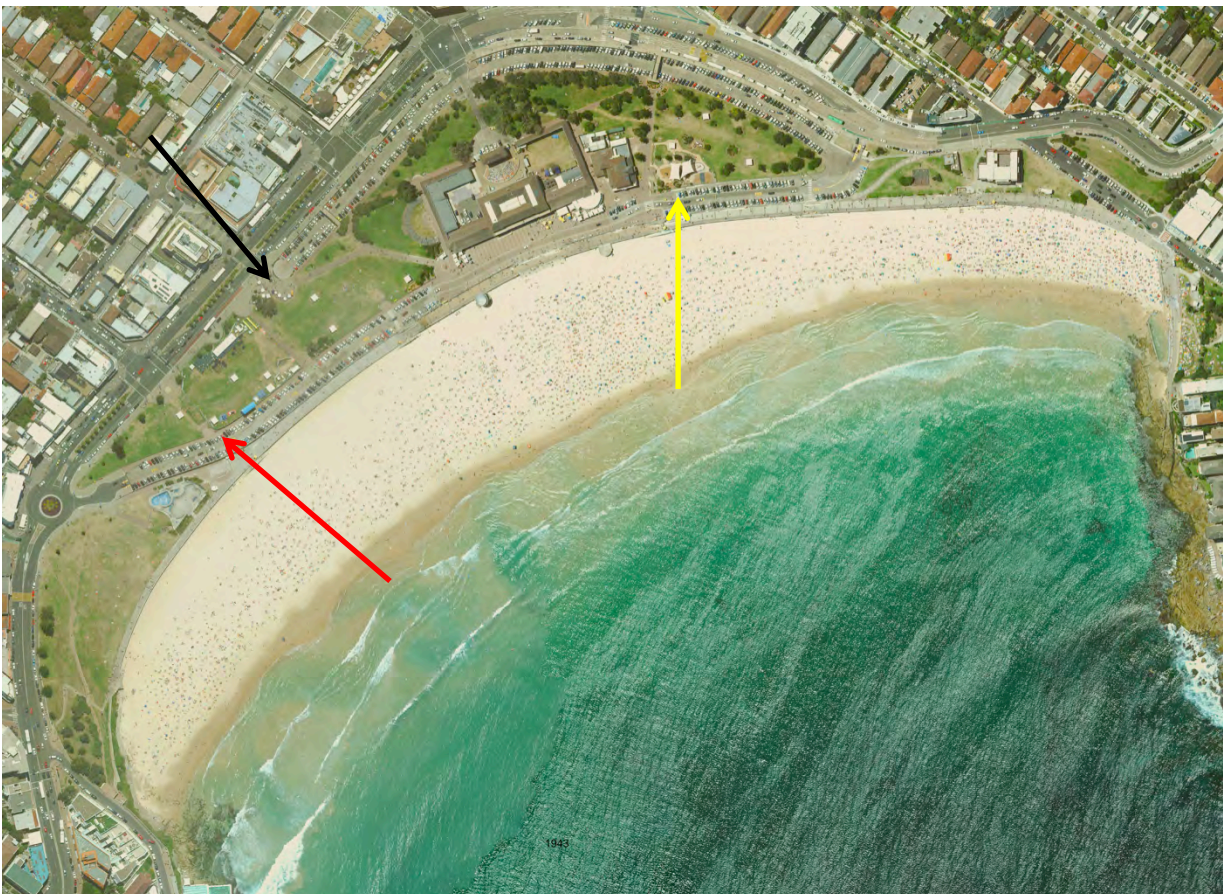


Figure 4.74: 2011 photo. New path opposite Hall St in similar location to former - alignment differs and level is raised (arrowed red). Playground extended (yellow arrow). Exit from Motor Park to Campbell Parade removed (black arrow). Source: Waverley Council





Figure 4.75: 2014 aerial photo. New North Bondi surf club (arrowed red). Source: Waverley Council



Figure 4.76: 2018 aerial photo. New wide diagonal brick path added (red arrow). New path in similar location to former but level is raised and does not continue to QED (arrowed yellow). The new picnic shelters are also shown in this image as grey rectangular forms, 5 on the mid slopes south of the pavilion and 2 to the north (black arrows) Source: Waverley Council

**4.5.6 Queen Elizabeth Drive formerly Marine Drive**

The Marine Drive had been built behind the sea wall from 1911 reaching the north in 1916 and was in the minds of some alderman to be part of a drive all along the coast. It was designed in its present form as part of the 1920s Improvement Scheme running from Campbell Parade, below the former tram loop and continuing to Campbell Parade in the north. It could not continue past the North Bondi SLSC because of the width of the promenade. The design drawing for the drive and promenade show the retention of the existing sea wall and promenade, the promenade being doubled in width. The new drive was above the level of the promenade at the south grading closer to the promenade level at the north. The edge was formed by reinforced concrete retaining walls with a pipe railing above. At the south where the level difference was greater, underground spaces for the cable terminal rooms were built. Access from the drive to the promenade was by sets of concrete stairs at intervals.

The roadway was panels of reinforced concrete with a crown at the centre of the road and drains and kerbs on each side and parking on both sides. Pedestrian refuges were built at intervals. Concrete light standards (or poles) were along both sides and at the refuges. The road was renamed Queen Elizabeth Drive after her 1954 visit. The concrete roadway largely remains but sections have been resurfaced with brick in front of the pavilion and the level raised and chicanes introduced. The original pedestrian refuges were removed along with all the light standards. Parking metres have been installed throughout the area and there are load limits restricting truck access. There was never a footpath on the promenade side, only on the park side. The footpath was herringbone brickwork as were the other paths within the park. A large section of the original brick paving remains at the south of the drive but has been replaced elsewhere with modern brick paving.

The junctions with Campbell Parade have been altered. At the south end a roundabout was added in the 1990s. That entry was narrowed before 2007 and a one way flow north to south introduced and boom gates – since removed. The north entry was reduced for the boom gates and to limit entry from that end. Concrete hazard vehicle mitigation blocks were added at the ends in 2019 and 2020.



Figure 4.77: This early c1930 photo shows the concrete panels extending to the kerb. Source: ML a1470110h



Figure 4.78: Photo c1930 showing the newly completed roadway and retaining wall. Source: SLVIC H92.350/35

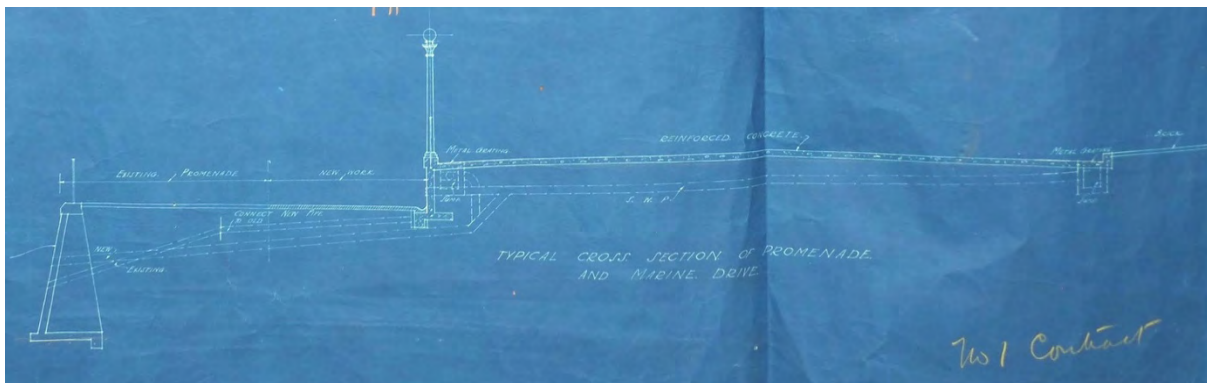


Figure 4.79: Construction drawing of Marine Drive held in the Mitchell Library. The sea wall that had been constructed earlier is shown at left. Source: ML photograph of original plan

#### **4.5.7 Cultural Plantings**

During the 1950s the manicured landscape in Bondi Park gradually deteriorated and the place was very bare for a couple of decades. Most of the earlier Norfolk Island Pine (or the similar Cook Island Pine) plantings made c1930 had died, and were not replaced. Prior to the Improvement Scheme, in the late 1800s and early 1900s, pines were planted in Bondi Park (South) including a large group of Norfolk Island pines below the then tram loop - at the southern tip of Bondi Park (where QED begins). One specimen from this time remains between Hall Street and Lamrock Avenue.

In the 1910s a double row (and in some parts triple or more) of Norfolk Island pines was planted along the entire former edge of Bondi Park along Campbell Parade including above the southern end of the park. One complete row (plus some others) were removed during the 1928 widening of Campbell Parade. Until c1970, a short row of Norfolk Island Pines remained between Park Drive and Campbell Parade, directly upslope of the pavilion. These were remnants of the double row planted along the edge of the park c1910. Most of the other retained early specimens either died or were removed by 1930. A few persisted behind the pavilion and were larger trees in the 1943 aerial photo. A large group survived in Bondi Park (south) below Campbell Parade and two of these survive in 2023.

In around 1930, as part of the 1928 improvement scheme works, a mass planting of Norfolk Island Pines was carried out through the park - immediately south of the pavilion, on the slopes behind the pavilion and in the lawns to the immediate north of the BSBLSC. Plans and aerials images show the plantings (see section 2, figure 2.75 - one of the planting plans, figures 2.65 to 2.76 and the cover photo). Many of these trees had died by the mid to late 1960s. The 1970 aerial photo shows a bare landscape with tree trunks like sticks. Some Norfolk Island Pines were planted around that time in Bondi Park but few if any survive. A row is shown along QED, south of the pavilion, in the 1970 aerial photo but it is not there in 1982.

The c1930 scheme included five circular garden beds one of which (south of the Pavilion) was almost immediately removed and replaced by a diagonal path. Others were removed later in the 1930s and in the 1940s. In 1943 only the circular garden bed at the far south of the park (opposite Hall Street) (figure 2.67) survived and it was removed in the 1950s.

In the 1970s and 1980s and after all the trees died, Waverley Council planted Banksias, Casuarinas, Norfolk Island Hibiscus and occasional palms in Bondi Park to the northeast of the Pavilion, in the area of the former amphitheatre and along Park Drive. Much of the Park to the south of the Pavilion remained unplanted.

From the late 1980s and in the 1990s, Norfolk and Cook Island Pine plantings were made along the northern edge of Bondi Park (facing Campbell Parade), across the former amphitheatre slopes and around the edge of the area northeast of the pavilion - the former and latter, especially, in replication of the intent and layout of the c1930 landmark planting scheme. With the deep ocean sewer outfall from 1991 these plantings have survived.

Aerial photos indicate further plantings and maintenance of existing plantings of Norfolk Island pines along the Campbell Parade edge of the park and adjoining the motor park. Plantings have thrived, in particular where sheltered by the pavilion, including both the monumental pine plantings and the informal Australian native plantings.

In 2016 and in association with the construction of new picnic shelters, new plantings were undertaken in the park south of the Pavilion. The plantings were copses of Australian native trees planted in informal garden beds in the lawn, generally at the upper part of the slope. Specimens that died were replaced and the plantings extended to the north part of the park in 2018 when picnic shelters were built. Some have not thrived and will be replaced.

The lawn has persisted throughout the history of the park improving in later years with the introduction of irrigation but also affected by weather events when sand is blown into the park. By 1982 a low brick

wall had been built along the edge of the park adjoining QED and the soil level built up behind. By 1991 a taller brick retaining wall had been built with further raising of ground levels. This would have assisted in limiting windblown sand and provided more level ground and better soil for the elevated grassed areas. Successive construction projects and vehicle and pedestrian traffic have compromised the lawn in some locations such as behind the surf club.



Figure 4.80: Norfolk Island Pines behind the pavilion in 1967. These plantings were part of the 1930 mass plantings. Note their poor condition. Source: WLS 001251



Figure 4.81: 2016 View of the plantings to the slopes behind the Pavilion. Source: AA

#### 4.6 Bondi Park (South) (former Reserve, Cliff and Rock Platform)

The southern grassed slopes are the earliest part of Bondi Park and the first access point to the beach. This section of the park consists of the original reserve created in the 1880s and known simply as 'The Reserve' in street directories until around 1910. Improvements were made in stages – a track down to the water by 1883, seats by 1885 and improvements in 1887. A skating rink existed, near the end of the later QED, from 1906 to 1911 when it was destroyed by fire. As a cultural landscape it can be categorised as an organically evolved area, never the subject of a holistic landscape design, however, the early paths and walls were installed by Council. The area is bounded by Campbell Parade, Notts Avenue, QED, the seawall on the beach and the cliffs at the south.

The cliffs are a remnant natural area with weathered sandstone. The same formations are visible today as in a c1890 photo (Figure 4.84 and 4.85). Some of the natural stone overhangs have brick piers supporting them. There is a mixture of native and introduced species, including weeds. Along the clifftop are sandstone blocks – likely the remains of the earlier path and retaining wall. They are precariously suspended and at risk of destabilisation by vegetation growth. At the base of the cliff, about halfway along is a coursed sandstone block wall and the remains of the original stair to the beach. To the northwest of this is a damp area, the location of a stormwater connection to the culvert at the base of the cliff. It is in the location of a freshwater spring noted in historical documents. Memorial plaques to local surfers who have died are set in the cliff face adjacent ramp 1. Before the was built culvert a small boat / board store at the base of the cliff was used by the surfboard riders.



Figure 4.82: A series of plaques commemorating local surfers is on the cliff at the south of the beach. Source: JRA



Figure 4.83: c1970s The area has long been the favoured meeting place of surfers. The pictured South Bondi Surfboard Riders Club board store was removed when the stormwater drain was installed. Source: [www.petebowes.com](http://www.petebowes.com)



Figure 4.84: 1889 photo of cliff at south of beach. Source: WIL photo of physical copy in collection  
 Figure 4.85: The same cliff at left today. Source: JRA photo of physical copy in collection

The main part of this area is open with broad sweeping lawns, with few public amenity elements and few substantial plantings - similar to its earliest configuration in the late nineteenth and very early twentieth centuries. The area near Lamrock Avenue once contained a substantial copse of Norfolk Island Pines and the remaining two large specimens may survive from this date. At the northern tip of the area is the beach skate park - formerly the location of various children's playgrounds. Adjacent the skate park, the park was excavated extensively and a large underground concrete water tank installed. Large stormwater drains also run through this area from the built-up area behind the beach. They formerly discharged to the beach near the skate park but were diverted to the culvert at the south of the beach and now to the stormwater harvesting tank.

A historically significant zig-zag pathway leads down the steep higher grassed slopes from the junction of Campbell Parade and Notts Avenue. It passes through low, historically significant, sandstone retaining walls which extend across this area. The slope was formed into terraces that originally had park bench type seating. These terraces are shown on 1920s surveys as following the contours. At the top of the path is a set of stone stairs that lead to the footpath, formerly the tram stop. The bottom of the path ends in a set of stairs with stone side walls that lead to the promenade. The grass level is above the promenade and separated from it by a modern face brick retaining wall. A path continues in the line of the promenade from the top of the stair to the Notts Avenue stairs. The bank above it is eroded and water runs over the path. It is likely that there are early retaining walls below this path as they are evident on photos but they are now overgrown and not visible. A modern footpath extends across the slope, crosses the historic pathway and runs along the top of an early retaining wall originating from the Lamrock Avenue intersection with QED. There were small picnic shelters in this area in the early twentieth century on the level terraces and along the edge of the promenade. The shelters and park benches have been removed. The terracing, whilst still grassed, is no longer level and so is less used by visitors than it was in the past.



Figure 4.86: Extract from a historic view showing the grassed terraces and park benches. Source: ML hall 35104r



Figure 4.87: Extract from c1920 historic view showing the early picnic shelters on the terraces and pine plantings. Source: NLA PIC P856/273/3 LOC



Figure 4.88: 2016 Bondi Park South showing the retaining walls and zig zag paths. Source: JRA



Figure 4.89: Bondi Park South Amenities. This is outside the SHR BBCL boundary. 2016. Source: JRA

At the southern tip of the zone is a public amenities block, part recessed under Notts Avenue - which is retained above the park by a sandstone retaining wall. A sandstone stair near the toilet block gives access to Notts Avenue. The retaining wall and toilet block are not within SHR BBCL boundary. The cliff-top footpath is supported by a sandstone retaining wall and provides expansive views over the beach and access to the Icebergs complex and the coastal walk to Marks Park. For information about these features, that are commonly considered part of Bondi Park but are not within the SHR boundary, refer to the CMP that covers the whole of the NHL, SHR and local listings – Bondi Beach (all listings) Conservation Management Plan.

Modern plantings include a bank of Pandanus and scattered Banksias above one of the early retaining walls, Cook and Norfolk Island Pines and Casuarinas near the corner of Notts Avenue and Campbell Parade and a line of semi-mature and mature Norfolk Island Pines along the western edge on Campbell Parade. Most of these were planted in the 1990s but two large Norfolk Island pines date from an earlier period. In 2019 and 2020 a row of concrete hazard vehicle mitigation blocks were installed at the edge of the park along Campbell Parade near the junction with QED and along the path / road leading to the promenade.



Figure 4.90: Concrete hazard mitigation blocks near the roundabout. Source: JRA 2020



Figure 4.91: View showing the park and hazard mitigation blocks. Source: JRA 2020



Figure 4.92: The Balconies, Bondi Beach. The retaining wall to Notts Ave looks newly built. Postcard sent c1941. Source: NMA Josef Lebovic 1986.0117.7182



Figure 4.93: The Astra Hotel (now Retirement Village) viewed from Bondi Park South. Source: JRA

### **Cliff House Hotel, the Pacific Dancing Pavilion and the Balconies Tearooms (demolished)**

These structures are described here, though now demolished, as they are useful in identifying and dating views in early photos. In a number of early photographs the Balconies Tearooms has been incorrectly identified as the Cliff House Hotel. Refer also to the Chronological List of Items (Section 2.4). Above the reserve was the Cliff House Hotel (c1880 - c1920) and the Pacific Dancing Pavilion (dating from the early 1880s). From the verandah of the Pacific Dancing Pavilion panoramic views could be obtained as far as Rose Bay. The Balconies Tearooms (on the site of the dancing pavilion, just above the reserve) was in existence by 1908 and is now replaced by modern residences. The Cliff House Hotel was de-licensed in 1920 and in 1926 was replaced by a new hotel, the Hotel International. The Hotel International was renamed the Astra and is now a retirement village.



#### 4.7 Bondi Park (North) (NBSLSC, SPS)

The open space near North Bondi SLSC is narrow trapezoidal shaped area fronted by the sea wall and promenade and backed by Campbell Parade. It is dominated by buildings. The northern boundary is Ramsgate Avenue. A brick and concrete path defines the southwest end of the area (this path was once adjacent the QED / Marine Drive roadway and shown on the diagram of paths). There is an open triangular grassed area between the SLSC and Ramsgate Avenue that rises to the northwest. It is an organically evolved area, never the subject of a holistic landscape design. It seems to have been left out of the improvement schemes except for the sea wall and promenade in front.

The area is sparsely planted, with a few small copses of vegetation near the gym equipment and at the northmost corner. The area includes the North Bondi SLSC, the low level sewage pumping station (SPS) and attached toilet block, and a large outdoor gym.



Figure 4.94: North Bondi Surf Club. Source: JRA

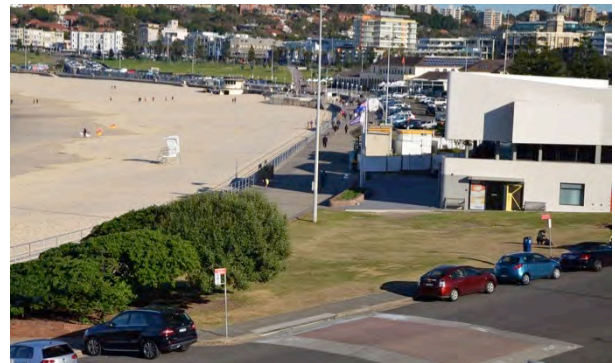


Figure 4.95: Bondi Park North. Source: JRA

##### **North Bondi Surf Life Saving Club**

The current North Bondi Surf Life Saving Club clubhouse is a sculptural modern building designed by the architects Durbach Block Jagers in association with Peter Calquhoun. This building, completed in 2013, replaced the 1934 surf clubhouse, one of the pair of clubhouses erected using unemployment relief funds. Both surf clubs had initially been accommodated in tents, one at either end of the beach. The North Bondi club occupied two different timber buildings and a more substantial masonry building prior to the rebuilding of their clubhouse as part of the overall Beach Improvement Scheme in the 1930s and that building was added to several times prior to its demolition. The new building has a similar footprint and is at the same site as the earlier club houses. There is a storage area under the promenade in the vicinity of the club house.

##### **Low Level Sewage Pumping Station and Amenities**

The North Bondi Low Level Sewage Pumping Station was erected in 1927, designed to pump sewerage from the buildings at beach level, which were below the line of the sewer outfall. The amenities block was contemporary with the pumping station. Council had applied for State Government funding for conveniences at the northern end of the beach in May 1927. It was one of the first buildings to have been completed in a style to complement Waverley Council's then planned Beach Improvement Scheme. The pumping station location and the widening of the promenade meant the marine parade turned to meet Campbell Parade before reaching the end of the beach.

Waverley Council had argued with the Water Board regarding the placement of the pumping station however the Board went ahead with construction without Council's approval. Similar to the earlier low level pumping station at Bronte, erected in 1923, the pumping station at North Bondi was given an ornamental treatment in keeping with the planned 'beautification and improvement scheme'. The Bronte pumping station was designed by Robertson and Marks and the North Bondi example may also have been their work. The southern and northern facades, facing the water, gave no clue of what the building contained. The entrance to the pump room, with a small gable, was located at the western end of the building. This opening is characteristic of all of the low level pumping stations erected from

1902 until World War Two. Public conveniences were included at the northeast end of the building, and were built partly over the tank below.

In February 1929 substantial damage to the surrounding seawall occurred during two heavy storms. The stormwater pipe is shown collapsed in photos. Post war the amenities section of the building was extended and the roofline altered to accommodate this extension. There are very few images that include the amenities block in its original form and the block only appears in the distance in views of the marine drive or the North Bondi Surf Life Saving Club.



Figure 4.96: Arched window to the Sewage Pumping Station exposed during the 2015 works. Source: JRA



Figure 4.97: Storm damage to the sea wall in front of the Sewage Pumping Station, Feb 1929. Source: WIL 000127

The amenities block was altered in configuration in the 1970s to match the extensions to the now demolished North Bondi Surf Life Saving Club adjacent. The club house has since been rebuilt and the amenities building was demolished and rebuilt in 2015, part of a program of upgrades by Waverley Council. During these upgrading works it was revealed that the earlier configuration of the pumping station survived within the 1970s brickwork. The tank remains below and is still an integral part of the sewer system. The SPS was clad in timber slats to match the new toilet block.

#### 4.8 Not used in SHR BBCL CMP

Figures 4.98 to 4.101 (formerly 4.74 to 4.77) Not used in SHR BBCL CMP

#### 4.9 North Bondi - Biddigal Reserve and Pools

Biddigal Reserve at North Bondi looks like an extension of Bondi Park but is a separate reserve added later, acquired from private owners. The reserve is a terraced park, with a main upper platform and a sloping lawn (commonly known as 'the grassy knoll') leading down to the north end of the beach. An area at its base, once the site of the building Beach Court, has been developed as a public BBQ area with small picnic shelters. A range of planter beds and native trees are dotted around the boundaries and the central level. It offers sweeping views of Bondi Beach and access to the children's rock pools below.

The Beach Court complex was demolished in the mid 1960s however the 1971 aerial shows that elements of the Beach Court building were retained, particularly the retaining walls to the front and rear. In 1979 - 1980 improvements were made to the reserve by the NSW PWD, as part of a five year improvement plan for NSW beaches.

Biddigal Reserve itself is NOT within the SHR boundary. A small part of the concrete box culvert and a corner of one ocean pool is within the SHR area due to a cadastral boundary anomaly. See figures 4.102 and 4.103 on which the approximate boundary is indicated,

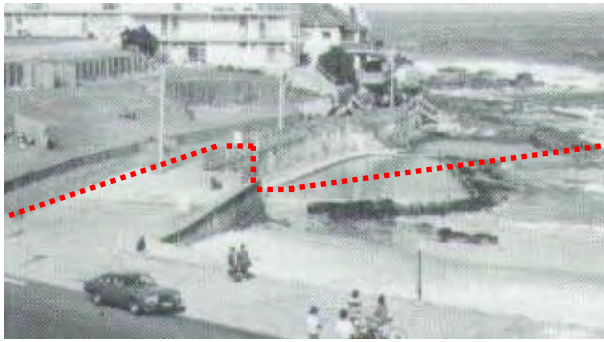


Figure 4.102: c1980 showing North Bondi Baths, stormwater culvert, promenade and Biddigal Reserve, retaining walls and grass soon after completion. The area below the dotted line is in the SHR boundary (approximate). Source: PWD AR



Figure 4.103: Pools at North Bondi today. A ramp has been added. The area below the dotted line is in the SHR boundary (approximate). Source: AA

### **Site of the North Bondi Dressing Sheds and Scarborough House**

A description of these sites is included because these structures have been used to date photos that are otherwise undated. At the turn of the century (1900) ladies tended to swim at the north end of the beach, walking from the tram loop, to avoid the men swimming naked at the south end. A newspaper report at the start of the 1902 - 1903 summer season records that the usual bathing spot for a group of ladies was ½ mile away (800 metres) from that of the men.<sup>28</sup> Dressing sheds are reputed to have been on the northern end of the beach from 1895 but this has not been confirmed. By 1909 Mr Courtney was operating baths and refreshment rooms at the northern end of the beach however his complex was destroyed in the storm in 1912.<sup>29</sup> A photo by Broadhurst of the ladies dressing room may well be Courtney's complex. This complex was located on lot 2 of Section 5 of the Queenscliff subdivision. There are unlikely to be any significant archaeological remains of the earlier sheds, as the later Beach Court occupied the site from the 1920s until c1970.

### **North Bondi Baths, Promenade and Stormwater Culvert**

The current arrangement of these features dates from about 1965 when stormwater which formerly discharged onto the beach was channelled to discharge further out in a concrete culvert and the promenade re-built on the beach side creating a wider concrete promenade at the north end of the beach. The concrete box culvert continues below Biddigal Reserve, past Wally Weekes Pool and two houses before discharging into a drain cut into the rock shelf. The edge has a steel fence.

A second ocean baths was built in association with the culvert. It is a shallow wading pool of varying depth, also known as the Childrens Pool, or Lions Club Pool. The bottom is rocky with sand generally covering the rock base and there are two wave traps (concrete ramp like structures) on the seaward side. A part of this pool is in the SHR listed BBCL as the boundary cuts diagonally across the pool. A mural decorates the side of the stormwater culvert adjacent the pool (but outside the SHR listed area). A concrete ramp, since c1985, provides disabled access to the pool and the north end of the beach.

## **4.10 Not used in SHR BBCL CMP**

Figures 4.104 to 4.112 (formerly 4.80 to 4.88) Not used in SHR BBCL CMP

## **4.11 Not used in SHR BBCL CMP**

<sup>28</sup> Evening News, 14 Nov 1902

<sup>29</sup> Evening News, 24 July 1912

## 4.12 Setting and Views

One of the reasons for Bondi's iconic status as listed by Bruce Thom is that topographic setting is conducive to excellent views and enjoyment of both the natural and built landscape. The distinctive topography of Bondi Bay framed by rugged headlands forms a dramatic setting. The broad panoramic and serial views within the Bay, available from almost all parts of the beachscape and abutting cliffs, allow for uninterrupted visual appreciation of the Bay's natural and cultural components. The landform in the broader locality of Sydney's eastern suburbs, enables grand views towards Bondi from highpoints in Dover Heights and Bellevue Hill as shown on the following map. The visual distinctiveness of the Bay is unmistakable in views north from the other city beaches, as Ben Buckler and Marks Park headlands project strikingly into the Pacific. Even if the bay is not the focus of an onlooker, it is often visible in the distance of local views as a clearly identifiable backdrop.

Seeking grand vistas over and into Bondi Bay remains as popular a pursuit as it was in the nineteenth century. Highpoints within the cultural landscape and nearby provide a large visual catchment over the Bay for locals and visitors to enjoy the scenic qualities and attributes. Views of the beach and bay setting, especially as experienced from Bellevue Hill, Dover Heights and the cliffs towards Clovelly have significant value. Significant area views are shown on the following map (figure 4.113) and photos (figure 4.114 - 4.123). The BBCL can be considered a composite setting incorporating a series of landscapes relating to both the underlying topography and designed places within it. Historically and holistically, the BBCL can be described as a 'modified landscape', that has undergone various phases of development since the late 1800s whilst retaining, intact, much of the fabric and accretions of historic layers of development. The landscapes around the BBCL have varying degrees of landscape amenity relating to the degree of intactness and aesthetic values of elements and spaces in each area.

Viewing the place and views within the place are an important aspect of significance in the BBCL. They are dependent on a range of factors such as the natural setting, sand and beach and the urban interface. Initial favoured views were of the beach from the elevated southern slopes and these remain from the terraces – impeded in some locations by modern plantings. In the 1910s much was made of the visually satisfying sweep of the new sea wall. The Improvement Scheme buildings provide a refined and considered form – intended to be viewed in the round as structures in the landscape as well as presenting an unimpeded façade to the beach and bay. The arcaded 'Mediterranean' design was considered suitable and likely chosen as an appropriate aesthetic for the beach as well as for shade. Artworks and photos over many years illustrate the views that people love at Bondi. Historic aerial photos and elevated oblique views are used throughout this report and allow an appreciation of the place overall. Aerial and elevated views of the overall park are also significant. Significant views in BBCL are shown on the following map (figure 4.124) and photos (figure 4.125 - 4.132).

As well as expansive and distant views there are intimate or close views within the park. The building arcades were designed to present to the beach and promenade as coherent elements within the overall design with a backdrop of trees. This evident in the early perspective drawing of the pavilion (figure 2.64) whereas the overall drawing (figure 2.63) shows the building in a bare landscape. These views of the buildings at the centre of the park from the promenade and the beach are the most prominent and significant. Views from cars approaching and parked on QED would have been intended with no footpath on the promenade side of the road. Other important views are from the bridges and paths to the beach or pavilion and from the grass generally to the beach.

Historic views of the park confirm that recent additions and clutter in front of the pavilion have obscured views of the arcades. Other less significant views within the park have been partly obscured by the works yard, playground and modern plantings and are impacted by reflective roof-mounted solar panels. Compared to the early photos trees now obscure the buildings when viewed from the bridges and the park to the rear and north of the pavilion. This however would have been expected when the trees planted c1930 grew to maturity. The impressive early views of the completed scheme give a false impression as the newly planted trees allowed expansive views throughout the park. However the plantings along the beach side of the park failed despite repeated attempts and the park

never had the intended garden rooms – rather a backdrop of trees along Campbell Parade. Views along the remaining paths, including from the bridges remain, generally unimpeded. The exception is the path between the pavilion and club which is obstructed by the works yard, building additions, restaurant bins, hazard vehicle barriers and the like.

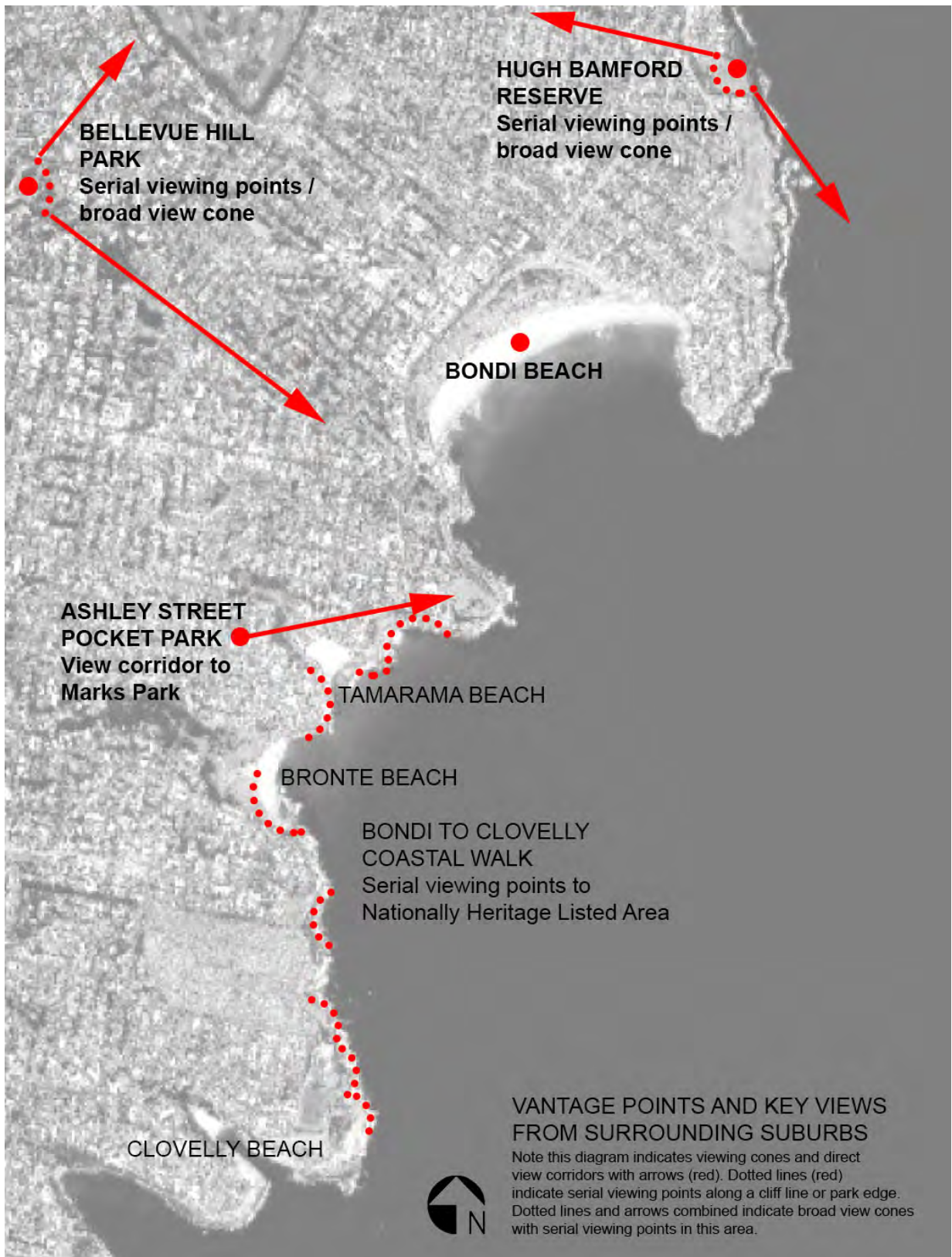


Figure 4.113: Map indicating vantage points and key views of Bondi from the surrounding suburbs. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: JRA

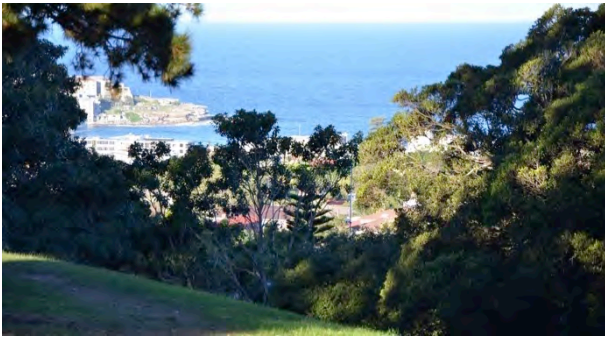


Figure 4.114: Ben Buckler from Bellevue Park. Source: AA



Figure 4.115: Bondi from Hugh Bamford Reserve. Source: AA



Figure 4.116: View to Bondi Bay from the south. Source: AA



Figure 4.117: The beach from Marks Park. Source: JRA



Figure 4.118: Marks Park from Ben Buckler Point. Source: AA



Figure 4.119: Beach from Sam Fiszman Park. Source: AA



Figure 4.120: View during the City to Surf 2016. Source: GA



Figure 4.121: Pavilion from Ben Buckler Point. Source: JRA



Figure 4.122: Beach at sunset from Ben Buckler. Source: GA

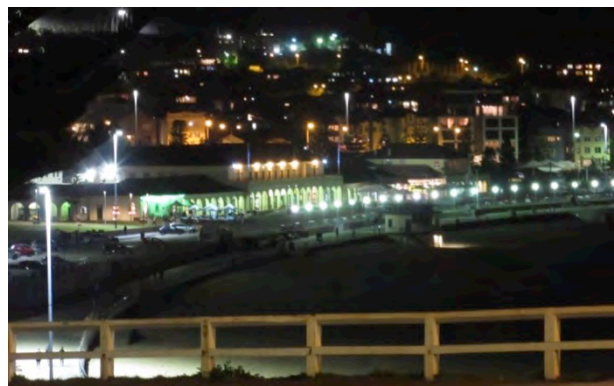


Figure 4.123: The Pavilion at night. Source: JRA

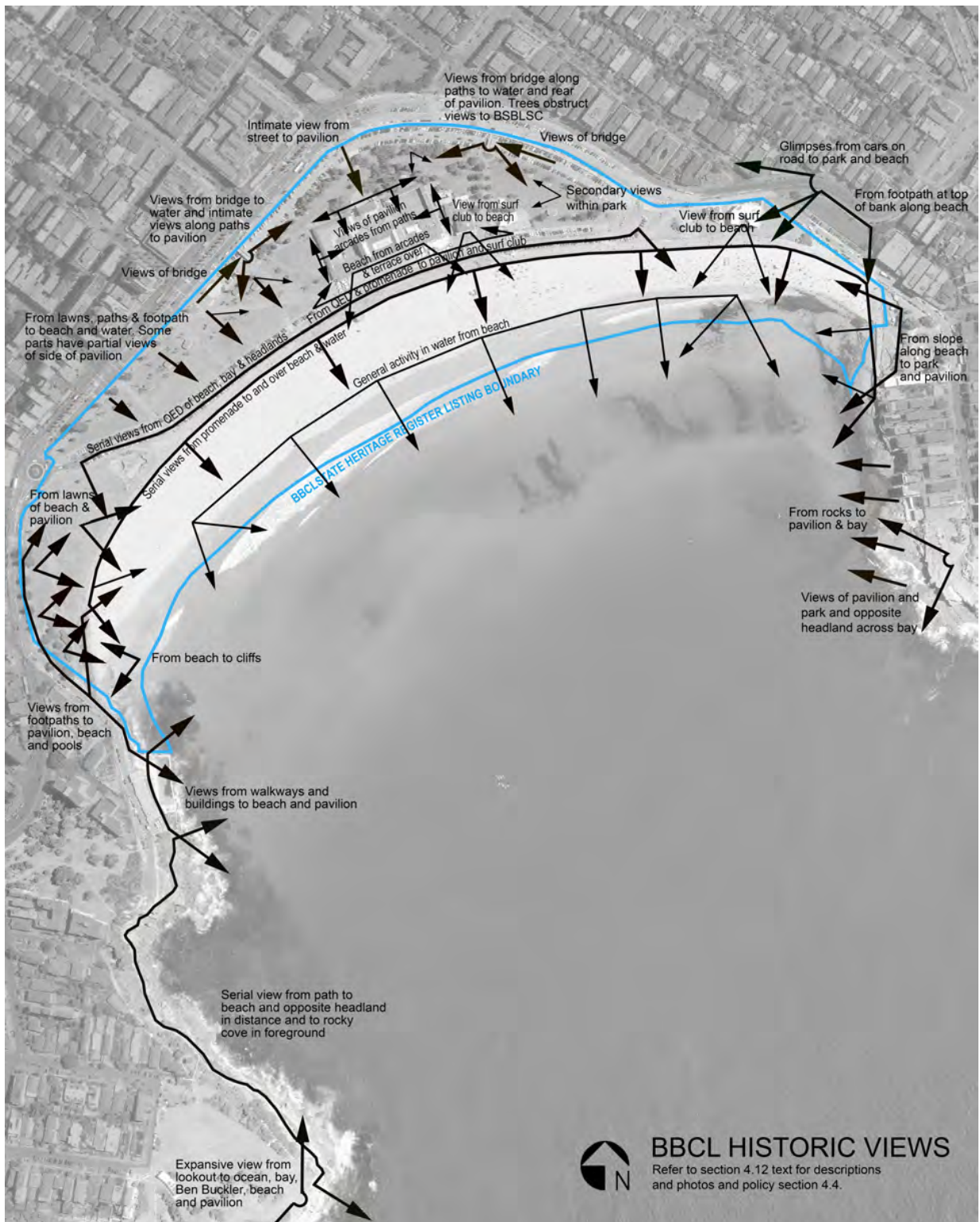


Figure 4.124: Diagram indicating types and location of views in Bondi Beach. See photos following of some of the views. The level of significance of views is detailed in section 6 and shown in figure 6.7. Aerial views are not shown. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: JRA



Figure 4.125: South elevated view of park and beach over open grassed slopes. Source: JRA



Figure 4.126: South view. Pavilion arcades prominent but umbrellas impede. Skate park lower left. Source: JRA



Figure 4.127: Promenade looking south. Modern brick paving added over concrete. Source: JRA



Figure 4.128: QED at Pavilion. Restaurant at right interrupts view or arcade. Paving level raised. Source: JRA



Figure 4.129: Close view of the pavilion arcade. The modern paving is raised. Disabled ramp on left. Source: JRA 2020



Figure 4.130: Path between pavilion and BSBLSC reduced by additions and cluttered (since altered). Source: JRA 2020



Figure 4.131: Path south of pavilion looking towards beach. Modern paving with raised level. Source: JRA 2020



Figure 4.132: Park north of BSBLSC looking to beach. Pine trees at edge, new shelters and seats. Source: JRA 2020



### **Setting - Scarborough Bank**

Scarborough Bank is part of Bondi Park having been added to the originally declared extent but it is not part of the state or nationally listed areas and was excluded from the brief for this study by the client. It is addressed here as part of the setting for the BBCL. It is a grassed bank to the north of the NBSLSC and north of Ramsgate Avenue. Campbell Parade continues north up the hill above Scarborough Bank to the former tram loop above.

A 'borrowed' landscape for Bondi Park and the Bondi Beach Cultural Landscape, the bank provides a key open space visual backdrop in views from the south and west across the bay. It is part of a former expansive sand dune and is evident in photos of Bondi Bay from the nineteenth century. The base of the bank formerly joined the Ramsgate Avenue roadway but has been retained above it by a substantial coursed sandstone retaining wall. Since its stabilisation it has been a grassed hillside without substantial cultural plantings, used occasionally by children for climbing and cardboard-sliding. The top of the bank provides unimpeded, expansive views south over Bondi Bay towards Marks Park.

### **Setting – Campbell Parade Buildings**

Bondi Park is viewed against the backdrop of two to four storey buildings on the west side of Campbell Parade from Francis Street in the south to Brighton Boulevard in the north. This streetscape was the subject of the “Bondi Beach Inter-War Heritage Study” in 2014. The introduction to that study states “The Inter-War buildings of the Bondi Beach area make an important contribution to its attractive and distinctive character, a character which has appeal to both visitors and residents. The buildings also provide a backdrop to the nationally significant Bondi Beach.” The whole of the streetscape is within the Bondi Beach Urban Conservation Area which includes recommendations for preservation of the streetscape and limitations on the height of development and additions.

The majority of the buildings are contemporary with the improvement scheme and through the Interwar period. Most were completed before the construction of the Pavilion. Some buildings are taller including the six storey Astra in the south, the tower of the Hotel Bondi and five storey Berkeley Court apartments (1927) at the centre adjacent the Public School.

Several of the buildings on Campbell Parade are heritage listed including The Hotel Bondi and the Astra. The Hotel Bondi at the centre of the beach was designed by architect E Lindsay Thompson and opened in 1920 - after the completion of the promenade and before the 1928 improvement scheme. It is listed on the State Heritage Inventory as an “Important landmark building in the Bondi Beach townscape. Built in the early years of Bondi's popularity. Retains architectural interest for its individual design and unusual styling, despite some loss of integrity. Regional significance.” It features a carefully detailed tower with pitched roof with eaves and clocks above a cornice. Many historic views were taken from this building. The Astra (formerly Hotel International) replaced the Cliff House Hotel opening in 1928. The building is listed as significant as a “Local landmark, long a part of the Bondi Beach townscape. Architectural integrity lost but continues to make an important streetscape contribution. Good example of the Commercial Palazzo style. Local significance.”

The typical pattern is broken by the tower on the corner of Roscoe Street, originally built c1970 and reworked in 2005. It has a three storey podium, a tower with a further six storeys, setback, and an additional bulky service tower above - equivalent of three to four storeys. This building is prominent from a distance and in views from the ends of the park and from the beach. When it was about to be adapted for apartments it was described as “the eyesore Bondi Beachside Hotel”<sup>30</sup> in 2005.

In distant views the buildings forming the streetscape do not generally break the skyline formed by the ridgelines to the north and south. The ground is higher to the northwest, the location of the former expansive sand dune and lower at the centre the site of the former lagoons.

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<sup>30</sup> Robert Harley, Financial Review, 25<sup>th</sup> August, 2005.

### 4.13 Moveable Heritage and Associated Items and Records

There is a wide range of moveable heritage associated with Bondi that adds substantially to the significance and provides opportunities for future research into the place and culture. The Australian Museum collection of Aboriginal artefacts, and possibly bones, collected at Bondi has been discussed in Section 4.2. It is understood that some bones have been reinterred in recent years at another site.<sup>31</sup>

The Waverley Local Studies library holds a wide range of records and materials relating to Bondi. They include Council minutes, Surf Club minutes and other records, the Waverley Engineers Plan collection, collections of photographs, scrapbooks and a range of reports. There is also a collection of recent artefacts from the Pavilion all boxed and a sign from the former Esplanade Cabaret. Some of the records were accessed for this report but many more were not. The library also displays the remnant of the remaining mermaid sculpture.

The David Souter paintings / murals from the BSBLSC are now held in the National Maritime Museum depicting Bondi and World War One and were painted in 1921 and 1934. A series of the club's 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 has not been inspected in detail.

Some of the moveable items were displayed in an exhibition at the Museum of Sydney in 2005 - 2006. 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. There is a large range of literature and art publications. There is also a large range of artistic, and not so artistic, advertising material featuring Bondi - including posters for events and advertising eg Bondi the Beautiful. 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 of BBCL. They offer research potential in many fields.



Figure 4.133: Caddy photograph of chest strengthening exercise. 1937. Source: ML Bondi Jitterbug George Caddy Exhibition Guide

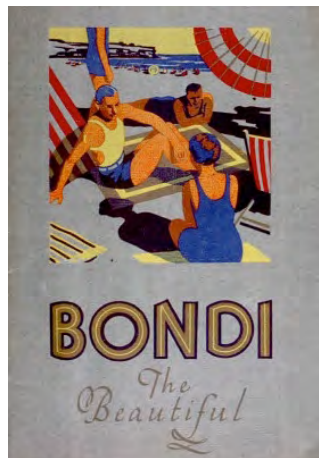


Figure 4.134: 1929 Artwork by council. Source: ANMM 00003612



Figure 4.135: Undated c1930s advertising campaign. Source: SR 16410\_a111\_3[2B]\_000054\_Cover

<sup>31</sup> Personal communication, Councilor Dominic Wy Kanak

#### 4.14 Intangible Heritage

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.<sup>32</sup> This study addresses some of the intangible values and significant uses – in enough depth to establish that intangible values are at a national level. A detailed study of intangible and social values is beyond the scope of this study and could be a standalone study. There is research potential about Bondi's intangible heritage values.

#### 4.15 Condition and Integrity

The integrity of a heritage place, or a component of it, is the degree of intactness of the place or component in relation to its assessed significance. The Bondi Beach Cultural Landscape (BBCL) has a high degree of intactness in terms of its essential landscape form, its uses and its overall 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 that still remains at the heart of the BBCL. The overall form comprises a crescent of open grassed areas sloping down to the beach with plantings of pines and the Pavilion at the centre. Between the park and the beach is the sweeping roadway and the broad concrete paved promenade extending the whole length of the beach. The uphill side of the park is bounded by Campbell Parade that reflects the curve of the beach. The sweeping concrete paved drive and motor park bounding Campbell Parade are intact elements of the design. The slopes are crossed by brick paved paths linking Campbell Parade to the beach and Pavilion and ramps onto the beach. The overall features of the original design maintain their integrity.

While the overall form is intact, little of the original landscape fabric survives. Early plantings died except three trees, at the south of the area, that predate the improvement scheme. The area has been re-grassed many times and ground levels raised substantially along QED. Original surviving fabric includes the concrete QED, Campbell Parade, part of the Campbell Parade footpath, the road and semicircular area behind the pavilion and the nearby late 1930s path (materials renewed in 2020-22). The brick and concrete motor park and associated concrete walls and bridges have original fabric. The only paths that survive with the original alignments, levels and bricks are the path along the motor park between the two bridges and part of the footpath along the south end of QED. Other paths have been raised in level and/or changed alignment and/or repaved in modern bricks. Some have been changed in width. Some paths, such as the radiating paths in the south, only survived for 20 years.

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<sup>32</sup> <http://www.unesco.org/culture/ich/en/what-is-intangible-heritage-00003>

The 1911-1916 sea wall survives, with the promenade widened in 1928, with repairs and rebuilding after storm and WW2 damage. The groynes were removed in 1942 but the footings under the sand and the stub ends survive. The promenade concrete has been covered over with modern brick paving from the south groyne to the north end. Some tunnels have been partly filled or used as spaces rather than beach access. New elements include the skate park, childrens' playground, new paths, picnic shelters, barbecues and seating. There have been additions and changes to buildings within the park.

While some component buildings in this cultural landscape have been replaced several times, the use and function remains, mostly in the same location. For example, the North Bondi Surf Club building has been replaced but the significant use remains in the same location. Cultural landscapes typically have layers of history surviving with remnants of earlier periods retained, sometimes coincidentally, such as the early telecommunications cable rooms under Queen Elizabeth Drive and the early lights on the pedestrian bridges over Park Drive.

There are two main factors influencing the condition of the place: the marine environment and intense human activity associated with use. The landscape and structures of the place are exposed to an aggressive marine environment where the elements, such as the wind carrying airborne salts and sand, have a high impact on condition of materials. Wind blown sand acts as an abrasive affecting structures and planting. Soft timbers subject to dry-rot fungus and ferrous metals subject to corrosion are prone to damage in this environment. Steel reinforced concrete structures are subject to 'concrete cancer' where reinforcement rusts and cracks the concrete with progressive rust exacerbated by the exposure to the salt spray in the air. Regular storms have an additional impact on this setting. A third environmental factor is from climate change that is predicted to have increasing impacts from sea level rise and from the intensity and frequency of storms (see also Section 7.5). The landscape was formerly mobile dunes accumulating sand which blew inland. Though stabilised, storms regularly deposit sand over the promenade and QED and sometimes into the park impacting particularly on plantings and the tunnels and other rooms under QED and the promenade.

The visitation to and use of the BBCL are key aspects of its identified heritage values – both historic and social values. The high level of visitation to Bondi generally has had an impact on condition and the need for a higher level of maintenance than required elsewhere. The key issues arising from use relate to overuse in specific areas from repeated activity or from damage that may arise from the nature of the activity or event itself. For example personal exercise training classes if repeated continually in one place cause damage. For large events, such as 'Christmas Day on the Beach', controls on alcohol use become necessary to reduce incidents of anti-social behavior.





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 provided such as toilets and change room amenities and the physical condition of the landscape, such as wear and tear on the grass areas. Many of the changes to the paths and landscaping over time have been to cater for pedestrian traffic and this has been an ongoing aspect of change and development in the park. There are still areas where pedestrian traffic has denuded grass such as a diagonal route behind the surf club and some areas south of the pavilion. This is an ongoing management issue dating from park establishment.






The surface of Bondi Park has been extensively dug up on many occasions. Water services and sewage and the international telecommunication cables were installed in the early twentieth century at considerable depth. Such trenches at that time, when in sand, were typically wide with sides at a 45° angle, unless they were shored up. In the later part of the twentieth century several generations of underground sprinklers were installed through the whole of the park and massive stormwater culverts were installed behind the sea wall at both ends of the beach. A major stormwater harvesting system was installed with a massive underground tank near the skate park and piping throughout the park to collect and distribute water (see figure 4.28). Any Aboriginal archaeological materials in the vicinity of these excavations would have been disturbed but none were reported to have been found. It is only at lower levels that undisturbed matter may remain intact.






#### 4.16 Chronological List of Extant Elements




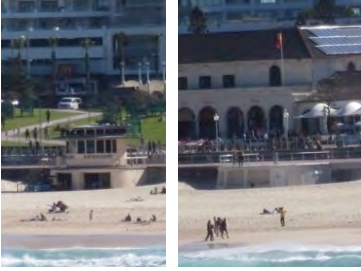


The following table is a chronological list of extant elements revealed by historical research into the BBCL. Some landmarks outside the BBCL area are included to identify them. Note that fine grained elements such as park furniture are not identified. The table includes a current image and brief description of each element. Some of these elements are shown on the map in the introduction.

Table 4.3 : Chronological List of Extant Elements




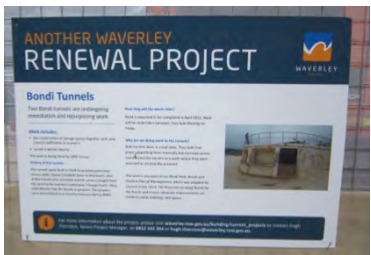

NAME	DATE	COMMENTS	IMAGE
<b>Aboriginal campsite and Burials - Bondi Beach</b>	Pre 1788	<b>Site location not defined</b> , generally built over and disturbed. 'Bondi points' and stone tools from beach held by Australian Museum. Location of bones recovered is not known.	
<b>Bondi Park</b>	1882	Bondi Park is a Crown Reserve managed by a Trust and Council. The park core is bounded by Queen Elizabeth Drive and Campbell Parade. The Motor Park (Park Drive) adjoins Campbell Parade. It includes the Pavilion, BSBLSC and a formal landscaped park to the north and south. Further south is a grassy slope and to the north an area with the NBSLSC and sewage pumping station. On the east is the sea wall and promenade and the reserve extends to the high water mark.	
<b>Bondi Park (South)</b> (The Reserve, or Bondi Reserve)	From 1882	The original low sandstone walls, stone steps and sandstone edged concrete paths zigzag up the hill (originally to the tram waiting shed). Additional paths have been built above the retaining walls with modern brick paving.	
<b>Single Norfolk Island Pine</b>	Late nineteenth century	The oldest remaining cultural planting in Bondi Park, dating from the earliest phase of landscape design intervention on the site in the late nineteenth century.	



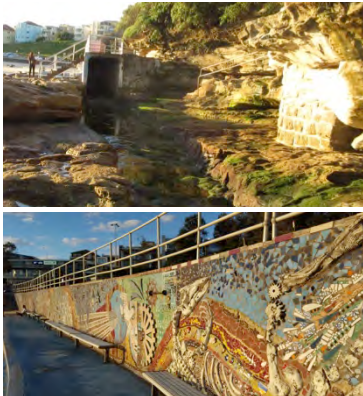



NAME	DATE	COMMENTS	IMAGE
<b>Bondi Park (South) – Paths</b>	1889	Zigzag paths on the southern slope. Remain in original alignment and apparently materials. Stone edging, steps and adjacent walls. Lead to set of stairs up to Notts Ave and Campbell Parade intersection. At the bottom several small flights of steps with stone retaining walls on the sides connect the path to the promenade.	
<b>Bondi Park (South) – Steps to Beach</b>	1889 removed during WW2	Remains of early stone and timber stairs. Base of stair remains in the form of sandstone block wall on beach level – lower part and landing of stair. Wet area nearby may be site of original spring.	
<b>Bondi Park (South) – Clifftop retaining wall</b>	c1900	Remnants of early retaining walls survive on the cliff top between Bondi Baths and The Reserve. Substantial sandstone retaining wall forms the edge to Notts Avenue from later steps around to Bondi Baths. Wall is regular coursed sandstone and appears to have a modern grey coating applied to it.	
<b>Bondi Park (South) – Stone Walls</b>	By 1900	Sandstone retaining walls creating a series of grassed terraces. Regular coursed sandstone. Also to edge of stairs.	
<b>Bondi Park (South) - Two Norfolk Island Pines</b>	c1910s	Two of the Norfolk Island Pines abutting Campbell Parade on the southern slopes of Bondi Park, dating from the 1910s – the time at which many such Pines were planted throughout this southern part of the Park. Some of the Norfolk specimens in this area were planted in copses, others as single ‘stand-alone’ features”.	








NAME	DATE	COMMENTS	IMAGE
<b>Bondi Sea Wall and Promenade – Central Section, first stage</b>	1911	First stage of the curved concrete sea wall with promenade over and railing that extends the entire length of Bondi Beach. Ramps to beach removed and replaced in same form in WW2. The promenade is at a lower level than the adjacent marine drive and is linked by stairs. Brick paving from pavilion to the north is modern. Original iron railing generally replaced (part may survive) but new railing is the same form.	
<b>Cable – COMPAC Tasman Cable</b>	1912 Tasman / Pacific cable 1923 Pacific Cable (to Fiji) 1923 new underground terminal room 1962, 1975	Altered and replaced several times. It has not been established if this cable is intact or operational. The cable terminal room remains under QED and with windows and doors onto the promenade. The concrete structure is deteriorated with 'concrete cancer' and is supported by props. Adjacent to tunnel No 1.	
<b>Bondi Sea Wall and Promenade - Extension – South, second stage</b>	1913	Second stage of the semi-circular concrete sea wall with promenade over and railing that extends the entire length of Bondi Beach. Sections of the wall are shown in original or early drawings and much of the structure is below the sand. Wall is concrete with concrete capping blocks. Appears to be original fabric. Originally unpainted but this section is now painted.	
<b>Cable – ANZCAN (Bondi to Anson Bay, Norfolk Island thence NZ)</b>	1916 Cable – Eastern Extension Telegraph Company Cable New optic fibre cable in 1983 - 1984	The 1916 cable terminal room was in this location in a domed structure. In 1928 when QED was built the terminal room was rebuilt as an underground structure under the roadway. There is now a locked door and security grill (not inspected). No windows can be seen but they are shown on the original drawings.	
<b>Bondi Sea Wall and Promenade – Extension – North, third stage</b>	c1916	Third stage of the curved concrete sea wall with promenade over and railing that extends the entire length of Bondi Beach. The beach is accessed by concrete ramps demolished in WW2 and rebuilt afterwards.	
<b>Stormwater Outlet, South Bondi</b>	1923	Penkivil Street Stormwater Channel extension to Bondi Beach. Stormwater drain originally running onto beach at south, now diverted.	No current image. Underground structure. Concealed. See later for extant 1986 culvert.

NAME	DATE	COMMENTS	IMAGE
<b>Amenities – North Bondi</b>	1927	Municipal amenity block. Originally built integral with the adjacent sewer pumping station. Later altered in style and then again with a new building footprint. Redone again in 2016 with increased facilities.	
<b>Sewerage Pumping Station (low level) SPS 55</b>	1927	Single storey building with a donut shaped tank beneath. Collects sewage from beachfront areas and pumps it up to the main lines to the north. Toilet block attached. Photo is of original wall revealed during works in 2015 but this is now concealed.	
<b>Bondi Park Improvement Scheme</b>	1928	Extensive landscaping scheme including the marine drive and motor park, grassed open area and paths, tree planting (original planting does not survive), the surf pavilion and groynes. Also stairs connecting the drive to the existing promenade. Surf Club houses rebuilt 1933 - 1934.	
<b>Bondi Sea Wall and Promenade – Groynes</b>	1928	Two concrete groynes erected to promenade as part of the 1928 Improvement Scheme. Landward end of the groynes remain having been replaced with a curved end. Foundations survive under beach but currently not visible. Series of ramps to beach destroyed WW2 and rebuilt.	
<b>Motor Park and Bridges (Park Drive)</b>	1928	Drive and parking area. Roadway is concrete panels and parking bays are in herringbone brickwork with concrete kerbs – much is original. Two concrete pedestrian bridges over with low arches and piers at edge of car parking bays. Concrete light poles with electric lights.	
<b>Queen Elizabeth Drive (QED) (Marine Drive)</b>	1928 renamed 1954	Foreshore drive above earlier pedestrian promenade. Roadway was concrete panels including in the parking bays, with concrete kerbs but sections have been resurfaced and chicanes introduced. The original pedestrian refuges were removed.	



NAME	DATE	COMMENTS	IMAGE
<b>Surf Pavilion (Bondi Pavilion)</b>	1928	Substantial surf pavilion, rectangular with single storey wings with external arcades surrounding an internal space, originally dressing sheds. The columns and semi-circular arches are in the 'Mediterranean Revival' style – via the USA. 'Spanish' style roof tiles restored in 2022. A central two storey section has a terrace facing the beach. A rear two storey wing was built as a stage.	
<b>Tunnel No 1</b>	1928	Concrete tunnel leading from the park to the beach. This was the southmost tunnel and stairs led from the path in the park down under QED. This tunnel opened onto the promenade under a set of stairs. The tunnel is closed off and the entry from park is no longer evident. It adjoins the disused cable room and can be accessed from it. The photo shows props supporting the concrete roof of the tunnel under the roadway.	
<b>Tunnel No 2</b>	1928	Concrete tunnel leading from the Pavilion under QED to the beach. The entry at the Pavilion end is under the deck of the restaurant and surrounded by concrete balusters. It entered the beach through the south groyne with a ramp. It now finishes at the semicircular remnant of the groyne under the lifeguard tower where there are rooms. It is used for storage by the lifeguards.	
<b>Tunnel No 3 (Macdonald Tunnel)</b>	1928	Concrete tunnel leading from the Pavilion under QED to the beach. The entry at the Pavilion end is covered by the restaurant addition. It entered the beach through the north groyne with a ramp. After WW2 it finished at the semicircular remnant of the groyne where there were rooms. The tunnel has been filled with sand, the room at the beach end restored and new rooms created under the adjacent promenade.	
<b>Tunnel No 4</b>	1928	Concrete tunnel leading from the park to the beach. This is the northmost tunnel and stairs lead from the path in the park down under QED. This tunnel opened onto the promenade under a set of stairs. The tunnel was closed with a locked entry by 2014 and was filled with sand in 2016. The former entry from park is shown in the photo.	

NAME	DATE	COMMENTS	IMAGE
<b>Bondi Surf Bathers Life Saving Club</b>	1933 - 34	Several previous clubhouses on several different sites were replaced by the current building. Originally single storey with a roof terrace. Designed to match the Pavilion. Many subsequent additions including first floor. Temporary works depot at rear in containers and temporary sheds.	
<b>North Bondi Baths – (Mermaid Baths, Wading Pool, Children’s Pool, Lions Club Pool).</b>	1965	Shallow ocean pool on the foreshore at North Bondi between Wally Weekes pool and the beach. Formed on a flat rock area with concrete walls. The north side of the pool has a level area and seats adjacent the stormwater culvert and promenade over. Ramp access at west and stair at east where there is a pump house. Only the southwest corner of this pool is in the SHR boundary.	
<b>Stormwater Culvert and Promenade, North Bondi</b>	c1965	Concrete stormwater culvert at North Bondi with promenade over. Discharges into drain cut in the rock platform that carries the water further east. There is a set of stairs accessing the rock platform at the east end. A tiled mural is on the side of the culvert adjacent the North Bondi Baths. The landward end only of this culvert is in the SHR boundary.	
<b>Surf Pavilion - Theatre addition</b>	1975	Interior space on the first floor of the Pavilion.	No current photo. Refer Pavilion CMP.
<b>Shelter Sheds - large</b>	1980s	Not there in the 1971 aerial but are in 1982 with more by 1991. Standard design with pitched pyramidal roof and providing four picnic tables and benches. Demolished in 2017 except one in playground.	
<b>Skate Park (Bondi Skate Park)</b>	1980s	Skate boarding facility in south of park between QED and the promenade. Two concrete bowls, one painted blue with stairs, paths and viewing areas. New facility designed in 2016 but did not proceed.	
<b>Stormwater Culvert and Promenade, South Bondi</b>	1986	Concrete stormwater culvert also used as a promenade. Diverted stormwater formerly discharging onto beach further east along rocks. Unaltered cliffs remain adjacent. Vertical drain towards west collects water from above and connects to culvert. Remains of earlier structures in vicinity.	

NAME	DATE	COMMENTS	IMAGE
<b>Bondi Park Playground - North of Pavilion</b>	1989 and 2006	Playground erected by Waverley Council extended over time. Now features shade sails and fence.	
<b>Bondi Outdoor Gym</b>	c2000	Fitness equipment such as chin-up and parallel bars surrounded by 'soft fall'. At North Bondi south of the SPS and amenities.	
<b>Gross Pollution Trap (GPT)</b>	c2000	Part of the stormwater system within the park. Underground.	No image as below ground feature.
<b>Lifeguard Tower - Second</b>	2001	Concrete structure on landward end of former south groyne. Utilises rooms in former groyne at beach level (below promenade). Circular shape with high-level windows and a flat roof. Observation tower for lifeguards.	
<b>Surf Pavilion – Restaurant Addition</b>	2004 - 2022	Semi-circular restaurant addition at northeast corner of the main surf pavilion. Glazed walls and flat roof. Semi-permanent umbrellas extend the footprint of the addition and obscure the arcade on the front of the Pavilion. Removed during the 2020-22 upgrade of the Pavilion.	
<b>Underground Water Tank (Stormwater / Rainwater Harvesting)</b>	2011 - 2012	Underground concrete tank for harvesting stormwater. Located in centre of photo in front of skateboard park. Metal covers indicate access points into the underground structure.	
<b>North Bondi Surf Life Saving Club</b>	2013	New clubhouse for North Bondi Surf Life Saving Club designed by architects Durbach Block. Old clubhouse completely demolished. White tiles and concrete structure said to resemble a wave.	
<b>Picnic Shelters</b>	2016 - 2017	Five modern picnic shelters erected on upper slopes south of pavilion and two north of the surf club. Modern design with curved profile and organic plan form. Roof supported on angled steel posts and clad in copper sheet. On concrete pad with concrete bench seats on uphill side and picnic tables and benches within.	

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## 5.0 COMPARATIVE ANALYSIS

This section presents a comparative analysis which identifies comparable sites in NSW and Australia generally, as well as placing the Bondi Park design in context with park design trends internationally. The sites are compared based on information contained in heritage listings. The Australian Heritage Commission's Publication "Parks, Gardens and Special Trees, A Classification and Assessment Method for the Register of the National Estate" has been recommended by Heritage NSW. This publication has been used as a reference except for some design styles and criteria that are no longer in use. Unlike many parks which conform to one design style, Bondi Beach is characterised by its continuing evolution as a foreshore reserve, initially informally, and since 1882, as a designated reserve. No particular formal defined design style predominates. Later schemes incorporated substantial earlier elements such as the sea wall (as is set out in the phases of development plans). Similar characteristics are compared at a similar stage of evolution eg the tram loop.

Comparative analysis is a tool widely utilised in Art History, to place an object in its historic context and to place it within the body of work of the particular artist, designer or art movement. It is a tool that can be utilised in heritage assessments to determine rarity or representativeness of a place but remains an imposed assessment deriving from a western or European point of view. In determining the significance of sites to Aboriginal people it is not an appropriate form of assessment. The Aboriginal view is that the sites are like children and are all equally loved.<sup>1</sup> The following analysis should be considered in light of the discrepancies between Aboriginal and European views. This section informs the assessment of criteria for aesthetic significance, rarity and representativeness.

### 5.1 Aboriginal Coastal Campsites and Tool Workshops

The following section considers the comparative aspects of Aboriginal sites, and includes sites listed on the State Heritage Register, supplemented by sites included by Val Attenbrow in her study of Sydney's Aboriginal Past. In addition to the sites at Bondi that are in the study area, Attenbrow identifies a series of sites in Sydney along the coast, including Royal National Park and Ku-Ring-Gai Chase, the Bondi Golf Club and Cooks Landing Place at Kurnell that can be visited today.

Figures 5.1 to 5.3 Not used in the SHR BBCL CMP as not within BBCL SHR area.

#### **Aboriginal Tool Making Workshops**

A description of NSW Naturalists Club of 'Aboriginal Workshops' in 1902 noted that the example visited by the club at Bondi was a typical example. The series of other sites were listed in the report, with further details as to the exact locations provided by Etheridge and Whitelegge in 1907. Stone tool making workshops had been identified at Botany, the northern end of Cronulla beach, the northern end of Curl Curl beach, Rock Lily at Dee Why [now Mona Vale] and Maroubra Beach.<sup>2</sup> Other coastal workshops were found at Bellambi Beach and the southern end of Wollongong Beach.<sup>3</sup>

A late nineteenth century description of the Rock Lily Hotel at Mona Vale recounted anecdotal evidence of a campsite.

This hotel is beautifully situated, and the view is well worth taking the journey alone to see. Opposite the hotel is Lord Loftus Point, which in the olden days was evidently a favourite spot for aboriginal encampments. From here you have a splendid view of Pittwater, which is the widest arm of the Hawkesbury, being over a mile wide.

The Northern Beaches Council's coastal walks brochures make mention of Aboriginal sites but the locations are not given.

<sup>1</sup> Analogy given by Sharon Sullivan at the ICOMOS meeting in Adelaide [2002]

<sup>2</sup> Northern Star Lismore, 19 February 1902 and Etheridge, R., and T. Whitelegge, 1907

<sup>3</sup> Etheridge, R., and T. Whitelegge, 1907

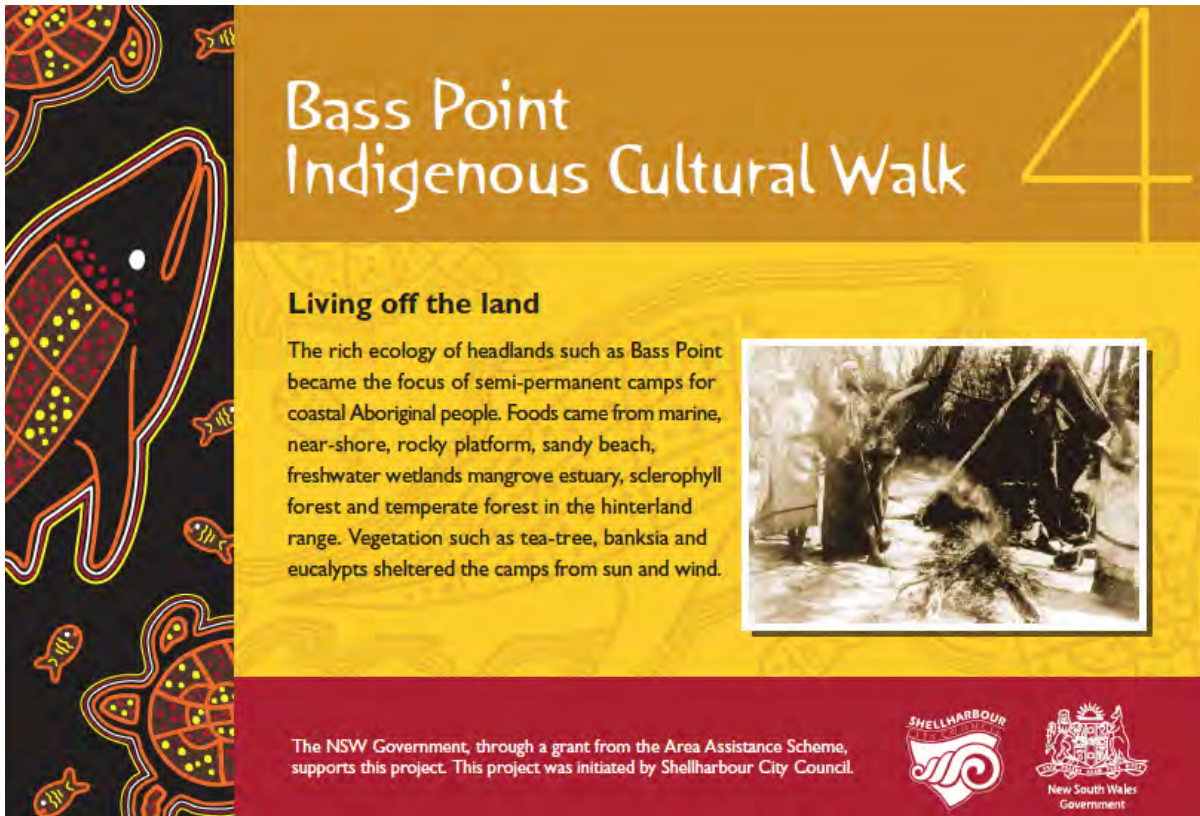


Figure 5.4: Bass Point Indigenous Cultural Walk. Source: [www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)

### **South of Sydney**

Shell middens were found at Wollongong Harbour however the area was later modified to create the Boat Harbour and tram ways. The listing for Bellambi Lake and Sandpit Point notes that the area is

of significance for the Wollongong area for their importance in the natural history of the local area, for their importance for the Aboriginal community and for their rare and representative specimens of endangered ecological communities.

The listing for the Bass Point Reserve (SHR 01896) notes that

Bass Point Reserve is of state heritage significance for both its Aboriginal and European values; its pre- and post-contact history; and its natural and maritime heritage.

Bass Point Reserve has state heritage significance for its potential to reveal further information through archaeological research. Although it has been subject to earlier archaeological investigations (in 1969/70 by Dr Sandra Bowdler and again in 1974 by Hughes & Sullivan), there is great potential for further archaeological discoveries, both terrestrial and maritime. Through Dr Bowdler's investigation, it was concluded that there is potential that the individual shell midden sites on the northern shoreline could represent one single and continuous midden. It is also highly probable that there may be unrecorded Aboriginal artefact scatters and burial sites on the reserve (either individually or in association with midden sites).

Shellharbour City Council have developed an Indigenous Cultural Heritage Walk at Bass Point (figure 5.4). The name Shellharbour probably reflects the substantial middens in the area, which were denuded by the Europeans to make shell lime for building.

With the exception of the Prince Henry Hospital site, the comparable Aboriginal sites listed on the State Heritage Register are all in parks or reserves, which has ensured the preservation of evidence of campsites, middens and grinding grooves. Not all listings for coastal reserves have included patterns

of use by Aboriginal people, either before the reserve was formed or since. The continuous use of the beach by Aboriginal people for fishing in particular is well documented at Bondi through newspaper reports and oral histories. Similar documentation may survive for other beaches between Port Jackson and Port Hacking but is beyond the scope of this study.

The mass collections made of the enormous number of Aboriginal objects discovered at Bondi in 1899 and which were donated to the Australian Museum are dominated by an artefact type that became known as Bondi points. This tool-type and other small and 'backed' tool types that were made in a similar way went on to be used by archaeologists to identify time periods in archaeological stratigraphy. The tool type continues to be used today, and the influence Bondi and its Bondi points have played in the history of archaeology in eastern Australia is reflected in the naming of the main Aboriginal (archaeological) 'cultural phases' that are currently in use; pre Bondaian, followed by Early, Middle and Late Bondaian. The existence of other similar Aboriginal archaeological sites also exposed by storms is historically recorded at other locations further to the south of Bondi such as Maroubra and Kurnell. The potential survival of intact Aboriginal archaeological deposits at such sites has not been researched and is beyond the scope of this study.

## 5.2 The Bay and Headlands

The typical coastal form of beach, dunes and lagoons has largely disappeared in Sydney, as the lagoons have been drained and converted into suburban housing and reserves. Evidence of lagoons survives on the northern beaches, at Narrabeen Lagoon (now utilised for recreation), Dee Why and Manly (figure 5.6). Marley Beach in the Royal National Park, south of Sydney, is a natural beach and lagoon system, similar to Bondi but undeveloped.

Photographs show that other beaches within the Waverley municipality also once had lagoons, such as Tamarama (figure 5.5). From the Sydney Heads to La Perouse there is a series of sandy bays, of which Bondi is the only south facing bay. These bays are separated by sandstone cliffs, as can be seen today on the coastal walk from Coogee to Bondi. Paths down to the ocean beach can still be found in the sections of Sydney Harbour and the heads that are now National Park. Sections of sandstone cliffs survive separating the series of bays, some of which have been retained as reserves. The 2003 Heritage Study of Bronte Park concluded that the long natural 'cave' in the sandstone headland on the northern side of Bronte bay is a feature held in high community esteem.



Figure 5.5: Tamarama Beach, early 1920s, note lagoon behind the beach. Source: WLS coloured version of WIL 003/003514.



Figure 5.6: The coastal lagoon at Dee Why Lagoon. Source: Warringah Image Library

Late nineteenth and early twentieth century improvements to the beachscapes in Australia provided formal public access to bays, often through 100 foot wide zones along the foreshore as in Mosman Bay, retained or reclaimed by the crown as public reservations and managed by the local authorities as trustees. This access was commonly obtained via paths and staircases across and down headland cliffs. These access ways also serviced built facilities frequently built of timber erected for beach goers that were often sited on or beneath headlands. Beach access was provided within Sydney Harbour to beaches such as Clifton Gardens and Balmoral Beach and to a series of beaches along the coast

from Port Hacking to Broken Bay. Due to frequent storms and the exposed nature of these sites, the timber facilities were often washed away or damaged beyond repair and replaced. There is very little evidence of the nineteenth century configuration of any of the major Sydney ocean beaches, as each has undergone improvements during the twentieth century. Paintings by Sydney's well known artists such as Charles Conder and Julian Ashton show the character that these areas once had, as do photographs from the 1880s - 1900 taken by Charles Kerry and others (figures 5.7 - 5.10).



Figure 5.7: Above. 1888 Coogee by Charles Conder showing the headland to the south. Source: NGV A41-1980



Figure 5.8: Right. A highly romanticised view of Tamarama Beach, painted in 1899 by local artist Julian Ashton during the 'Royal Aquarium' period. Source: Original in NSW Art Gallery. Reproduced in Sun, Sea, Surf and Sand - the myth of the beach by Geoffrey Dutton, p.119



Figure 5.9: Photograph from the headland between Bronte and Tamarama taken c1911, Image courtesy of Mr Stan Vesper. Source: AA



Figure 5.10: Photograph of painting by unknown artist from 1896, showing Bronte baths at left, lessee's house and women's dressing sheds at right. Image found in Queensland by Keith Gittos courtesy of Mr Stan Vesper. Source: AA

Compared to the coastal National Parks to the north and south of Sydney, Bondi Beach has lost its natural vegetation and biodiversity through the impacts of urbanisation and building infrastructure and also due to the impacts of the sewage outlets. The Cronulla example is significant historically and at present to Aboriginal people, as a habitat and dunescape and for its longstanding recreational use. Also of significance is community activism against sand mining.

The Coastal Cliffs Conservation Area (from Queenscliff to Narrabeen) is listed as a local heritage item, as is the Bicentennial Coastal Cliff walk between the Macquarie Lighthouse and South Head and the Coastal Sandstone Escarpment from Clark Reserve (Diamond Bay) to Rodney Reserve. Two beaches are listed on the State Heritage Register, the Bondi Beach Cultural Landscape (SHR 01786) and Catherine Hill Bay Cultural Precinct (SHR 01828). In the Catherine Hill Bay listing the landscape, now a National Park, forms the setting and there is a pier and associated mining infrastructure but no



sea wall. The Dee Why Lagoon Reserve is also a locally listed item. The Marley beach and lagoon system in Royal National Park is an intact example of a southeast facing beach and dune system likely similar to Bondi before its development. These listed coastal landscapes vary considerably in character and as a result have very different aspects of significance. None of the coastal landscapes listed at State level are directly comparable to Bondi due to the extent of modification of the landform that has been undertaken as part of successive beach improvement schemes.

### 5.3 Access to City Beaches

Access to the city beaches and the pleasure gardens on the harbour foreshore was initially by ferry with wharves at reserves in Sydney harbour such as Neilson Park and Clifton Gardens. Public agitation in the early 1890s for the extension of the tramway service directly to the beach led to the extension of the regular tram service from Circular Quay to Bondi. Similar services were also developed concurrently to service the nearby Bronte Beach and Coogee Beach. With the construction of a tram network, the eastern beaches at Coogee, Bronte and Bondi became just as accessible to the public as Manly. Trams also serviced Maroubra Beach and Balmoral Beach and looped around the Ivanhoe Reserve in Manly. A tram cutting also survives between Mosman Junction and Balmoral Beach. Sydney's ferry network survives but the tram network was replaced by buses. The majority of the tram infrastructure has been removed however few tram waiting sheds survive, including examples at Maroubra Beach and Coogee, now used as bus shelters. The most obvious remnant of the trams to the beach are the cuttings in the sandstone at Coogee and Bronte. The Coogee cutting is still used by buses, the cutting at Bronte is now a car park and is part of the foreshore walk from Coogee to Bondi. The Bondi tram route under Bondi Road has been redeveloped and is not extant.

The development of tram turnarounds at Bondi and Coogee have distinct similarities. At Bondi, the first tram turnaround was built within what is now the park, offset from the junction of Hall Street and Campbell Parade - to service the line that arrived at Bondi from the south. The first tram turnaround was removed as part of the 1920s park development works, as by then a new line was established along Curlew Street to Bellevue Hill. Later the tram line along Bondi Beach was lengthened to service North Bondi with a terminus above Scarborough Bank. This same sequence occurred at Coogee, which in the 1880s had a tram turnaround at the southern end of the bay (figure 5.12), which was removed and re-established in the early decades of the twentieth century at the northern end of the beach as the beach suburb expanded.



Figure 5.11: Photograph of the Bronte tram terminus summer 1911 / 1912. Image courtesy of Mr Robert Mills. Source: AA



Figure 5.12: Coogee 1885, extract, taken by Henry King. Source: Powerhouse Museum Tyrrell Collection 85/1285-348

A number of the remnants of the trams that served the Waverley municipality are listed on the LEP and State Heritage Inventory, including the cutting at Bronte. None of the remnants of tramway infrastructure are listed on the State Heritage Register. Buses now use sections of the routes, including the former tram terminus at Bronte (figure 5.11).

## 5.4 Foreshore Improvement Schemes

Common characteristics in the sequence of beachscape development at Bondi occurred at other beaches along NSW's and Australia's coast and in international examples. This is exhibited through:

- beach use from the late nineteenth century;
- the type, siting and style of late 19<sup>th</sup> century and early 20<sup>th</sup> century facilities provision;
- the provision of public transport, allied matters of topographical constraints for these services and the placement of terminus facilities within the beachscape;
- formulation of landscape master plans for beachfronts (many with overlapping ideas and principles) during the first two to three decades of the early twentieth century;
- the design form and landscape configuration employed within those master plans;
- the detailing of those master plans in relation to utilitarian and aesthetic components;
- the use and species selection of cultural plantings in beachscapes;
- the selection of recreation equipment for beach parks;
- the provision, placement and style of beachscape elements like bandstands;
- the location and detailing of promenades and other pedestrian access elements;
- the use of headland rock shelves for the development of rock baths;
- the use of headlands for the development of facilities allied to 'the beach resort' concept.



Figure 5.13: Long Beach Pier, New York taken around 1900 prior to beachscape formalisation. Source: AA



Figure 5.14: Glenelg foreshore c1910 prior to the formalisation of the beachfront area. Source: State Library of South Australia

Fresh air and sunlight were believed to be beneficial for health. With the increasing popularity in 'taking the air' beach visitation around Australia grew in the early 1900s, drawing inspiration from international models in the USA including Long Beach near New York (figure 5.13) and British seaside resorts such as Brighton. At this time the formalisation of beachscape layouts to provide promenades, and the supply of amenities, was occurring concurrently at many popular beachfront destinations. The availability of public transport such as train lines contributed to the popularity.

Evidence of this inspiration is that a number of Australian beaches were once known as Brighton or New Brighton, including at Manly and at Wollongong. This formalisation included the provision of designated pedestrian access ways (which often linked into adjacent suburban thoroughfares) and delineated passive and active recreation spaces, as part of holistic landscape designs. Major Australian metropolitan areas had a beach and adjacent parkland that was accessible by tram, Adelaide had Glenelg (figure 5.14), Melbourne had St Kilda and Geelong had Eastern Beach.

Formalisation schemes were often developed for seaside areas and bays. They included comprehensive re-levelling of lands at the mouth of bays or generally along the backs of beaches, so as to create large flat grassed 'platforms'. Bronte and Tamarama Parks provide good examples of such levelling works, this filling and levelling resulting in the undergrounding of the creek lines that fed into the ocean from the adjacent gullies and meant substantial hydraulic engineering solutions. At Bronte, a concrete outlet apron, built in 1918, once extended 66 feet out from the seawall on that beach. This was built to avoid stormwater damage to the seawall from the main outlet onto the beach.

However, due to the steepness of the natural topography at the southern end of the beach, levelling to create such flat recreation platforms was not easily achievable at Bondi and was not as comprehensively attempted as at Bronte or Tamarama or at South Beach in Fremantle.

### **The City Beautiful**

Following the Royal Commission into the Improvement of Sydney in 1908 there was considerable interest in creating a 'City Beautiful' along the lines of well known, particularly American, examples.

Many believed that Sydney was a natural choice to be the capital of Australia and it was widely acknowledged that Sydney had an unrivalled setting and that

Business over, can we find another capital where the tired citizen can as quickly and easily reach so varied a choice of pleasure resorts? With sandy beaches, mountain passes, rocky dells, secluded valleys, and rippling waters to, keep him in mind that life after all has its compensations.<sup>4</sup>

Although the nation's capital was planned to be elsewhere, calls still came for Sydney to be improved. In the early 1923 numerous articles appeared in the press with that title. In 1925 the Town Planning Association's report noted

Sydney to be worthy of her beautiful setting must be built to a definite regional plan with a sufficient water supply, a complete sewerage system, good dustless roads, underground railways, with buses in the more congested streets in place of trams, horses replaced by motors adequately garaged and parked, the main narrow streets widened or arcaded, with a civic centre, the Harbor [sic] and rivers bridged to facilitate traffic, beautiful marine drives, more playing grounds, our foreshores and beaches with their natural beauty as far as practicable preserved.<sup>5</sup>

The Improvement Scheme for Bondi fitted the stated aims of the Town Planning Association. John Sulman, one of the founder members of the Town Planning Association, served as a judge for the Bondi Beach Beautification competition in 1923 and again when the scheme was revised in 1926.

Whilst not rare in formation, the scale of the space laid out for Bondi Park is unusual in comparison to similar examples of this type of civic beachscape planning in Australia. The impetus for Bondi Park and for its configuration, as with many of its contemporaries, came essentially from a preoccupation with the 'City Beautiful' movement - an urban planning philosophy popular in town planning and architecture that began in the late nineteenth century and was utilised for major exhibitions such as at the World's Columbia Exposition in Chicago in 1893. It sought, amongst other matters, the beautification of cities, with attention to the role of streetscapes, public parks and whole-of-site planning. The design movement also resulted in the development of spaces with a sense of 'monumental grandeur' - with axes, canals, formally laid out 'urban forests', prominent vistas and both soft and hard landscape features.<sup>6</sup> This model was often characterised by the overlay and imposition onto the natural landscape of a pathway geometry that focussed on axial connections between utilitarian elements. This geometry, as at Bondi Park, was often based on expected or existing pedestrian desire lines and commonly (but not always) resulted in a diagonally criss-crossing 'grid' through a space. In contrast with earlier urban park layouts, the schemes often utilised different levels including bridges and railway lines and waterside esplanades and canals.

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<sup>4</sup> SMH, 25 April 1908

<sup>5</sup> C&LGJ, 25 March 1925

<sup>6</sup> For a discussion of the City Beautiful Movement see <https://tclf.org/places/view-city-and-regional-guides/national-park-service-guides/new-york-city/themes>. For Urban Forests see *Urban Forestry: Planning and Managing Urban Greenspaces* by Robert W Miller, Richard J Hauer and Les P Werner, Waveland Press Inc, Long Grove, Illinois, 2015

With the various schemes for the 'improvement' of the Bondi Park zone from c1910 until the late 1920s park proposal, the beachscape park moved from being an unpredictable and untamed landscape, largely uninhabited and mostly transitional in nature to a regularised and ordered place, a site with its own designed 'sense of place', inclusive of aspirations for elegance and symmetry. 'Grand gesture' built and landscape works were proposed in lieu of existing rather randomly placed, disconnected or outmoded facilities. Design schemes developed for beachscapes in the 1910s and 1920s were inherently linked to the creation of 'the beach resort', a concept that often went hand in hand with the construction of formal ocean baths and ocean piers (like the now removed examples at Coogee Beach and Brighton-le-Sands). This type of beach resort had developed to quite a considerable degree by this time in the USA.



Figure 5.15: Extract of Griffith's plan for Tamarama Park c1920. The proposed lake was in the location of the original small lagoon behind the beach. Notice how the proposed design sought to instate a pedestrian pathway 'network' throughout the beach park, one that became more axial and 'ceremonial' as it approached the ocean. Source: WLS photograph of original

The 1920s Robertson and Marks scheme for Bondi Park apparently included the provision of bowling greens, a putting green and tennis courts though these are not shown on any drawings found. These 'beach resort' ideas were scrapped as part of a commission of enquiry into the scheme. Generally, public park development proceeded in Australia during the 1920s at an uneven rate, depending on the extent to which local progress associations pressed their councils, as trustees, to upgrade them. In many cases, improvement schemes for parks were laid out by a local designer – usually a nurseryman or horticulturalist, or the council engineer. Sometimes, a person with architectural education volunteered their designs, such as the improvement scheme for Tamarama Park prepared by Walter Scott Griffiths in 1921 (figure 5.15)<sup>7</sup>. He may also have volunteered his scheme for Bondi presented to Council in 1920 (figure 2.59). There are similarities between his Bondi and Tamarama schemes. Both have a formal geometric and informal curvilinear sections, a wide road, formal symmetrical buildings, regular formal tree plantings along paths and informal groups of plantings between. Both also extended the park onto the beach to an extent not adopted in either case. W Scott Griffiths, who trained as an architect, was a member of Central Town Planning Advisory Board and a member of the Town Planning Association in London and the World Town Planning Institute and went on to become the Government Town Planner for South Australia.

<sup>7</sup> Mayne-Wilson, W., 2013, *Town Parks of New South Wales - Past, Present and Future*

### **Improving Bronte Park**

At Bronte 1887, the owners of Bronte Park Estate proposed a large subdivision of the entirety of what is now Bronte Park. That proposal was to include a roadway (Holdsworth Street) cutting across the back of the beach to service a string of beach-fronting allotments. The imposition of a road behind the waters of Bronte bay (and obviously the residential allotments that came with that unrealised plan) would have substantially changed the natural setting of the beach against its abutting valley - an issue that did occur to some degree at Coogee and Bondi by the imposition of the processional motor drives fronting those beaches. The character of Bronte Beach had once been much like Bondi (Figures 5.16 and 5.17).

The Lovers Walk eventually came out on the flat at the back of the beach among large banksia trees. The creek ran into a small lagoon before reaching the ocean below the cliff of the outer head was the bogey hole the Bronte baths now cover the latter.<sup>8</sup>

An initial wave of improvements following the opening of the tram line included a curved promenade erected c1914.

Ever since the tramway was extended to Bronte this delightful little beach has been gaining in popularity. The local Life Saving Club has already commenced operations, while several improvements have been made to the beach itself.<sup>9</sup>



Figure 5.16: View over Bronte Beach c1910, showing the recently completed first SLSC. Building at left. Note that the park has not been filled in and levelled by this time. Image courtesy of Mr Robert Mills. Source: AA



Figure 5.17: The lower lawn area of Bronte Park c1904, with a small bridge over the creek feeding onto the beach from the gully. Source: Scrapbook of Major W.L. Johnston, Waverley. Image courtesy of Mr Stan Vesper. Source: AA

Further improvements to Bronte Park were proposed in the 1920s and encroachments demolished. Council erected refreshment rooms. In 1929 it was announced that

The Council has decided to obtain a preliminary contour plan, and also to obtain sketch' plans for the provision of new surf sheds, baths, dressing accommodation, refreshment rooms, and shelter sheds at Bronte Park. These modern improvements will, of course, have the effect of greatly increasing property values in the district, and in making Bronte a still more desirable place of residence than it is now, which in saying a good deal.<sup>10</sup>

A series of facilities were erected for the surf clubs and the baths however no overall style was applied and the low level sewerage pumping station was originally similar in character to the example at Bondi. Some small scale structures erected at Bronte such as the Razzle Dazzle and timber picnic sheds are similar to those erected at Bondi.

A new surf club was tendered in 1930 and four-compartment shelter sheds in 1935 (figure 5.18).

<sup>8</sup> SMH, 24 March 1934

<sup>9</sup> Sunday Times, 14 Sept 1913

<sup>10</sup> Sunday Times, 7 July 1929

The relief work scheme is being taken advantage of to carry out extensive alterations at Bronte Beach. Numbers of men have been employed by Waverley Council on the work for more than two months. The whole of the turf of the park behind the promenade is being removed, and vast quantities of sand taken from the beach to raise the level of the reserve. In some parts the park area has been lifted four feet or more. The reason given for this costly scheme is that certain parts of the park are low lying, and became swampy in wet weather.<sup>11</sup>

In contrast to Bondi, Waverley Council holds few drawings of Bronte Park in the Local Studies Collection. There are no detailed plans showing proposed layouts for Bronte Beach however there are drawings of standard individual elements such as the Picnic Shelters.



Figure 5.18: A late 1930s view of Bronte Beach showing the sea wall, baths, refreshment rooms, surf club and picnic shelters. Source: State Records 12932\_a012\_a012X2441000012

### **Council Competitions**

Designs for public parks in Australia during the 1920s were normally the result of Council competitions. An example of this was at Hornsby Park in 1927, when a competition was run for the design of the space based on what the competition brief called the 'garden park principle'. The winning entry by Messrs A. Scott Finlay and Jack Dow contained the commonly seen (for that period) 'automobile drive', criss-crossing pedestrian pathways and a central bandstand (figure 5.19).

Designs for beachscapes in the early decades of the twentieth century recognised the aesthetic and experiential benefits of the incorporation of natural topographical features into a beach visitor's experience. Balmoral's beautification works included a footbridge over the beach sands onto a small rocky promontory just off the beach. Visitors would then be afforded the opportunity to stroll into the 'untamed' from the formality of the promenade and rotunda (figure 5.20). Robertson Park at Watson's Bay was also improved in a 'City Beautiful' manner in the 1930s, the layout is believed to have been influenced by Hyde Park in the centre of Sydney. Memorial plantings of Norfolk Island pines and Norfolk Island Hibiscus were undertaken in the 1930s, as occurred at Bondi.

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<sup>11</sup> Labor Daily, 15 July 1935

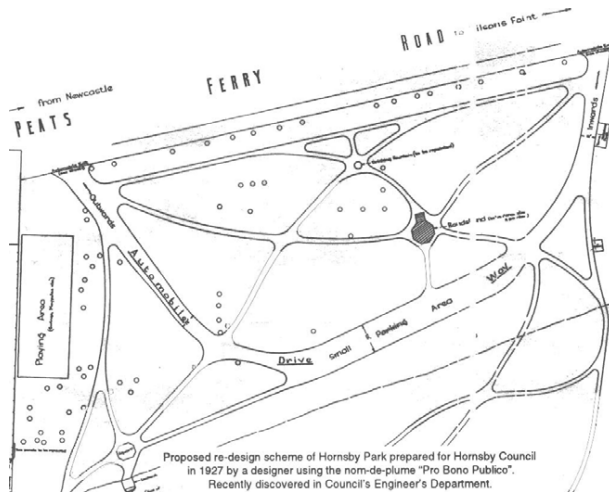


Figure 5.19: Proposed redesign scheme of Hornsby Park entered in a 1927 design competition.  
Source: Hornsby Council Engineers Department



Figure 5.20: Balmoral 1943. Showing the bridge to the island.  
Source: From the Skies DMR

**Marine Parades and Promenades**

The configuration of the designed beachscape at Bondi, with a main thoroughfare with buildings on one side (a marine parade) and a motor drive addressing the beach is not unique to Bondi. There are other examples of this model, including the well known example at Brighton, England where there was an expansive promenade and a multitude of beachscape accoutrements including open park spaces, entertainment facilities and pavilions were sited between a main town road and a marine thoroughfare (figure 5.21). Brighton substantially predates Bondi and was designed for horses and carriages rather than cars. Brighton and other English waterfront towns such as St Leonards-on-Sea were planned as seaside health resorts. The erection of rail links from London served to increase their popularity as a holiday destination for all classes of people, not just the wealthy.

Design aspects common to other beachfront parks which are contemporaries of Bondi Park are the ideas of a parkland 'ring' of neatly mown lawns skirting a seaside bay, methods of pedestrian linkages between a townscape and its abutting seascape, passive recreation promenading elements - both abutting the beach and through the parks themselves, large focal point display beds of perennial and annual plantings and avenues and / or copses of feature trees. Common to many seaside 'resorts' developed in the early twentieth century was the cause of providing 'breathing places' for the urban masses - a concept for urban parks espoused by Scottish agriculturalist and designer John Claudius Loudon (figure 5.22). No doubt referencing this principle and so as to promote its new beachfront public space, in December 1931, Waverley Council began a concerted campaign called 'Bondi the Beautiful' to advertise the advantages of the area.



Figure 5.21: Post card of Marine Parade, Brighton, England 1890 - 1900. Source: AA



Figure 5.22: Long Beach Health Sanitorium postcard 1913. Source: AA



Figure 5.23: Long Beach, New York in 1910 - showing a broad promenade with manicured lawns behind and pedestrian pathways linking to back-of-beach facilities structures. Source: Long Beach Historical Society via Joseph Kellard

A contemporary example of a marine park with extensive lawn areas and a promenade which was designed for visitors to come by car is Jones Beach State Park on Long Island, NY erected in 1929. This scheme was located outside of the built up part of Long Island where the initial boardwalk development had occurred (figure 5.23).

During the summer months, many of New York's 8,000,000 inhabitants escape the heat of the city by spending their week-ends in rest and recreation at nearby public beaches and resorts. One of the most beautiful of these resorts is Jones Beach State Park, on Long Island. Opened to the public in 1929, Jones Beach has huge automobile parking areas, spacious dining rooms, cafeterias and tea terraces and a stadium which can seat 10,000. Concerts, operettas, grand opera, water ballets and other attractions are staged regularly for the visitors.<sup>12</sup>

There are no beach improvement sites in Australia of this scale, the scheme included a parkway, six 'parking fields', playing fields, two bathhouses (pool and change room complexes), a board walk with cafes and an outdoor theatre (Figure 5.24). The initial parking fields were connected to the beach front by underpasses and walkways. Not all of the buildings survive today, but the walkways, underpasses from the parking fields, the central formal axis and tower all survive, as does the drop off point. This park, which fronts the Atlantic, receives 6 million visitors a year but has 6.5 miles of beach front. Bondi's large visitation of 2.2 million per year is crammed into a much smaller beach front. In addition 8,000 people a day walk the Bondi to Coogee Coastal Walk. In 2016 Bondi Beach was listed as one of the 10 most crowded (and popular) beaches in the world. Other built up examples such as Brighton in England and the beach front promenade in Nice, France were also listed.

<sup>12</sup> Northern Star Lismore, 5 October 1949





Figure 5.24: Jones Beach State Park, Long Island, New York completed in 1929 showing the underpasses from the Parking Fields. Source: [www.digitalcommonwealth.org](http://www.digitalcommonwealth.org)

To date few contemporary beach improvement schemes of this scale have been identified in Australia and it is difficult to find an international example of this scale, many American examples are much larger. Australian examples of a similar scale are listed below. Improvements undertaken in the 1920s were usually termed 'Beach Improvement Schemes' rather than landscape plans or master plans, these are more recent terms, with councils preparing 'master plans' from the 1940s.

### **Coogee Beach Improvements**

The design of the Coogee beachfront also drew on the 'marine parade' model, with a very broad marine parade (now removed) being constructed directly abutting the sands and promenade of the beach, only a short distance away from the main suburban artery of Arden Street. Evident in this model (of placing a traffic corridor along the back of the beach) was the value that was placed in the early decades of the twentieth century on being able to deliver people in their motor cars right to the beachfront. Of note is the extent of open space, behind foreshores, that was sacrificed for this vision - an aspect that was obviously assessed in the middle decades of the twentieth century at Coogee, when the beachfront road was removed and the area of parkland behind the beach extended in lieu. This park was not of the same scale as Bondi but also included lawns, an esplanade and a surf club.

At Coogee a large hotel, the Oceanic, was erected overlooking the waterfront park (figure 5.25). The hotel was designed by Robertson & Marks, the same firm who won the Bondi Beach competition. The architect Theodore Marks was a shareholder in the company who erected the hotel. Like the Florida examples the hotel had an enclosed court sheltered by an arcade. The Oceanic Hotel has been replaced by a modern multi storey hotel. In addition there were a series of private initiatives such as the sea water baths and the aquarium, some elements of which survive (figure 5.26).



Figure 5.25: Above. Oceanic Hotel Coogee, undated, post 1926, designed by Robertson & Marks  
Source: John Henry Harvey photographs, SLV

Figure 5.26: Left. Coogee 1943, when a broad 'marine drive' skirted Coogee Beach and a tram turnaround existed at the northern end of the beach park. Note the relative shallowness in width of the Coogee beachfront park zone compared to that a Bondi. Source: SIX Viewer.

A concrete structure erected along the foreshore at Coogee was based on competition designs by the architects S H Buchanan Austin McKay and C Kemp, prepared in 1912. Their design for the surf bathing sheds was published in the magazine *Salon*. A view of the entire scheme, which was to be of reinforced concrete were also published (figure 5.27). Later photographs also show this promenade with facilities below (figure 5.28). This has been removed / substantially altered. The current surf club is a more recent building, further south.



Figure 5.27: Perspective View of the Proposed Surf Bathing Accommodation at Coogee. Source: *The Sun*, 26 August 1912



Figure 5.28: Undated c1928 - 1934 View of Coogee Beach pier and the first promenade. Source: Randwick Council

### **Improving Manly Beach**

Bondi Beach was not the only substantial beach improvement scheme, there are also three surf clubs on Manly Ocean beach however the promenade at Manly was not laid out to the same degree as Bondi, nor was the same attempt at consistency of architectural style made. The esplanades, parks and the Corso and the Steyne were part of a planned water front suburb laid out in the 1850s. Known initially as Ellensville and subsequently New Brighton, the street layout and parks survive. From the 1870s amusements were laid on for public holidays however these occurred in Ivanhoe Park rather than on the beach front. Manly Council had begun erecting a sea wall in the 1880s, obtaining funds from the Public Works Department in retrospect. This may have been the harbourside, as photos show a retaining wall.

By the late 1920s substantial buildings were being erected at the Ocean Beach and Esplanade, such as the Manly Art Gallery, originally an outdoor concert pavilion. A promenade was built to Fairy Bower and Shelley Beach, replacing an earlier path around the rocks. Two of the surf clubs have been rebuilt since 1970 as the earlier buildings had deteriorated, including the 1938 Sulman award winner. A third earlier surf club survives, dating from 1934. Earlier shelters survive on the ocean beach esplanade.



Figure 5.29: Manly Surf Pavilion, undated post 1948 showing the shark tower and the extension of the promenade that connected to the existing walkway to Fairy Bower. Source: NLA PIC HURL 10/4/nla.obj-158904920

A competition was held for improvements at Manly Beach in 1929 that included surf clubs however due to the Depression selected elements were erected throughout the 1930s

Competitive designs for a beautification scheme of a comprehensive nature to apply to the beach front at Manly were recently called for by the local council. In order to give every person a chance to compete it has been decided to extend the closing date of the competition to December 3. The scheme now includes not only the lay out of the whole beach, but also the erection of modern surf pavilions, car parking areas, etc.

The North Steyne clubhouse, erected in 1934, survives today. The 1938 competition winning design for a functionalist surf pavilion to be erected at the southern end of the beach at Manly, designed by E Andrew and his future wife Winsome Hall, would later win the Institute of Architect's prestigious Sulman award. Like the earlier surf club building at Bondi, this design featured sheltered sunbaking terraces. This building has been demolished and replaced with a surf pavilion of a similar scale. Perspective sketches prepared by Sydney Ancher survive of the winning scheme, as do photographs. This design featured a distinctive shark tower (figure 5.29).

### **Bar Beach Improvement Scheme**

The Surf Pavilion, completed in 1933, was the first stage in a planned £30,000 improvement scheme. Overall plans of the improvement scheme, as well as a perspective of the Surf Pavilion and a plan were published in *Building* (figures 5.30 and 5.31), as were schemes by the second and third prize winner. Alfred Brown's prize-winning design for a new surf pavilion at Bar Beach in 1931 was described as 'Modern Spanish' (figure 5.32). The third prize winner was Glencoe Williams, who designed facilities at Bronte in 1930. Leith McCredie, who was responsible for the detailed design of the Surf Pavilion at Bondi was one of the judges. The now demolished Bar Beach Surf Pavilion remained an influential design, as it was exhibited in the 1938 Architecture Exhibition held at the Blaxland Galleries by the Institute of Architects, along with the more contemporary design for Manly. Brown, who was an advocate of design control by town planning, also proposed waterfront improvements at Gosford. In the mid 1930s the Browns designed their residence, Fountains, in Killara around a fountain court and the house still retains many of its Spanish style details and the spectacular grounds laid out by Jocelyn Brown. Motifs such as screens (pierced panels) comprising stacked half round terracotta tiles are used, details which can also be found in the buildings at Bondi.

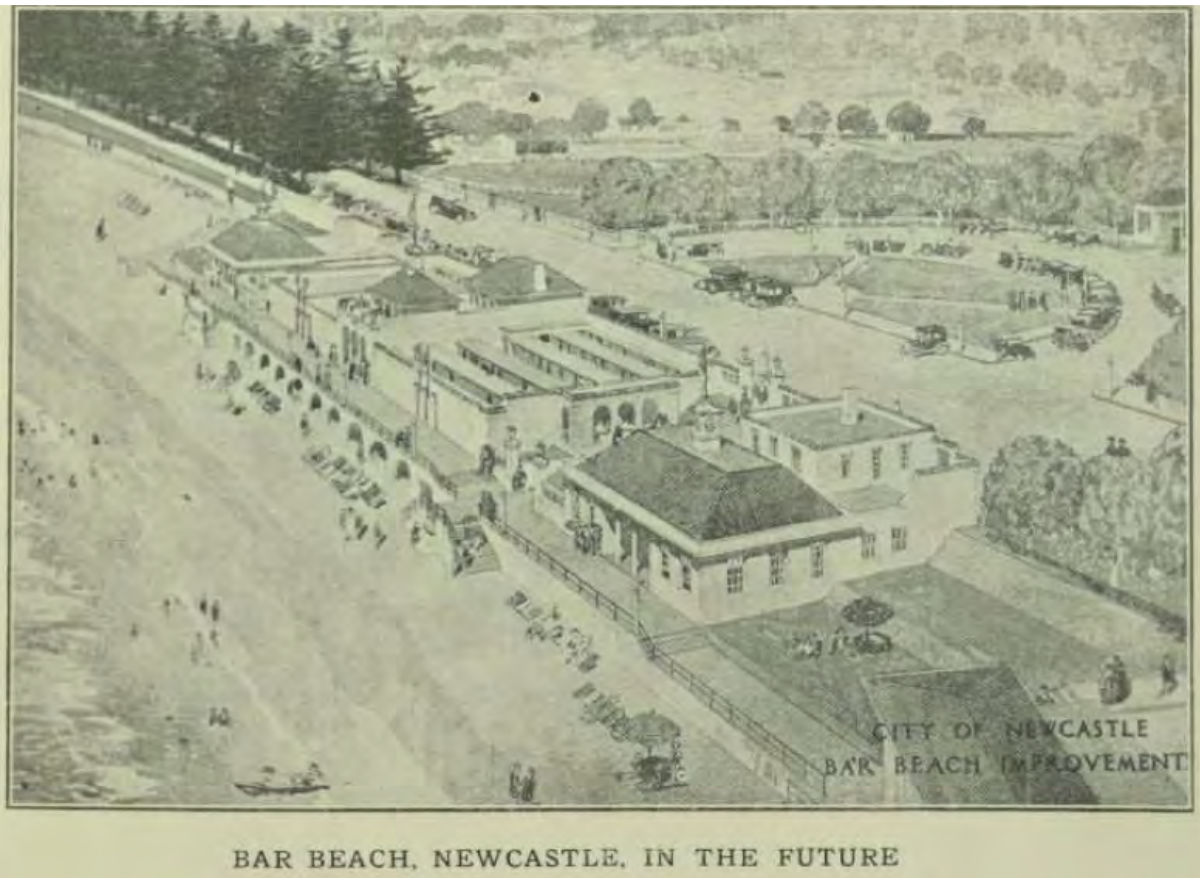


Figure 5.30: Bar Beach Newcastle, In the Future [first prize winning design by A J Brown & S Coleman]  
 Source: Building, 12 October 1931

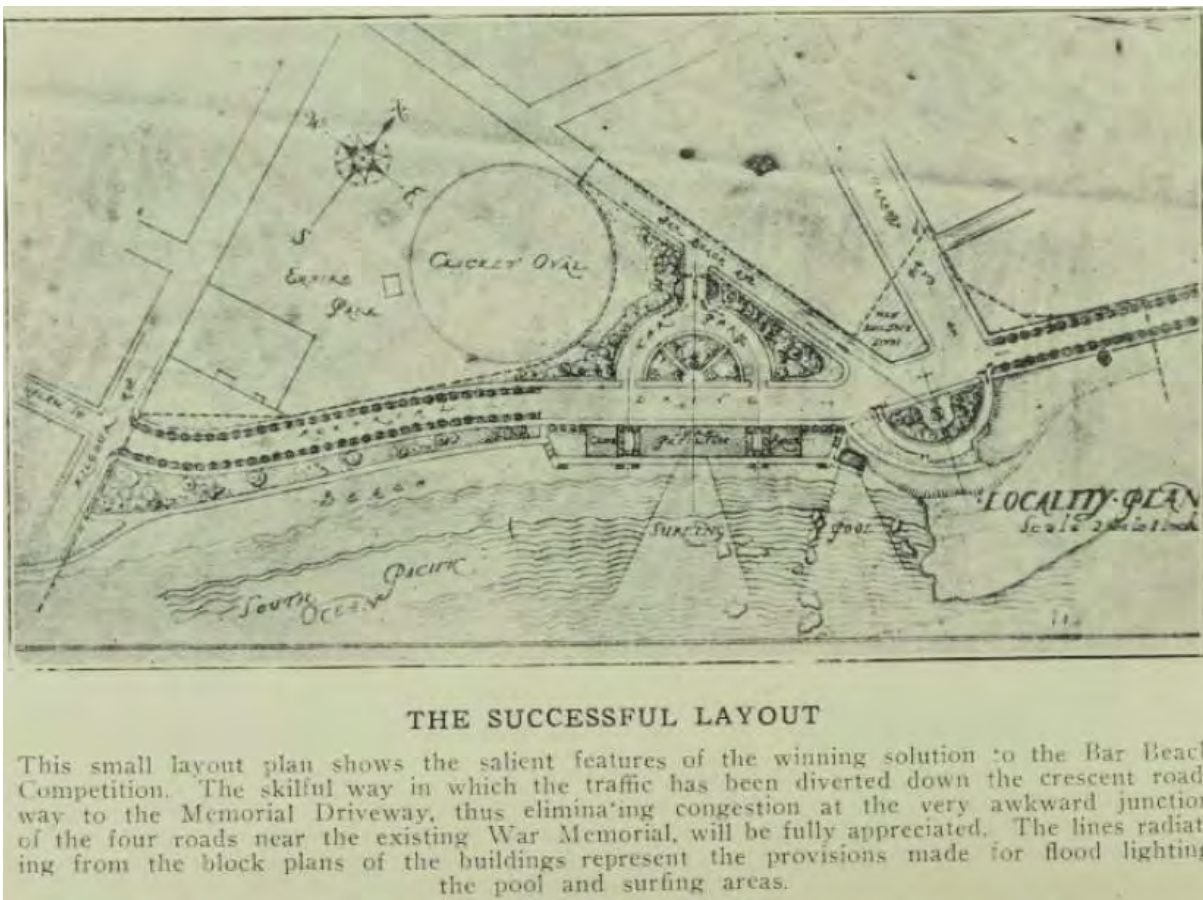


Figure 5.31: The Successful Layout of the Bar Beach landscape improvements, Newcastle.  
 Source: Building, 12 October 1931



Figure 5.32: Bar Beach Surf Pavilion when completed in October 1933. Source: NHM, 9 October 1933



Figure 5.33: Eastern Beach, Geelong. Source: Postcard sourced from [www.victorianplaces.com.au/node/69813](http://www.victorianplaces.com.au/node/69813)

### **Eastern Beach Improvements Geelong**

The first stage of the Eastern Beach improvements at Geelong were officially opened on the 20<sup>th</sup> of December 1929, a day before the official opening of Bondi Beach (figure 5.33). Plans had originally been prepared in 1914 by the City Surveyor that would have turned Geelong's Beach front into a "place of beauty and enable Geelong to advertise its Front as a delight to visitors".<sup>13</sup> The Victorian National Trust notes that

The Eastern Beach bathing complex and environs are of State significance because of their unique circular plan forms and high integrity to the original planning concept. Conceptually designed in 1927 by the architects Hare & Hare and completed for Geelong City Council in 1939, it was designed in detail under the supervision of the Geelong City

<sup>13</sup> Geelong Advertiser, 30 October 1914

Engineer, Ian McDonald. It is close to its original form today and includes landscape elements both from its creation date and earlier street planting (elms) as a clear representation of two phases of the area's history. Its construction which reflected increasing interest in aquatic outdoor recreation also provided unemployment relief during the 1920s and the whole complex became an object of immense city pride once complete.

It is an innovative adaption of the traditional 19th century public bathing complexes, in general, and the fenced public bathing enclosure which formerly occupied this site. The complex has added historical significance because it perpetuates the imagery of what has been a long term and popular bathing place for residents of Geelong and region. It is perhaps the last public sea-bathing enclosure to be completed (Middle Brighton reconstructed in 1936 and 1986) after the superseding of this type of structure by the construction of in-ground municipal pools often located some distance from the sea.<sup>14</sup>

The Register of the National Estate listing for the Eastern Beach Reserve gives the Statement of Significance as:

The Eastern Beach Reserve at Geelong, dating from the early twentieth century, is one of the largest and most elaborate, landscaped beach reserves in Victoria. It is also one of the few surviving, intact examples of this type of recreational area (criteria A.4 and B.2).

The Eastern Beach complex includes large, semi-circular timber baths with Olympic pool length swimming lanes, substantial brick kiosk, fountains, formal main stairway, bay edge walls, timber rotunda, changing rooms, water-edge promenade and various concrete shelters. The complex demonstrates aspects of a formal, early twentieth century pleasure garden, with the stairs, fountains, childrens / wading pool and semi-circular baths laid out along a formal axis (criterion F.1).

The Eastern Beach Reserve demonstrates a transitional phase in attitudes towards sea-bathing. It illustrates the move away from a closed bathing environment with strict segregation of the sexes, towards more egalitarian facilities, while the inclusion of the Olympic pool length swimming lanes precedes the development of large, suburban, municipal swimming pools after World War II (criterion F.1). The reserve also illustrates the out-door recreational opportunities available to the urban population prior to the widespread availability of private motor vehicles and the growth of the post-World War II, Australian beach ethos (criterion B.2).

The continuation of works during the Depression, and the local Mother Hubbard Relief Scheme are now recognised on site but not in the heritage listings. The Great Ocean Road, recently listed on the National Heritage List, includes working for 'sustenance payments'.

### **Beach Beautification and Improvement Schemes**

The Bondi Beach Beautification and Improvement Scheme is the only Australian beach improvement scheme identified where the architectural style of all the elements continued to be controlled after the initial layout was completed. Unbuilt schemes such as planned improvements to the Bondi Baths were of a similar architectural character as were alterations such as the Band Rotunda added to the rear of the pavilion in the early 1930s. The brief of the improvement scheme requested designs that included plans for a kiosk and surf dressing sheds, three lavatory blocks, a band stand, a layout for a park surrounding the buildings, a solution to increased pedestrian and vehicular traffic and an elimination of cross traffic over the Marine Drive and the promenade.

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<sup>14</sup> Victorian National Trust listing for Eastern Beach

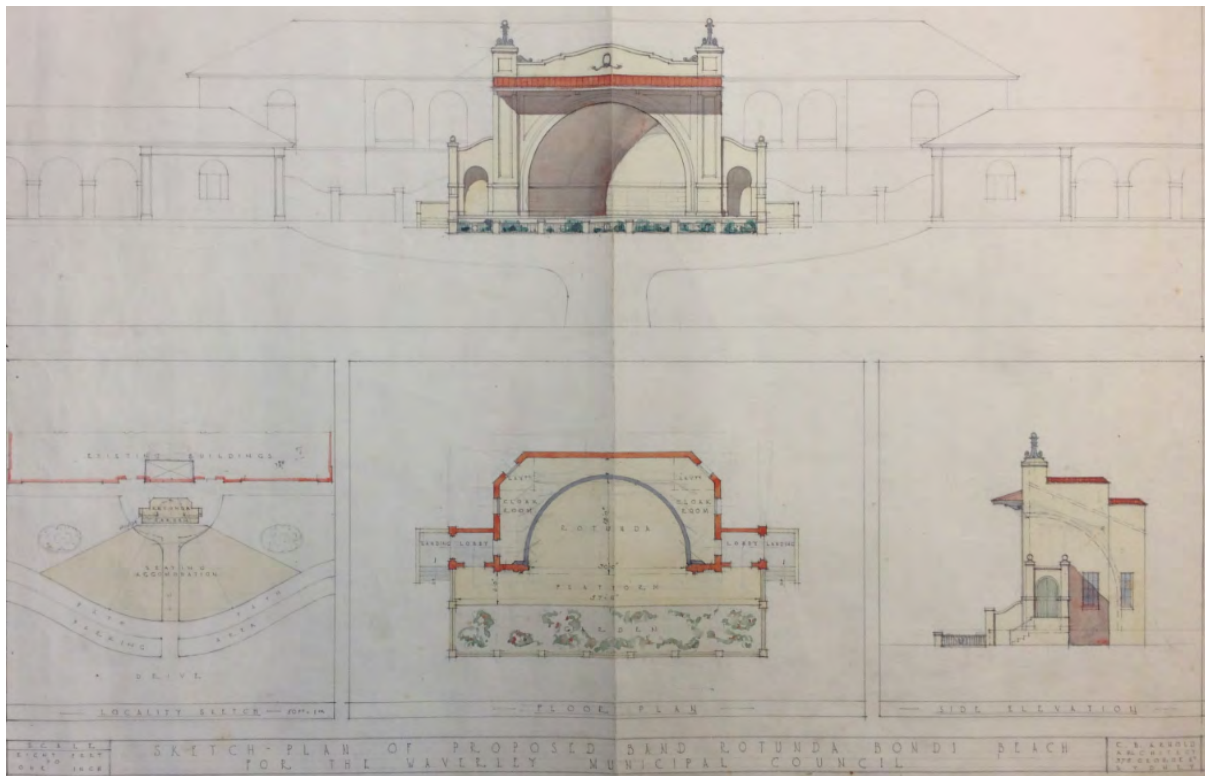


Figure 5.34: Sketch Plan of Proposed Band Rotunda, C B Arnold. Source: WLS. JRA photograph of original

The overall style for the buildings for the Bondi Beach beautification and improvement scheme has subsequently been described as Interwar Mediterranean however many of the underlying ideas come from areas in America with a similar climate: California and Florida. The scheme was categorised as town planning improvements when planned and no discussions of an overall style have been found.

The more broadly termed 'Mediterranean Revival' was adopted in Australia following its use for a number of buildings in Canberra including the arcaded shops in the centre of the city designed by John Sulman. Since his arrival in the colony in the 1880s Sulman had written of his dislike of verandahs, preferring the more formal arcade or colonnade. Sulman's 1919 Vernon Memorial lecture included a discussion of getting rid of ugliness in the form of advertisements, tramway, telegraph and telephone wires, posts and shop verandahs. In their place he advocated arcades and the artistic treatment of the civic centres and transport interchanges. Sulman had inspected Bondi Beach and reported his findings to the Town Planning Association in 1922. His concern was the erection of buildings on the sand beyond the retaining wall – proposed by Walter Scott-Griffiths. One reason for the reduction of the amount of amusements at Bondi Beach was that the Bondi Beach Foreshores Defence Committee was a more powerful lobby group (and was assisted by the Town Planning Association) than the Bondi Improvement and Publicity League.<sup>15</sup>

In addition to Sulman's continual promotion of the arcade rather than the verandah, Leslie Wilkinson, the Professor of Architecture at the University of Sydney, promoted the buildings of both Southern Italy and Spain as being appropriate precedents for Australia as the climates were similar. As a result the whole Bondi Beach improvement scheme had a set architectural character, from the small sewerage pumping station to the large surf pavilion and the bandstand added to the rear (figure 5.34).

Arcades can be found in other public buildings from the 1920s including in country NSW and Canberra, including the buildings in the centre of Canberra designed by Sulman. The arcade to the front of a building is a feature usually reserved for buildings with a commercial or public use and can be found in South America and in Europe, including in substantial public squares in Spain, such as in Salamanca. The arcades served the practical purpose of providing shade and in the surf clubs were employed

<sup>15</sup> SMH, 24 February 1933

facing the beach. In the pavilion shade was provided on all the other elevations as well. In American examples the arcade was used on beach pavilions.

### **Typical Improvement Plan Elements: Piers, Bridges and Groynes**

There are many examples of beach piers that provide pedestrian access across beach sands and over the ocean waves, thus extending the promenading and entertainment experience, such as Coogee (now demolished), Brighton-le-Sands (now demolished) and Brighton in England and Long Beach in New York. However, the access and sand-drift-reducing groynes formerly stretching on Bondi Beach from the promenade appear to be unique in Australia. Substantial masonry groynes can be found at the seaside towns in the South of England.

The Robertson and Marks improvement scheme design of the late 1920s incorporated a holistic vision for access, public safety and modesty via the provision of tunnels under the marine drive, two linking to the pavilion. This meant the possibility of using subterranean spaces for services, especially where large level changes were planned, like the face of Queen Elizabeth Drive.

The scale and form of the concrete footbridges over the northern section of Park Drive (figure 5.37) are similar with the type found on the St Kilda foreshore in Victoria (figure 5.38 and 5.39). These sets of bridges also have similarities with American exposition layouts (and the later Exposition Universale in Seville). In the other layouts however the bridges were over canals not roads. Such bridges could also be found at the Venetian Baths in Coral Gables (figure 5.35) and at Venice of America (Venice Beach California) (figure 5.36).<sup>16</sup> Elements in Bondi Park, such as the light standards, are similar to American expositions. Access tunnels are also not common, as many of the surf pavilions and clubs had direct access to the sand from the building, as at North Steyne, Manly. What is more common is shops (as at St Kilda), gear and or boat storage set into the retaining wall as at Bronte (figure 5.40).



Figure 5.35: Historic view of the Venetian Pool at Coral Gables, Florida. Source: [www.coralcoconut.com](http://www.coralcoconut.com)



Figure 5.36: Historic view of the canals at Venice Beach, California. Source: Venice by the Beach Walking Tours

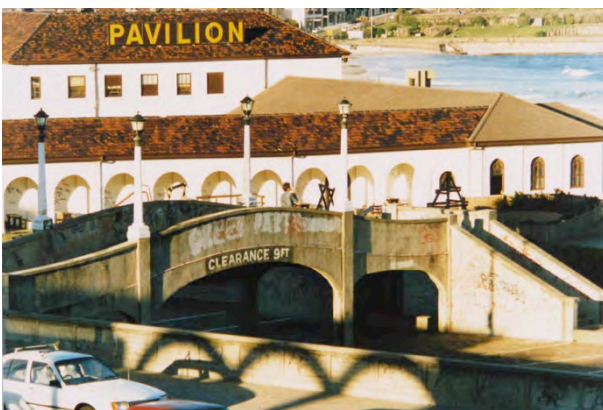


Figure 5.37: Bondi Park footbridge and lamps. Source: WIL 000307



Figure 5.38: St Kilda foreshore bridges. Source: Serendipity Melbourne Wedding Photography

<sup>16</sup> Jean Rice Architect, 2018, *Bondi Surf Bathers Life Saving Club - CMP*





Figure 5.39: St. Kilda beachfront showing the shop fronts that were inset into the large retaining wall behind the beach park, so as to utilise the filled zone constructed to support the main arterial road. Source: St Kilda News



Figure 5.40: Undated photograph, c1940, at the north end of Bronte Beach, showing one of several inset, part subterranean, stores adjoining the SLSC (which was sited directly abutting a sandstone cliffline). Source: Image courtesy of Mr Stan Vesper

### Pathways

Many beach parks in Sydney were laid out with rudimentary patterns of axial or radial pathways, often positioned purely for utilitarian / direct desire line concerns. These, sometimes unintentionally, provided the essential landscape structure for a park and delineated spaces within it. Examples of this kind of functional 'engineering' focussed footway design can be seen in patterning developed in the 1920s and 1930s at Cronulla Park and Dunningham Park (also in Cronulla).

Whilst many beachside parks in Australia were laid out in the early decades of the twentieth century with a pedestrian pathway design that was strictly axial or radial in nature, some designs for seaside settings featured more adventurous configurations for pedestrian movement, where less emphasis was placed on grand axes and vistas (and means of access to an end point) and more given to the experience of moving through a space. Good examples of the above can be seen in the original designs of the St Kilda oceanfront in Melbourne (figures 5.41 and 5.42) and the Glenelg foreshore in South Australia (figure 5.43), where curvilinear patterning of pathways were favoured over gun-barrel axial symmetry within the broad grassed 'platforms' created behind beach promenades. Radial pathways resulted when single entry points led to several visitor attractants or where a single attractant, such as a fountain, was approached from different directions. In schemes such as Walter Scott-Griffiths' for Bondi and Tamarama both formal axial and radial paths were used along with curvilinear paths as dictated by site conditions and design intentions.



Figure 5.41: St Kilda c1900. Radial paths focus on this central feature. Source: Walking Melbourne



Figure 5.42: St Kilda foreshore 1933, with broad paths snaking through the large seaside park. Radial paths focus on features. Source: AA



Figure 5.43: Glenelg foreshore 1926. Source: State Library of South Australia B9644



Figure 5.44: Bronte 1943, showing several of the serpentine footpaths that serviced the beachfront from abutting roads. Source: AA

Pathway layouts in some beach parks were a kind of median of the axial and curvilinear – often as a result of topographical constraints. At Bronte Park, whilst the original pathway network (much of which still remains) was essentially axial in nature, the design of the pathway system had to take into account the steep slopes of the gully behind the beach (figure 5.44). Throughout the decades of the twentieth century there was persistent pressure for increasing the provision of sports fields in town parks, to meet both the demands of rising population numbers and the wider range of sports being played. Quite a number of town parks had been created by reclaiming land such as Birchgrove Park (near Balmain), Wentworth Park (Blackwattle Bay) and Rushcutters Bay Park. Cricket pitches were soon added. Sports grounds were added some years after their establishment at other parks including Camperdown Park, Petersham Park, Enmore Park and Prince Alfred Park. In yet others, such as Bondi Park, pressures to include formal sports facilities were resisted because their beaches provided adequate recreational outlets and the site was not level.<sup>17</sup>



Figure 5.45: Midland Beach Staten Island, New York in 1882 - showing its broad timber promenade or boardwalk. Source: AA

<sup>17</sup> Mayne-Wilson, W., 2013, *Town Parks of New South Wales - Past, Present and Future*

### Ocean Promenades, Esplanades and Boardwalks

The first promenades were seen in Paris in the 1670s following the destruction of medieval city walls and the covering of moats. The word is of French origin, meaning a walk or stroll. Many of the first promenade spaces were called (in French) 'cours' or 'remparts', following a space's transformation from a bulwark into a pedestrian zone, some evidence of which can still be seen in the Jardin de Tuilleries in Paris. Concurrently, Tunbridge Wells in Kent saw the creation of a promenade in the mid seventeenth century after Tunbridge began developing into a fashionable resort with mineral springs.

The first American board walk had been erected in Atlantic City in 1870, its aim having been practical, to keep sand out of hotels and railway carriages by creating a timber walkway above the sand. Other beach front areas followed including Coney Island, Staten Island and Long Island near New York. Seats and shelters began to be added. A number have been replaced with concrete, particularly in California, whereas eastern seaboard examples retain their timber paving. Many ocean promenades were created almost by default following the need to construct sea walls to limit the impact of the wave damage on buildings and reduce sand drift.



Figure 5.46: Cronulla Beach (north), circa late 1930s.  
Source: Sutherland Shire Council



Figure 5.47: Looking north along Bronte Beach c1925, showing the first promenade built c1914 - 1917 supported by a sea wall.  
Source: ML

Bronte Beach promenade resulted from the construction of the beach seawall in 1917 (figure 5.47). The wall was constructed to reduce the impact of heavy seas on the 'dell' behind the beach and to enable development of lawns in the lower section of the park. Bondi Beach's original promenade matched the width of other seawall promenades built in the early decades of the twentieth century at Bronte and Cronulla (figure 5.46) and was only widened as part of the Robertson and Marks 1928 park and beach scheme.



Figure 5.48: Part of a mid 1920s plan for Tamarama shows a proposed sea wall joining two sections of existing wall, with steps to the sand from a new promenade.  
Source: WLS photograph of original

Often seawalls from the first decade of the twentieth century were subsumed into new seawall and promenade schemes from the 1920s and 1930s. This occurred at Tamarama (figure 5.48) and also at Bondi. With the various Bondi Beach improvement scheme proposals in the 1920s, came the suggestion for the beach's seawall to be retrofitted with a two-tiered walkway element, including a cantilever from the upper pathway to form shelter for the lower footway. This elaborate scheme was never realised, but provides a good example of the prevailing sentiment of that period - to provide landmark public amenity features that would provide aesthetic value and function along popular coastal 'resorts' (figure 4.49).

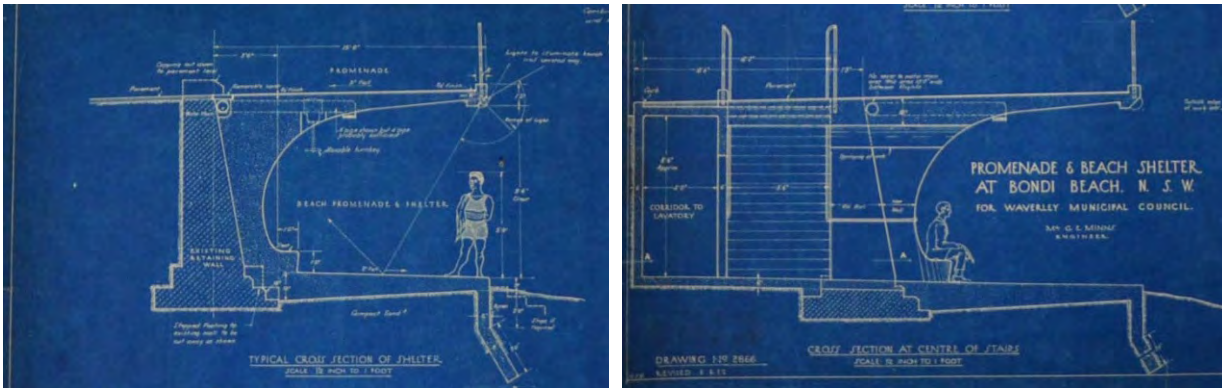


Figure 5.49: 1920s Unrealised scheme for the Bondi promenade. Source: WLS photograph of original

This proposal for Bondi seawall and promenade was not the only example of the desire to create ornate detailing for such popular coastal footways. The seawall at Newcastle Beach was capped with a decorative line of small obelisk-shaped pillars, so as to provide a bold aesthetic for the balustrading of the promenade (figures 5.50 and 5.51).



Figure 5.50: Newcastle Beach, early twentieth century. Source: Hunter Photo Bank, reg. no. 063 000043



Figure 5.51: Newcastle Beach in 1912. Source: Hunter Photo Bank, reg. no. 063 000003

Light pole fixtures and fittings found along the original Bondi promenade were also representative of a type used broadly across seascapes in the early decades of the twentieth century, albeit the exact style of the lights seen in figure 5.52 have not been found elsewhere within research for this document. The general presence of lighting on Sydney's coastal promenades from the 1910s evidences that twilight use of these spaces was envisaged by local Councils.



Figure 5.52: Light pole and Arc Light located near the bandstand at Bondi Beach. c1910s  
Source: Images of Yesterday

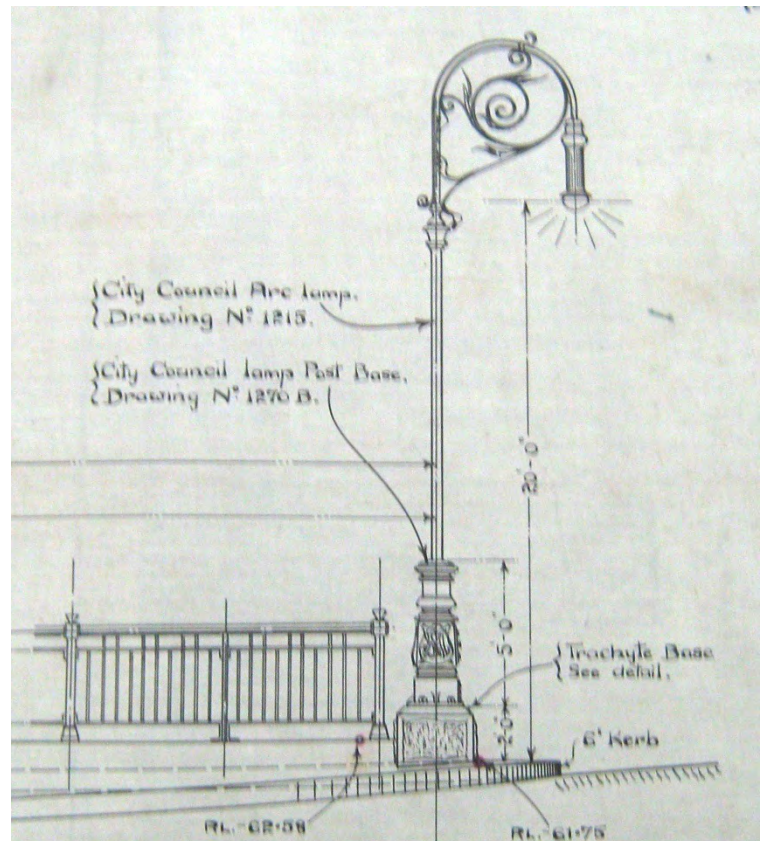


Figure 5.53: c1910 City Council Arc Light. Source: Un-accessioned drawings of Millers Point, Sydney Harbour Trust, SRNSW

This design was removed with the 1928 improvement scheme, when a simpler art deco-inspired light pole form was installed. The form of the light poles varied as the technology of the lamp improved. Photographs show that initially arc lights and incandescent lights hung down (in contrast to gas) (figures 5.52 and 5.53). The German company AEG were one of the manufacturers of street lights and the outbreak of war halted the supply. Power was to be obtained from the railway commissioners.

Waverley Council minutes suggest that the first lighting in Bronte Park was supplied by the Australian Gas-Light Company around 1918. They were to provide seven months light during the year. Regarding aesthetic detailing of seaside promenades, the rail along Bronte sea wall was painted in the late 1910s and the promenade and its adjoining paths were tarred and painted during the same works.

### **Beachfront Plantings**

Norfolk and Cook Island Pines have been commonly used in beachscape parks along the Australian coastline since the late nineteenth century. They were often planted to define the edges of a foreshore park with abutting vehicular transit corridors, as feature trees within open lawn areas and as pathway lining elements, often to help define 'rooms' within a landscape or to define the line of the foreshore or beach – as at Manly. Less frequently, they were used in copses. In Bondi Park, these species were used predominantly planted in rows along the edges of the site, paths and roads and as feature 'sculptural' specimens within large lawn expanses. During the interwar years plantings in parks could also serve as memorials and trees were planted by dignitaries (refer to Section 2).



Figure 5.54: Norfolk Island Pines were used en-mass in Bronte Park, mostly lining a central arcing footpath - this actually tended to divide the reserve into two halves - the beach zone and the gully zone. The southern end of this formerly expansive grouping remains. Source: AA



Figure 5.55: The southern end of Cronulla Beach in 1927 showing Norfolk or Cook Island Pines used as solo specimens within the lawns behind the beach. Source: Sutherland Shire Council.



Figure 5.56: The Glenelg foreshore c1937 with Norfolk Island Pines used within a row of other specimens to demarcate formally the beach from the back-of-beach lawns. Source: State Library of South Australia B23691



Figure 5.57: Lines of young Norfolk Island pines at Manly c1880. The house in the centre of the image survives and there is still a foreshore park with Norfolk Island pines. Source: ML SPF



Figure 5.58: 1943 aerial photograph over Manly showing the dense band of Norfolk Island Pines used between the beach promenade and the abutting roadway. Source: DMR



Figure 5.59: 1943 aerial photo over Dee Why beach, showing the single row of definitional Norfolk Island Pines used along the western edge of the beach reserve. The buildings have been removed, the ocean pools survive. Source: DMR



Figure 5.60: Cronulla Beach park in the 1930s, showing Norfolk Island Pines along the western edge of the reserve and Phoenix palms planted to line a main axial pedestrian path through the reserve (foreground). Source: SL GPO1-14876



Figure 5.61: Photograph from the 1940s looking north-west through Bronte Park, showing the young Phoenix Palms (arrowed orange) planted along the southern slopes of the reserve. Source: WIL 000666

In the 1910s a double row of Norfolk pines was planted along the entire former edge of Bondi Park and Campbell Parade, similar to the layout at Manly Beach (figures 5.57 and 5.58). The planting at Manly commenced in 1877 - the alderman, including the architect Thomas Rowe, having formed a Beautification committee.<sup>18</sup> A single row was planted at Dee Why (figure 5.59) and Norfolk or Cook Island pines were used throughout the park at Bronte (figures 5.54 and 5.61). Norfolk Island pines were also used in other states and can be seen in historic images of Glenelg (figure 5.56).

Other species appear occasionally in beachscapes from the 1930s and 1940s including Cronulla and Bronte (figures 5.60 and 5.61). Phoenix Palms were very often used throughout Sydney in that period to formalise pedestrian walkways. Whilst several Phoenix Palms exist at the northern end of Bondi Park in rocky areas, it does not appear that this species was used during pre-WW2 improvement schemes. Municipal councils were supplied with trees by the Forestry Commission. Advice as to species for municipal parks was provided by the Director of the Royal Botanic Gardens. One of the past directors, J H Maiden, had visited the Mediterranean palm groves and seen their use in municipal promenades, as at Hyères in the south of France.

## 5.5 Unemployment Relief Schemes (1930s Depression)

During the Great Depression of the 1930s works were undertaken within Crown Reserves, Parks and National Parks to provide work for unemployed locals. Within the Waverley Local Government Area it was gazetted that works under the Unemployment Relief Works scheme were to include

Construction, reconstruction, formation, widening and improvements of roads, streets, lanes footpaths, parks, sports areas, reserves, pathways, drains, water tables, kerbs and gutters within the Municipality of Waverley, including ballast foundations, excavating, levelling, clearing, turfing, pipelaying, etc.<sup>19</sup>

To date there has not been a comprehensive study of the extent of municipal improvements undertaken by various Sydney councils under the Unemployment Relief Works provisions. There do not appear to be reports that summarise the types of applications approved. In a comparison between American and Australian Depression Relief Works, Professor P Fishback notes that over 95% of the funding came from state or local government in the form of revenue or loan funds.<sup>20</sup> The impact of the scheme on the lives of the inhabitants of Waverley has not been determined however the aim of the works were to employ local men.

<sup>18</sup> 'Manly Pine Trees, the Story of their Planting', SMH, 4 June 1935

<sup>19</sup> Government Gazette, 27 June 1934

<sup>20</sup> *Relief During the Great Depression in America & Australia*, Noel Butlin Lecture for the Australian Economic History Review, Price V Fishback, Thomas R Brown Professor of Economics, University of Arizona



Figure 5.62: Unemployment Relief workers constructing the Marine Drive at Tamarama, 1931. The picnic huts (one is in the foreground) were built in the park in the mid 1920s.

Source: WIL 000839



Figure 5.63: Bar Beach Pavilion, Newcastle in 1939, since substantially demolished. The road works were undertaken as an Unemployment Relief Scheme project.

Source: Hunter Photo Bank, reg. no. 103 000168

In addition to works undertaken within Bondi Park, other foreshore improvement works were also undertaken in the Municipality. A section of the marine drive at Tamarama was undertaken as an Unemployment Relief Project (figure 5.62). Citing the marine drive at San Francisco as an example, the Town Planning Association had proposed a plan for a coastal drive on the cliff line from the Gap at South Head to Ben Buckler at Bondi in 1925.<sup>21</sup> The idea was taken up by the architect and Alderman of Waverley Council, Thomas Midelton. Preliminary work for a marine drive between the lighthouse at South Head and Bronte occurred in 1930.<sup>22</sup> This marine drive was to be part of a much larger proposal described below:

aim and ambition of most metropolitan city, councils to add in some way to the attractiveness of cities. Brisbane for long has cherished the desire to have a marine drive skirting the coast line of Moreton Bay. But civic funds have many calls upon them that it is a difficult matter for the city fathers to carry out their pet schemes. However, thanks to intervention by the Commonwealth Government, it seems likely that the Eastern Suburbs of Sydney will have a marine drive from Maroubra Beach to Malabar, thence to La Perouse. This scenic drive will link up an ocean highway extending from South Head through Bondi, Bronte, Clovelly, Coogee and Maroubra, and connect with the existing road around the foreshore of Botany Bay.<sup>23</sup>

The project was curtailed, with a coastal walkway constructed around Mackenzies Point known as Hunter Parade rather than the extended Marine Drive originally proposed. These foreshore improvements were undertaken as unemployment relief works, as were improvement works to Bronte Park, and were a very important contribution to the local economy. In Newcastle, road works at Bar Beach and the Marine Drive from Nobby's Beach to the Ocean Baths were undertaken as an Unemployment Relief project (figure 5.63).

The works were undertaken by hand so that larger numbers of men could be employed, as can be seen in the surviving photographs. Substantial unemployment relief works were also undertaken in the Manly area, including in reserves on North Head however this area had to be returned to the Commonwealth as the threat of war grew. Part of the marine drive survives today to the Fairfax lookout, with another section now accessible as a walking track. The associated memorial plantings do not survive, the plants did not thrive and a number were stolen.

<sup>21</sup> SMH, 22 May 1925

<sup>22</sup> SMH, 19 February 1930

<sup>23</sup> Newcastle Morning Herald, 26 September 1934



The marine drive sections undertaken by Waverley and Manly councils are amongst the largest scale unemployment relief projects undertaken in NSW and were very important to local economies. The SHR listings for both Centennial Park (SHR 01384) and North Head (SHR 01003) refer to improvements undertaken as part of the Unemployment Relief Scheme.<sup>24</sup> A comprehensive study of the extent of works undertaken in NSW under this has not been initiated. The allocation from the Commonwealth was based on population numbers, so a large proportion of the funds went to NSW. Other schemes also included works undertaken as part of Depression relief or 'sustenance works', including the local Mother Hubbard Relief Scheme at Geelong.

## 5.6 Beach / Surf Pavilions

The idea of a substantial beach pavilion with an associated dance hall, casino, swimming baths and a range of other outdoor leisure activities was an American one. English resorts of a similar period had fewer outdoor activities, but did have dance halls and amusement parks. By 1910 a series of beach pavilions could be found at the major resorts on the Californian coast. One substantial timber example at Balboa survives dating from around 1906 (figure 5.64). Its vented roof and encircling verandahs is similar to Federation style pavilions in Australia, but on a much larger scale. By World War One the Spanish influence was replacing the earlier preference for large timber beach clubs, as can be seen at the Redondo Beach Pavilion (1905) (figure 5.65). Substantial beach pavilions were erected in California at Long Beach, Neptune Beach, Santa Cruz, Redondo Beach (by 1910), the Venice of America (Venice Beach) and Winnipeg Beach. Substantial dance halls were also erected on piers, such as La Monica at Santa Monica. Some of these buildings survived the depression and the war and are now used as function centres. These buildings are invariably of a much larger scale than the Australian examples.

The expositions held in California during World War One were widely reported in the architectural press. Australia had its own pavilion at the Panama-Pacific International Exhibition in San Francisco, designed by Commonwealth Works Director George Oakeshott. The Panama-California Exposition Exhibition held in San Diego from 1915 - 1917 to mark the opening of the Panama Canal saw buildings designed using motifs drawn from Spain and the Spanish colonies and missions laid out in a 'City Beautiful' manner. Many of these buildings survive today. There are many similarities in detail between the simpler of the exhibition buildings in San Diego, the associated railway stations and the later series of surf clubs in Sydney and South Queensland. Post 1900 a number of Australian architects had visited or worked in America and architectural developments were well known.



Figure 5.64: Balboa Beach Pavilion, early twentieth century.  
Source: [www.balboapavilion.com](http://www.balboapavilion.com)



Figure 5.65: Redondo Beach Pavilion, 1911.  
Source: USGenWeb Archives

<sup>24</sup> Responsibility for Unemployment Relief in *Working for the Dole, Commonwealth Relief during the Great Depression*, NAA Research Guides



Figure 5.66: San Diego Railway Station (Santa Fe depot).  
Source: [http://harvey-house.info/california\\_2](http://harvey-house.info/california_2)



Figure 5.67: Santa Barbara Mission. Source: Historic Drawings of Santa Barbara from <https://www.missionscalifornia.com/>

Specific buildings were no longer a source, elements such as arcades were selected for practical reasons. In a number of Spanish Missions including Santa Barbara, arcades are on the exterior, providing shelter and views over the landscape. The Santa Barbara Mission was founded in 1786 and buildings survive today (figure 5.67). This placement was pragmatic, to provide shade for activities deliberately held outside the security of the mission. Inspired by these early Californian buildings the designers of the San Diego exhibition used the arcade for shading. In Sydney in September 1926 the Construction and Local Government Journal included a lengthy article on the use of arcades - *Arcades for Modern Cities, New Uses for an Old Feature*, and gave a Californian example not a European one.

Spanish traditions that are historically, climatically and aesthetically appropriate are being allowed to distinguish Santa Barbara from other towns.<sup>25</sup> On the island of Catalina off the coast of California nineteenth or early twentieth century timber resort buildings were replaced after World War One by substantial masonry buildings that employed motifs likewise drawn from Spanish and Spanish Mission architecture. Even the small but picturesque airport terminal was built using a similar palette of materials. Likewise a number of American railway stations were built or rebuilt in a romantic interpretation of the Spanish missions (figure 5.66).



Figure 5.68: The Palmetto Club, Florida.  
Source: <https://www.floridamemory.com/>



Figure 5.69: American example of a club house, North Palm Beach. Source: <http://featured.blog.palmbeachpost.com>

Examples in Florida were also reported in the Australian press in the mid 1920s, motifs drawn from Spanish architecture were widely used in villas, hotels and clubs in Palm Beach and Daytona (figure 5.68 and 5.69). Utilising motifs drawn from Spanish architecture as well as rigid control on the selection of architectural style, the use of materials and colours could also be found in Coral Gables in Florida (figure 5.35). Examples of Mediterranean inspired building such as the 1924 Venetian Pool at Coral Gables survive today. Descriptions by architects who had visited and admired Coral Gables with its picturesque coloured walls and tiled roofs, particularly Walter Drummond from Melbourne, appeared in 1927 - 1928.

<sup>25</sup> C&L.G.J, 8 September 1926

These waterfront resort towns were the 'pleasure grounds of the idle rich' who imported elements salvaged from Spain, a process that occurred in Australia but only rarely. In Australia the forms were used for buildings for a much broader section of the population and motifs such as grilles in the walls were copied in materials that could be obtained locally. Ideas also reached Australia via Hollywood movies and popular magazines.

### **Australian Examples**

In Australia surf bathing pavilions were built at popular metropolitan beaches. The examples erected 1910 - 1920 were generally called surf bathing pavilions. Most councils erected change sheds at beaches such as Maroubra and Clovelly, some of which had a similar form to the early surf club houses. Clovelly (possibly a change shed) had a vented roof typical of Federation era buildings. By the late 1920s the buildings were called Surf Pavilions, to distinguish them as being municipal improvements rather than utilitarian changing sheds (frequently referred to as surf sheds).

As the Mayor of Newcastle pointed out in November 1928:

This is a surf pavilion and not a surf shed, and I want the citizens and general public of Newcastle to call it a pavilion and not a shed.<sup>26</sup>

Surf Pavilions with changing facilities were built at Newcastle (1928), Bondi Beach (1928 - 1929) (replacing an earlier surf pavilion), Nobby's Beach Newcastle (1931), Bar Beach Newcastle (1931 - 1933) and at Southport in Queensland. The Manly examples have already been discussed, of which only the North Steyne example survives (1934).



Figure 5.70: Historic View of the Surf Pavilion at Nobby's Beach. Source: Flickr

<sup>26</sup> Newcastle Sun, 17 November 1928

### **Newcastle**

The Surf Pavilion at Nobby's Beach was designed, in-house, by Newcastle Council. It was originally intended to have a muntz metal roof but appears to have been built with a tile roof. This pavilion, erected in 1931 survives today and was part of a larger scheme including a marine drive.

### **Main Beach, Southport, Queensland**

Other surf pavilions of this period, such as the surf pavilion at Main Beach also used a similar architectural vocabulary as did pavilions for coastal baths such as the now demolished kiosk at the ocean baths at Forster. The Main Beach Pavilion on the Gold Coast, opened in December 1934, was described as being Spanish, however the materials used were local brick, cement and Hardie's fibro sheeting (figures 5.71 and 5.72). The surf lifesaving club, rebuilt in 1936 following a storm was, like the Bondi example, realigned to match the pavilion and was given a similar gable treatment. The Southport bathing pavilion also features Spanish motifs. These buildings are of a consistent style but are located on the ocean beach and lagoon and all were designed by Brisbane architects Hall and Phillips. There is some similarity in the gable treatment of the Main Beach pavilion and the central gable of the earlier Redondo Beach pavilion (figure 5.65).



Figure 5.71: Main Beach Pavilion in 1935. Source: SL QLD



Figure 5.72: Main Beach Pavilion in 2014.  
Source: JRA

## **5.7 Surf Clubs**

Smaller buildings for surf clubs had been erected on beaches from 1907, with the examples in the Waverley Local Government Area being amongst the first. These buildings, frequently erected of timber, did not last well and were replaced by larger club houses with facilities such as club and committee rooms as well as change rooms. There are now few surviving 1930s surf clubs and bathing pavilions of this era in Australia and the majority were located in the Waverley, Pittwater / Waringah, Newcastle and Wollongong Council areas and on the Gold Coast. Of these, Waverley and the Gold Coast have the more intact buildings. The sequence of construction of new or larger replacement surf club buildings dating from the 1920s and 30s is as follows in Table 5.1:

Table 5.1: 1920s and 1930s Surf Club Buildings and Pavilions<sup>27</sup>

Date	Surf Club or Pavilion	Style described as	Architect	Extant
1922	SLS Accommodation and Gentlemen's Dressing Room, Cronulla	Not known	Esmond B Wilshire	Probably demolished, current club house 1940s, altered, Gunnamatta Pavilion 1930s
1927	Rose Bay Surf Club, Bondi (social club)	Interwar Mediterranean	Joseland & Gilling	Extant but altered, on Campbell Parade
1928 - 1929	Bondi Surf Pavilion	Interwar Mediterranean	Robertson & Marks	Extant
1929	New surf club for Coogee (replaced earlier club)	Classic Revival	H Dickson, Honorary Architect	Extant, but altered and damaged in 2016 storm
1930	New Surf Club, North Narrabeen	Not known	Warringah Council	Probably demolished, 1960s photo shows different building
1930 - 1931	Bronte Surf Club	Not known	H Glencoe Williams	Demolished or substantially altered
1932	Bar Beach Surf Pavilion, Newcastle	Modern Spanish	A J Brown, Coleman & Brown. Competition	Built 1933 Demolished 1990
1932 - 1933	Bathing Pavilion, West Esplanade, Manly	Italian	Port Jackson & Manly Steamship Co.	Extant but altered
By 1933	Newport Surf Club	Mediterranean	Unidentified	Extant
1932 - 1934	Bondi Beach SBLSC	Mediterranean	H E Ross & Rowe	Extant but altered
1934	Nobbys Beach Surf Pavilion, Newcastle	Spanish Mission	Frank Scorer (City Architect)	Extant, externally substantially intact
1934	Avalon Surf Club	Not known	Bertram W Ford	Demolished
1934	Southport Surf Pavilion	Modern Spanish	Hall and Phillips	Extant
1934	North Steyne, Manly	Freely treated Colonial Georgian	Clifton D Leake	Extant
1934	North Bondi SLSC	Interwar Georgian	Unidentified	Demolished, new building 2013
1935	Freshwater	Interwar Mediterranean	Lindsay G Scott (founding member)	Extant
1936	Pavilion / surf club Tea Gardens	Not known	Not known	Probably demolished / substantially extended
1936	Kiosk, Forster Ocean Baths	Interwar Georgian	Frank Stone, Stroud shire engineer	Demolished
1936	Ladies Club Old Bar, Taree	Like a suburban residence, resting verandah	Male club members drew up ladies club	Appears to have been demolished
1937	Palm Beach	In keeping with modern bungalows in area	Lindsay G Scott	Probably demolished, current building is later

<sup>27</sup> The dates and designers of surf clubs or surf pavilions at beaches such as Dee Why have not been able to be confirmed.

### **Internal Planning of Surf Clubs**

Originally two separate functions of the Bondi SBSLC were accessed from the front verandah, the first aid room to the left and the committee room to the right. In the centre of both the new Bondi club houses was a large hall. Photographs show that the halls at North Bondi and Bondi were very similar in arrangement however the Bondi SBLSC example has been modified and the North Bondi example was demolished. The 1934 ground floor plan of Bondi follows with the room functions shown, its internal planning arrangements seem to have been typical of surf clubs. Other contemporary surf clubs also contained a central hall with a dance floor intended for social functions and first aid or casualty rooms. Caretakers accommodation was also included in a number of the schemes.

In other clubs such as Bronte the hall was also intended as a dance floor. At North Steyne (1934) (figures 5.73 and 5.74)

The central portion of the building behind the surf pavilion entrance on the beach level contains dressing, and locker-room accommodation for the surf club members. There is a large shower-room and separate entry and exit to the beach and a wide loggia. An up-to-date well-fitted casualty-room can be conveniently entered from the loggia. Stairs lead directly up to the clubroom on the esplanade level. The clubroom, which is large and airy, has an excellent dancing floor, and it opens on to an observation porch on the beach front.<sup>28</sup>



Figure 5.73: North Steyne Surf Club, when opened in 1934.  
Source: ML Ted Hood, Home & Away, Image 961



Figure 5.74: Surf Club Hall, Manly in 1939.  
Source: ML Sam Hood, Home & Away 9611

and at Bronte (1931)

The new building is among the finest surf club houses on the coast. The entrance is through a fine colonnaded porch leading to the main club room, which is 62ft long by 30ft wide, with a ceiling height of 16ft. The floor is of tallowwood laid as a dance floor. A brick dado is carried round the room at door height, and the walls above and the ceiling are finished in cream, the panels in the ceiling and the lower portion of the roof trusses being stained a dark brown. The room is provided with permanent seats round the walls, and two trophy cases for displaying the trophies won by the club. The platform for the orchestra is designed in sections, so that In addition it can be used as seating for meetings and seating for visiting members.<sup>29</sup>

### **Cronulla**

By around 1937 Functionalist lines had been introduced such as at North Cronulla. The rivalry was such that at the opening this building was described as being the best surf clubhouse on the coast.

<sup>28</sup> SMH, 28th August 1934

<sup>29</sup> SMH, 7 July 1931

## 5.8 Not used in SHR BBCL CMP

Figures 5.75 to 5.78 not used in SHR BBCL CMP

## 5.9 Holidays and Entertainment

### Shelters and bandstands

From the late 1800s, public parks in Australia were dotted with shelter facilities that enabled greater use of the reserves. Substantial shelter pavilions survive in Centennial Park and the Domain. At beach front reserves the oldest surviving examples may be shelter sheds on the Esplanade at Manly. Designs for public beachfronts, as with suburban parks, frequently included the provision of bandstands. The rather monumental one built in Bondi park in 1912 on top of the cable station being one of the largest, shelter pavilions, toilet blocks and refreshment kiosks, elements which, together with new public pathways and promenades, provided formalisation of and structure for seaside locations. Such developments ranged in size, style and location within beach parks, some even being situated on the sands of a beach (as formerly at Bronte). Examples in this location can still be found in America and England, in areas with less rough surf. A bandstand on the sand at Bondi Beach was destroyed by a storm in 1935, as was the chair store under the promenade. The Bronte example is believed to have been removed as part of the war effort, to protect against landings, around the same time as the groynes at Bondi Beach were removed.<sup>30</sup> Works to protect against landings were also planned at Balmoral Beach, Cronulla, Long Bay and Manly.

Bandstands that retain their original configuration include the example in Camperdown Park which was relocated from Hyde Park and the bandstand on Observatory Hill. The area underneath was used for chair storage. The survival rate in suburban parks is much higher than in beachfront reserves in NSW. Examples survive in waterfront parks in Victoria. Balmoral Beach retains its bandstand which is used for a range of performances and the structure is listed as a local heritage item. Music is still performed in many of the waterfront parks and reserves, however temporary stages are erected today.



Figure 5.79: The now demolished Bronte Beach bandstand, undated but before 1942. Source: Image courtesy of Mr Stan Vesper



Figure 5.80: The surviving example at Balmoral Beach. Source: AA

<sup>30</sup> The files held at the Australian War Memorial on Protection of Landings at Bondi Beach and Bronte Beach have not been examined since their closure but may contain information. File titles indicate where other works were proposed.



Figure 5.81: Glenelg foreshore in 1912, showing a wide range of huts and facilities behind the beachfront.

Source: State Library of South Australia B11395



Figure 5.82: South Beach, Fremantle in 1923, showing a rotunda marking the junction of the beach promenade with the main foreshore access-way.

Source: State Library of Western Australia



Figure 5.83: Newcastle Beach, early twentieth century, showing a small viewing pavilion at the base of the beach headland. Source: Hunter Photo Bank, reg. no. 163 001916



Figure 5.84: Newcastle Beach, 1912 showing various recreational pavilion structures.

Source: Hunter Photo Bank, reg. no. 063 000001

### **Playgrounds**

The various playground elements that existed in Bondi Park from the 1920s - both to the east and west of the main pavilion - were representative of a type found commonly in public parks of that era in Australia. The normally circular play zones were often fitted with 'razzle dazzles', 'hurdy-gurdys' and Merry Go Rounds. In the Melbourne Age in 1907 it was noted that

The playground movement began in Boston 21 years ago, and was carried out under the superintendence of a committee for playgrounds. A large number of these playgrounds have been established, and are maintained partly by private individuals and partly by the public. Since 1895 the Legislature has directed that all public parks shall have spaces specially reserved for children.<sup>31</sup>

Playgrounds, initially associated with schools and slum clearance, came to be standard features in municipal parks. Playground advocates founded the playground movement, which merged with the Small Park Movement that had evolved at the very end of the 19th century. The Small Park Movement was an effort to take the landscaping principles of the pleasure ground and translate them into smaller parks, closer to the tenement districts where working people actually lived. That movement did not retain its identity for long, because it was subsumed by the playground movement which was, at the same time, advocating safe places for children to play off the streets. These two movements combined, provided parks for working class people and special play environments for children. Together they created the second model, which became known as the Reform Park.<sup>32</sup>

<sup>31</sup> The Age, 23 Nov 1907

<sup>32</sup> Mayne-Wilson, W., 2013, *Town Parks of New South Wales - Past, Present and Future*



Playground equipment such as Razzle Dazzles and Merry Go Rounds began to be permanently erected, rather than as part of touring circuses. Manly had a Merry Go Round by 1901 and Clontarf had a Razzle Dazzle by 1904. Bronte also had a similar Razzle Dazzle to Bondi. Playground equipment has been progressively upgraded by local councils for safety reasons, and most of the surviving equipment is relatively recent. Earlier forms can be seen in historic photographs.

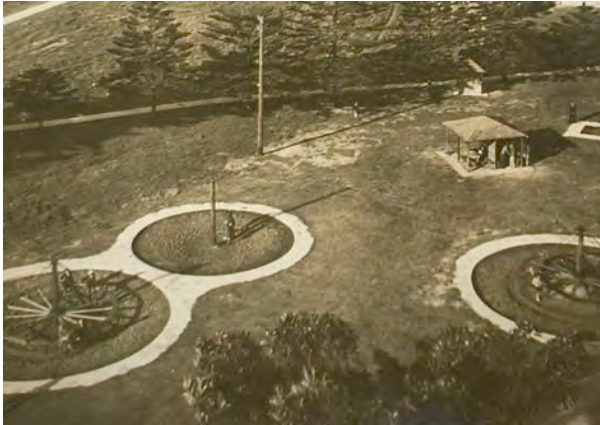


Figure 5.85: Children's play areas in the lower portions of Bronte reserve. Source: WIL 000660



Figure 5.86: Photograph from the 1940s looking south across Bronte Park, showing the three circular sandpits which supported early Merry Go Rounds. Source: WIL 000662



Figure 5.87: A Razzle Dazzle at Glenelg. Source: State Library of South Australia

### Picnic Shelters

Picnic shelters, formerly found broadly at the southern end of Bondi Park and along the promenade (but now only existing at the northern end of the park) match very closely the style of huts built within Bronte Park and Tamarama Park in the early decades of the twentieth century but actually date from the 1980s. Waverley Council holds standard drawings for picnic shelters in their archives and tender notices for four compartment shelters were issued in 1935 for Bronte. The year before it was reported that the shelter sheds would be similar to those found at English seaside resorts.<sup>33</sup> The surviving examples at Bronte Beach in particular are very popular. Large numbers of picnic shelters were also erected on waterside picnic lawns in the National Parks such as Ku-ring-Gai Chase, however many have been removed or destroyed by fire. Waverley Council also used circular flat roof concrete shelters in the 1960s as a standard shelter shed.

Across Australia, Federation style was widely used for shelter sheds however as these buildings had a timber structure, large numbers have disappeared, or have been infilled to form kiosks. These buildings frequently had pan tile roofs, as can still be seen at the bandstand on Observatory Hill, or in the case of the larger shelters designed by the NSW Government Architect, a slate roof. Surviving historic examples in England show similarities with band stands, whilst others resemble bus or tram waiting shelters. Manly retains nineteenth or early twentieth century shelters that are similar in terms of their construction. The shelters utilised in the Waverley LGA were more robust timber structures.

<sup>33</sup> The Sun, 23 August 1934



Figure 5.88: Undated photograph of Bronte Beach, after 1934, showing the original shelter sheds on the lawn knoll above the SLSC building. Source: Image courtesy of Mr Stan Vesper



Figure 5.89: The shelter sheds at Tamarama Beach in 1931. Source: WIL 000832



Figure 5.90: South Beach, Fremantle in 1923, showing the popularity of the large expanses of open (formalised) lawn behind the beach promenade and the popularity of that space. Source: State Library of Western Australia



Figure 5.91: Large feature planted display beds at Glenelg at South Australia, seen here c1937. Source: State Library of South Australia B23704

### **Skate Parks**

There are now a number of skate parks in coastal reserves or parks, including at Avalon Beach, Maroubra Beach and at The Entrance. The first skate park in Australia (and possibly the second in the world), the Snake Run at Albany WA erected in 1976 has been listed as a heritage item and veteran skaters returned for a 40<sup>th</sup> anniversary skate. The skate park at Bondi, which post dates the initial wave of skate park construction in the second half of the 1970s, was initially erected in the early 1990s. The layout has been redesigned and visiting skaters have ranked it in the top three Sydney skate bowls. Bowl-A-Rama, an international pro competition for concrete bowl skating started at Bondi in 2005 and now includes New York, Wellington (NZ) and Getxo near Bilbao in Spain.

### **5.10 Motor Parks**

Temporary motor parks with attendants were set up at racing carnivals in NSW between 1910 - 1915. An attendant looked after the vehicles and a fee was charged. One of the first motor parks was erected in St Kilda, in association with a new theatre, the Victory Theatre in 1921.<sup>34</sup> The prominence of the motor vehicle in town planning decisions for the layout of public reserves during the 1920s cannot be overstated. During the 1920s, the motor car became a feature of everyday life for a large proportion of the population for the first time. In 1920 there was one car for every 55 people in Australia; by 1929 this had increased to one for every 11 people.<sup>35</sup> The 1920s also saw the growth of motor sport and motorists' organisations. The motor car was not just a mode of transport by this time, but had developed significantly in the imagination of the population as a showpiece, a sign of affluence, of personal taste, individual freedom and in a more utilitarian sense, convenience. Town planners and governments had to begin to respond to the public's desire for improved roads and more roads (including ones that directly accessed popular public landscapes and seascapes). Other municipal

<sup>34</sup> Perth Daily News, 23 April 1921

<sup>35</sup> *Linking a Nation: Australia's Transport and Communications 1788 – 1970*, Chapter 10

Australia: Our national stories by Dr Robert Lee of the University of Western Sydney, Australian Heritage Commission, 2003

councils also planned for Motor Parks at popular beaches in the mid 1920s, however images have not been found.

#### Semaphore Motor Park (1926)

It is proposed to construct a motor park at Semaphore Esplanade between Hall and Derby streets, at an estimated cost of £2,644. Plans drawn by Mr. W. W. Tapp (city engineer) provide for a parking space 630 ft. long and 50 ft. wide on the low ground immediately next to the esplanade seawall and running parallel to it. Access will be given by a ramp at each end, leading from the esplanade.<sup>36</sup>

#### Moana Beach (1927)

Probably the finest beach in South Australia is situated about two miles south of Port Noarlunga and only 22 miles from the city by road and about a mile from the bituminised road from the city. There are over 300 acres in the estate, and these have been subdivided under the latest town planning methods by the Government Town Planner (Mr. Scott Griffiths), and allowance being made of about 25 acres for recreation reserves, and at the same time a very large area has been set aside for the parking of motor cars. The owners of this property will by the end of January have spent just on £5,000 in improvements such as building of a two storey kiosk, metalling of esplanade, and main approaching roads, levelling of sand, building concrete retaining wall...<sup>37</sup>

This proposal was by the same town planner who had proposed the improvement scheme for Bondi in 1920 and Tamarama in 1921, W Scott Griffiths, following his move to South Australia

#### Motor Park, Glenelg (1928)

The Glenelg Town Council yesterday appointed a committee to go into the matter of providing a parking area for motor cars. Alderman Sutherland; said the congestion of motor cars in the town was a menace to public safety. The parking of motor cars in Glenelg was one of the most important matters in connection with the life of the town...<sup>38</sup>

At Noarlunga near Adelaide a beach improvement scheme was announced in 1930

At Port Noarlunga, with the assistance of a State grant of £3,000, extensive improvements to the foreshore and other parts of the township are being carried out. The scheme includes an esplanade, new roadways, tennis courts, bathing boxes, a camping site, and a large parking area to accommodate a fleet of cars. For the past month workmen have been levelling the foreshore, a task which entailed the filling in of an area to a depth of about 20 feet. This part of the new foreshore, which is situated on the right of the jetty, will be laid out with lawns and pathways, and will have a large shelter and seats. When completed the foreshore will be nearly 200 yards in length, with a depth of 100 feet at one end.<sup>39</sup>

The esplanade at Port Noarlunga runs along the cliff leading down to the beach, from where there are substantial views.

Parking at Bondi was charged for right from the start. Arguments regarding access for motor cars predate the Bondi Improvement Scheme. In November 1923 Waverley Council had decided to close Marine Parade for certain hours.<sup>40</sup>

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<sup>36</sup> The Mail, Adelaide, 11 Sept 1926

<sup>37</sup> The Register, SA, 22 Nov 1927

<sup>38</sup> Adelaide Advertiser, 19 Sept 1928

<sup>39</sup> Adelaide Observer, 1 February 1930

<sup>40</sup> Evening News, 13 November 1923



Figure 5.92: The sea wall at Rose Bay, as it appeared in 1943. Source: DMR

#### **Rose Bay Sea Wall and Promenade (SHR 01932)**

Designed by Herbert E Ross of the firm of Ross and Rowe (who would later design the Bondi Surf Bathers Life Saving Club) and erected from 1924 - 1926. The State Heritage Register listing makes reference to motoring, noting that:

The Rose Bay Sea Wall, Promenade and its setting may be of state heritage significance for its historic values as a good and representative example of one of the earliest and largest 20th Century civic improvement schemes for the recreation of both pedestrians and motorists. It clearly demonstrates the increasing uptake of private motor transport in the early 1920s.

The Rose Bay Sea Wall, Promenade and its setting has potential state heritage significance for its aesthetic values including high quality architectural elements in the Inter War Free Classical style. It is an early and at the time unique integrated civic improvement design with low lying balustrades, parking bays, lighting and landscape elements (including the avenue of weeping figs) designed in such a way as to allow the pleasure of viewing Rose Bay by both pedestrian and motoring visitors...The experience of this interface to both pedestrians and motorists was integral to the original scheme.

Refreshment rooms were erected at Rose Bay, but not a surf pavilion, as there was no surf. The Rose Bay Surf Club, a social club, was erected on Campbell Parade overlooking Bondi Park (where it remains today).

## 5.11 Coastal Defences and Cable Stations

Submarine communications cables were laid starting in the 1850s and were initially for telegraph communications. Australia was linked to the British network via Darwin in 1871 then linked to the rest of Australia via the overland telegraph. The first undersea cable to New Zealand landed at La Perouse in 1876 to a group of temporary wooden huts and tents. An elaborate Victorian building was erected in 1881-1882, designed by Colonial Architect James Barnet. The building provided accommodation for officers of the Eastern Extension Australasia and China Telegraph Company. The company had finished laying a cable to New Zealand in 1876. Cables were received and sent from the building's instrument room. A second cable line was laid in 1890. In 1903 the company built a larger office at Yarra Bay after which the building was used only for accommodation. New technology made the operation redundant in 1916.<sup>41</sup> The Sydney end of the cable was diverted to Bondi Beach in 1917 and a cable room built. This was domed roof room with flat roofed open areas on each side located below the tram loop. It was designed by H E Ross and Rowe.

The first trans Pacific telegraph cables were completed in 1902 and 1903 initially landing at Southport. where a cable station was erected by the Pacific Cable Board. The initial building was sent out from the UK (the remainder were built locally). Two accommodation buildings were dismantled and re-erected at the nearby school when the station closed in the 1960s. These were timber with wide verandahs in the Queenslander style used for Cable stations in the Pacific. Today only the cable hut remains in situ. In 1912 the Pacific cable was rerouted from Southport to Bondi Beach and initially connected to a hut.<sup>42</sup> Handsome cable receiving offices with a bandstand over were erected designed by H E Ross and Rowe. The combination of bandstand and cable room is the only example in Australia and likely the result of the cable companies desires to appease Waverley Council.

A second Pacific cable was laid in 1926 and there have been a series of replacements and additional cables reflecting technological change with telephones and digital communications. The COMPAC telephone cable was laid in 1962 and replaced in 1983-1984 by the ANZCAN cable which was opened by Queen Elizabeth at an event at the Opera House. The separate structures had been replaced by rooms under QED in 1928, initially staffed but later automated. The connection of Australia to the rest of the world by telegraph then telephone and now fibre-optics has been critical historically particularly in war-time and for international trade and communications. Even today much of the data traffic is carried by undersea cables.

### Coastal Defences

During 1942 access was restricted to beaches along the coast of NSW and a system of coastal defences was put in place to prevent enemy landings. Coastal forts had been erected including on North Head and at La Perouse and these large guns could be fired at targets throughout Sydney if necessary as well as at vessels at sea. A network of observation posts was also established. The public were restricted from beach areas including Bondi, Tamarama, Coogee and Manly. The need to erect barbed wire on beaches was reported nationally in January 1942:

The Minister (for the Army (Mr. Forde) said that as part of the defence preparations for Australia barbed wire was being erected at a number of places around the Australian coast, including beaches. People who might find these preparations going on in their area should not be alarmed said the Minister, but should realise that they are part of the plan which has been worked out for their defence.<sup>43</sup>

Initially beachgoers were allowed access the surf, provided they did not interfere with construction works. As the threat increased, areas were restricted (figure 5.93 and 5.94). The most extensive preparation works in Sydney appear to have been undertaken at Bondi, with the demolitions of the groynes and construction of a series of machine gun emplacements. Many believe that the installation

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<sup>41</sup> SHI La Perouse Museum

<sup>42</sup> SMH Mon 18 Nov 1912 p5

<sup>43</sup> Same article appeared in numerous local papers from Wilcannia to Inverell between the 13 and 16 January 1942.

of barbed wire at Bondi and Coogee was in response to the shelling of Sydney Harbour however the installation began in January 1942, predating the Japanese attack on Sydney Harbour (refer to historical outline in Section 2). Plans of the installations survive at the National Archives however the majority of the installations in parks were removed once the war was over so that the use could revert back to recreation. Photographs survive of these installations in local studies collections. More substantial anti-tank measures such as Dragon's teeth were not employed in Sydney, but were used on beaches north of Stockton and south of Wollongong. A rare surviving example of a beachfront machine gun post is located near the Breakwater Battery at Port Kembla however this example is round whereas the plans for Bondi show rectangular buildings. No photographs have been located.



Figure 5.93: 1943 The barbed wire fencing in place on Bondi Beach. Locally known as 'the rat run'. Source: WIL 000325



Figure 5.94: Photograph of Bronte Beach early 1940s, showing WW2 fortifications. Source: AA

At Bronte, barbed wire also covered the sand from the promenade to the surf (Figure 5.94). Heavy seas buried some of the wire and steel posts which for years after the war proved a hazard for surfers. Searchlights were positioned on the hill at the northern end of the Bronte promenade and machine guns were placed on the promenade in front of the SLSC and at the baths. Unlike the substantial coastal fortifications on North Head and the observation posts along the coast, erected on land which remained in army control until relatively recently, the installations in the parks were intended to only be for the duration of the war and were removed once the land was handed back.

## 5.12 The Designers

### Public Works Department - Mr Walter Alfred Smith

Smith was the Metropolitan District Engineer of the Public Works Department. The first reference found to his employment by Public Works was his appointment in 1893 as an inspector of magazines under the provisions of the Gunpowder and Explosives Consolidation Act. His duties included receipt, custody and issue of explosives at Middle Head.<sup>44</sup> He also addressed the engineering section of the Royal Society in 1894 on the use of Australian hardwoods for London pavements. He became an expert on dune stabilisation undertaking trials and giving papers and publishing in engineering journals in 1902 about the treatment of drifting sand at the northern end of Bondi Beach. He was responsible for the installation of fascine fences at Bondi and the planting of Marram grass and pines. In 1906 he was involved in surveying and reporting on the construction of a road from Jindabyne to Charlotte's Pass. He was unfortunately killed in a work accident in 1908.

AN ENGINEER KILLED. Sydney, April 28. Mr. Walter A. Smith, one of the best known officials in the Public Works Department, was killed this morning by falling from the valve house in the middle of the Pyrmont Bridge. Mr. Smith, who was an engineer of the Works Department, was making an examination when he slipped and fell on to the bridge level, 50 ft. below. The injured man was conveyed to the Sydney Hospital, but life was extinct. The deceased was 48 years of age. For the last 25 years he had been an officer of the Public Works Department. He leaves a widow and six children.<sup>45</sup>

Another news article about his death clarifies that his death was while in the performance of his duties and that he was a member of the Institute of Civil Engineers and a very capable and popular officer. At the 1908 inquest the coroner confirmed the accidental death and clarified that the fall was 38 ft. He must have worked with de Burgh as it was reported that Smith had visited Broken Hill in 1903 to report on what works on the Umberumberka water scheme could be undertaken as relief works.<sup>46</sup> See below – de Burgh's obituary also mentions the scheme. Smith and de Burgh also both worked on the Burrinjuck Dam with Smith responsible for the surveying and cutting away of the mountainside as residential engineer in charge of the dam.<sup>47</sup>

### Public Works Department - Mr Ernest Macartney de Burgh

De Burgh was engineer-in-chief of the Harbours and Rivers section of the Public Works Department. This section was responsible for civil engineering works to harbours and navigable rivers, designed sea walls, quays and esplanades including Circular Quay and Farm Cove. They were responsible for the design of the sea wall at Bondi with Mr De Burgh, Engineer-in-Chief, meeting on site with the mayor and residents and setting out a line of flags on the beach to indicate the alignment (see section 2.2.4). Some drawings are held in the Waverley Local Studies collection but the plan collection of the former PWD had not been researched. He died in 1929 and his obituary detailed his achievements but does not mention Bondi:

MR. E. M. DE BURGH. PROMINENT ENGINEER'S DEATH.

Mr. Ernest Macartney de Burgh, formerly chief engineer for Water Supply and Sewer-age, in the Department of Public Works, died yesterday at his home in Vacluse. Prior to his retirement in 1927 he had been for 41 years in the service of the department, and had earned a reputation as one of the ablest engineers in the Commonwealth.

Mr. de Burgh was born in 1863 at Sandymount, County Dublin, and was educated at Rathmines School and the Royal College of Science, Ireland. After graduating, he was engaged for a time on railway work in Ire-land, and later came to New South Wales. He joined the Public Works Department on survey and construction work on the Sydney

<sup>44</sup> Australian Town and County Journal (Sydney, NSW:1870-1907), Saturday 30 September 1893, page 40

<sup>45</sup> Kalgoorlie Western Argus (WA : 1896 - 1916), Tuesday 5 May 1908, page 28

<sup>46</sup> The Daily Telegraph (Sydney, NSW: 1883-1930), Monday 29 June 1903, page 5

<sup>47</sup> Australian Town and County Journal (Sydney, NSW:1870-1907), Wednesday 20 March 1907, page 23

southern outfall sewer in 1885, within a few days of his arrival in Australia. Two years later he was sent to the country in charge of the construction of steel bridges across the Murrumbidgee and Snowy Rivers, and eventually he took charge of a section of the department as engineer for bridges. Among the bridges erected under his supervision were those on the Darling at Wilcannia and Went-worth, on the Murray at Albury, Corowa, Mulwala, Koondrook, and Swan Hill, on the Murrumbidgee at Taemas, Wagga, and Darlington Point, on the Lachlan at Cowra, on the Hunter at Singleton and Morpeth, on the Macleay at Kempsey, and on the Tweed at Murwillumbah.

In 1903 he was transferred as acting principal assistant engineer to the Water Supply and Sewerage branch. At that time work was being put in hand on the Cataract Dam, and in the following year Mr. de Burgh obtained leave to visit England and France and study dam construction and water supply. On his return he was given special responsibility in regard to the building of the dam, and with Messrs. Stewart Murray and C. W. Smith was appointed a Royal Commissioner to report on certain matters connected with the work. He was given similar responsibility in regard to the construction of the Burrinjuck Dam and the Murrumbidgee Irrigation scheme. In 1909 he was appointed chief engineer for harbours and water supply in the latter capacity Mr. de Burgh submitted valuable reports to the Royal Commission on decentralisation. He was a member of the committee of management of the Government dockyards, Cockatoo Island, from 1911 to 1913, and in the latter year he was appointed chief engineer for water supply and sewerage, a position he occupied until his retirement. During his term of office he was responsible for the design and construction of the great reservoirs for the Sydney water supply at Cataract, Cordeaux, Avon, and Nepean, for the Chichester scheme for the New castle district, and the Umberumberka scheme at Broken Hill.

He is survived by Mrs. de Burgh, two sons Mr. Thomas de Burgh, B.E., supervising engineer for the Metropolitan Water Board, and Dr. Hugo de Burgh - and one daughter, Mrs. C. K. Parkinson. A service will be held in St. James' Church, King-street, at 11 o'clock this morning. The remains will be privately cremated.<sup>48</sup>

### **Town Planner - Mr Walter Scott Griffiths (1863-1929)**

Walter Scott Griffiths trained as an architect and practised in Sydney as a survey draftsman, map publisher and town planner. In 1920 he prepared a plan for the Bondi Beach Improvements which was influential in the works ultimately undertaken. He also prepared plans for Tamarama Park in 1921. Reports on his death noted that he designed the "beautification scheme for Bondi Beach now being carried out" (see section 2.2.5 and figure 2.58a).

Griffiths was chairman of the Central Town Planning Advisory Board and a member of the Town Planning Association in London and the World Town Planning Institute. He was best known for his entry in the Federal Capital City Design Competition in 1911 with Charles Henry Caswell and architect Robert Charles Coulter. The scheme was awarded fourth place by the judging panel but the government purchased the Griffiths, Coulter and Caswell design and adopted their plan for drainage and sewerage. Their design was regarded as professionally conscientious and practical. Griffiths maintained his passionate interest in the design and construction of Canberra and gave illustrated lectures on this alternative vision. His presentation included a set of 24 glass lantern slides now held at the NFSA and his papers are held in the NLA.

A Cornell University article on the competition for the design of Canberra includes excerpts of the June 1912 Public Service Journal which included biographical sketches of the three competitors. Portions relating to Scott Griffiths follow:

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<sup>48</sup> Sydney Morning Herald (NSW : 1842 - 1954), Friday 5 April 1929, page 17



Mr. Walter Scott Griffiths...has had an extensive and varied actual experience in survey practice which enabled him to carry out the important and intricate task of the original Fire Hazard Survey of the City of Brisbane, and later the Revision Fire Hazard Surveys of the cities and principal towns of New Zealand.

Mr. Griffiths entered the Public Service in the year 1889, and was employed as a Detail Survey Draftsman in the Department of Public Works and latterly, as a Survey Engineering Draftsman in the Water Supply and Sewerage Construction Branch up to the time of retrenchment in 1904, when Mr. Griffiths held the position of Senior Survey Draftsman on the Professional Relieving Staff.

Mr. Griffiths, after serving a short term with the Western Australian Government, returned to his native State and commenced his present business of municipal, shire, and general map publisher, and his labours in this capacity are well-known and appreciated by the more prominent local government bodies.

Mr. Griffiths has served in his professional capacity on a large number of Royal Commissions, and in connection with this work, his Honor Judge Murray, recognizing his ability, made special references to his capabilities in his report to the Governor-General.

In connection with the design for the Federal City of Australia, Mr. Griffiths' department was that of town-planning, which embraced the arrangement of roads, avenues, grades, etc., all, of course, being subject to the fitting in with his colleagues architectural and engineering features....

Griffiths went on to pursue a career in town planning. In 1916 he prepared a residential plan for a farm on Botany Bay, and a year later at a conference on planning in Adelaide he presented his version of how a city block should be laid out based on Raymond Unwin's concepts illustrated in the latter's "Nothing Gained by Overcrowding"....

Griffiths succeeded William J. Earle as Government Town Planner for South Australia in 1922 and served in that capacity until his death in 1929. In his report for 1924-25 he used as an illustration a model "Garden Suburb" for 1000 dwellings and 60 public and commercial uses. Although that was never constructed, Griffiths or others directly supervised by him planned a number of small new towns. They included Thevenard and Peebinga (1923), Kringin (1924), Caliph, Yinkanie and Wunkar (1926), Waddikee (1927), and Peachna and Tooligie (1929).<sup>49</sup>

Scott Griffiths plan of Bellevue, the garden suburb, is held in the State Library of South Australia and his plan for Bondi is held in Waverley Local Studies Library. In newspaper articles announcing his appointment in South Australia he was described as a leading authority on town planning in Sydney.

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<sup>49</sup> <http://urbanplanning.library.cornell.edu/DOCS/number10.htm> Selected, scanned, edited, provided with headnotes, and formatted as a web document by John W. Reps, Professor Emeritus, Department of City and Regional Planning, West Sibley Hall, Cornell University, Ithaca, New York 14853, USA

### **Architects - Oakley & Midelton**

William Alexander Oakley and his stepson Thomas Brunel Midelton entered into partnership around 1909.<sup>50</sup> 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 in the AIF world war one and was awarded a military cross for his service. 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), BSBLSC Club House 1916 (Second Club House) and the Marine Drive Proposal (Midelton, 1929). The full extent of the design work of Oakley and Midelton has not been determined. His middle name suggests he was from an engineering family – Brunel was the famous nineteenth century English civil engineer renowned for his work on the railways and bridges.

### **Architects - H E Ross & Rowe**

Harry Ruskin Rowe succeeded T B Midelton as the honorary architect for the Bondi Surf Bathers Life Saving Club. The son of the architect Thomas Rowe, Ruskin Rowe entered into partnership with the architect and engineer Herbert E Ross. He 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. Widely referred to as simply Ross and Rowe, the partnership was actually known as H E Ross & Rowe when the cable stations were designed in 1912 and 1916 and was still H E Ross & Rowe when the new surf clubhouse for the BSBLSC was designed in 1933.

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 as with buildings in Waverley municipality. During the Depression Mr and Mrs Ruskin Rowe lived on a pastoral property in rural NSW.

### **Architects - Robertson & Marks**

This firm was established in 1892 by two architects who had both worked for George Allen Mansfield. The Scottish-born architect George Birrell Robertson died in 1913 however the name was retained. When the competition design was undertaken, the main partner was Theodore John Marks. It was George Hebert Godsell who attended presentations regarding the improvement scheme, including explaining the 3D model made of Plaster of Paris. This model has not been located. Godsell became manager of Robertson & Marks after George Robertson died in 1913 and subsequently a partner.

Mr. Godsell was born in 1867, and is a native of Essex, England. He was educated at St. Paul's School, London, and was articled to Mr. James Brooks, Queen's gold medallist in succession to Sir Frederick Leighton. For 20 years Mr. Godsell practised his profession in England. He came out to Australia in 1905, and, commenced work in the Government Architect's Department immediately. After severing his connection with the Government service, Mr. Godsell joined the firm of Robertson and Marks in the capacity of manager, and three years later was made a partner. Mr. Godsell and Mr. Theo. J. Marks are now joint partners of the firm, which continues under the old name.<sup>51</sup>

In 1919 Godsell travelled to America with the managing director of Farmers to survey modern department stores. Many of the buildings designed by the firm after this date show an American influence. Godsell visited San Francisco, Chicago and New York. In addition to being a partner in the

<sup>50</sup> Midelton is frequently misspelt Middleton in the press.

<sup>51</sup> SMH, 16 March 1921

firm of Robertson & Marks, Godsell served as president of the NSW Chapter of the Institute of Architects from 1921 - 1923 and as chairman of the Board of Architects. Max Freeland described him in a very uncomplimentary manner as

A violent-tempered, egotistical and extremely jealous man, he left a trail of unhappiness and arguments wherever he went. He was given to writing abusive letters to anyone who thwarted him.<sup>52</sup>

Despite numerous changes to the design and budget Robertson and Marks maintained design control over the Improvement scheme. The firm designed two individual elements, the Sewerage Pumping Station and Surf Pavilion and other facilities such as large baths (not built). Other substantial examples of their work include commercial buildings and banks in Sydney and large tourist hotels at Springwood, Gosford and Coogee. Godsell remained with the firm until 1928. After leaving the firm he undertook smaller commissions such as the Woy Woy Council chambers, before moving to Lismore.

The firm retained the name of Robertson and Marks until 1936, when Leith McCredie was made a partner. McCredie is credited as being the project architect for the pavilion.<sup>53</sup> He may not have been with the firm when the initial competition design was prepared as he only joined in 1924 and would have been relatively junior. All of the reports regarding the overall scheme mention Godsell however both architects had spent time in America, and an American influence can be seen in the work of Robertson & Marks during the 1920 and 1930s. McCredie came from a family of architects. In 1936 he was elected president of the NSW Chapter of the Institute of Architects, In the late 1930s McCredie left the firm and set up a new partnership.

He has practised his profession in America and Britain, as well as in Australia, and has been associated with many notable constructional undertakings. He was born in Sydney in 1886, and educated at The King's School. His early architectural studies were made in Sydney, after which he went to America to gain further experience. He was employed by several large firms in the United States, and eventually joined the staff of the designing section of the California State Architect's Department. Returning to Australia, he became a member of the Commonwealth Works and Railways staff, later resigning to join the firm of Robertson and Marks, of which he became a partner in 1928. He served in the Great War and, after the armistice, remained some time in London where he was a member of the staff of Sir Reginald Blomfield.<sup>54</sup>

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<sup>52</sup> Freeland J.M. 1971, *The making of a profession: a history of the growth and work of the architectural institutes in Australia*, Angus and Robertson, Sydney

<sup>53</sup> 'Bondi Bathing Pavilion, Robertson & Marks, Leith McCredie', *The Home*, April 1930

<sup>54</sup> SMH, 29 September 1936

### 5.13 Summary

The Bondi Beach Improvement Scheme incorporated earlier phases and elements and was developed from a succession of schemes, including by Walter Scott Griffiths. The competition winning design by leading Sydney architectural firm, Robertson and Marks, was scaled down and revised following an inquiry and input from Waverley Council. It appears to be the most comprehensive beach improvement scheme undertaken in Australia in the interwar years. It is the only scheme found with a hierarchy of buildings all of the same style. The surf pavilion was the centrepiece, with smaller surf clubs and even smaller amenities, such as the sewerage pumping station, all designed to complement the overall scheme. It is the only scheme with a promenade as well as a marine drive, motor drive and bridges. Other beach improvement schemes have some, but not all, of the components and are also poorly represented in heritage listings, in comparison with parks laid out in the nineteenth century.

One of a series of motor parks erected at Australian beaches from 1924 onwards, and the most substantial example located as part of a comprehensive beach improvement scheme. Bar Beach has memorial drive and parking but has been substantially modified and is not so obviously a complete improvement scheme as at Bondi. Other 1920s proposals that have been identified were in South and Western Australia. Evidence of the tramlines to the beaches survives in varying degrees at Bondi, Bronte and Coogee, with the least amount of evidence at Bondi.

Due to the extensive sandhills, Bondi probably includes the most civil engineering works of any beach improvement scheme. The plantings used, Norfolk Island pines, are typical of municipal foreshore reserves. The early introduction of species for dune control was unusual and experimental and the later native plantings to provide shade typical of modern approaches to beach plantings.

Bondi Beach had a substantial range of entertainments not found to the same degree on other municipal beaches, such as dance halls and skating rinks, outdoor theatres etc. This is partly due to the scale of the place, other smaller scale entertainments at other beaches did not last through the Depression. The majority of surviving buildings are surf clubs and surf pavilions, rather than entertainment venues. Manly is the only comparable beach with multiple surf clubs, one of which survives from the interwar years, the others having been rebuilt.

Reserve elements such as the picnic shelters were typical of the municipality but are rapidly disappearing. Bronte retains a larger concentration of these structures which are widely patronised. Play areas and more recently skate parks are typical of urban parks however Bondi hosts international events as a high profile location. Other temporary sporting events have not been included in this assessment as there is no permanent infrastructure.

Waverley Council undertook some of the most substantial Depression relief projects during the 1930s including rebuilding the surf clubs and creating the coastal walkway to Tamarama and Marine Drive from Tamarama to Bronte. The extent of the works undertaken appears to be one of most ambitious undertaken by a single municipal council in NSW.

Bondi Beach was both protected against invasions and utilised for R&R, as was Manly. In the majority of other sites the main focus was on protection against invasion. This aspect of the history of Sydney beaches has not been researched in detail and the files at the National Archives remain unexamined and are beyond the scope of this project. The use of substantial masonry groynes can be traced in overseas examples but not in Australian examples. Other now demolished structures such as the combined cable rooms and bandstand are also unique to Bondi.

The documentary and physical evidence of the Aboriginal camp site and tool making indicates a typical pattern of use. The historical discovery of an extensive deposit of Aboriginal stone objects on the beach, revealed in a storm, is highly unusual. The collection of 'Bondi Points' in the Australian Museum and their use by archaeologists as a basis for an archaeological theory is significant.

## 6.0 SIGNIFICANCE

### 6.1 Assessed Significance in Heritage Listings

Bondi Beach is listed as a Heritage Item under Local, State and National legislation however the listing boundaries vary. A map showing the relationship between the different heritage listed areas and their boundaries is shown in Figure 1.5.

#### 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. Oddities in the mapped area are at Hunter Park and along the shore to Marks Park (does not include parts of the cliff line and path) and in Bondi Park where Park Drive / Motor Park is not included. The map is Figure 6.1:

The National Heritage List brochure about Bondi Beach notes that:

Sydney's Bondi Beach is one of Australia's most treasured places. The 1.5 kilometre stretch of shore and its buildings have played a major role in the development of our beach culture. The site is also important as the place where the surf lifesaving movement officially began...<sup>1</sup>

The summary statement of significance follows. It generally applies to the SHR area except for the section about Bondi Icebergs as that club and their pool are outside the SHR listed area:

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.

<sup>1</sup> <https://www.environment.gov.au/system/files/pages/702a6a23-b1c1-4c88-aa4d-784350d6c504/files/bondi-values.pdf>

At the end of the 19<sup>th</sup> 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.

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

#### **Criterion A Events, 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.

From its inception, Surf Life Saving Australia (SLSA) has remained a voluntary organisation and a significant contributor to a well-established tradition of volunteering in Australia. Today SLSA is Australia's largest volunteer water safety organisation, with a national membership in 2006 of 120,000 members representing 305 clubs (SLSA 2007). Surf lifesavers have rescued more than 520,000 people in the 80 years since records have been kept, with the number of rescues each season in recent years fluctuating between 8,000 and 12,000.

#### **Criterion G Social Value**

Bondi Beach is significant because of its special associations for Australians, having a central place in the development of beach culture in Australia. Bondi Beach is one of the world's most famous beaches. With its golden sands, parks, and blue waters framed

within rocky headlands, it has come to be seen both nationally and internationally as part of the Australian way of life and leisure. It is where Australians meet nature's challenge in the surf and is strongly associated with the Bronzed Aussie myth of easygoing hedonism and endeavour balanced with relaxation.

The beach and the surf lifesaving movement established at Bondi Beach facilitated a movement away from the restrictive attitudes of 19th century morality and the beach became the source of acceptable healthy pleasure. During the Depression the Australian notion of beaches as egalitarian playgrounds took root and Bondi, with its strongly working-class constituency, became the epitome of that idea.

The developing beach culture reinforced an already strong myth of Australian egalitarianism, of a nation where 'a fair go' was available to all. The Bondi Icebergs contributed strongly to this development. To many in Sydney they were seen as inheritors of the Anzac spirit – fun-loving larrikins not taking themselves too seriously, while still displaying the essential 'Aussie' characteristics of a fair-go, generosity, and mateship. Egalitarian in nature, the beach and surfing had a profound effect in changing our way of life, and developing our sense of national identity.

The central role of beaches, and Bondi Beach in particular, in Australia's self image is reflected in the use of the beach by painters, filmmakers, poets and writers in exploring this new self image and reflecting it back to Australian society. Bondi has played a central role in this process, and has come to be viewed both within Australia and internationally as the quintessential Australian beach.

Bondi Beach, Bondi Park and the headland reserves, the Bondi Surf Pavilion, the Bondi Surf Bathers Life Saving Club and North Bondi Surf Lifesaving clubhouse, and the Bondi Pool area and Icebergs building, together constitute an iconic place that is emblematic of the Australian beach experience.

The condition of the place is noted as being

...good. In recent years considerable efforts have been made to clean the beach water of pollutants by lengthening the Bondi sewerage outfall. Portions of the weathered sandstone dykes were previously used by Waverley Shire Council as a garbage dump is now discontinued. The major potential danger is from vandalism and abrasion from increasing pedestrian tourist traffic. The pavilion has been repaired and refurbished on several occasions; substantial works were undertaken in the 1970s and the 1990s. An external visual inspection made by Clive Lucas Stapleton & Partners in 2007 for Waverley Council found the condition of the Bondi Surf Pavilion and the Bondi Surf Bathers Life Saving Club Building to be generally satisfactory, and that routine maintenance is carried out. There are no aspects of the physical condition of the building which affect the significance of the pavilion. The landscaped area of Bondi Park, including the picnic shelters and footpaths, were the subject of an upgrade in late 2003 and are generally in fair condition. There is signage over the façade and various alterations have been made. In 1994, the Icebergs' clubhouse and pool area at the southern end of the beach was in a poor state of repair including waterproofing problems and concrete cancer. In 2002, a new Iceberg's clubhouse was opened.

### Analysis of NHL Significance Assessment

The National Heritage listing focuses on lifesaving and beach culture and does not include anything about Bondi Park - except that it is part of the place. There are aspects of the place that research undertaken for this report indicates may also be nationally significant and should be considered in any future review of the NHL. Under criteria A the broader importance of the place as a foreshore reserve with a range of uses, of which lifesaving is one, could be considered and the references to the SLSA could be particularised to the place, rather than the organisation which is not based at Bondi.

Under criteria G research indicates there are other social values than those stated and reveals the importance of the place as a popular venue on public holidays since the reserve was first gazetted. The egalitarian use of Sydney's beach reserves dates to when the reserves were first set aside in the 1880s. The reserve was established with healthy pursuits in mind. Beach users generally, many of them locals, agitated for the bathing rules imposed by Aldermen to be relaxed. Across Australia municipal authorities looked to Bondi for what was acceptable attire. The listing focuses on the Icebergs club however it is only one of many clubs and was not the first. There are important continued patterns of use of the place of which year round / daily use is one, including, but not only, by several long established clubs. The ANZAC link is questionable though Souters' mural expresses this (was in BSBLSC and now ANMM). There is no discussion of the facilities all being part of successive foreshore improvement schemes important at a national level and the Motor Park is not included.

Values are not recognised under other criteria however research indicates some aspects under these criteria may also be important at a national level as noted following:

- Criterion B - This may be able to be applied to the uncommon natural and cultural aspects creating the urban beach.
- Criterion C - The place has research potential and the ability to demonstrate changing attitudes to beach usage including attire, equipment, and many other aspects.
- Criterion D - The place demonstrates the principal characteristics of a planned beach improvement scheme, the most substantial in Australia identified in either 1910 - 1920 or again in 1920 - 1930.
- Criterion E - As a beachscape, the place is valued at a local, state, national and international level exhibiting particular aesthetic characteristics valued by a community or cultural group
- Criterion F - The technical achievements of the civil engineering works in relation to the sea wall and drifting sand and the engineered concrete works of the 1920s demonstrate a high degree of creative or technical achievement which may be of national significance.
- Criterion H - There has been over a century of occasional use protest venue, initially about council regulations on beach usage and more recently about the environment and other social issues. The continued involvement of surf life saving and other clubs also fits this criterion as well as associations with prominent figures. The place has special associations with the life or works of people, or groups of people that may be nationally significant.
- Criterion I - The place has importance as part of Indigenous tradition. It has some of the most accessible Aboriginal carvings in Metropolitan Sydney and important Aboriginal historic and current values. Also important are the c1900 discoveries and collections and the use of the Bondi Points to establish the Eastern Regional Series that continues in use by archaeologists today.

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. This CMP has been guided by the Australian Government guide to 'Developing Management Plans' for Australia's National Heritage but does not address the whole area.



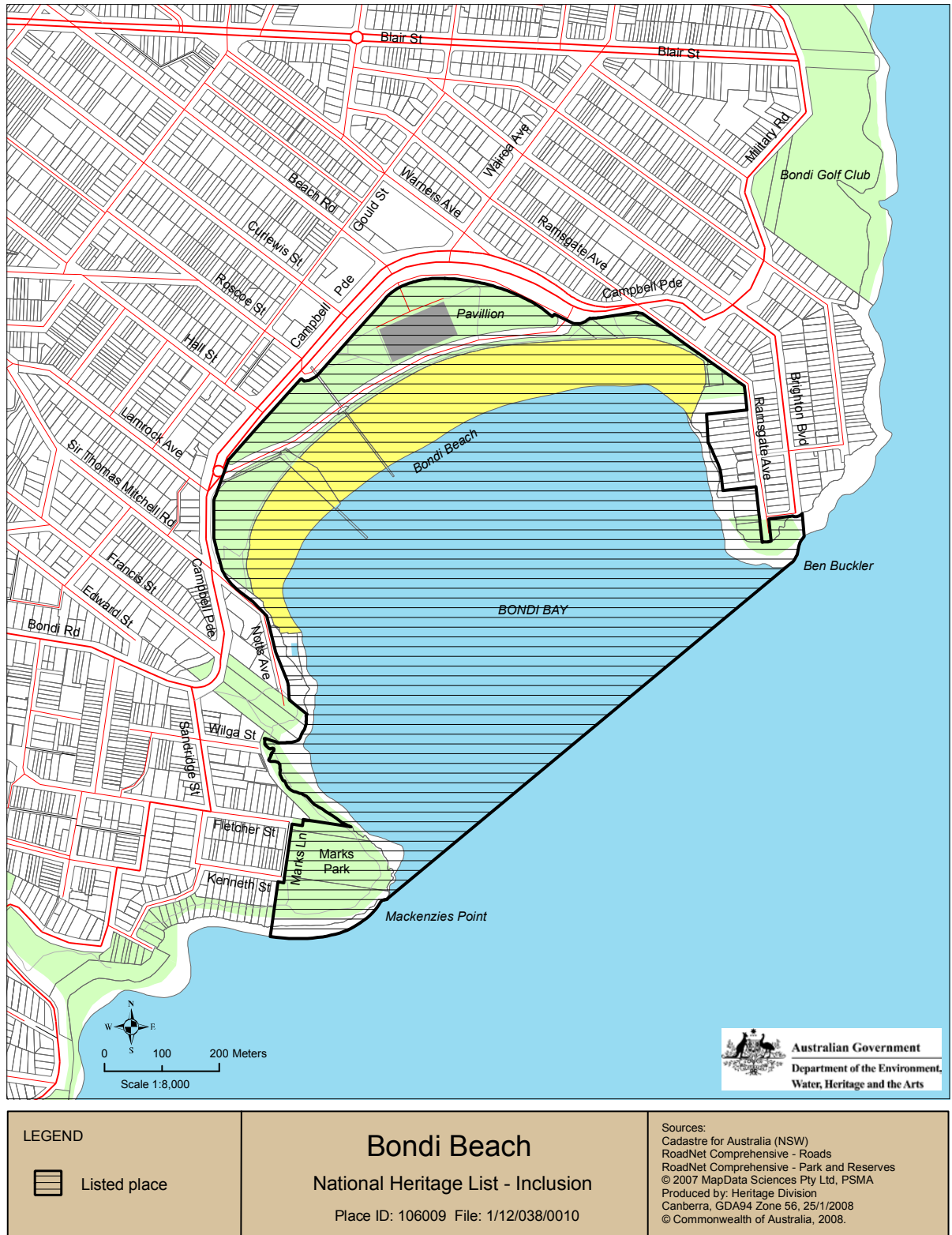


Figure 6.1: Bondi Beach National Heritage Listing Map. Source: Australian Government, Dept. of the Environment and Energy

### 6.1.2 State Heritage Register

The place is listed on the State Heritage Register (SHR) as the 'Bondi Beach Cultural Landscape' (SHR 01786). The NSW Heritage Office maintains the State Heritage Inventory (SHI) and the State Heritage Register. The area of the SHR listing is shown on the plan following (figure 6.2). It includes most of Bondi Park, Park Drive and part of Biddigal Reserve. It does not include the part of Bondi Park along the south boundary adjacent Notts Avenue, the headlands and bay, most of Biddigal Reserve and the Wally Weekes baths nor Bondi Baths and the associated club (Icebergs). It is recommended that the boundary of the listing be reviewed.

Section 7 of this report details the obligations and requirements arising from the SHR listing and the Heritage Act generally.

The Statement of Significance from the **State Heritage Register** listing is:

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

The place is of social and aesthetic significance as a landmark, recognised internationally as a symbol of Australia's popular beach culture. While the Bondi Surf Pavilion has been modified over time, the relationship of the building to the promenade and beach, as well as the park and its intact features (including two concrete pedestrian bridges with standard lamps, the promenade, and numerous pathways in original locations), retains its integrity to the 1928 beach improvement design.

Bondi Beach Cultural Landscape is listed on the State Heritage Register under five Criteria a) [Historical Significance], Criteria c) [Aesthetic Significance], Criteria d) [Social Significance], Criteria f) [Rarity] and Criteria g) [Representativeness] as follows:

#### **Criteria a) [Historical significance]**

Bondi Beach is of State significance for its place in the history of beach swimming, surfing, and surf life saving in Australia in the 19th and 20th centuries. As attitudes toward surf bathing changed from a restricted and dangerous activity to that of a national pastime, Bondi Beach and the area of Bondi Park were the scene of numerous events in the history of beach-going in Australia which contributed greatly to the development of Australian beach culture, including:

- Use as picnic grounds and pleasure resort from 1855;
- Establishment of two of Australia's oldest surf life saving clubs: the Bondi Surf Bathers Life Saving Club and the North Bondi Surf Club in 1906;
- First use of the surf reel in life saving, by the Bondi Surf Bathers Life Saving Club, 1907;
- Location of the first Surf Life Saving Association titles competition in 1915;
- 'Black Sunday', 6 February 1938, when five people drowned at Bondi Beach and hundreds were rescued after a series of waves crashed into the beach - the largest ever rescue on one day. This is remembered as "one of the most significant and tragic days in the history of Australian life saving."<sup>2</sup> The Bondi Surf Bathers Life Saving Club as a whole was given a Special Meritorious Award by the Surf Life Saving Association of Australia for its bravery in the rescue work; and
- 'Royal Carnival' - a national surf carnival was held at Bondi in the presence of Queen Elizabeth II and the Duke of Edinburgh.

<sup>2</sup> Reference given in the online listing as Surf Life Saving Australia history fact sheet #7.

Other more recent events are also historic milestones, namely:

- Demonstrating the worldwide esteem held for Bondi Beach, it was chosen as the site of the 2000 Olympics Beach Volleyball competition;
- Bondi Beach was the location of the launch of the 'Year of the Surf Life Saver' (2007) as 5,000 red and yellow flags were set out on the beach in commemoration of the centenary of surf life saving and 500,000 lives saved by rescuers; and
- Bondi Beach is also the destination of the annually 'City to Surf' fun run competition.

The Bondi Surf Pavilion and Bondi Park are components in Waverley Council's £160,000 Bondi Beach Improvement Scheme, brought about by the immense popularity of the beach for recreation in the 1920s. The improvement scheme was an unprecedented undertaking for a local government authority at the time, and historically representative of the importance placed on bathing and the beach as a recreational amenity for the population of the state, not only the local area. The improvement scheme is a landmark in the history of urban design in NSW because of its ambitious scale.

#### **Criteria c) [Aesthetic Significance]**

Bondi Beach is of State significance for its considerable aesthetic appeal for its width, the gentle slope of the sand, its crescent shape, and the headlands which define its northern and southern points. The scale of the beach and its relationship with the foreshore development, including Bondi Park, Bondi Surf Pavilion, Bondi Surf Bathers Life Saving Club building and the North Bondi Surf Club, form a cultural landscape which is a landmark of not only the Sydney region, but an iconic image of Australia, recognised internationally as a symbol of Australia and the attractions of the country.

Within the context of Bondi Beach, the Bondi Surf Pavilion is of State significance as the largest and most resolved example of a beach pavilion in NSW, and continues to be so to this day.

#### **Criteria d) [Social Significance]**

The Bondi Beach Cultural Landscape is of State significance because Bondi Beach, together with the Bondi Surf Pavilion, Bondi Park, the Bondi Surf Bathers Life Saving Club and the North Bondi Surf Club buildings, represents at a national level the culture of beach bathing which has dominated past and present the popular image of the Australian outdoors lifestyle. In this context it is an icon regularly seen in works of art and promotional material, such as the widely-known Max Dupain photographs, *Sunbaker* (1937) and *Form at Bondi* (1939).

Bondi Beach and its associated attractions are of outstanding significance to the state as one of the most popular destinations for international and domestic visitors to Sydney. Particularly amongst travellers from the UK and Ireland, Bondi Beach has attained a mythic status as the traditional place for international visitors to spend Christmas Day, when usually up to 40,000 people visit the beach.<sup>3</sup>

A 2005 survey of 15,000 British holiday-makers conducted by the travel company Trailfinders showed that Bondi Beach was the "favourite beach in the Pacific".<sup>4</sup> A study carried out for Tourism NSW showed that in 1999, 34% of visitors to Sydney went to Bondi Beach, making it the most highly visited Sydney attraction outside of the CBD.<sup>5</sup>

Bondi Beach is held in very high esteem by the people of NSW as a place to visit and as a symbol of the Australian way of life.

#### **Criteria f) [Rarity]**

The Bondi Beach Cultural Landscape demonstrates rarity at the State level as The Bondi Surf Pavilion is the largest surf beach pavilion to be constructed in Sydney, exemplifying

<sup>3</sup> ABS, Culture and recreation, articles/beach

<sup>4</sup> Reference on the SHR form is given as Tourism Australia, "Australia 'Favourite Country' in UK Survey"

<sup>5</sup> Reference on the SHR form is given as 'The Sydney Day Tours Market: a sector overview', by The Stafford Group, June 2001

the enormous growth in popularity of surf bathing of the 1920s and 1930s, a period during which many beachside beautification and improvement schemes were carried out by local and State authorities.

The use of Bondi Beach in depictions of the quintessential Australian beach lifestyle in popular culture and works of art is unparalleled by any other beach in Australia.

The association of Bondi Beach with two of the earliest surf life saving clubs in Australia, and the important role played by the clubs in the development of the Australian surf life saving movement, is a rare attribute, matched only by Manly Beach.

#### **Criteria g) [Representativeness]**

The Bondi Beach Cultural Landscape is State significant for its ability to represent all of the elements which are typical of the Australian beach: a pavilion for public changing rooms, surf life saving club(s), wide expanse of sand, grassy park for picnicking, a promenade / marine drive, and the availability of ocean swimming.

Bondi Beach, Bondi Park, and the Bondi Surf Pavilion form an excellent representation of Australian popular beach culture.

The Bondi Surf Pavilion is representative of a class of buildings found frequently along the coast of NSW, and is of State significance as the largest, most resolved example of the type.

#### **Analysis of SHR Significance Assessment**

The State Heritage listing statement of significance focuses on the beach experience and beach going and the improvement scheme. It mentions the park and its intact features including numerous paths in original locations. Research for this report has revealed that a substantial proportion of the paths are not at their original locations but does confirm the overall integrity of the design.

There are aspects of significance that research undertaken for this report indicates may also be state significant and should be considered in any future review of the SHR listing. Generally there is no mention of Aboriginal values in the overall statement nor against criteria. Research indicates the Bondi campsite and associated artefacts in the Australian Museum are state significant historically and socially to both Aboriginal people and archaeologists and have research potential with the artefacts rare in the quantity found and representative as the basis of the archaeological ERS.

The assessment under Criteria A focuses on a limited range of events that would benefit from broadening. Under Criteria A the history of uses such as swimming and life saving are mentioned however the history of other uses such as promenading or taking the sea air and viewing the ocean have been found to be important dating back to the nineteenth century, as does bathing in ocean pools. The statement in the listing implies picnic and resort uses since 1855 however it did not become a reserve until early 1880s. In 1855 it was private property and limited use "on sufferance" was allowed. The 1855 date and basis for this statement needs clarification. The establishment of surf clubs is mentioned however the succession of club houses is also important demonstrating the expanding role and membership. The history of use of the place for competitions is mentioned but these are broader than life saving and includes swimming, athletics and others. The 'Royal Carnival' is mentioned but it would be desirable to add that it was a command performance, indicating an international awareness of surf life saving and carnivals.

Under Criteria A the use in 2000 is mentioned as demonstrating esteem however the choice of Bondi was also based on capacity and relates to the natural form of the beach. Bondi continues to be used for events because of its capacity and accessibility, particularly after the 1920s improvement scheme was completed. The width of the beach and park allows a range of large events. The launch of the 'Year of the Surf Life Saver' is mentioned however the use of the beach and reserve for commemoration is long standing and can be traced back to the patriotic carnivals held in World War One. The place as the destination of the 'City to Surf' is mentioned but it would be desirable to add that

this is evidence of continuing use of the place for amateur athletics, a use that dates back to at least the 1930s, if not earlier. The discussion of the improvement scheme could also include the importance of the scheme planning for recreation as part of town planning (rather than 'urban design'). The works undertaken under the 1930s Unemployment Relief Scheme, including new surf clubs, is not mentioned and may be state significant.

Under Criteria C the discussion about aesthetic appeal could be expanded to cover the design characteristics of the scheme, such as its formal geometric plan, and the influence of town planning concepts such as City Beautiful and of John Sulman and the Town Planning Association. The soft and hard designed landscape should also be covered more fully. The discussion about 'iconic image' could be developed to discuss how it evolved overtime from being a local (Sydney) landmark to a 'national playground' to an internationally renowned symbol of the Australian lifestyle (rather than 'symbol of Australia and the attractions of the country'). The current assessment refers to 'largest and most resolved example of a beach pavilion' could more correctly refer to 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 Bondi pavilion is not necessarily the most resolved, as North Steyne and others are also well resolved.

Under Criteria D the current assessment incorrectly infers that Max Dupain's 'Sunbaker' was taken at Bondi. Whilst there are numerous art works associated with Bondi Beach, the iconic Sunbaker was taken on the South Coast. Other aspects of social significance and significant ongoing uses that could be added include the concept of the 'Bondi Brand', and the place as an inspiration for art. The current discussion refers specifically to Christmas Day on the beach however it should be broader than this – for example the use of 'The Reserve' on public holidays can be traced back to the nineteenth century. This is a historic and a current attribute and is not only Christmas Day but other days, especially in summer. Under this criteria there is information about 1999 and 2005 tourism studies. This is a statement of fact not assessment of significance. Bondi has much longer established tourism - visits by holiday-makers to Bondi Beach can be traced back to the erection of hotels and guest houses in the late nineteenth century and published comments in the 1930s indicate its popularity with international visitors. The assessment correctly notes the high esteem as a place to visit and a symbol but this could be expanded to include the place as a site of protest, testing the boundaries.

Under Criteria F refers particularly to the large size of the pavilion being rare. It is the extent of the overall designed beach improvement scheme (rather than the pavilion only) and the variety of components that is rare: pavilion, smaller surf clubs, motor park, bridges and tunnels &c. No other scheme of this scale appears to have been executed in Australia, the closest example being Bar Beach in Newcastle. Survival of the large scale designed soft and hard landscape elements is rare. The surf pavilion is also rare, in that it was one of few examples part of an overall scheme with a unified architectural character. The criteria refers to the extent of use of the place in depictions being rare. To this could be added that this has extended since the 19<sup>th</sup> century with photographs of Bondi Beach dating back to the 1850s, with more detailed photographs of the beach in use appearing in the press after 1900. The assessment mentions Bondi's surf clubs as being some of the earliest along with Manly. To this should be added Bronte Beach which is another contender for first Australian surf club, predating Manly (which was not officially founded until 1911) - the Bronte and Bondi clubs were interlinked.

Under Criteria G the place also represents and demonstrates beach improvements, which also occurred in England, America, etc., to provide an amenity for city dwellers (in contrast to beaches left in their natural state in National Parks). The designed landscape is also representative of the formal landscape design style influenced by the ideas of the 'City Beautiful' and early twentieth century recreational and town planning. The surf pavilion also is representative of the 'Interwar Mediterranean' or 'Mediterranean Revival' style, albeit that the influence was via America. The scheme and buildings were an example looked to by other municipalities Australian-wide.

Criteria b) [Historical Association] and Criteria e) [Research Potential] are not used in the SHR listing and under Criteria c) no technical innovations have been identified. Research indicates some aspects under these criteria may also be important at a state level as noted following:

Criteria B Historical Association - Bondi is historically associated with a wide range of local and international figures from Royalty to sports and movies stars, designers and historical figures. The sandhill and beach stabilisation and design of successive improvement schemes and their elements is associated with prominent town planners, engineers and architects. The role of local aldermen and residents in lobbying and seeking funds for foreshore improvement and in influencing the succession of improvement scheme designs from 1900 to today is significant.

Criteria E Research Potential - The extent of documentary evidence and associated collections (including oral histories) indicates that there is considerable potential for research into the place overall and the changing pattern of use – Aboriginal and European, and research into changing cultural values.

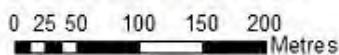
Criteria C Aesthetic Significance - There is technical significance under this criteria as well as the aesthetic aspects mentioned. In particular civil engineering works of significance include management of drifting sand and building sea walls and the early large scale use of reinforced concrete. The 1911 sea wall and promenade, 1928 marine drive and motor park should be cited here as well as the parks landscape design and the aesthetic character of the natural environment contrasted with the urban beach.

**Heritage Council of New South Wales**  
 Plan under the Heritage Act, 1977



**State Heritage Register**

Gazettal Date: 23 May 2008



Scale: 1:5,000

Produced by: Stewart Watters

**Legend**

- SHR Curtilage
- Water
- LGAs
- Roads
- Suburbs
- Railways
- Land Parcels
- NSW Reserves

Figure 6.2: Bondi Beach Cultural Landscape State Heritage Register Map. Source: NSW Government, Office of Environment & Heritage





The following table lists items in Schedule 5: Environmental Heritage, Waverley LEP (2012) in BBCL. Some of the items coincide with the National and State listings. They have separate item numbers in the LEP. The item numbers are preceded by a letter: “I” means item, “C” means conservation area and “AH” means Aboriginal heritage. The LEP schedule includes an assessed level of significance as local, state or national. This does not necessarily indicate that any item is listed on state or national registers.

Table 6.1: List of Heritage Items in Schedule 5 in Waverley LEP 2012

Item Name	Address and Description	LEP Sign.	LEP No.
<b>PART 1</b>	<b>HERITAGE ITEM</b>		I=Item
Bondi Beach	Campbell Parade Item bounded by Marks Park (south); Campbell Parade (north west); Ben Buckler (north east) and Tasman Sea (south east). Coincides with NHL listing 002473	National	I93
Bondi Beach Cultural Landscape	Queen Elizabeth Drive Item bounded by Notts Avenue (south); Campbell Parade (north west); Ramsgate Avenue East (north east) and the shoreline of Bondi Beach (south east). Formerly listed LEP 1996 WHS 3/1 – 0240 [surf pavilion] [WHS # not confirmed] Coincides with SHR listing 01786 except line from SHR on northwest side of Park Drive is not visible on LEP map.	State	I94
Bondi Pavilion	Queen Elizabeth Drive, Bondi Beach Early twentieth century building Formerly listed LEP 1996 WHS 3/1 – 0240 [WHS # not confirmed]	State	I124
Bondi Beach and Park	Campbell Parade [no description included] Same number also used for Bondi Beach Public School Formerly listed LEP 1996 WHS L6 - 2005	Local	I503
<b>PART 2</b>	<b>HERITAGE CONSERVATION AREAS</b>		
Bondi Beach Conservation Area - General	Shown by a red outline with red hatching and labelled “C2” on the Heritage Map [no description included] Area extends further north than shown on map at figure 6.3	Local	C2
	<b>CONSERVATION AREAS - LANDSCAPE</b>		
Bondi Beach and Park Landscape Conservation Area	Shown by a green outline with green hatching and labelled “C25” on the Heritage Map. Formerly listed LEP 1996 WHS L6 - 2005 [no description included]	Local	C25
<b>PART 3</b>	<b>ARCHAEOLOGICAL SITES</b>		
Open campsite and burial(s)	Bondi Beach AHIMS#45-6-2169	Local	AH558

### Waverley LEP Listings from the State Heritage Inventory

For most of the above items there are no detailed statements of significance or descriptions available. For some items there is information in the State Heritage Inventory form as follows:

#### Bondi Beach and Park (Landscape Item)

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.

#### Bondi Surf Pavilion

Outstanding early twentieth century building. Its construction marked the establishment of the Australian beach and leisure culture. Prize winning example of the work of Robertson and Marks, architects. A fine example of the Inter-War Mediterranean style. Introduced to Australia by Leslie Wilkinson. Famous landmark. Attractively sited in the landscape, serving to understate its large scale. State significance.

The extent of the beach and park listing is not included in the online inventory. This listing has been transferred into the 2012 LEP however no management recommendations or maps have been included. The listing also notes that significant plantings that contributed to the beach's character had to be removed as they suffered from pollution. The pollution issue has now largely been solved.

The Waverley listings are based on a 1990 survey and 1993 Heritage Study. It has very limited information, often with no statements of significance, and this is reflected in the online SHI entries noted above. There are inaccuracies in descriptions and locations and there are no or very limited citations and no descriptions for the conservation areas (which do not appear as such on the SHI).

A full assessment of this place at a local level has not been undertaken. Assessment against the criteria is included but no detail is provided as to why each item is significant under each criteria. The following Table 6.2 is the assessment against criteria in the State Heritage Inventory sheet:

Table 6.2: State Heritage Inventory Assessment of Significance at Local Level

Criteria	Assessment
<b>Bondi Beach and Park (Landscape Item)</b>	
SHR Criteria a)	This item is of historical and cultural significance
SHR Criteria c)	This item is of architectural, natural, landmark and streetscape / landscape significance
SHR Criteria f)	This item is of rarity value significance
<b>Bondi Surf Pavilion</b>	
SHR Criteria a)	This item is of historical and cultural significance
SHR Criteria c)	This item is of architectural, natural, landmark and streetscape / landscape significance
SHR Criteria d)	This item is of social significance
SHR Criteria f)	This item is of rarity value significance

There are aspects of significance that research undertaken for this report indicates may also be significant at a local level and should be considered in any future review of the local listings. In any future review the following aspects of significance at a local level should be considered:

- The foreshore reserve made in the 1880s;
- One of three NSW beaches widely used historically on public holidays: Bondi, Coogee, Manly;
- The previous improvements, made prior to the 1928 works, designed by local architects and engineers;
- The role of Waverley Council and the Aldermen and community groups in making continuous improvements, some of whom are now commemorated in place names;
- The extensive depression era works which benefitted the local community;
- The history of changing technologies in beach equipment, surfboards, surf craft, shark monitoring etc. and changing attitudes to beach wear - demonstrated in the documentary record. This is also a current attribute;
- Regular use by locals – daily swims (from late nineteenth century) followed by clubs;
- Association with the foundation and subsequent development of life saving movement;
- Association with prominent locals seeking foreshore improvements including Wally Weekes;
- The site of developments in dune stabilisation;
- The formal designed landscape of Bondi Park, 19<sup>th</sup> century landscaping at Bondi Park South;
- The adjoining reserves;
- Currently significant to a wide range of users from a wide range of backgrounds;
- Part of the network of coastal fortifications erected in 1942 and, once the threat had subsided, use for R&R during the war.

**Former Beachfront Scenic Protection Area (WLEP 1996)**

The state wide standardisation of LEP heritage schedules resulted in the removal of scenic protection generally and Beachfront Scenic Protection Areas in particular from Waverley Council LEP and some other NSW LEP schedules. Information about this former protection area is included here because is a useful model for any future assessment of the impact of proposed development in the vicinity on significant views and other aspects of the heritage significance of the BBCL.

Clause 30b in the former WLEP required that, within the beachfront scenic protection area, Council had to assess the appearance and visual quality of any building or work and any potential impacts that would have resulted from the proposed development when viewed from the South Pacific Ocean and from Bondi Beach. More specific controls were included in Division 2.

Division 2, Bondi Beach Precinct, in the former WLEP included the following clauses to control development along Campbell Parade and any potential impacts on landscaping and the beachfront.

- a) whether the proposed building has high architectural merit;
- b) the height, scale, bulk and density of the proposed building;
- c) the external appearance of the proposed building and materials that will be used on the exterior of it;
- d) the relationship between the proposed building and the surrounding landscape and streetscape and between the proposed building and surrounding buildings;
- e) whether the proposed building or any part of it will be used for tourism or recreation;
- f) the relationship between the height, scale, bulk and density of the proposed building and any existing structure on the land;
- g) whether the proposed building complements surrounding buildings;
- h) the effect that the proposed building will have on public amenity, including pedestrian amenity;
- i) the likely effect that the proposed building will have on wind patterns and wind velocity in public areas;
- j) whether the proposed building will overshadow a public place, particularly beachfront areas during periods of high usage;
- k) the effect that the proposed building will have on views from public places;
- l) the effect that the proposed building will have on any nearby heritage item;
- m) whether the exterior of the proposed building will cause reflections which will significantly interfere with the use of roads, public places or other nearby buildings.<sup>6</sup>

Development Applications for works in the vicinity i.e. in Campbell Parade from Francis Street to the North Bondi Public School were assessed as to their impact on the beachfront. The concept of a beachfront scenic protection area was quite obvious to applicants as to what was to be protected, due to the wording used. In addition Bondi Park was listed as a heritage item. These controls were superseded in 2012 when the revised LEP based on the standard LEP template for NSW was introduced. Though not current the concept of scenic protection and the concepts in the clauses are important to the protection of the setting of the BBCL and could be the basis for a guideline.

In 2014 a separate study was undertaken for buildings within the Bondi Beach Urban Conservation area on Campbell Parade, 'Bondi Beach Inter-War Heritage Study Stage 1' which also made recommendations for updating of listings.

Section 7 of this report details obligations and requirements arising from the LEP heritage listings and the LEP generally. Refer also to Section 8.4 Conservation Policies, Policy Section 1.6 and Sections 9.4 and 9.5 which make recommendations for revision of existing listings and inventory sheets.

<sup>6</sup> [www.legislation.nsw.gov.au/#/view/EPI/1996/600/part3/div2](http://www.legislation.nsw.gov.au/#/view/EPI/1996/600/part3/div2)

### Waverley Aboriginal Cultural Heritage Study

Waverley Council has undertaken an Aboriginal Cultural Heritage Study (WACHS) and has identified areas of sensitivity in its DCP 2012 (figure 6.4). The DCP clauses aim to:

- effectively manage and protect currently identified Aboriginal heritage sites; and
- protect any undetected aboriginal heritage sites.

Bondi Park is located within the zone of high Aboriginal archaeological sensitivity (as identified in the DCP). Aboriginal artefacts were found at Bondi Beach in c1900 and prior. See also sections 4.2 and 7.3. The WACHS notes that “Historical Aboriginal camps at one or more locations within this general area”. There is no specific associated statement of significance rather identification of sensitivity as a known site. There has been considerable alteration to the foreshore in this area, as part of the extensive improvement works. For the Bondi Camp the WACHS identifies:

Aboriginal people camping at Bondi in the 1870s and up to the 1920s at various places from the south to the north. Some individuals are named in the historical records. Further research could be undertaken to develop a more detailed history of this / these camps.

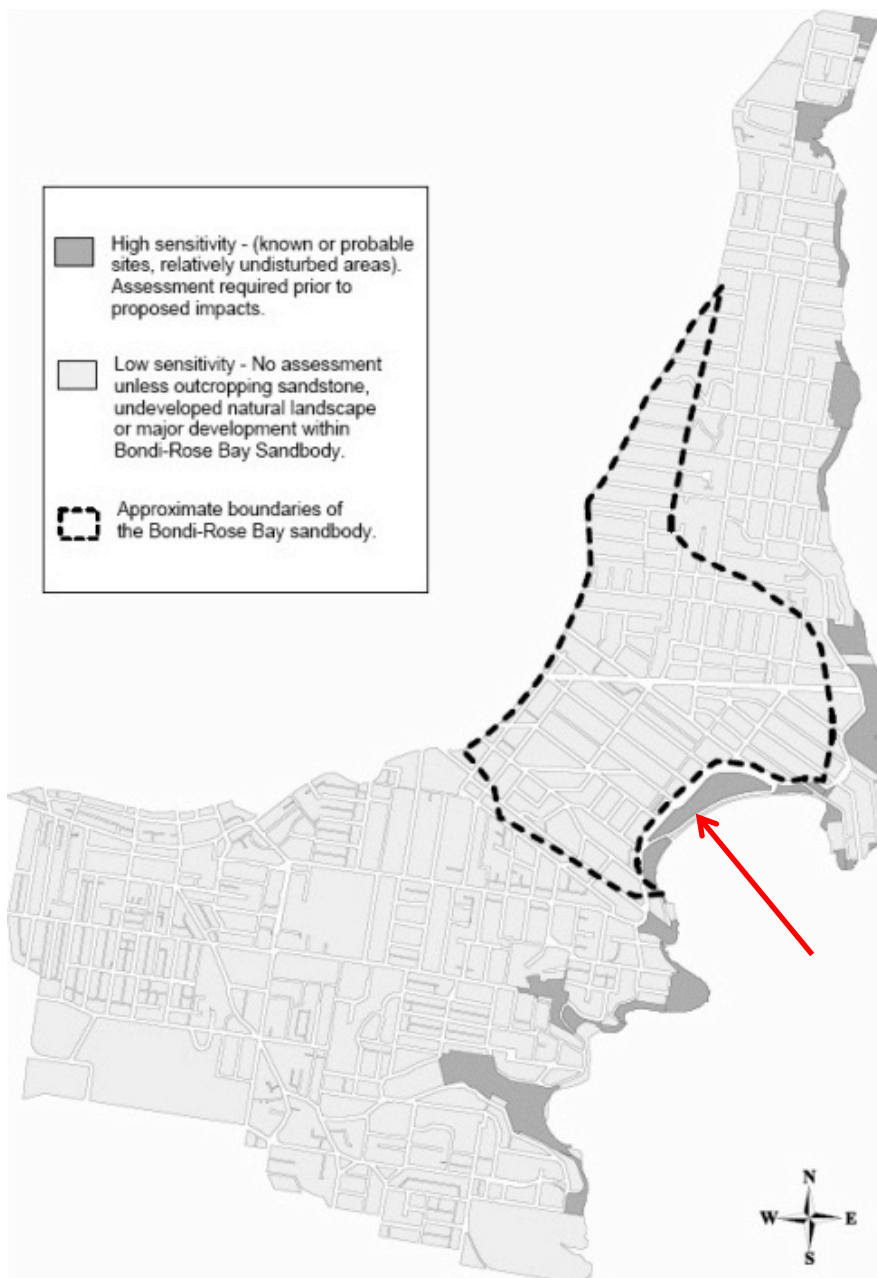


Figure 6.4: Areas of Aboriginal Archaeological value. The SHR listed Bondi Park (arrowed) is shaded dark grey showing High sensitivity. The dotted line is the approximate outline of the Bondi-Rose Bay sandbody. Source: Waverley Council DCP 2012

#### 6.1.4 National Parks and Wildlife Act AHIMS Listing

The study area includes an Aboriginal site recorded under the NPW Act on the OEH Aboriginal Heritage Information Management System (AHIMS) (and also listed by Waverley Council as noted above). The Aboriginal Heritage Information Management System (AHIMS) is a database that is operated by the Office of Environment and Heritage (OEH) and regulated under s.90Q of the National Parks and Wildlife Act 1974 (as amended). AHIMS contains information about registered Aboriginal archaeological sites, objects, and declared Aboriginal Places as defined under the Act.

The registered site is an open archaeological camp site. It is a retrospective recording and registration of extensive “Aboriginal workshops” that were exposed at Bondi at the turn of the twentieth century. The site is registered as Bondi Beach, site number 45-6-2169 and site type as “Campsite and Burial(s)”. The site record was made in 1990 by Michael Guider based on historical research. Physical evidence was not identified on site. The record was updated in 2008 by DSCA. No new Aboriginal heritage sites (or specific areas of sensitivity) have been discovered within or near the study area and registered with AHIMS since 2008. DSCA notes in the 2017 Aboriginal Heritage Values Review with respect to the camp site that:

... one of the standout features was the very high number of backed blades including Bondi points that were present. ... The Bondi points discovered by chance at Bondi were the first seen in Australia and Bondi was to become the type site for these types of backed blades. Archaeologists historically used Bondi points and backed blades as cultural markers to help organise and interpret increasing archaeological evidence about Sydney Aboriginal life that became available through sporadic scientific excavation during the 1890s to the 1930s and which then rapidly accelerated from the 1960s, and researchers currently use ‘Bondaian’ terminology when describing and classifying stone artefacts and sequencing archaeological evidence of change through time.

#### 6.1.5 Other Listings And Assessments

##### National Trust of Australia (NSW)

The National Trust of Australia lists the Bondi Pavilion and the Bondi Beach Urban Conservation Area which includes the area of the NHL listing as well as buildings fronting Campbell Parade. The full listing is appended to this BBCL CMP. The reasons for the UCA listing for classification are:

The scale of Bondi Beach and the pronounced functional and visual integration with its historically significant foreshore development is a rare 1920s urban landscape within the context of any city in the world.

The development of Bondi Beach has significance in the historical development of Sydney. The Bondi Beach area features some typical twenties “boomtime” architecture. The two international hotels, the Bondi and the Astra, the Spanish Revival style Bondi pavilion and the modest flat buildings are all evocative of Bondi becoming more cosmopolitan and Sydney sides becoming recreationally oriented towards the ocean coast.

While not specifically cited in the reasons for listing the description mentions the scale of the beach set in a flat basin flanked by elevated ridges – reinforced by manmade developments. *‘The sea wall initially defines the beach, promenade, the bank of parkland and the curve of Campbell Parade all contribute to a distinctive sense of place.’*

The pavilion is separately listed and the reason for listing is:

One of the best known features of Sydney's beach improvement schemes. Although considerably neglected in the past, its present varied uses and its general condition and appearance would suggest that it should be preserved. Within the context of the Bondi townscape the structure is an important and significant element.

**Australian Institute of Architects (NSW Chapter)**

The Register of Significant Architecture in NSW is prepared by the Heritage Committee of the Australian Institute of Architects - New South Wales Chapter. A place is included in the AIA List where it is an example which is representative of architectural excellence during the twentieth century. The Bondi Surf Pavilion (Bondi Pavilion) has been included in the Register of Significant Architecture in NSW however the building has not yet been formally assessed so there is no statement of significance.

**Engineers Australia**

The Heritage Register, Engineers Australia recognises places that have contributed to the engineering history of Australia. Bondi Beach and associated structures are not included in this register. They have the potential to be included if assessed in detail.

**Pavilion CMPs**

The statement of cultural significance in the 2018 CMP for the Bondi Pavilion is:

The Bondi Pavilion is of outstanding cultural significance because it is part of an area that has a strong and special association with the local and broader Aboriginal community who have a deep and abiding spiritual connection to the cultural landscape of Bondi Beach, which includes the site of the Bondi Pavilion. The landscape and objects, including the Pavilion site, provide a continuing cultural and spiritual link to the Aboriginal past and provide tangible links with the lifestyle and values of their ancestors. It represents their past and their future. Bondi Beach, which once contained a large concentration of artefacts as well as burials, confirms Bondi Beach to have been a place of exceptional cultural significance prior to colonisation and therefore a site of continuing social significance to the descendants of the Cadi and broader Aboriginal community.

The Bondi Pavilion is historically significant as a major interwar bathing pavilion that formed part of a comprehensive scheme of local government initiated beautification. The scope of the building, which contained a wide variety of facilities for the amenity of bathers and for recreation, made it the largest building of its type in NSW and demonstrates the high significance that surf bathing and beach culture have occupied in Australia's cultural life since the early twentieth century. The Bondi Pavilion has come to represent at a national level the culture of ocean bathing which has dominated past and present popular images of the Australian outdoors lifestyle. In this context it is an icon that has been regularly used in works of art and promotional material.

The Bondi Pavilion is representative of 1920s Mediterranean architectural style and its setting is representative of 1920s town planning, which in a beach front location on the scale at Bondi is now unique in Sydney. The Bondi Pavilion is a key townscape element at Bondi Beach, providing a major contribution to the townscape and character of the locality and is a key element of the Bondi Beach Cultural Landscape.

The Bondi Pavilion is associated with the prominent architectural firm of Robertson & Marks, particularly architect Leith McCredie, and represents the efforts of Waverley Council during the 1920s, most notably alderman and mayor C W Kavenagh to initiate and complete important civic projects. The conversion of use of the Bondi Pavilion to a community cultural centre in 1974-1978 by Waverley Council may be considered an innovative response to adaptive reuse for a local government instrumentality at the time.

The Bondi Pavilion is held in high esteem by members of the local community and by visitors to Bondi, and is significant to the Aboriginal community as a community cultural centre.

The assessment of significance of site elements includes the visual and physical relationships between the Bondi Pavilion and:

- its landscaped setting in Bondi Park and
- the cultural landscape in Bondi beach, including the beach, Campbell Parade and the wider environs of Bondi Bay and
- the Bondi Surf Bathing Life Saving Club Clubhouse

Other significant items and elements mentioned are the sea wall and the form of QED including the alignment of pedestrian paths in front of and around the Pavilion, the remnant groynes and the stairs accessing the beach.

In the 2015 version (text not included in final version) the executive summary notes that:

Bondi Park retains notable and unique site features such as: the expanse of brick and concrete paved parking area, concrete retaining walls and pedestrian bridges, integral elements of the 1929 Beach Park Improvement Scheme; the sea wall and promenade, integral elements of the 1911 and 1929 Beach and Park Improvement schemes; the Bondi Surf Life Saving Club established in 1906 and currently housed in the 1930s building adjacent to the Bondi Pavilion. The Bondi Surf Bathing Life Saving Club is one of Sydney's earliest Surf Life Saving Clubs and has continuously occupied a location at Bondi Beach since 1906.

## 6.2 Discussion of Existing Statements of Significance

The current Statements of Significance are detailed in section 6.1 and detailed comments have been made after each. Research and analysis undertaken for this report indicate that there are other aspects of significance that should be considered in any future review of listings. In particular Aboriginal values are not mentioned in the State and National heritage listings. The listings generally focus on twentieth century, specifically the 1928 improvement scheme, however 'The Reserve' was created in the 1880s and evidence of the earlier improvements survives (refer to Section 4) integrated into the interwar improvement scheme. In addition to the detailed comments in section 6.1 statements of significance could be amended or expanded to address the following aspects.

### Designed Landscape

The sense of place is a result of the natural environment and successive improvement schemes which form an integrated designed landscape. The extent and scale of the overall designed beach improvement scheme is exceptional and the variety of components: pavilion, smaller surf clubs, motor park, bridges and tunnels, promenade and sea wall, paths and plantings, etc., all part of an overall scheme with a formal geometric plan and unified architectural character. Its formal landscape design style shows the influence of the ideas of the 'City Beautiful' and early twentieth century recreational and town planning. The scheme and buildings were an example to others Australia-wide.

### Other clubs

Since the inclusion of the place on the National Heritage List, the North Bondi Surf Life Saving Club has been demolished and replaced with a new building. The lifesaving use remains but in a new building in the same location. The citation concentrates on the Icebergs club but does not mention the range of early swimming clubs established at the pool preceding Icebergs, some by nearly 40 years. These clubs participated in the early development of competitive swimming.

### Health and Recreation

The place is also historically important in the development of beach recreation, ocean bathing and surfing and associated social changes including dress / swim wear. The idea of health was part of the original aim of the reserve, however the focus has changed from sea bathing (initially washing) and taking the air to a wider range of uses of the beach and water. The idea of walking in the fresh sea air remains an important one, and projects such as the coastal walk built in the 1930s as a depression relief project were to facilitate this long standing use.

### Depression Relief Works

Generally the importance of depression relief works is not included in any of the Statements of Significance, however the extent of works undertaken at Bondi Beach including the erection of two surf club houses are amongst the largest projects undertaken under this scheme nationally.

### International Appeal

The perception of the place as culturally tolerant has been part of its international appeal and the use of the place for demonstrations, events, launching products and the use of 'brand' Bondi locally and internationally. The place has long been associated with prominent national and international visitors ranging from the Royal family and Prime Ministers to film stars and models seeking fame and media attention, initially by flaunting the beach inspectors' rules.

### Technological Advances

None of the statements currently deal with technological advances such as the civil engineering works needed to restrict sand movement and create the promenade or the international connections via cables. Patented Innes Bell blocks were used for the groynes and possibly the bridges and there may be similar patented systems used within the buildings dating from the late 1920s. The significance of the marine drive as a concrete roadway is not mentioned and may be at a state or national level.

### Fads and Crazes

The introduction of fads or crazes is not well documented, however because of the popularity of Bondi for recreation, music types and dance styles were also introduced here, as well as the changes in the types of fitness activities, surfboards, flotation devices, surf craft &c.

### Continuing Use by Diverse Groups (Groups who don't have a club house)

None of the statements currently deal with the documented continuing use of the place by Aboriginal people. This continuing use is later overlaid by other migrant groups from the Pacific, the Kanakas and Maoris, all of whom used the place for its resources as well as for recreation. The resource use continued into the twentieth century with recreational and commercial fishermen. There is also a documented history of groups such as women who formed their own clubs but weren't allowed a club house. Initially women met in tea rooms and the men in pubs. Post World War Two there are a series of ethnic groups whose varying patterns of use haven't been documented to any great extent.

## **Summary**

The primary significance of the place should be as a metropolitan foreshore reserve, an urban beach, within which there have been a series of designed 'improvements' for the public undertaken by the local government trustees (Waverley Council) including cultural plantings, paths, seats, ocean baths, surf pavilions, refreshment rooms, clubhouses, boat sheds, amenities blocks, provision for children's play, exercise equipment and the promenade and motor park, as well as a series of vanished or altered venues that demonstrate changing trends in recreation (skating rinks, bandstands / chair stores, dance halls, permanent outdoor cinema, theatres).

The actual reserve is significant for its longstanding use as a place where a range of temporary uses occurred, including entertainment and the provision of refreshments on public holidays and at the weekend. There is not just one type of recreational use but varied uses that are as much to do with getting some fresh sea air (a nineteenth century preoccupation that remains important for city dwellers today), as well as sea bathing, swimming and surfing. The use for fitness training is longstanding. Other uses such as skateboard reflect more current pastimes and are not significant.

The use by individual groups or clubs should be subsidiary to the overall significance of the place for as a foreshore reserve and urban beach, for over 130 years, used today and reserved for future generations. No one club should be singled out as being significant at a National level, as these uses should all sit in hierarchy below the overarching significance of the place as a designed cultural landscape within a spectacular natural setting.



The statements of significance do not address the importance of c1900 discoveries and collections of Aboriginal artefacts and the use of the Bondi Points to establish the Eastern Regional Series as a basis for archaeological theory that continues in use by archaeologists today.

Recommendations for future reworking the three statutory statements of significance to better reflect local, state and national attributes are included in the implementation section (Section 9.5).

### 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'. There are four types of heritage curtilage:

- Lot Boundary Curtilage: where the lot plan 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.

As the study area is a cultural landscape with historic links to the surrounding area an appropriate curtilage for the site would be an expanded or composite heritage curtilage. Further analysis is required to determine the curtilage extent and nature. Views to and from the site are important, including from the sea. The area includes land in different, but mostly public, ownership or control. Views have been identified in Section 4.12 and in the view map in Section 9.

The view catchment that surrounds Bondi Bay and vistas to and from the Bay are historically and currently significant. In association with historic plans and photos of this cultural landscape, the surviving sequence of historic views document the natural heritage and evolution of this significant beachscape and can readily be compared with historical images indicating change in the landscape.

Views to, from and within the Bondi Beach cultural landscape are a vital aspect in the appreciation of the natural attributes and development history of the place and its interaction with the adjoining Bondi townscape. From the early days of the reserve, views were a draw card. With creation of the coastal walkway the range of views that could be gained was expanded.

The concept of a buffer zone (as required for world heritage sites) is another way to consider and protect the curtilage and setting. Development in buffer zones may be managed by planning regulation to limit intrusive development or activities that otherwise impact on identified heritage values. Development in the vicinity is currently limited by local and state environmental plans and policies (discussed in detail in Section 6.1 and 7.3 of this report). The local conservation area listings also provide a mechanism for protection of curtilage. As previously noted the current standardised LEP definitions and schedules no longer include scenic protection areas however the concepts in the former clauses could be the basis of a guideline or DCP.

## 6.4 Significant Continuing Uses

A key component of significance is the long term significant uses. A number of these longstanding uses are not identified as significant in the existing statements of significance.

Table 6.3 describes categories of use and traces the documented continuing uses. Some continuing uses have been harder to document due to the invisibility of certain groups in the documentary records. Further detailed research may be able to further pin down areas of the beach and reserve used by certain groups such as women and individual migrant communities. In the Aboriginal study an attempt has been made to identify the features in the broader landscape used by the Aboriginal people. Refer also to the Chart of Continuing and Significant Uses in Section 3.4 which analyses the date ranges.

Table 6.3: Significant Continuing Uses of the Bondi Beach Cultural Landscape

Use	Description	Significant Continuing Uses
<b>Beach Swimming</b>	Ordinances Regulating, Sea Bathing, Life Saving, Life Saving Clubs, Lifesaver Training, Life Guards, Surf Carnivals, Dressing Sheds, Body Surfing, Board Surfing	Beach swimming in its range of forms is an ongoing use of cultural significance.
<b>Passive Recreation</b>	Promenading, Sun Bathing, Taking Sea Air, Paddling, Viewing	Passive recreation at the ocean is a significant ongoing use and part of the cultural significance of the BBCL.
<b>Park</b>	Reserves, Parklands, Picnics, Refreshments	Public park use at Bondi is a significant ongoing use and part of the cultural significance of the BBCL.
<b>Sports</b>	Competitive Surfing and Life Saving Drills, Snorkelling, Diving, Volleyball, Running, Fitness Training, Gymnastics, Beachobatics, Football, Squash, Tennis	Sport and fitness training activities at Bondi are significant ongoing uses and part of the cultural significance of the BBCL.
<b>Events</b>	Public Holidays, Events, Carnivals, Fund-raising, Re-enactments. Dancing, Bands, Car Trials	The use for events and celebrations is a significant ongoing use and part of the cultural significance of the BBCL.
<b>Tourism</b>	Day Trips, Excursions, Picnics, Tour Buses.  Formerly Accommodation, Shacks, Camping	Visiting Bondi for holidays is a significant ongoing use and part of the cultural significance of the BBCL.  Accommodation within the reserves is not an ongoing use, replaced by a range of types of accommodation in the area.
<b>Transport</b>	Walking, Road, Tram, Bus, Driving, Parking at the beach	Provision for travelling to the beach by public transport and enjoying motoring or cycling at the beach and watching the surf from cars is part of the cultural significance of the BBCL.
<b>Art</b>	Sketching, Painting, Photography, Art Installations	Art is an ongoing use of cultural significance at Bondi.
<b>Culturally Significant Uses in Vicinity but not in SHR Boundary</b>		
<b>Fishing</b>	Hunting or Food Gathering, Boating	Fishing and associated boating is a significant traditional use at Bondi but outside the SHR boundary.
<b>Pools</b>	Ocean Baths, Swimming Carnivals, Competition, Clubs, Pool Sports	Pool activities at Bondi are significant ongoing uses and part of the cultural significance but outside the SHR boundary.
<b>Former or Ongoing Uses Not Culturally Significant the BBCL</b>		
<b>Services</b>	Surveys, Water Supply, Stormwater, Sewer, Cable Stations, Dune Stabilisation	These uses and installations are important to the function of the place and some are significant historically eg cable installations. Though their function is practically necessary the uses do not contribute to the major heritage values.
<b>Quarrying</b>	Stone, Sand, Garbage Disposal, Filling	These exploitative activities including obtaining sandstone and sand are significant historically and help understand the place but are not culturally significant continuing uses. Other sites are now used. The Aboriginal stone tools are a result of quarrying but no longer a use.

The following table categorises attributes of historical patterns of use into levels of significance.

Table 6.4: Attributes of Historical Patterns of Use and their Significance

Attribute of Pattern of Use	Local	State	National	International
<b>The Locality</b>				
Renowned location – other beaches compared to Bondi, not just in Australia eg the Bondi of Auckland	✓	✓	✓	✓
Tourist destination (now and in the past)		✓	✓	✓
Daily / Weekend / Regular users of the reserve - Residents	✓			
Infrequent users - Public Holidays and Weekends		✓		
Changing attitudes to surf bathing, restricted hours, segregation of bathers, regulation swimming costumes and protests	✓	✓	✓	✓
Inspiration for artists / photographers – achieved iconic status, emblematic of the national pastime	✓	✓	✓	Unconfirmed
War effort – rallies, commemoration and fundraisers and R&R but also threat of invasion in World War Two	✓	✓	✓	✓
<b>The Municipality</b>				
Provision of municipal facilities (baths, dressing sheds, pavilions, surf clubs, lawn, promenade, motor park). Large scale municipal improvements by Waverley Council for over a century. Model for municipal improvements elsewhere, and an idea to live up to	✓	✓	✓	Unconfirmed
Formal designed landscape - urban beach and park, early twentieth century town planning and architectural design.	✓	✓	✓	Unconfirmed
Municipal relief work – employment for local men during the depression. One of the largest projects undertaken in Sydney, possibly Australia	✓	✓	Probably	
Association to various cultural groups – Aboriginal, Pacific, British, European Migrants	✓	✓		
Concessions – refreshment kiosks / booths, baths, since the late nineteenth century – Lands Department leases	✓	✓		
Use for events especially on public holidays eg NYE, Olympics	✓	✓	✓	✓
<b>The Water / Beach</b>				
Changing attitudes to surf bathing	✓	✓	✓	
Surf life saving movement	✓	✓	✓	
Growth of swimming as a daily activity, a recreational activity and a competitive sport	✓	✓	Probably	
Long standing association with clubs: swimming, life saving	✓	✓	✓	
Australian inventions: Surfplane, changes in surfboard design, surf lifesaving equipment	✓	✓	✓	
<b>The Parks</b>				
Exploiting resources: Aboriginal stone tools and later quarrying (including quarrying within the site to build improvements)	✓	✓	Extent of trade unconfirmed	
Promenading (and later showing off motor vehicles)	✓	✓		
Driving and parking – driving to the beach, recreational driving, viewing the beach from parked cars	✓	Probably		
Picnicking in the landscaped park	✓	✓		
Eruv (Jewish area where activities permitted Sabbath)	✓			
Fishing – transition from individuals fishing for food or to sell produce to recreational / clubs	✓	✓		
Crazes / Fads – Music and Dance Styles	✓	✓	✓	Unconfirmed
Social groupings / hang out spots eg ramps, club house verandahs and sections of beach	✓	✓		Backpackers unconfirmed

## 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 (and later amendments), *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 re-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.

Research carried out for this CMP reveals additional aspects of significance. It has become clear during the preparation of this CMP that the previous assessments did not consider the use of the place as a public reserve since the 1880s. As the trustees of the reserve, Waverley Council has been making improvements since the 1880s. By considering the place as a cultural landscape it has been possible to trace this evolution and to draw out the aspects of significance. Unlike many other historic sites, there are uses within the reserve that have occupied a number of different sized premises on different sites. In these cases the continuing use is significant, as are some of the buildings.

### Assessment Against the State Heritage Register Criteria

The following assessment uses the framework for the assessment of significance from the NSW Heritage manual. The place is assessed against the defined State Heritage Criteria a) to g). Tables 6.3 and 6.4 demonstrate that the place has a range of different significances as it has a wide range of users. The cultural landscape has at least **STATE significance** under the following criteria.

#### **Criteria A An item is important in the course, or pattern, of NSW's cultural or natural history;**

The Aboriginal artefacts, later known as 'Bondi Points', discovered and collected in c1900 are significant as the basis for the archaeological theory of the Eastern Regional Sequence which continues to be used by archaeologists today.

The documentary record and sites within the SHR area and in the vicinity show patterns of use exploiting natural resources; making Aboriginal stone tools, and later quarrying, as well as fishing and whale watching. These uses predate the reserve (and in some cases European settlement).

One of three ocean front reserves in Sydney dating back to the 1880s, Bondi Beach is of historical significance as metropolitan beachscape and park within an exceptional natural setting which has been enjoyed by Waverley residents, other Sydneysiders and tourists alike, informally since the 1850s and as a crown reserve since 1882. The resumption of private land for the public benefit is historically significant. The initial aim of providing access to the health benefits of walking in the fresh sea air remains important and the place was associated with the historical development of beach recreation, ocean bathing, swimming, surfing and a range of associated uses.

Initially intended for promenading and viewing the ocean, the reserved area at Bondi Beach has since been enlarged several times and has been the site of successive improvements built by Waverley Council since the 1880s and was the site for significant trials in dune stabilisation.

The place today retains evidence of two successive major beach improvement schemes 1910 - 1916 and 1920 - 1929 with the earlier improvements included in the later to form the largest beach improvement scheme carried out in the interwar years - notable as a landmark in the history of town planning for its scale and for the incorporation of planning for recreation.

The increasing popularity of the reserve was associated with the rise in tourism in NSW and the implementation of regular public holidays, such as Eight Hour Day (Labour Day). The extension of the tramline to the beach in the 1890s and the provision of facilities and special trams for morning bathers and holidaymakers made Bondi Beach a popular destination.

Improvements within the reserves at Bondi Beach demonstrate the growth of the popularity of swimming and other athletic activities as a daily activity, a recreational pursuit and as a competitive sport beginning with construction of the ocean pool at the southern end of the beach (outside the SHR boundary) in the 1880s and continuing post 1900 with the erection by Council of improvements for beach goers including dressing sheds and refreshment kiosks (within the SHR boundary).

A number of clubs have longstanding associations with the place, some having been permitted to erect clubhouses within the crown reserve including the Bondi Surf Bathers and North Bondi Life Saving Clubs which have occupied a series of increasingly larger premises on the beach. The documentary record also reveals the declining focus on clubs and facilities erected for men only to the equality of beach use today.

Site of the establishment of Australia's first life saving clubs and of the invention and use of the surf reel in life saving and of numerous events and rescues important in the history of surf life saving including the Royal Carnival in 1954 preceded by a Royal Command performance in London demonstrating an international awareness of surf lifesaving.

Location of major historical events ranging from patriotic carnivals in World War One to motor rallies to the 'Festival of the Winds', the destination of the City to Surf fun run and the venue for beach volley ball in the Olympics in 2000. The place continues to be used for events demonstrating the esteem in which the place is held and because of the capacity and accessibility relating to the natural form of the wide beach and the size and design of the park.

The historical records, particularly art works and photographs, document the use of Australian inventions at Bondi such as the surfplane and the surf lifesaving reel as well as the introduction from other parts of the Pacific of surfboards and subsequently changes in surfboard design.

Initially a local attraction it became a 'national playground' and by the 1930s international visitation. Bondi Beach remains one of the best known Australian beachscapes and has long been renowned as a place where physical prowess could be demonstrated and the 'body beautiful' displayed.

Bondi Beach has been sketched and painted since the 1830s and photographed since the 1850s. Through the work of artists and photographers as well as media coverage of visiting royalty and other celebrities the beach has achieved an iconic status internationally, as a tourist destination that is emblematic of the national pastime of going to the beach.

The documentary record is evidence of the war effort during the Great War and World War Two. Numerous memorials remain within the clubs to those who did not return. Almost no physical trace of the wartime uses survives, however Waverley Council retains plans documenting the coastal defences erected.

Changes to activities provided on the foreshore reflect popularity and decline of crazes for the entertainment of adults, including the wartime introduction of various American fads, jazz, dancing including jitterbugging, roller skating and large roundabouts. Provision for childrens' play has continued for over a century - the equipment has changed over time due to safety concerns. Fitness equipment has been provided since the early twentieth century.

***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 'Bondi Points' collected here were used as a basis for the lithic Eastern Regional Sequence of Aboriginal Archaeological technological change and have important associations for Aboriginal people past and present, with Fred McCarthy of the Australian Museum, who developed the theory, and practicing archaeologists generally.

The place is associated with the life saving movement and the development of, and training in, life saving techniques since mid 1890s and the establishment and rise of life saving clubs a decade later.

The dune stabilisation and first sea wall are associated with notable Public Works Department engineers De Burgh and Smith. The 1920s improvement scheme is associated with eminent planner Walter Scott-Griffiths and Waverley Council, particularly alderman and mayor C W Kavenagh, council engineers and resident groups.

Built and unbuilt schemes for the park are the work of Sydney-based architects many of whom were resident in the local area (or the Eastern suburbs) including Oakley & Midelton (first improvement scheme), Robertson & Marks (second improvement scheme), C B Arnold and Ruskin Rowe of H E Ross & Rowe (1930s additions) and various post World War One extensions to individual buildings designed by local architects.

The place is a site of commemoration of prominent community members, deaths by drowning and club members killed during the wars and is significant to the clubs, local community and descendants.

Historically associated with prominent national and international visitors ranging from the Royal family and Prime Ministers, sports people, to film stars and models.

***Criteria C An item is important in demonstrating aesthetic characteristics and / or a high degree of creative or technical achievement in NSW.***

Bondi Beach is valued for its sense of place as an urban beach - the result of the natural environment and successive improvement schemes and forming an integrated designed landscape. The crescent shaped, wide, gently sloping, sandy beach is enclosed by headlands on each side, the curved sea wall, bank of parkland and contemporary buildings lining Campbell Parade. The extent and scale of the designed beach improvement scheme is exceptional and the variety of components: pavilion, smaller surf clubs, motor park, bridges and tunnels, promenade and sea wall, paths and plantings, etc., all part of the scheme with a formal geometric plan and unified architectural character. The scheme and buildings were an example to others Australian-wide.

Designed by a prominent town planner and by one of the leading Sydney architectural firms in collaboration with Council, the 1920s Bondi Improvement Scheme appears to be the most comprehensive municipal beach improvement scheme undertaken in Australia in the interwar years. Its formal landscape design style shows the influence of the ideas of the international 'City Beautiful' town planning concept and early twentieth century recreational and town planning.

The civil engineering works undertaken post 1900 to limit drifting sand and pioneer dune stabilisation and the erection of the curved sea wall and promenade from 1910 - 1916 are some of the most significant foreshore improvements undertaken in NSW during this era and the only example identified undertaken by a municipal council and the Public Works Department.

The extent and design of the promenade, marine parade and motor park are an example of the early large scale use of reinforced concrete. The design has ensured that the Park continues to be used for large scale events such as the 'City to Surf'. The use of substantial masonry groynes can be traced in overseas examples however no other Australian examples of this scale have been located, though there were large timber piers at other beaches such as Coogee.

The undersea overseas telecommunications cables previously landing at La Perouse and laid on Bondi Beach then across the Pacific Ocean in the 1910s, subsequently upgraded, demonstrate technical achievement in communications.

***Criteria D An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons***

Archaeologists and Aboriginal people hold the place in high regard in part associated with the 'Bondi Points' and ERS archaeological theory.

The historical documents record the transition from individuals fishing to feed their families and to sell produce to recreational fishing and diving – these activities now occur outside the SHR boundary.

Associated with the regular use of the beach are life saving clubs, swimming clubs, surfboard and other clubs.

Bondi beach expresses an aspect of Australian's cultural identity representing the culture of beach bathing and outdoor recreation and well as volunteering and community action. The 'Bondi Brand' is used in images of Australian life in advertising, works of art and promotions of Australia.

The place is valued by holiday makers and tourists and its popularity can be traced back to the nineteenth century with the erection of hotels and guest houses and published comments in the 1930s indicate its popularity with international visitors.

The Bondi Beach Cultural landscape is of cultural significance for over a century of occasional use as a protest venue, initially in regard to municipal regulations regarding beach usage and more recently to do with the environmental and other issues with a social focus. Other municipalities looked to Bondi as a litmus test as to what was acceptable and the improvements served as a model for municipal improvements and aspirations throughout Australia.

Local residents and the users of the parks retain a high level of attachment to the place, evidenced in the recent campaign against the privatisation of part of the Pavilion. This has had a long history with the nineteenth century campaign to gain beach access from the private landowner and protest against improvement scheme designs. Social groupings are also evident with 'hang out' spots at ramps, club house verandahs and on sections of beach. Newspaper reports have divided the users into groups since at least the 1930s.

The overlaying of cultures is now evident, reflecting the multicultural population of surrounding suburbs for example the wire delineating an Eruv where activities are permitted for the Jewish community on Sabbath.

***Criteria E An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.***

Potential to reveal evidence of past patterns of use including Aboriginal usage, prior to the reserves, and changing reserve layouts and plantings.

The Bondi Points, used to develop the ERS theory, offer research potential including the origins of the lithic material of which they are composed and there is some potential for artefacts to remain intact at deeper levels or scattered in disturbed ground.

The extent of documentary evidence and associated collections including Council minutes and oral histories, indicates that there is considerable potential for research into the place.

Photographs and newspaper reports in particular document changing attitudes to surf bathing and the lifting of restrictions on hours, the acceptance of mixed bathing, the lessening of regulations relating to swimming costumes. The legendary beach inspectors have been replaced by life guards / rangers.

***Criteria F An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.***

The extent of the 1900 find of stone tools on the beach is rare and their subsequent use as the basis for the Eastern Regional Sequence theory.

The extent of use of the place in depictions of Australian cultural identity is rare, evident since the 19<sup>th</sup> century with photographs of Bondi Beach dating back to the 1850s and more detailed photographs of the beach in use appearing in the press after 1900.

The association with the two earliest surf clubs, along with nearby Bronte, is rare – clubs that, along with Manly, played an important role in the development of surf life saving. Manly, though active earlier, was not officially founded until 1911.

One of few municipalities to successfully undertake large scale beach improvement schemes with two successive schemes integrated into one overall design. The Bondi Beach works are significant as an historical model for municipal improvements and aspirations throughout Australia.

Of a scale similar to American beach improvement schemes the Bondi Beach Improvement scheme is the largest scheme found in Australia, responding to the large scale of the landscape setting. It features a series of lawns divided by paths lined with tree plantings. Hard and soft landscape elements were part of the scheme with roadways, car parking, bridges, tunnels, concrete balustrades, light poles and the promenade. It features a hierarchy of buildings in a complimentary architectural style suitable for Australia's climate within a designed landscape. The surf pavilion was the centrepiece, with two smaller surf clubs (one replaced) and even smaller utilitarian structures such as amenities and the Low Level Sewerage Pumping Station. The surf pavilion is also rare as one of few examples that was part of an overall scheme with a unified architectural character.

One of a series of motor parks erected at major Australian metropolitan beaches during the 1920s and one of the only examples that was part of a comprehensive beach improvement scheme with a concrete roadway and separation of pedestrians and cars by the use of tunnels and bridges. Bondi Park contains sections of the uncompleted scheme for a marine drive from South Head proposed by Waverley Aldermen in the 1920s. For decades events such as motor trials were held.

The erection of the surf club houses completing the improvement scheme and the continuation of the foreshore walkway from Bondi to Tamarama are significant as extensive municipal works undertaken using depression relief funding and appear to be unparalleled in scale in NSW, possibly Australia. This work made a substantial contribution to the local economy.

***Criteria G An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments.***

The stone tools found on the beach in 1900 are representative of typical Aboriginal stone tools known as backed blades.

A representative example of a comprehensive large scale planned beach improvement scheme undertaken by municipalities during the 1920s to provide amenity for city dwellers.

It is an example of town planning for recreation and representative of the formal design style influenced by the ideas of the City Beautiful movement. It demonstrates all the elements typical of the Australian beach: a pavilion for public changing rooms, surf life saving club(s), wide expanse of sand, grassy park for picnicking, a promenade / marine drive, and the availability of ocean swimming.

The cultural landscape is representative of Australian popular beach culture.

The Bondi Surf Pavilion is representative of a class of buildings found frequently along the coast of NSW and of the 'Interwar Mediterranean' architectural style.



## 6.6 Proposed Revised Statement of Significance

Note: The existing statement of significance does not cover aspects of significance identified in this report. They are included in the following text which should be considered in any future revision.

The Bondi Beach Cultural Landscape is of local and state heritage significance with aspects of national significance.

Bondi Beach is significant as an internationally renowned metropolitan beach and park within an exceptional natural setting - a natural wide golden sand surf beach facing southeast with the clear waters of the bay enclosed by sandstone cliffs and headlands.

It is of historic and ongoing social significance with Aboriginal sites in the vicinity, objects and documentary records providing evidence of the lives of Aboriginal people in the past including manufacture of stone tools, food gathering and fishing, cooking and shelter, swimming and whale watching. The 'Bondi Points' are significant as the basis for the Eastern Regional Sequence used by archaeologists to explain the sequence of technological change in south eastern Australia and have scientific research potential. Bondi was occupied and enjoyed by Aboriginal people for many thousands of years before European settlement and Aboriginal people camped nearby and used the beach well into the early twentieth century and continue to hold the place in high esteem.

The BBCL is historically significant in providing for recreation for visitors, informally since the 1850s, and as a crown reserve since 1882. The creation of the park through the resumption of private land is historically significant in setting aside the beachfront for public benefit. The area was progressively enlarged and improved by Waverley Council including building pathways and viewing terraces in the 1880s and two major beach improvement schemes in 1910-1916 and 1920-1929.

The southern hillside is historically significant providing initial beach access from the mid 1800s when the beach above high water mark was in private ownership. Remnants of the original path and stairs that led down to the rocks below the cliff survive. The first Waverley Council 'improvements' in the mid 1880s were access paths, seating, the commencement of the baths, grass and pine plantings. Successive improvements followed with a zig-zag path and steps linking the tram shelter to the beach and seating on terraces formed by stone retaining walls. These elements survive intact, except tree plantings, and are significant, demonstrating the early access to the beach and the initial beach culture, focusing on viewing, picnicking and promenading.

Historical records show the increasing popularity associated with the rising tourism in NSW and the advent of regular public holidays, such as Eight Hour Day (Labour Day). Tram access in the 1890s, with special trams for bathers and on holidays, made Bondi Beach an accessible, popular destination featured in photographs and descriptions from the 1880s.

The historical sequence of facilities for beach-goers - including dressing sheds, amenities and refreshment kiosks - demonstrates the introduction of sea bathing (washing) in the 1880s and the development in Australia of swimming as a daily activity, a recreational pursuit and a competitive sport. Bondi is associated with the development of and training in surf life saving techniques from the mid 1890s and with the birth and rise of surf life saving a decade later.

Of historical and technical significance are the innovative civil engineering techniques used in 1902 to stabilise the sand dunes using fascine fences, and plantings of marram grass and pines and those used in the design and construction of the curved sea wall from 1910 to 1916. The work is historically associated with engineers from the NSW Public Works Department - Walter Smith for the dune stabilisation and E M de Burgh for the sea wall, with Council.

The insitu concrete sea wall retains its original alignment and character with access to the beach via ramps for pedestrians and vehicles. The sea wall and promenade are significant as extensive

foreshore improvements in NSW in this era and the only example of a project undertaken by a municipal council and the Public Works Department. Council's fashionable promenade was one of the earliest in NSW. Initially tarmac, it included picnic shelters, lighting and Norfolk Island pine plantings – also planted along Campbell Parade. Three Norfolk Island pines survive from the early plantings. Recent successful Norfolk Island pine plantings on Campbell Parade recreate some of the former character. The space, form, alignment and character of the promenade and its relationship to the beach are significant.

The two undersea overseas telecommunications cables laid across Bondi Beach in 1912 and 1916, subsequently upgraded, remain in use and are technically significant. The original cable rooms were replaced in 1928 by spaces under Queen Elizabeth Drive. The southmost cable was last replaced in 1975 introducing fibre optics and part of the original cable is in the Powerhouse Museum. The cables and cable rooms are historically and technically significant, demonstrating a century of international communications.

Similar in scale to American examples the 1920s Bondi Improvement Scheme reflects international 'City Beautiful' town planning concepts. It is historically and aesthetically significant and rare, the most comprehensive and consistent municipal beach improvement scheme in Australia from the interwar years. It is notable as a landmark in the history of town planning for its scale and for the incorporation of planning for recreation. Structures were set in an open, simple, formal, manicured, designed landscape with lawns and brick paths lined by Norfolk Island Pines. These monumental plantings were integral to the design and continue in some locations. Designed with a hierarchy of buildings of complimentary architectural style, the surf pavilion was the centrepiece, with smaller surf clubs and even smaller utilitarian structure and enclosed to the west by the contemporary buildings lining Campbell Parade. The arcaded 'Mediterranean' design with the arched colonnades was seen as appropriate aesthetically as well as for Australia's climate providing shade. The design is associated with eminent planner Walter Scott Griffiths and architects Robertson & Marks. Other buildings are associated with architects H E Ross & Rowe and Oakley & Midelton. All worked in conjunction with Waverley Council who significantly influenced the final designs.

The Motor Park and Marine Drive are exemplary examples of facilities for cars erected at major Australian metropolitan beaches during the 1920s. The scheme demonstrates the historical change in catering for the car and the expansion and glamour of private car ownership. For decades events such as motor trials were held. They are rare examples being part of a large overall beach improvement scheme. Pedestrians and cars were separated using tunnels, bridges and retaining walls. The concrete roadway and structures demonstrate an early large-scale municipal use of reinforced concrete and with surviving structural drawings provide research opportunities. The former substantial masonry groynes are seen overseas but no other Australian examples of this scale have been found.

The visionary scale, extent and design of the promenade, Marine Parade and Motor Park has ensured that Bondi Park could accommodate large events such as surf carnivals (including a Royal Command carnival) commemorations, festivals and celebrations and continues to be used for large scale events such as the 'City to Surf' and Olympic events. Sporting and recreational events are long standing significant uses of the beach. The place is associated with prominent national and international visitors ranging from the British Royal family and Prime Ministers to sports and film stars and models - often attending events.

In the 1930s the erection of the surf club houses completing the improvement scheme and the continuation of the foreshore walkway are some of the most extensive municipal works undertaken using depression relief funding and appear to be unparalleled in scale in NSW, possibly Australia.

The place has a significant longstanding association with surf clubs, demonstrated by their activities and the succession of clubhouses, including the Bondi Surf Bathers and North Bondi Surf Life Saving Clubs and a long standing rivalry between them. The records show the historically significant change from male-only clubs to the active participation of women and children.

The beach is socially significant for its association with modern Australian beach culture and outdoor recreation. It demonstrates the transition over the twentieth century from viewing the ocean, to mixed bathing, through 'shooting the waves' and riding surfboards, to modern beach culture. Photographs and newspaper reports are evidence of changing attitudes to surf bathing, lifting of restrictions on bathing hours, removal of segregation of bathers, lessening of regulations relating to swimming costumes and the replacement of the legendary beach inspectors with life guards.

Bondi Beach is socially and historically significant as an egalitarian place and a mecca for popular culture, expressed in media such as television, radio and electronic platforms. From the 1920s, it was renowned as a place associated with physical fitness and prowess and the 'body beautiful'. Provision for fitness activities as well as for childrens play has been made by Council for over a century. Other popular culture activities historically practiced at Bondi, including dancing, jazz, and skating, changed over time with crazes and fads.

Bondi Beach has been sketched, painted and photographed since the 1850s and is recognised internationally as an iconic tourist destination for the national pastime of going to the beach and is associated with the Bondi 'brand' or image of Australia and Australians attracting visitors worldwide, particularly young people and 'backpackers'. The place is significant for its intangible values associated with use and cultural perceptions and as an inspiration for art, both installations at the site (including murals) and as a subject in public art collections. The distinct and internationally recognisable sense of place has led, for over a century, to its use as a protest venue, in films and for publicity and advertising. Protests initially in regard to beach regulations have more recently addressed environmental and social issues, with others looking to Bondi both as a litmus test for lessening restrictions and as model for municipal improvements.

The movable heritage collections associated with the place are part of its heritage significance and have significant research potential. The collections are wide ranging, from Aboriginal objects to surfboards, administrative records and engineering drawings to fashion photographs. The documentary record, particularly art works and photographs, shows historically significant Australian inventions related to Bondi, such as the 'surfoplane' and the surf lifesaving reel, as well as the introduction of the surfboard from Hawaii and its local development into modern surfboard design, and these are demonstrated in associated moveable heritage collections.

The memorials and honour boards as well as documentary records, provide evidence of the war effort during the Great War and World War Two and are historically and socially significant to the community. Almost no physical trace of World War Two infrastructure survives at Bondi, however plans show the coastal defences erected and record the associated demolition of the groynes.

The place has social significance. Local residents and reserve users have a high level of attachment to the place, evidenced in the 2016 campaigns against development perceived as inappropriate 'privatisation' and which have a historical parallel in the acquisition of the beach from the original private landowner. Community associations with the place are expressed in local social groupings, with 'hang out' spots at ramps, clubhouse verandahs and on the beach and in the overlaying of diverse cultures which reflects the multicultural population of surrounding suburbs. The central portion of the promenade has memorial plaques to prominent community members.

## 6.7 Levels of Significance of Fabric

The statement of significance outlines the significance of the BBCL. The management of BBCL should conserve all the values, including local, state, national and international, as all aspects are important. This section considers how elements and use of the place contribute to overall significance. Uses are detailed in a preceding section and noted in table 6.6 if the use is significant, rather than the element itself. The table 6.5 shows the rationale for each level of significance. A table with the recommended treatment for each level of significance is in the policy section. The levels used are consistent with those in the CMPs for the Pavilion and BSBLSC. Note that these treatment recommendations are for 'fabric' and do not apply to Aboriginal sites or to overall landscape spaces.

Table 6.5: Levels of significance of fabric and rationale for levels ascribed

LEVEL	RATIONALE FOR LEVEL
Exceptional	Element that makes a direct and irreplaceable contribution to the overall heritage significance of the BBCL. 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 BBCL. 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 BBCL. 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 the BBCL. 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 BBCL.
Intrusive	Element (or component of an element) that adversely impacts on the overall heritage significance of the BBCL. 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'. The table does not include Aboriginal sites or the natural environment for which there are specific policy sections. Features such as Scarborough Bank and Campbell Parade, which are significant but are outside the study area, are not included below but the policies for setting apply. The **blue text** indicates that the level of significance ascribed here is the same as that in the Pavilion CMP. Other items in black text are not in that CMP. Movable items in the library and collections within buildings are also not included, nor are artworks. The artworks on the site generally are considered to have MODERATE significance (they have other values than their heritage significance) including:

- The Chloe Memorial Mural and ANZAC Mural on the Queen Elizabeth Drive retaining wall;
- Commemorative plaques such as that associated with the Lookout Tower;
- The dolphin and lifesaver statues south of the Pavilion;

See also following diagrams figures 6.5, 6.6 and 6.7 which locate the elements.

Table 6.6: Levels of Significance of the Fabric in the BBCL Study Area. See also following diagrams figures 6.5, 6.6 and 6.7 which located the elements

ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
<b>Bondi Beach (including Sea Wall)</b>				Blue = Bondi Pavilion CMP
Bondi Beach (including Sea Wall)	1911, 1913, 1916, 1940s	Bondi Beach is about 1 km long, 100 m wide and is a long recurved quartz sand beach between rocky headlands, originally backed by sand dunes. Bondi Beach is a very wide sandy beach compared to others in the vicinity. Today the beach appears similar in extent to the early photos (possibly wider) except for the removal of the dunes and construction of the seawall. Extreme storm events periodically strip sand off the beach, as in 1974, or deposit sand on the beach and across the promenade and road as in 2012 and 2015. The beach is backed by an originally unpainted concrete sea wall constructed in stages from 1911 to 1916 and which has ramps giving access to the beach. Stairs were added at the centre in association with the 1928 - 1930 improvement scheme.	Wide white / golden sand beach Curved concrete sea wall.	Exceptional
Sea Wall and Promenade	1911, 1913, 1916	Centre section built first (1911). Second Stage (to south) 1913. Full extent by 1916. Access to the beach below was via ramps and a stair in front of Castle Pavilion (see below). Constructed in concrete, unpainted, with asphalt promenade and drains on the edge of the promenade discharging through sea wall. Damaged at northern stormwater drain in 1929 and rebuilt. Sea wall retained and promenade doubled in width in 1928 Improvement Scheme. The promenade was partly replaced by concrete in 1928 and later. During WW2 gun emplacements were dug along the promenade and subsequently infilled.	Curved concrete sea wall with promenade over and railing that extends the entire length of Bondi Beach. Cross sections of the wall are shown in original or early drawings and much of the structure is below the sand. Wall is raking concrete with concrete capping blocks. Drawings show buttresses at 10' intervals and a concrete heel beam. Appears to be original fabric. Originally unpainted but some sections are now painted. Ramps give access to the beach (see below). The promenade is at a lower level than the later marine drive and is linked to it by stairs and ramps. Promenade brick paving at centre is modern and not significant.	Exceptional
Sea Wall revetments	1987 to 1990	Revetment works undertaken to foot of wall on seaward side below sand.	Rocks in wire 'mattresses' laid from toe of wall at 30 degree angle. Covered in sand.	Neutral
Ramps and Stairs	1911 - 1916 1940s	1911 - 1916 Sea Wall included ramps to beach and a stair. The ramps were destroyed by military 1942 and subsequently rebuilt. Stair near current lifeguard tower was not rebuilt. Ramp 1 demolished in storm in 1974 and rebuilt and was also altered later when the stormwater was diverted transferring from a pipe to the culvert under the ramp.	Ramps altered but are in same locations, built of concrete and are a similar form. The form, location and construction material of the ramps is significant but the fabric is not.	Configuration <b>Exceptional</b> Fabric <b>Neutral</b>

<sup>7</sup> Refer also to charts in Sections 2.4 and 4.16

ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
Pipe Handrail	1911, 1913, 1916 and late twentieth century	Original railings were iron pipe with one mid rail. Most or all of the iron railings have been replaced in the late twentieth and early twenty-first century with aluminium pipe rails or a similar form but a second lower rail has been added.	Original iron railing generally replaced (part may survive) but new railing is a similar form. The style, form, location and construction in metal pipes are significant but the fabric is not.	Configuration <b>Exceptional</b> Fabric <b>Neutral</b>
<b>Bondi Park (including roads, Pavilion, Bondi Surf Bathers Life Saving Club)</b>				Blue = Bondi Pavilion CMP
Bondi Park [Improvement Scheme]	1928	Extensive landscaping scheme, the culmination of years of debate and planning and alternate schemes. Included, not only the pavilion and park, but the marine drive, motor park and bridges, foreshore promenade and groynes that projected onto the beach. See below.	Extant but altered. See detail below for individual elements.	<b>Exceptional</b>
Paths	1928, 1930, 1982, 2016	<p>The park was laid out with brick paved paths, light brown with red mottle commons laid in a herringbone pattern with a red-brown soldier course along each side. The original paths were:</p> <ul style="list-style-type: none"> <li>- along the Marine Drive, wider in the vicinity of the Pavilion,</li> <li>- along Campbell Parade above the Motor Park</li> <li>- two on each side of the Pavilion,</li> <li>- two from the Marine Drive to the two bridges over the Motor Park linking to Campbell Parade</li> <li>- one from Marine Drive to Campbell Parade at the south end of the Motor Park.</li> <li>- at the rear of the Pavilion linking the two bridges and one from a semi-circular paved area at the centre of the Pavilion directly to Campbell Parade</li> <li>- a curved path along the east side of the Motor Park between the two bridges</li> <li>- one at the north end and east side of the drive.</li> <li>- where the tram loop was removed three radiating paths opposite Hall Street linking Campbell Parade to the Marine Drive. (radiating paths removed in the 1950s).</li> </ul> <p>Angled paths on pedestrian desire lines were added in the 1930s and have been altered several times including in 2016 when paths were added in new alignments. Semi-circular paths were added c1980 at the bridges and south of the pavilion.</p>	<p>Overall configuration of formal masonry paths crossing grassed areas in a geometric pattern and linking Campbell Parade to QED. Layout of surviving original paths from Campbell Parade and around the edges of the park.</p> <p>Brick paving of paths adjacent Motor Park and adjoining QED at south end. Modern brick paving around pavilion, surf club and other paths</p> <p>Overall configuration retained but levels and fabric altered. Most paths do not retain their original alignment and level - only the path adjacent the Motor Park and a section of footpath adjacent the south end of QED retain their original paving and levels. Most paths were raised in level, some realigned and repaved in the 1980s in brick. The modern brick paving is laid in a herringbone pattern, but at 45 degrees to the direction of travel and with the colours reversed. The ground level was raised (c1980) along QED with a retaining wall so the path levels and materials have been changed, and in some cases alignments. The modern retaining wall is higher south of the pavilion and in Bondi Park (South).</p>	<p>Configuration <b>Exceptional</b></p> <p>Original brick paving <b>High</b></p> <p>Other paving <b>Neutral</b></p>

ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
Queen Elizabeth Drive	1928	The Improvement Scheme included Marine Drive, with parking on both sides, above the existing promenade. Original engineering drawings survive. The outer face of the drive has an unpainted concrete retaining wall increasing in height above the level promenade with the slope of the road. Various structures were built under the concrete drive and retaining wall. The road surface was concrete panels with concrete kerbs. There was a pipe handrail on the east side and concrete lamp poles at intervals but no footpath. See above re footpath on west side. Renamed Queen Elizabeth Drive after her 1954 visit.	Roadway remains as concrete panels including in parking bays, with concrete kerbs. Small sections have been resurfaced and chicanes added. The road alignment has been changed at the south end with a roundabout added, surfacing with asphalt and narrowing of the roadway by widening footpaths. The original pedestrian refuges opposite the stairs and tunnels were removed. The section of road in front of the pavilion has been paved with bricks at the level of the footpath (which was also raised) and the alignment changed as a traffic calming measure. Lamp standards have been removed and the iron railing replaced with aluminium, but in the same form.	<b>Exceptional</b>
Stairs and Ramps from QED to Promenade	1928	Concrete stairs from Marine Drive to earlier promenade. Broad central stairs at the Pavilion with stairs to the beach added to earlier seawall. The location and form of some other stairs has been altered several times and has not been researched in detail. Tunnels were below promenade level and 1 and 4 were accessed from each side by stairs at right angles to the tunnel. A separate stair, in the line of the tunnel, led from the tunnel roof to the promenade. Other stairs typically had a landing with a stair to the promenade on one or both sides. Concrete believed to have been unpainted.	Central concrete stairs original with ramps added to side. Extant but altered, sections now ramped. The access to tunnel 1 has been removed and there is no stair at this location. The access to tunnel 4 has been removed but the original stair remains. The stair opposite ramp 2 was not original but added soon after, probably when the path across the park was added and it appears to be original. One stair at ramp 3 remains and one has been replaced with a ramp. There appears to have been no stair opposite ramp 5. The ramp there now is a later addition.	Centre stair <b>Exceptional</b> Stair at tunnel 4 <b>High</b> Stair at ramp 3 <b>High</b> Other stairs <b>Moderate</b> Ramps <b>Neutral</b>
Park Drive (Motor Park) and Bridges	1928	The Motor Park was constructed as an integral part of the Improvement Scheme in 1928. Original engineering drawings survive. It consists of a road and parking area and two pedestrian bridges. Concrete pavement, retaining walls, herringbone brick paving in parking bays. Roadway is concrete panels and there are concrete retaining walls and a balustrade to Campbell Parade, varying in height according to the relative levels of the road and footpath. The parking bays are in herringbone brickwork with concrete kerbs. The concrete bridges have low arches and piers at edge of car parking bays and original concrete light poles with electric lights. The central area has altered traffic flow with gates and the south end of the road was blocked off from Campbell Parade in 2016.	Most of the Motor Park including the road, retaining walls, balustrades, parking bays and bridges with their light poles are original and little altered. The alignment, configuration and materials are original. The concrete light poles on the bridges are the only original examples surviving in the park – there were originally many.	<b>Exceptional</b>

ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
Pavilion	1928	Centrepiece of the Improvement Scheme designed by Robertson and Marks. Substantial surf pavilion, rectangular with single storey wings with external arcades surrounding an internal space originally used for dressing sheds. The arcades have openings with columns and semi-circular arches in the 'Mediterranean Revival' style – via the USA – and is believed to originally have had 'Spanish or Cordova style' terracotta roof tiles however contemporary descriptions do not specify. At the centre is a two storey section with a terrace facing the beach. A rear two storey wing was built as a proscenium stage. Designed with spaces under front arcade and upstairs used as concessions and function spaces and with picnic seating in side and rear arcades. Rendered masonry off white in colour and originally limewashed. External joinery painted dark green.	See separate Pavilion CMP. The relationship to the park and paths and views to and from the Pavilion are important.	Exceptional
Pavilion - Restaurant Addition	2004	Semi-circular addition to northeast corner of Pavilion with glazed walls. Extended a concession originally in the building. Part of a bar and café fitout. Semi-permanent umbrellas extended the footprint of the addition and obscured the arcade on the front of the Pavilion.	See separate Pavilion CMP. The addition interrupted the composition of the main façade of the Pavilion and the relationship to the adjacent Surf Club and was intrusive in views. It was demolished in 2020.	Intrusive Removed in 2020
Tunnels No. 1, No. 2, No. 3, No. 4	1928, 1942, 2016	The Improvement Scheme included two pedestrian tunnels from the pavilion under the Marine Drive, providing discrete beach access (no. 2 and 3). These tunnels emerged on the beach within the groynes. A further two tunnels (no. 1 and 4) are under the Marine Drive north and south of the pavilion and gave access from the park to the promenade, separating cars and pedestrians. The floor level of the tunnels is below the promenade level and there were originally stairs linking them. Original engineering drawings survive showing the detailed construction in concrete.	No. 1 - Tunnel under road remains but stairs to the park and promenade have been removed. There is a locked gate access from the promenade. Suffering from concrete cancer and the roof is supported on props No. 2 - Beach end removed when groynes were removed in 1942. Extant under road up to Pavilion. Link to Pavilion closed off. Integrated into the lifeguard tower and used for lifeguard storage. No. 3 - Beach end removed when groynes were removed in 1942. Extant under road up to Pavilion but filled with sand. Beach end altered in 2016 to provide additional spaces for storage (for BSBLSC) and toilets. No. 4 - Extant. Filled with sand in 2016 including part under road and entry from park.	High
Groyne remnants	1928, 1942	Two concrete groynes erected as part of the 1928 Improvement Scheme. Original engineering drawings survive. Two concrete structures built out onto the beach connecting tunnels under the Marine Drive to the beach and providing elevated viewing areas.	Demolished by the military during WW2. Landward end of the groynes remain having been replaced with a curved end. Foundations survive under beach but currently not visible.	High



ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
Norfolk Island Pine Tree	Late 1880s and 1910s and 1928 - 1930 Late twentieth century	Norfolk Island pine trees were planted near the tram loop prior to the Improvement schemes. One mature pine remains from this era on Campbell Parade. Of subsequent plantings behind the Castle pavilion none survive. There were also extensive Norfolk Island pine plantings as part of the Improvement Scheme but none survive. Plantings surviving on Campbell Parade, the motor park, along the path north of the surf club and along QED north of the surf club are from late 20 <sup>th</sup> century when there were several attempts to establish pine plantings along the edges of the park.	One mature Norfolk Island pine tree on Campbell Parade towards QED roundabout intersection and two to the south are exceptionally significant. Later Norfolk Island pine plantings in original alignment along Campbell Parade, the motor park, path and QED north of the surf club have high significance.	Three trees <b>Exceptional</b>  Later pines on original alignment <b>High</b>
Native plantings	1970 - 1982 Late twentieth century	Banksias, Norfolk Island Hibiscus, Casuarinas and some Norfolk Island Pines were planted at the rear of the Pavilion. They were mostly informal but were also in rows along the motor park and paths. By the end of the 1980s, these had formed a dense arc of vegetation between Park Drive and the Pavilion. They were probably to provide canopy cover for what was then totally bare. In 1982 there were some new planting beds and other soft landscape features throughout Bondi Park, mostly immediately south of the pavilion. These did not survive	Rows of trees along the motor park behind the pavilion, mixed and roughly alternate Norfolk Island pines and Banksias and occasional palms are compatible with the original intent even though the species vary.  Informal plantings have benefit in providing shelter but are not the species or spacings intended originally and are not significant.	Pine tree rows <b>Moderate</b> Other trees in rows <b>Little</b> Palms <b>Neutral</b>  Informal plantings <b>Neutral</b>
Large Shelter Shed (picnic shelter)	1980s	Traditional shelter sheds placed throughout the park in the 1970s but to an earlier c1930s design. Similar in form to the 1916 shelters but larger. They do not appear to be on the 1971 aerial photo, six are visible on the 1982 aerial photo and eleven in the 1991 aerial. Standard design with pitched pyramidal roof. Partitions divide the shelter into four and there are four picnic tables and benches. Also built at Bronte Beach and other sites by Waverley Council.	All demolished 2017 except one in the playground. The provision of traditional form picnic shelters has some significance – the form on a smaller scale predating the improvement scheme but the fabric is modern and not significant.	Shelter <b>Little</b>
Lifeguard Tower - Second	2001	Observation tower for lifeguards. Successor to former lifeguard towers including one on north groyne. Plaque on building records opening on 21 <sup>st</sup> Dec 2001 by Mayor and notes funded by Council and Speedo. Concrete structure on landward end of remains of south groyne. Utilises spaces in former groyne and tunnel at beach level (below promenade). Circular shape with high-level windows and a flat roof.	Extant. The provision of lifeguard towers is significant but the fabric is modern and not significant.	<b>Little</b>
Cable and Room - COMPAC / Tasman Cable	1912, 1928	Telecommunications from 1912. Original cable room removed in 1928 and replaced by terminal room under QED. The cable remained in the same location. The cable is visible within the room but it has not been established if this cable is intact or operational. The cable terminal room remains under QED and with windows and doors onto the promenade. Adjacent to tunnel No 1.	The cable room is intact. The concrete structure is deteriorated with 'concrete cancer' and is supported by props. The windows and doors remain but are in poor condition.	<b>High</b>

ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
Cable and Room - ANZCAN / Eastern	1916	Telecommunications from 1916. The 1916 cable terminal room was in this location in a domed structure. Original cable room removed in 1928 and replaced by terminal room under QED. The cable remained in the same location. Original drawings survive of this structure. The cable has been replaced or duplicated several times and is operational.	There is now a locked door and security grill (not inspected). No windows can be seen but they are shown on the original drawings.	<b>High</b>
Playground [North of Pavilion]	c1989	Successor to early provisions for play elsewhere in park. This site was undeveloped in 1982. By 1991 there was a smaller semi-circular playground with some tree planting. It was extended and shade sails were added between 2007 and 2011.	Use is significant in park from as early as 1910. Current playground erected by Waverley Council extended over time. Now features shade sails and fence.	Use for play <b>Moderate</b> Equipment & fence <b>Neutral</b> / <b>Intrusive to Improvement Scheme</b>
Bondi Surf Bathers Life Saving Club	1933 - 1934	Several previous clubhouses on several different sites were replaced by the current building. Original section designed by architects Ross and Rowe to fit in with overall improvement scheme. (3 <sup>rd</sup> Clubhouse). Originally single storey with a roof terrace. Drawing calls for 'Roman' terracotta tiled roof. Many subsequent additions including first floor.	Refer to separate CMP for the BSBLSC. The original single storey masonry structure with a colonnade is intact and significant. The upper floor and most rear additions are intrusive increasing the intended medium scale of the building and dominating the original structure. Colours match the Pavilion plus club dark blue colour.	Original part <b>Exceptional</b> BSBLSC use <b>Exceptional</b> Additions <b>Intrusive</b>
Works Depot and Additions [to rear of BSBLSC]	2000 and later	Depot added as a temporary measure during the Olympics in 2000 and has remained and expanded over time. Several additions to rear of BSBLSC made since 1980.	Temporary works depot at rear in containers and temporary sheds. Refer to separate CMP for the BSBLSC. Single and two storey masonry buildings to the rear of the original surf club.	<b>Intrusive</b>
Picnic shelters	2016 - 2018	Five new picnic shelters were installed in 2016 to a modern curvilinear flat roofed design. The irregularly shaped copper clad roofs are supported on concrete posts and there are curved concrete benches on the uphill side and two tables with bench seats. Other tables and seats were installed through the area on concrete slabs and without roofs. The footpath was widened along Campbell Parade south of the pavilion with brick paving and bench seating. Two further picnic shelters were built in the north of the park in 2018.	Use is significant in park from at least 1916. Picnic shelters not significant. Not in keeping with the original intent which was no shelters in park above QED (c1916 shelters were along promenade and southern slopes). Widening of Campbell Parade footpath and bench seating are not significant but are compatible with the original intent - aligning with the edge of the park, well designed and unobtrusive. Individual tables and bench seats not significant. Not in keeping with original intent but unobtrusive. Neutral significance.	Picnic use <b>Moderate</b> New picnic shelters <b>Neutral</b>  Seating Campbell Parade <b>Neutral</b>  Individual tables and seats <b>Neutral</b>
Native plantings	2016 – 2018	Mixed native species planted in copses around new picnic shelters. Mostly small Banksias and Casuarinas. The plantings on the slopes are subject to salt laden winds and are being replanted where they do not thrive – the conditions have always been difficult for planting.	Informal groups of native shrubs and trees in copses around the picnic shelters at the top of the hill south of the pavilion and randomly north of the pavilion. Not significant. Not in keeping with original intent in terms of species or placement but provide shade.	Trees in copses <b>Neutral</b>
Concrete blocks	2019-2020	Massive concrete blocks were installed all along the Campbell Parade frontage south of pavilion and part way down QED as a hazard vehicle mitigation measure. They are placed on the edge of the footpath including between the seats installed in 2016	Lines of concrete blocks along edge of footpath. Intrusive	Concrete blocks <b>Intrusive</b>

ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
<b>Bondi Park (South)</b>				Blue = Bondi Pavilion CMP
Bondi Park (South)	1850s, 1880s 1911, c1940, 1980s	The first informal access in the 1850s to the private beach was from the ridge to the south. Paths led from the private buildings to stairs to the rocks at the south end of the beach. Cliffs remain with early retaining walls hidden in vegetation. Council terraced the area from the 1880s with stone retaining walls, paths and grass and seating. The foreshore was formalised with the c1911 sea wall, when the former lagoon entry at the north of the area was piped and further changed in the 1980s with pipes behind the sea wall and along the base of the cliff in a culvert. In the mid twentieth century Notts Ave retaining wall and amenities were built (not in SHR listed area). Skate Park added to north of area in late twentieth century and underground water tank, associated pits and pipes in 2011 - 2012	Form of southern slope with terraces, stone retaining walls and stone edged paths. Remains of earlier structures North of area as grassed open space.	South slope <b>Exceptional</b>  Remains <b>Exceptional</b> North of area <b>High</b>
Underground Water Tank	2011 - 2012	Underground concrete tank system for harvesting stormwater adjacent to skate park. Built in 2012 as part of plant to collect polluted water and process for use in garden or discharge to ocean. Metal covers indicate access points into the underground structure.	Extant and in use	<b>Neutral</b>
Skate Park	1980s, 2003	The first skateboard facility was built here in the 1980s on site of an earlier children's playground. Altered several times since. An earlier version was a 'half pipe' on promenade east of current skate park.	Redeveloped extensively in 2003. Upgrade proposed in 2016. Play is a long standing use of some significance but fabric is intrusive.	Concrete skate park <b>Neutral / Intrusive to Improvement Scheme</b>
Stone Retaining Walls and Grassed Terraces	By 1890s	Three sandstone retaining walls built across slope forming relatively level grassed terraces, creating an area to view the panorama. Dated from photos and plans only. May coincide with tramline extension in 1894. Terraces originally had seats and picnic shelters.	Regular coursed sandstone retaining walls. Also to edge of stairs. Currently partly buried at southern end.	<b>Exceptional</b>
Norfolk Island Pine Trees	1910 – 1930 c2000	Planted throughout the southern lawns. The locating of specimens throughout the southern slopes (at that time) appears to have been carried out without a specific plan for the siting of the trees. Row of Norfolk Island pines planted along Campbell Parade and QED frontage of area in about 2000.	Two mature pine trees survive, on Campbell Parade in this area. They appear to be from this early twentieth century planting Row of Norfolk Island pines along Campbell Parade. Do not match late nineteenth century plantings and area not planted as part of improvement scheme but consistent with approach.	Two early trees <b>High</b>  Later pines along edge of park <b>High</b>
Remnant of steps to beach below cliff	By 1880s, part removed WW2	Set of timber and stone stairs down to the beach with landing overlooking beach. Steps continued above cliff up hillside but this section is removed or buried. Predates other paths and apparently gave access to rocks below and an adjacent freshwater spring.	Base of stair remains in the form of sandstone block wall on beach level – lower part and landing of stair. Wet area nearby may be site of original spring. Some potential for archaeological remains of stair buried above cliff.	<b>Exceptional</b>
Zig-Zag Path and Steps	1894 estimated	Paths and steps built as part of the original development of 'The Reserve' leading from street and tram waiting shed, down grassed slope to beach.	Stone steps and sandstone edged concrete paths in original alignment. Sandstone appears original. Sandstone retaining walls at sides of steps. Brick paved paths are modern and not significant	Configuration <b>Exceptional</b> Sandstone elements <b>High</b> Concrete paving <b>Moderate</b>

ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
Path from Promenade [to Notts Avenue]	Post 1913, by 1923	Path and fence from south end of the promenade to Notts Avenue, towards the Bondi Baths. It included a concrete bridge over the earlier stair down to the beach.	Northern section is extant and includes sandstone retaining walls below path. Some sections overgrown and not visible. Southern section altered when Notts Avenue formed	<b>High</b>
Stormwater Culvert / Promenade	1986	Penkivil Street Stormwater Channel extension to Bondi Beach. Stormwater drain originally running onto beach between ramps 1 and 2. Extension diverted stormwater off beach in concrete culvert that runs along southern end of beach below cliffs. Top of culvert used for sun bathing and walking. Only part is in SHR area.	Removal of stormwater from beach is significant but fabric is not.	<b>Little</b>
Recent plantings and garden beds	1980	Plantings of Pandanus trees above one retaining wall and of other indigenous tree species between these and Notts Ave retaining wall. One group of trees is too close to the stone retaining wall preventing people sitting on the wall and may endanger the significant wall.	Not significant. Trees that are not open underneath restrict significant view of the beach from the grassed slopes.	Trees generally <b>Neutral</b> Some trees damaging stone walls and blocking views
Concrete blocks	2019-2020	Massive concrete blocks were installed on the edge of the footpath along part of the Campbell Parade frontage near the roundabout and part way down QED as a hazard vehicle mitigation measure.	Lines of concrete blocks along edge of footpath. Intrusive	Concrete blocks <b>Intrusive</b>
<b>Bondi Park (North) (including the North Bondi Surf Life Saving Club and SPS)</b>				
Bondi Park (North)	1916, 1927, 2000s	Level area behind 1916 sea wall and promenade which was widened in 1928. Not developed as part of the 1928 - 1930 Improvement Scheme except for the 1927 SPS and associated amenities which has been demolished and replaced several times. The site of the Surf Club remains the same but the current building is the fourth structure on the site and has a greatly increased footprint.	Grassed flat open space. Small structures behind promenade. The SPS has moderate significance. Use for amenities and surf club is significant but the fabric of the associated structures is not.	Configuration <b>Moderate</b> Fabric <b>Neutral</b> (see below) SPS <b>Moderate</b>
North Bondi Surf Life Saving Club	2013	New clubhouse designed by architects Durbach Block built in 2013. White tiles concrete structure said to resemble a wave. This is the fifth clubhouse – most prior buildings in this location. Old (fourth) clubhouse completely demolished.	Clubhouse use in this location is significant. Scale of building not in keeping with hierarchy set by the Improvement Scheme but approved under the Heritage Act. Dominates views from north.	Surf club use <b>Exceptional</b> Clubhouse <b>Neutral</b>
Bondi Outdoor Gym	c2000	Successor to early fitness equipment originally in area of current skate park with chin-up and parallel bars. New facility has fitness equipment, including chin-up and parallel bars, surrounded by 'soft fall'. Established at North Bondi south of the SPS and amenities c2000 and since upgraded.	Use for fitness activities / training has some significance. Current equipment is not significant.	Fitness Use <b>Moderate</b> Fabric <b>Neutral</b> / <b>Intrusive to Improvement Scheme</b>

ELEMENT NAME	DATE	History and Description of Element <sup>7</sup>	Significant Fabric of Component	LEVEL OF SIGNIFICANCE
Amenities - North Bondi	1927, other dates and 2016	Municipal amenity block designed and built in conjunction with the adjacent Sewerage Pumping Station. Architects Robertson & Marks. Had a pitched roof, rendered masonry walls and arched headed multi-paned windows. Altered several times including 1970s to match adjacent surf club. Later rebuilt in different orientation. Redone again in 2016 with increased facilities. Sam Crawford architect.	New masonry building, single storey with a flat roof partly built over an existing sewerage well. Clad in vertical timbers. The adjacent SPS was reclad to match in 2016. Fabric not significant.	<b>Neutral</b>
Sewerage Pumping Station SPS 55	1927	Large donut shaped concrete tank - part of low level sewage scheme collecting sewerage from the beach buildings and pumping it up to the main sewer. The underground tank or well is concealed under a building originally integral with the adjacent toilet block. Within the building is pumping equipment and cranes to lift heavy items.	Extant but altered. Reclad in 2016 to match adjacent toilet block upgrade but portions of the original rendered walls with arches remain.	<b>Moderate</b>
<b>Part Biddigal Reserve &amp; Pools</b>		<b>Note: Biddigal Reserve itself is outside the SHR boundary</b>		
Part of North Bondi Baths	c1965	Shallow ocean pool on the foreshore at North Bondi between Wally Weekes pool and the beach. Actual date of construction has not been found. Proposed in drawings in 1947 but not in 1961 aerial. Probably built at the same time as the culvert as prior to this stormwater discharged directly into this area. Ramp added c1985.	Formed on a flat rock area with concrete walls which are significant. The north side of the pool has a level area and seats adjacent the stormwater culvert and promenade over. Ramp access at west and stair at east where there is a pump house. These aspects are not heritage significant.	<b>Moderate</b>
Part of Stormwater Culvert and Promenade	c1965	Concrete stormwater culvert at North Bondi with promenade over. Built between 1961 and 1971 (as shown in aerials). Diverts stormwater discharging it further east.	Diversion of stormwater is significant in keeping beach clean but fabric of culvert is not significant.	Culvert <b>Little</b> Promenade over <b>Exceptional</b>

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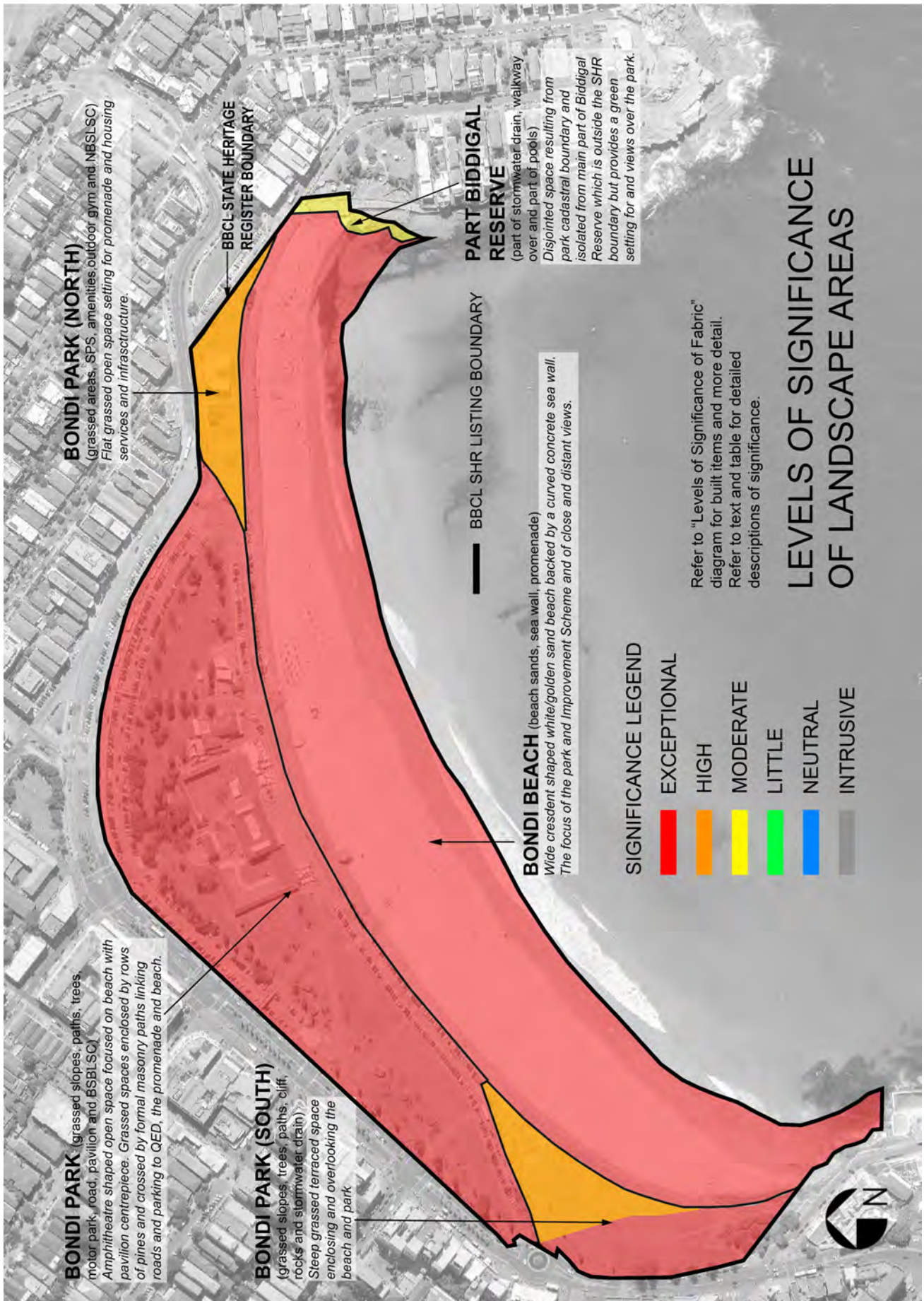


Figure 6.5: Diagram of the level of significance of areas. It should be read in conjunction with Section 6.6, table 6.6 and figures 6.6, 6.7 and 6.8. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: JRA

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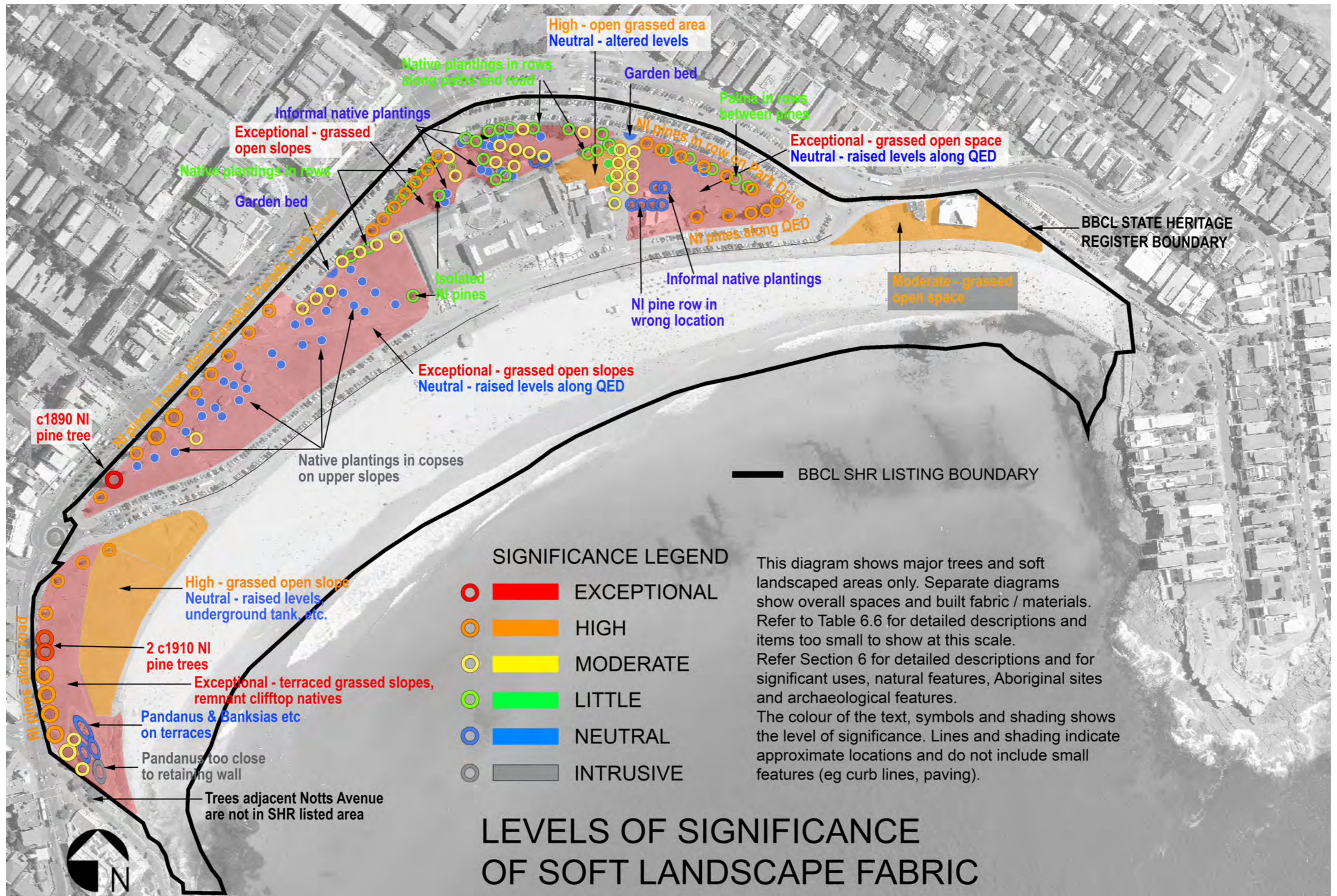


Figure 6.6: Diagram of the levels of significance of soft landscape fabric. It should be read in conjunction with Section 6.6, table 6.6 and figures 6.5, 6.7 and 6.8. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: JRA

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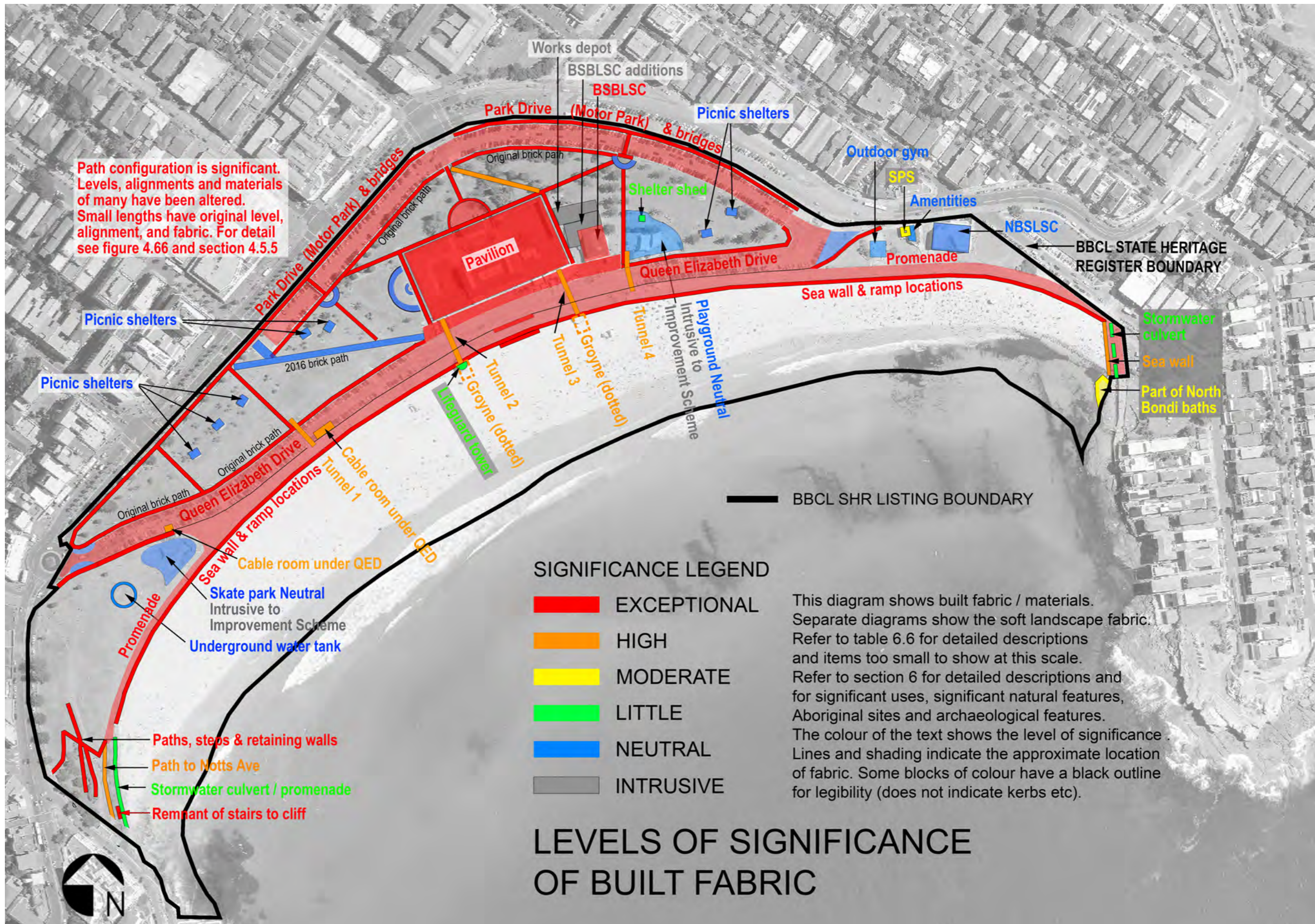


Figure 6.7: Diagram of the levels of significance of built fabric. It should be read in conjunction with Section 6.6, table 6.6 and figures 6.5, 6.6 and 6.8. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: JRA

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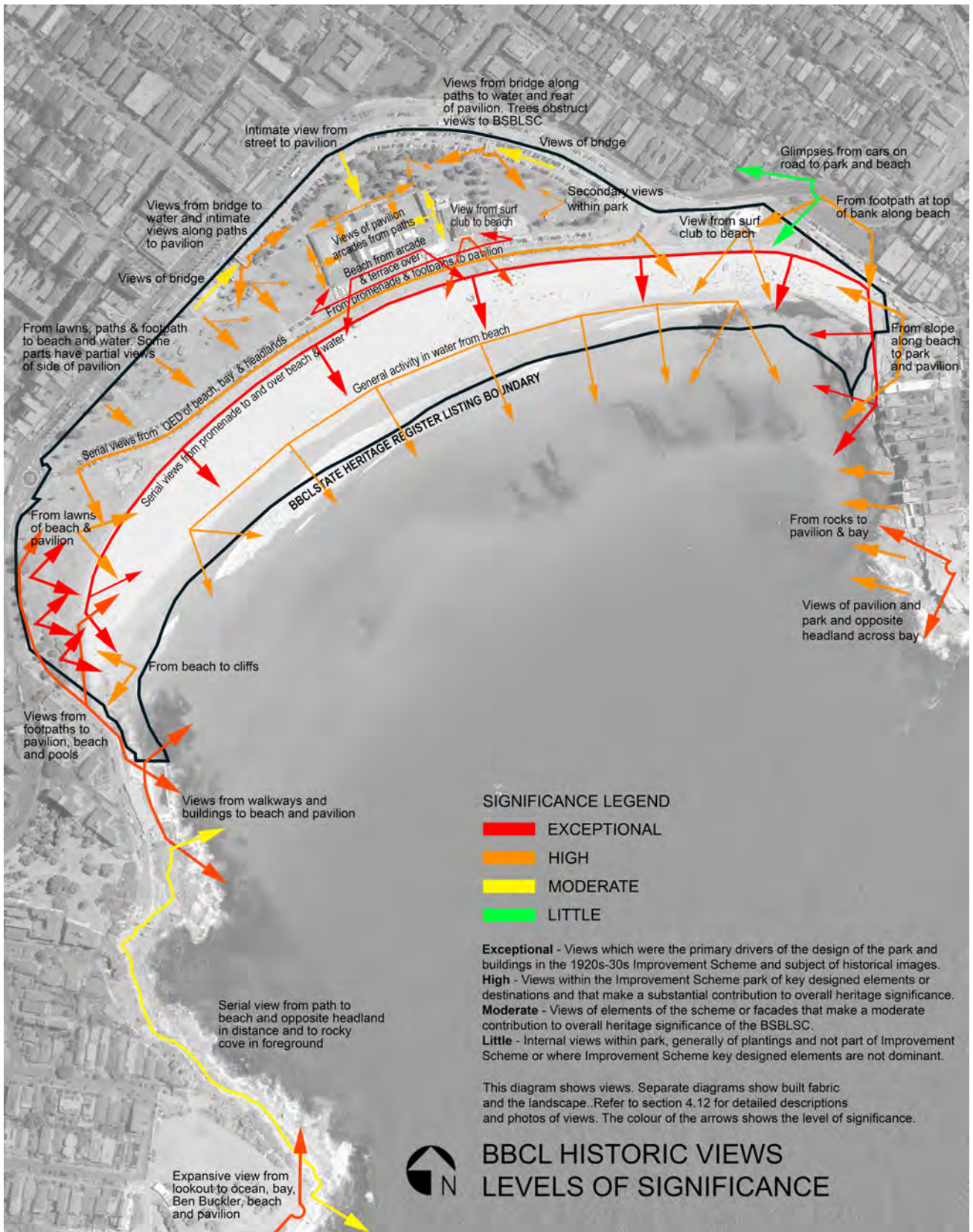


Figure 6.8: Diagram of the levels of significance of views. It should be read in conjunction with Section 4.12 which describes and illustrates views and figures 6.5, 6.6 and 6.7. This figure is diagrammatic and not to scale. The distance between the headlands is about 850m. Source: JRA

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## 7.0 CONSTRAINTS AND OPPORTUNITIES

### 7.1 Introduction

This section builds on the assessment of heritage significance provided in the previous section by identifying the other aspects that need to be considered in developing conservation policy for the Bondi Beach Cultural Landscape (BBCL). In addressing these other aspects, the protection and management of the National Heritage values (significance) is the key objective of the EPBC Act, 2004, which provides the statutory basis of the National Heritage Listing (NHL).

Guidelines for preparing management plans for NHL places prepared by the Australian Government require that the following constraints and opportunities be addressed:

- obligations arising from NHL values and the values identified in other heritage registers;
- existing management frameworks (including National, State and Local) and how heritage management of the place will be incorporated into these existing arrangements;
- owners / managers needs and operational requirements;
- proposals for change and any potential pressure these may have on the heritage values of the place; and
- processes for making decisions about matters that may have an impact on the heritage values and seeking expert advice.<sup>1</sup>

These matters form the basis of the section that follows. The matters raised in this section need to be given appropriate consideration and weight in developing conservation policy.

### 7.2 Obligations Arising from Heritage Significance

#### Statutory Heritage Listings

##### **National Heritage List**

Bondi Beach was added to the National Heritage list in 2008 as an urban beach cultural landscape. The NHL listing for Bondi Beach, including a map of its listed area (Figure 6.1), is included in Section 6 of this report. To reach the threshold for the NHL, the Australian Heritage Council must determine that a place has 'outstanding' heritage value to the nation. This means that it must be important to the Australian community as a whole.

There are nine National heritage criteria identified in the EPBC Act. In the current listing Bondi Beach satisfies two of these criteria:

- Criterion A: Events and Processes (historic significance); and
- Criterion G: Social Values (social significance).

There are four key aspects of the NHL listing which are outlined in the Statement of Significance, with each having management obligations:

- A beach cultural landscape characterised by water, sand and other natural elements, in a vast open space located within an urban setting;
- The historic importance of Bondi Beach in the history of surf culture, including, day swimming, swimming baths, surf lifesaving and the first surf club in Australia;
- The use of the spaces making up this cultural landscape, including swimming and beach use, the use of the parks promenade, sea baths, surf pavilion and pedestrian bridges; and
- The deep cultural associative significance, identity and sense of place for all Australians and an increasing number of international visitors.

The physical attributes and elements noted in the National Heritage values include: the wide beach and headlands, the urban landforms, spaces and buildings that form a backdrop to the beach, and the specific built elements of the Bondi Surf Pavilion, the surf clubs, the Bondi Baths as well as the numerous creative expressions that include art, photography and poetry.

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<sup>1</sup> *Working Together: Managing National Heritage Places*, Australian Government, Department of the Environment and Energy  
<http://www.environment.gov.au/resource/guidelines-assessment-places-national-heritage-list>

Key constraints arising from the National Heritage values are the need to conserve both the use and social aspects that have created a place of significance to all Australians. Another key constraint is to conserve the physical, tangible, attributes, as well as intangible attributes that reflect these values.

The Nationally listed area is larger than the State and locally listed areas and includes the two headlands that contain important natural and Aboriginal heritage values and contribute to the visual character and setting of the BBCL study area.

Another constraint from the NHL is the process for the consideration of proposals that may impact the National heritage values. This is described further in Section 7.3.

### **NSW State Heritage Register**

The Bondi Beach Cultural Landscape is included on the NSW State Heritage Register (SHR) as Item 01786. It satisfies the following NSW heritage criteria: (a) Historical; (c) Aesthetic; (d) Social; (f) Rarity and (g) Representative. The SHR listing, including a map of its listed area (Figure 6.2), is included in Section 6.

Aspects identified in the SHR listing that are different from the National listing include references to the importance and rarity of the Bondi Surf Pavilion as the 'largest and most resolved pavilion in NSW' and reference to the social significance of Christmas Day on Bondi Beach that attracts many international visitors.

Constraints arising from the identified SHR significance include the conservation, use and management of the buildings and structures noted in the listing, as well as social use and activities, such as Christmas Day on Bondi Beach.

### **Waverley Local Environment Plan, 2012**

Schedule 5 on the Waverley LEP 2012 includes those heritage items and Conservation Areas considered to be of importance to Waverley LGA. The heritage items and Conservation Areas in the Waverley LEP relevant to the study area are included in a table and on maps in Section 6. (Figure 6.3 and Table 6.1)

In addition to the identification of places of Aboriginal heritage value under the National Parks and Wildlife Act 1974 (NPW Act 1974) (see below), Waverley Council has undertaken an Aboriginal cultural heritage study and has identified areas of sensitivity in its Development Control Plan 2012 (DCP). See Section 6.1.3 and Figure 6.4.

There has been considerable alteration to the foreshore in this area, as part of the extensive improvement works. However, Bondi Park is located within the zone of sensitivity (as identified in the DCP). Aboriginal artefacts have been found at Bondi Beach and there are surviving sites on the two headlands (outside the study area), as well as a large rock engraving to the north of the study area, but within close proximity.

### **AHIMS Register**

There are no 'Aboriginal Places', as defined in the NPW Act in the BBCL. There is an Aboriginal site within the study area on the OEH Aboriginal Heritage Information Management System (AHIMS) (also listed by Waverley Council as noted above) and this is identified in Section 6.

The *Aboriginal Heritage Information Management System* (AHIMS) is a database operated by the *Office of Environment and Heritage* (OEH) and regulated under s.90Q of the *National Parks & Wildlife Act 1974* (as amended). AHIMS contains information about registered Aboriginal archaeological sites, objects, and declared Aboriginal Places as defined under the Act.



## **Non-Statutory Heritage Listings**

### **National Trust of Australia**

Bondi Pavilion and Park are classified in the Register of the National Trust of Australia (NSW). Inclusion of a place in the Register does not have any legal effect, but it is widely recognised as an authoritative statement on the significance of the place. Constraints arising from the National Trust listing include the conservation of uses, associations and structures noted in the listing.

### **Australian Institute of Architects**

The Register of Significant Architecture in NSW is prepared by the Heritage Committee of the Australian Institute of Architects - New South Wales Chapter. A place is included in the AIA List where it is an example which is representative of architectural excellence during the twentieth century. The Bondi Surf Pavilion is included in the Register of Significant Architecture in NSW. Inclusion of a place in the AIA List does not have any legal effect, but it is widely recognised as an authoritative statement on the significance of the place. The conservation of structures noted in the AIA listing is a constraint arising from significance.

### **Engineers Australia**

The Heritage Register, Engineers Australia recognises places that have contributed to the engineering history of Australia. Bondi Beach and associated structures are not included in this register.

### **Additional Aspects of Significance Identified in this Report**

The research and assessment for this CMP has identified a number of aspects not included in the above listings. These aspects, discussed below, should be considered in future reviews of the statutory listings.

Aboriginal values provide a foundation that underpins the antiquity of the cultural landscape and its broader setting. There are some aspects of Aboriginal heritage values that extend beyond the physical boundaries of the listed area that are nevertheless directly associated with heritage values. These aspects include the collections of Aboriginal artefacts from Bondi held in museums, the stone engravings to the north and south and potential archaeologically rich strata contained in the sand bodies both immediately behind the beach in the area and towards Rose Bay.

The series of overseas telecommunications cables that passed (or pass) through Bondi Park are historically important evidence of Australia's international communication links in the early twentieth century. At least some of these cables remain, including modern fibre-optic cables. The conservation of the early cables and associated underground rooms and spaces, their inclusion in the identified values for the place and their interpretation is a constraint arising from their significance.

Queen Elizabeth Drive (QED) is significant as part of the Improvement Scheme for the role that motor vehicle access played in the Scheme. Community feedback on plans to ultimately 'pedestrianise' QED suggests that for some the experience of arrival, parking with views over the beach and slowly promenading in a car are aspects of social as well as historic significance. Similarly for the Motor Park and the proposal, now on hold, to replace part of it with an underground carpark and grassed roof.

There are areas adjacent to the SHR boundaries that contribute strongly to the values of the BBCL. Their inclusion in the listing and listed area should be contemplated. Otherwise they should be considered significant setting and managed for their heritage values. In particular the retaining wall and amenities on Notts Avenue, Biddigal Reserve and the Scarborough Bank area that was the Scarborough Sandhill. These are actually part of Bondi Park and managed by Council and are important to the visual setting of the place. The Notts Avenue section and Biddigal Reserve are in Council and NHL listings but not the SHR. Scarborough Bank is only in the Waverley Council Bondi Beach Conservation Area – similarly for Campbell Parade. Campbell Parade was designed as part of the Improvement scheme, the detailed architectural and engineering drawings of the park include it, and the roadway contributes to and defines the urban form of the cultural landscape.

There are important aspects that arise from consideration of the place as a cultural landscape that provide both constraints and opportunities for conservation policy. Planning needs to be cognisant of the inter-relationship between natural and cultural values - that to damage one value can impact on the cultural landscape. The relationship between elements in the cultural landscape over time (layers of history), between elements and their landscape setting, between elements in the landscape and between the cultural landscape and its broader setting, are all important. The cultural landscape can contain minor physical elements or remnants of previous uses that are important in retaining and telling the story of the place. The remnant early telecommunications cables are an example, as is the social use aspect of car parking on QED that has an intangible heritage value.

Opportunities arising from the cultural landscape values include providing a focus on explaining what a cultural landscape is and telling the story, via site interpretation, of the evolution of the BBCL that links the places it is made up of. Another key opportunity is to draw on the iconic park design and associated planting layout of the 1920s Improvement Scheme (see sections 2.2.5 and 4.5) when planning future landscape works, subject to practicality as the trees closest to the beach died.

### 7.3 Existing Management Framework

#### Statutory Framework

##### **EPBC Act and Regulations 2004**

Part 3 of the EPBC Act (Requirements for Environment Approval) provides protection from actions that will or are likely to have an impact on a Matter of National Environmental Significance (MNES). National listing is an MNES matter. As the BBCL CMP study area is a part of a National heritage place (and potentially accommodates threatened species and ecological communities that are also MNES matters), any proposed action that could impact these values should be referred to the Minister for the Environment and Energy via the Federal Department of the Environment and Energy. The Minister will make a decision within 20 business days whether the action is clearly unacceptable or whether approval is required under the EPBC Act and what the process will be (Division 2 -Ministerial decision whether action needs approval - Section 75 Does the Proposed Action Need Approval?).<sup>2</sup>

The EPBC Act allows for consideration of the impacts of proposals outside of the Nationally listed area. The Australian Government publication 'Matters of National Environmental Significance: Significant Impact Guidelines 1.1 EPBC Act 1999', states that an action is likely to have a significant impact on historic heritage values of a National Heritage place if there is a real chance or possibility that the action will:

involve the construction of buildings or other structures within, adjacent to, or within important sight lines of, a National Heritage place which are inconsistent with relevant values.

##### **Heritage Act, 1977**

Bondi Beach Cultural Landscape, comprising Bondi Beach, Bondi Surf Pavilion and Bondi Park, Bondi Surf Bathers Life Saving Club and the North Bondi Surf Life Saving Club is listed on the State Heritage Register under the Heritage Act, 1977 (see map in Section 6 – Figure 6.2, which contains details of the listing). The text below is standard text required by the Heritage Division, now Heritage NSW.

#### State Heritage Register Listing

Heritage items of particular importance to the people of NSW are listed on the SHR which was created in April 1999 by amendments to the **Heritage Act 1977**<sup>3</sup>. The citations for SHR listings are found at the following: [search-for-nsw-heritage](http://www.environment.gov.au)

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<sup>2</sup> Referrals under the EPBC Act, <http://www.environment.gov.au>

<sup>3</sup> The authors note that there was a list prior to April 1999 comprising the items with PCOs and IHOs.

### State Heritage Register Requirements

The NSW State Heritage Register (SHR) is established under Section 22 of the Heritage Act, and pursuant to Section 57(1) of the Act, the approval of the Heritage Council of NSW is required for any proposed development within an SHR listed place, including subdivision, works to the grounds or structures, or disturbance of archaeological 'relics'. Refer also to Section 4.3 Archaeological Potential.

Properties listed on the State Heritage Register are required to be maintained in accordance with Section 118 of the Heritage Act as set out in the **Heritage Regulation 2012**, Sections 9 – 15. The **Minimum Standards of Maintenance and Repair** require weatherproofing; fire protection; security; and essential maintenance and repair. The Heritage Act Minimum Maintenance Standards can be accessed at [publications-search/minimum-standards-of-maintenance-and-repair](#)

### Heritage Act Approvals and Consent Processes

Development approval is required in order to undertake most forms of work on SHR heritage properties. In some circumstances, basic maintenance, repairs and minor alterations may be subject to exemption from approval. The relevant Council in which the SHR property occurs and the Heritage Council of NSW are the primary consent authorities respectively under the **Environmental Planning and Assessment Act 1979** and the Heritage Act. All State-listed heritage items, require applications for approval to undertake works on them. This can be made in one of two ways: an (a) Integrated Development Application (IDA) followed by a Section 57(1) application to the Heritage Council of NSW, or (b) as a standalone Section 57(1) application followed by a Development Application (DA) to the relevant Council.

IDAs are those Development Applications that are submitted directly to the relevant Council. Council will refer the application to the Heritage Council of NSW for consideration and general terms of approval before the Council determines the application. The IDA will also be publicly advertised for 30 days and any submissions will be taken into consideration by both the relevant Council and the Heritage Council of NSW. This application mode is particularly encouraged to facilitate efficient processing of applications to save time.

Another method of approval is to make an application to the Heritage Council of NSW, under Section 57(1) of the Heritage Act, followed by a DA. The statutory timeframes for a Section 63 approval is 40 days if there is no material effect on the significance of the item. However, if there is likely to be a material effect, the application needs to be advertised for 21 days. This extends the assessment period from 40 days to 60 days.

For more information see: <http://www.environment.nsw.gov.au/Heritage/development/section60.htm>

A Heritage Impact Statement (HIS) will need to accompany any application, assessing in detail how the proposal affects the heritage significance of the property and what alternatives were considered to avoid any adverse impacts, and may recommend mitigating actions to reduce material affects. The HIS should follow the standards for such reports issued by the Heritage Council of NSW. It is recommended that the HIS be prepared by a heritage professional. Refer to:

<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>

The Heritage Act approval requirement only relates to development inside the SHR curtilage (see Figure 1.6) and development outside the SHR area is not subject to action under the Heritage Act. However, any development in the vicinity eg on the other side of Campbell Parade, would be required to consider its impact on the SHR listed area adjacent.

The Heritage Council of NSW also provides exemptions to the standard consent process for basic maintenance, repairs and some minor alterations if they will have minimal impact on heritage significance. During the period of writing this CMP new guidelines were adopted for standard exemptions under the Heritage Act. Some activities undertaken or approved during the period of writing this CMP were done under the old standard exemptions but the new exemptions have applied

since 1 December 2020. Note there are site specific exemptions for BBCL (see section 9.3). The old exemptions are discussed here followed by the new exemptions which differ markedly and introduce self-assessment for many activities.

The applicability of most standard exemptions had to be specifically confirmed with the Heritage Council of NSW before proceeding with any works, including urgent repairs, the removal of damaged or non-significant fabric, landscaping involving excavation in yards and gardens and conservation works. The Heritage Council of NSW had to be notified in writing of proposed works using an Exemption Notification Application form and confirmation received that works did not require development consent under Section 57(2) of the Heritage Act. The former exemption application form set out what type of information was required to accompany the exemption and when notification to the Director General was required - indicated in the list below in [square] brackets:

1. Maintenance and Cleaning
2. Repairs
3. Painting [DG notification for colour, paint type change]
4. Excavation [DG notification for minor impacts or little potential]
5. Restoration [DG notification to remove accretions or reassemble components]
6. Development endorsed by Heritage Council or Director-General
7. Minor activities with little or no adverse impact on heritage significance [DG notification]
8. Non-significant fabric [DG notification]
9. Change of use [DG notification]
10. New buildings
11. Temporary structures [DG notification]
12. Landscape maintenance [DG notification for pruning or removal of dead trees for replacement]
13. Signage [DG notification required in some cases]
14. Burial sites and cemeteries [DG notification required for monuments or excavation for repair]
15. Compliance with minimum standards and orders
16. Safety and security [DG notification]
17. Movable heritage items [DG notification]

The old Guide to the Standard Exemptions noted that these did not apply to:

anything affecting objects, places, items or sites of heritage significance to Aboriginal people or which affect traditional access by Aboriginal people.

It was not clear whether this meant that the standard exemptions did not apply to Bondi Park, where there is an Aboriginal site, as the SHR listing specifically states the standard exemptions apply. This may be because the SHR listing does not recognise that Aboriginal values. Many of the old standard exemptions are repeated in the site specific exemptions. See also section 7.3.4 re Aboriginal heritage.

From 1 December 2020 new standard exemptions applied so that some works are now exempt from approval without notification to Heritage NSW (to the DG). Before commencing activities/works proponents must self-assess whether proposed activities/works can be done under an exemption. Anything done under exemptions must be carried out by people with knowledge, skills and experience appropriate to the activities/works. Some exemptions require suitably qualified and experienced heritage professional advice/work. When working under the new Standard Exemptions it is required that a record is kept of the decisions made in the self-assessment, and the activities/works undertaken ('a record of use of exemptions') and when using an item's site-specific exemptions, to comply with documentation requirements listed in the schedule of site-specific exemptions.

The new standard exemptions apply to all items and all values listed on the SHR including Aboriginal cultural heritage but they do not permit removal of relics or Aboriginal objects.

Review the State Heritage Register (SHR) item's Statement of Heritage Significance and consult the item's Conservation Management Plan, Conservation Management Strategy, Archaeological Management Plan, or Aboriginal Place Management Plan, and consider:

- why the item is of heritage significance
- what the impact of the proposed works will have on that significance
- how those impacts can be avoided or minimised, and
- why other solutions are not possible

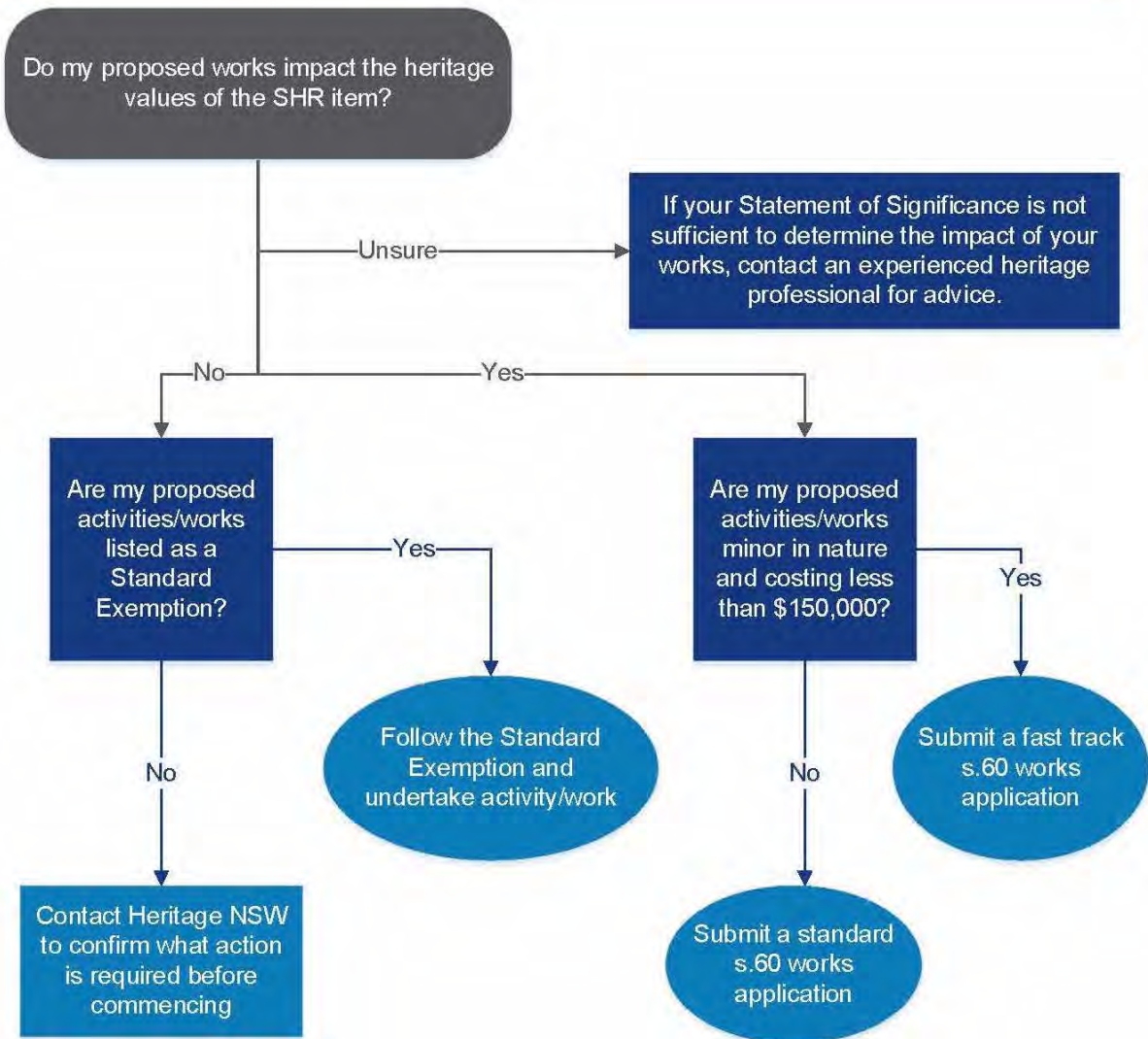


Figure 7.1: Diagram showing the Approval Pathway Decision Tree when considering changes to a State Heritage Register item (in this case the Bondi Beach Cultural Landscape). Source: Heritage NSW Standard Exemptions Guide, Appendix 1.

A template form for preparing records of use of exemptions is available as a guide on the HeritageNSW website as a download at [Standard Exemptions Record Keeping Form](#). The record is to include at a minimum:

- a reference to the item's statement of heritage significance
- a detailed description of the proposed activities/works and how this changes the existing fabric/item
- an assessment of whether the activities/works impact the item's heritage significance (following the Statements of Heritage Impact guidelines)
- details of any advice received from a suitably qualified and experienced professional
- other relevant records e.g. plans, copies of heritage advice received and before and after photos as attachments.

The new exemptions are detailed on the Heritage NSW website (link above) and are:

1. Maintenance and Cleaning [similar to former 1]
2. Repairs to non-significant fabric
3. Alteration to non-significant fabric
4. Alteration to interiors of non-significant buildings
5. Repair or replacement of non-significant services (mechanical, electrical, plumbing)
6. Non-significant telecommunications infrastructure
7. Fire safety detection and alarm systems
8. Excavation [similar to former 4]
9. Painting [similar to former 3]
10. Restoration of fabric that forms part of the significance of the item (significant fabric)
11. Subdivision of non-significant buildings
12. Temporary structures [similar to former 11]
13. Vegetation [similar to former 12]
14. Burial sites and cemeteries [similar to former 14]
15. Signs [similar to former 13]
16. Filming
17. Temporary relocation of moveable heritage items [similar to former 17]
18. Compliance with minimum standards and orders [similar to former 18]
19. Safety and security [similar to former 16]
20. Emergency situations and lifesaving

The section 60 fast track approval provides a pathway for works that have, or have the potential to have, a minor impact on the significance of a SHR listed item. Information on the fast track application system is on the website [s60 fast track works application](#). The Fast Track Pathway guide includes a diagram of the approval pathway decision tree (see figure 7.1) or online at [Fast Track Pathway](#).

There are also Site Specific Exemptions for the Bondi Beach Cultural Landscape if Waverley Council is satisfied that the works will NOT affect the significance of the item (see section 9.3 for complete list). Note that some are obsolete as they refer to old development applications or other documents. The site specific exemptions include:

- A General maintenance and repair, which includes 'minor works to improve public access, provide disabled access and to eliminate or reduce risks to public safety';
- B Maintenance of services and utilities;
- C Management of lawns, recreation areas and plantings including removal and replacement of existing plantings other than trees, removal of dead or dying trees and removal, construction or alteration of garden beds, hard landscaping and plantings;
- D Installation, removal and alteration of interpretative, information and directional signage in accordance with signage policies adopted by Waverley Council;
- E Certain management of artworks, statues and monuments;
- G Temporary events including buildings and structures and road closures for up to 6 months;
- H Parking management measures;
- I Minor alterations to buildings and / or works which do not increase the area of a building and works to park furniture in accord with Council policies and Public Domain Improvement Plans;
- K Alterations to existing recent approved development; and
- L Change of use.

Subject to Waverley Council's assessment that activities do NOT impact on heritage values exemption (A) applies for pruning of trees, path improvement, road, path etc and building maintenance, repair of erosion damage and upgrading services. Exemption (B) allows maintenance and upgrade of services and utilities many of which are underground in the area and waste bins. Exemption (C) allows horticultural maintenance and certain plant and tree removal and works to garden beds and hard landscaping. Exemption (D) allows certain signage. Exemption (E) re artworks and monuments including allowing for temporary installations. Exemption (F) re the PoM is obsolete, see below. Exemption (G) applies to temporary events installations. Exemption (H) applies to alterations to roads or paths for parking management. Exemption (I) allows minor alterations such as for disabled access and park furniture. Exemption (J) is obsolete as the approved development list dates from the years 2000 through to 2006. Exemption (K) applies to changes to existing development approved under item (J) or other development consent. Exemption (L) could apply to change of use of buildings or facilities.

There is some variation in the how the standard and site specific exemptions under the NSW Heritage Act can be used. Some works can be decided by Waverley Council to be exempt from the requirement for approval, exemption K requires notification to Heritage NSW and others can be self assessed. Early heritage advice should be sought from Council heritage specialists on whether works are potentially exempt as well as advice on design amendments to reduce impacts, liaison with Heritage NSW and where required to prepare S57(2) exemption reports or approval applications under the Heritage Act or AHIPs (see later in this section). Exemptions do not apply where work to building cavities or excavation of land is likely to disturb archaeological relics when engagement of an archaeologist is required as excavation director and approval is required under the Heritage Act. When Waverley Council determines works are exempt from the need for approval under the Heritage Act, a S57 exemption notification to the NSW Heritage Council may be required. Where approval is required, work cannot commence until a signed approval is received.

Site Specific Exemption (F) refers to any activity undertaken in accordance with the Bondi Park and Pavilion Plan of Management which was adopted under the provisions of Section 114 of the Crown Lands Act 1989 on 24 November 1995. A new PoM was adopted by Waverley Council in 2014 and updated 2021. Exemption (F) refers to the previous PoM so is not now operative.

There is also a provision (J) for works in accordance with a current development consent with a list of consents but these are for projects underway in 2003 that are now completed. There has been a range of works undertaken in the park since 2003, either approved under the Heritage Act or carried out under exemptions, including:

- installation of a solar collectors to the roofs of the Pavilion (since remove) and surf club
- upgrading works to the amenities at North Bondi
- picnic shelters
- works to Tunnels 3 and 4 to create storage spaces and toilets and to partly fill with sand and
- holding of temporary events

A major project was completed between 2020 and 2023 upgrading the Pavilion including the construction of new garbage vehicle access. Plans for additional public toilets, upgrades to the lifeguard tower, construction of new lifeguard and first aid facilities were approved in September 2020 and additions to the BSBLSC were approved in 2022 but work has not yet commenced.

See Section 7.6 Proposals for Change for more detailed discussion of proposed works.

#### **Crown Lands Act, 1989 and Crown Lands Management Act, 2016**

In 1938, 37 acres of Crown Land was declared as Bondi Park under the Crown Lands Act 1912.<sup>4</sup> Bondi Park has been governed by the Bondi Park Reserve Trust under Section 92 of the Crown Lands Act, 1989. Waverley Council has managed the reserve on behalf of the Trust since the formation of the park in the 1880s. Under the new Act there is no longer a Trust. Waverley Council has been appointed as Council Crown land manager and is responsible for reserve care, control and management. Council managers are no longer required to seek Minister's approval for dealings, nor to seek land owner's consent to lodge development applications for certain types of development.

The Crown Lands Act, 1989, set out how Crown land was to be managed for the benefit of the people of New South Wales. In summary, the principles of Crown Land management were:

- Environmental protection principles be observed;
- Natural resources be conserved, wherever possible;
- Public use and enjoyment, and multiple use be encouraged;
- The land and its resources be sustained in perpetuity; and
- It be occupied, sold, or otherwise dealt with consistent with these principles.

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<sup>4</sup> Governor of NSW Crown Lands Proclamation dated 7 April 1938

The NSW Government undertook a comprehensive review of Crown Lands and the ensuing Crown Land Management Act of 2016 and the Crown Lands Legislation Amendment Act 2017 commenced in July 2018. Until that date Crown land continued to be administered in accordance with prior legislation with no changes for existing reserve trusts, lessees, licence holders.<sup>5</sup> The guidelines prepared as part of the review noted that the NSW Government will retain Crown land that is of State Significance and that criteria have been developed to 'guide decisions on what Crown land is of State Significance'.

The criteria for state significance is land within the Crown Estate that:

- currently provides, or is required for, planned core government services and infrastructure;
- is part of a state or regionally significant system or network;
- is of high environmental value at a state or regional level and is required for addition to the conservation network, including land identified for future reservation;
- is iconic or contains an iconic asset;
- has or contains an item of state or heritage importance;
- includes beaches, coasts, estuaries and adjoining, contiguous foreshore lands;
- produces or has the identified and earmarked potential to produce significant income for the state.<sup>6</sup>

The process for Crown Lands has recently changed as part of a broader review of Crown Lands administration in relation to sites that are of state significance. The Crown Lands Management Act has been changed and plans of management will now be under the Local Government Act. Waverley Council adopted the Bondi Park, Beach and Pavilion Plan of Management 2014 to 2024 (PoM 2014). It was not adopted by the Minister responsible for Crown Lands as the legislation was changing at the time. The PoM sets out specific values and directions for the management of the Reserve:

- Providing a clearly defined and obstacle free circulation network;
- Conserve and maintain the heritage fabric of the site; and
- Ensure landscape and architectural character and designs reflect best practice and excellence in design.

The PoM 2014 forms the basis of the discussion of owners' / managers' requirements discussed in Section 7.4 following. The PoM also identified that 'to date, the heritage values of Bondi have not always been considered in the planning and construction of new work'. This is particularly apparent in additions to the Pavilion and to the surf club and in the temporary uses to the rear of the Surf Club. In the past alterations have been made to the Surf Club house that overpower the original building.

In 2016 the NSW Department of Primary Industries prepared a document *Authorising Surf Life Saving Clubs' use of Crown land in NSW* to provide guidance for the occupation of Crown land in NSW by affiliated SLS Clubs. It outlines the principles and requirements to enable on-going and lawful occupation of Crown land by the surf lifesaving movement. The roles and responsibilities of surf clubs operating on Crown reserves, Crown reserve managers and the government are also described. This document is available on the Crown Lands website.<sup>7</sup>

### Local Government Act, 1993

In 2003 Waverley Council prepared a Coastal Reserves Plan of Management. This was for Community Lands managed by Council (Plan of Management is required under the Local Government Act 1993) or where Crown lands is subject to the Crown Lands Act. It does not include Bondi Park. The Coastal Reserves PoM noted that given the congruence of many of the community reserves and Crown lands, that the Crown lands be addressed in that report. Biddigal Reserve (Crown Land) was included in the adopted 1995 PoM for Bondi Beach and Park (and is also included in the PoM 2014).

<sup>5</sup> [http://www.crownland.nsw.gov.au/crown\\_land/comprehensive\\_review\\_of\\_nsw\\_crown\\_land\\_management](http://www.crownland.nsw.gov.au/crown_land/comprehensive_review_of_nsw_crown_land_management)

<sup>6</sup> Comprehensive Review of Crown Lands Management fact sheet 'Best Owners for the Land: Local Interests to be Managed Locally'

<sup>7</sup> [www.crownland.nsw.gov.au/\\_data/assets/pdf\\_file/0004/.../sls\\_crown-land.pdf](http://www.crownland.nsw.gov.au/_data/assets/pdf_file/0004/.../sls_crown-land.pdf)



### National Parks and Wildlife Act, 1974

Matters of Indigenous Heritage are protected under the National Parks and Wildlife Act 1974 and approvals may be required. Where Aboriginal objects may be harmed, proposals that may lead to damage to Aboriginal objects require an Aboriginal Heritage Impact Permit (AHIP) preceded by a cultural heritage assessment report and consultation with relevant Aboriginal communities including local Aboriginal Land Councils, in this case the La Perouse Local Aboriginal Land Council (LPLALC). There are also requirements under the NPW Act that work on sites is stopped following the discovery of Aboriginal objects and OEHL notified. Under Section 89A of the National Parks and Wildlife Act 1974 it is an offence to not notify OEHL of the location of an Aboriginal object within a reasonable time. See detailed recommendations in the Aboriginal Heritage Values Review and the Aboriginal and non-Aboriginal Archaeological Assessment both by DSCA in Appendix D.

The NPW Act includes the gazettal of Aboriginal Places. While there are currently no Aboriginal Places as defined under the NPW Act gazetted within the BBCL NHL area, a number of Aboriginal objects have been identified within and near the study area and recorded in the Aboriginal Heritage Information System (AHIMS) maintained by OEHL. A number of these AHIMS sites were identified in the Waverley Aboriginal Cultural Heritage Study, 2009 and subsequently included in the Waverley LEP 2012 (see later). Maps (Figure 7.2 and 7.3) in the Waverley Aboriginal Cultural Heritage Study show the AHIMS sites and areas of known or possible Aboriginal historical association. Refer also to Section 4.3 Archaeological Potential. Proposals in the vicinity of known Aboriginal sites require detailed expert consideration as to whether an AHIP is required.



Figure 7.2: Part of map showing registered Aboriginal sites in the Waverley LGA. Source: Waverley Aboriginal Cultural Heritage Study 2009

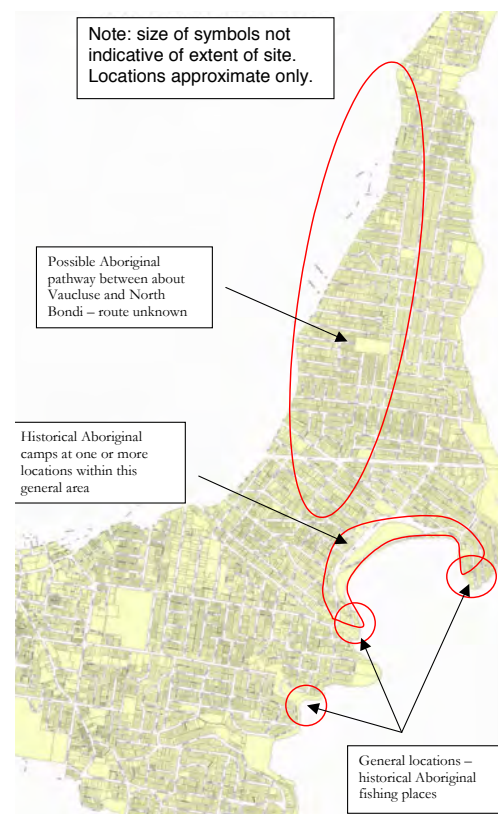


Figure 7.3: Part of map showing 'Areas of Known or Possible Aboriginal Historical Association' in Waverley LGA. Source: Waverley Aboriginal Cultural Heritage Study 2009

### Coastal Protection Act, 1979

Part of the BBCL area is identified as being within the coastal zone under the NSW Coastal Protection Act 1979. Concurrence of the Minister responsible for this Act is required unless it requires EP&A Act approval, is exempt or in accordance with a coastal zone management plan prepared by Council in accordance with Part 4A of the Coastal Protection Act. The NSW Government introduced the Coastal Management Bill, 2016, into parliament in 2016 and once passed, this Act will establish requirements for the preparation of coastal management programs.

**The Fisheries Act, 1935**

NSW Fisheries has established Intertidal Protection Areas (IPAs) in nine areas around the Sydney coastline, including the area between the southern end of Bondi Beach and Mackenzies Point (Marks Park). These IPAs aim to:

- Protect selected rocky habitats and intertidal species;
- Protect intertidal community biodiversity and structure;
- Provide biological reservoirs of breeding stock so exploited areas nearby can be re-colonised or sustained; and
- Help ensure harvesting of intertidal invertebrates is undertaken at sustainable levels.

Future proposals such as the proposed extension of the Coastal Walk at the southern end of the beach will be required to demonstrate that they are consistent with the aims of the IPA.

**Threatened Species Conservation Act, 1995**

The Threatened Species Conservation Act, 1995 (TSC Act) provides for the conservation of threatened species, populations and ecological communities of animals and plants (although the TSC Act does not generally apply to fish). Identified species, populations, ecological communities and key threatening processes are listed in the Schedules to the TSC Act. Provision is made for the preparation of recovery plans for listed threatened species, populations and ecological communities and threat abatement plans to manage key threatening processes. The Act also provides for the declaration and mapping of habitats that are critical to the survival of those identified threatened species, populations and ecological communities that are classified as endangered (critical habitats).

The NSW Government has released draft legislation (Draft Biodiversity Conservation Bill 2016) for comment, with the legislation forming part of a package to eventually replace the TSC Act. There are a number of threatened and endangered species which are located in the study area. No threatened plant species were identified within the area. Threatened species known from within a 5km radius of Bondi include waterbirds such as Grey Plover and Common Tern, White-bellied Sea Eagle, and three species of bats; Southern Myotis, Grey-headed Flying Fox and Eastern Bent-wing Bat. Threatened marine mammals that may come into the bay include Humpback Whale, Southern Right Whale and Dugong. See also below regarding biodiversity areas identified within the Waverley LEP 2012.

**Environment Planning and Assessment Act (EP&A Act)**

The NSW *Environmental Planning and Assessment Act 1979* (the EP&A Act) provides the framework for assessing environmental impacts and seeking planning approval of development proposals in NSW. Section 76A states that development needs consent if required by an environmental planning instrument (such as an LEP or SEPP). Development under the EP&A Act includes the use of land, subdivision of land, erection of a building, the carrying out of work and demolition of a building. A development cannot be classified as being either exempt or complying if it involves an item on the State Heritage Register.

Waverley Council is the consent authority for development applications made under the EP&A Act, including applications made by the Crown. The EP&A Act allows for the declaration of state significant development in which case the Minister becomes the consent authority and a different application procedure is required.

In addition there are a series of types of development that are deemed State Significant Development for which the Minister of Planning is the Consent Authority. In addition, if an SSD proposal is not supported by the relevant local council(s), or the Department has received more than 25 public objections, the Department's recommendation is referred to the independent Planning and Assessment Commission (PAC) for determination. Currently the BBCL is not within one of the designated areas for development in Schedule 2 of the SEPP (State & Regional Development) 2011.

**Waverly Local Environmental Plan 2012 and Development Control Plan DCP 2012**

The BBCL study area is zoned under the Waverley LEP 2012 as being RE1 Public Recreation. Small foreshore parts of the study area are zoned E2 for Environmental Conservation. The LEP details development permitted in each zone. Objectives and development permitted in each zone is set out in table 7.1 following. Under these provisions major recreational facilities are only permissible (with consent) in the recreation area and not on the immediate foreshore. In both zones no uses are permitted without consent. In land zoned for public recreation any development not specified as permitted with consent is prohibited.

Under these provisions development consent is required for all activities ranging from the provision of signage to the erection of new facilities. Uses such as depots are permitted, as are registered clubs. Business or commercial premises other than kiosks or food and drink premises are not permitted.

Table 7.1: Objectives and Permitted Uses in Waverley LEP Zonings RE1 and E2

Zone	Objectives of zone	Permitted with consent	Prohibited
<b>RE1 Public Recreation</b>	<ul style="list-style-type: none"> <li>To enable land to be used for public open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> <li>To facilitate and manage public access to and along the coastline for all.</li> </ul>	Building identification signs; Business identification signs; Child care centres; Community facilities; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures	Any development not specified in item 2 or 3
<b>E2 Environmental Conservation</b>	<ul style="list-style-type: none"> <li>To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li> <li>To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul>	Environmental facilities; Environmental protection works	Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

The study area includes heritage items listed in Schedule 5 of the Waverley LEP 2012.

Part 1 of Schedule 5 includes Heritage Items that are generally buildings but does include the Nationally listed area, the State listed Bondi Beach Cultural Landscape area and State listed Bondi Pavilion, as well as the locally listed Bondi Beach and Park area.

Part 2 of Schedule 5 includes Conservation Areas and these are listed as either Conservation Areas - General or Conservation Areas - Landscape. An example of the former in this CMP study area is the Bondi Beach Conservation Area.

Part 3 of Schedule 5 is Archaeological Sites and includes both European archaeological sites (an example being Bondi Baths, Notts Avenue) and Aboriginal sites (an example in this study area being 'Shelter with Midden', AHIMS #45-6—2060'). The baths are extant and not an archaeological site and were formerly listed as such.

The locally listed Heritage Items and Conservation Areas and Archaeological sites in the LEP that are protected under the LEP are included in a table and maps in Section 6. (Figure 6.3 and Table 6.1)

Section 5.10 of the LEP covers heritage conservation and has detailed requirements for consent. Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
  - (i) a heritage item,
  - (ii) an Aboriginal object,
  - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
  - (i) on which a heritage item is located or that is within a heritage conservation area, or
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
  - (i) on which a heritage item is located or that is within a heritage conservation area, or
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Under Clause 5.10 (4) of the LEP:

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area [both general and landscape], consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) [a heritage management document such as an Heritage Impact Assessment] or a heritage conservation management plan is submitted under sub-clause (6).

Development consent is not required if the consent authority advised the applicant in writing (before any work is carried out) that it is satisfied that the proposed development is minor, is for maintenance of the heritage item and would not adversely affect heritage significance or is for the removal of a tree that the Council is satisfied is a risk to human life or property.

The LEP also includes conservation incentives. Subject to detailed conditions, consent may be granted to development, for any purpose, of a building that is a heritage item or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed.

The study area includes areas identified within the Waverley LEP 2012 as having biodiversity value. Based on the Biodiversity Study and Flora Studies of the Waverley LGA prepared in 2015 it is likely that these areas of biodiversity comprise remnant bushland that may also function as habitat corridors. An ecologist report would be necessary to determine the actual biodiversity value of areas identified as having potential biodiversity value and any potential impact from proposed developments on those areas. The Waverley DCP 2012 contains a number of controls which would be relevant to any future development on the site, including: Habitat Corridors and Recognised Habitat; Coastal Risk Management, and Heritage.

Clause 5.5 of Waverley LEP 2012 contains the local provisions of the NSW Coastal Policy, and requires a consent authority to consider and be satisfied of a number of matters before granting development consent to development within the coastal zone.

Part B of the Waverley DCP contains General Provisions including those relating to Heritage (B9), Landscape Conservation Areas (B9.12) and Aboriginal Sites (B9.15). In relation to Aboriginal sites Figure 21 (Figure 6.4 in this report) in the DCP identifies the areas of Aboriginal Archaeological value

and categorises them as low or high sensitivity. Much of the CMP area is high sensitivity and to the northwest of the study area is the Bondi - Rose Bay sandbody of Aboriginal heritage importance.

Part E of the Waverley DCP includes Site Specific Development. Part E2 addresses the Bondi Beachfront area. The Bondi Beachfront area generally surrounds the CMP study area with some small exceptions. Part E2 of the DCP contains objectives and controls for the area (public domain interface, built form, use, roofs, views, heritage conservation, infill) as well as specific objectives and built form controls for the following five Character Areas:

- Notts Avenue;
- Campbell Parade South;
- Campbell Parade;
- Campbell Parade North; and
- Ramsgate Avenue East.

Within each of these character areas the desired future character, the identified LEP heritage and other Contributory buildings are identified.

In 2007 Waverley Council prepared the Waverley Heritage Policy as a replacement for the earlier Waverley Heritage Assessment. The Waverley Heritage Policy identifies the heritage of Waverley based on an analysis of thematic histories of the municipality and the places reflecting this history. It also makes recommendations for conservation, heritage promotions and has policy on education. This report included an extension of the Bondi Beach Urban Conservation area that has now been gazetted at the northern end of Campbell Parade. Waverley Heritage Policy was reviewed in 2020, placed on public exhibition and adopted by Council in June 2021. Changes were recommended to schedule 5 of the LEP. DPE required individual inventory sheets which will be submitted in late 2023.

Waverley Council Coastal Risk Management Policy (CRMP) adopted by Council in 2012 intends to manage coastal risks and hazards through land use planning, development assessment, asset management and Council operation. Consistent with the DCP, the CRMP states that any development identified on the coastal risk map will require a coastal assessment prepared by a suitably qualified expert. The modelled inundation risk lots include Bondi Beach and lots at the north end of the Beach.

Council has a number of policies that are also relevant to their planning for the study area:

- Strategic Asset Management Plan;
- Community Safety Plan 2005 - 2012;
- Disability Access Policy and Action Plan 2002;
- Recreation Needs Study 2008;
- Environmental Action Plan 3, 2012;
- Tree Management Plan 2006;
- Bondi Basin Master Plan 2007;
- Events Policy 2013;
- Heritage Policy 2007;
- Environmentally Sustainable Events Policy 2011;
- Arts Plus Plan 2013 - 2017;
- Waverley Transportation Policy 2002;
- Sustainable Transport Action Plan 2007;
- Waverley Transport Plan December 2011;
- Waverley Bike Plan 1999.

### **State Environmental Planning Policies and other Policies**

There are a number of SEPPs potentially relevant to the study area including:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas (SEPP 19);
- State Environmental Planning Policy No. 55 – Contaminated Land; and
- State Environmental Planning Policy No. 71 – Coastal Protection (SEPP 71).

With the introduction of a new Coastal Management Act (noted above), there will be a new State Environmental Planning Policy that will replace SEPP 71. The new SEPP will be a key environmental planning instrument for land-use planning in the coastal zone, and will deliver the statutory

management objectives for each of the four coastal management areas that make up the coastal zone (set out in the proposed Coastal Management Act).

The State Environmental Planning Policy (Infrastructure) 2007 assists the NSW Government, local councils and the communities they support by simplifying the process for providing infrastructure like schools, hospitals, roads, railways, emergency services, water supply and electricity delivery. It provides for 'development without consent' for projects implementing a plan of management adopted by the Minister. Note that the Bondi Beach PoM 2014 is not a Plan of Management adopted by the Minister for Planning.

The Infrastructure SEPP also provides for Exempt Development likely to affect a State or local heritage item, or a heritage conservation area, but only where it involves no more than minimal impact on the heritage significance of the item or area.

The NSW Coastal Policy seeks to ensure the natural, cultural, spiritual and heritage values of the coastal environment are protected whilst acknowledging and planning for population growth and economic development. Future development would be required to be consistent with the policy.

The NSW Coastal Crown Lands Policy, 1991, seeks to:

- Conserve and maintain intrinsic environmental and cultural qualities of coastal Crown land;
- Retain all coastal Crown lands of an environmentally sensitive nature and / or required for a public purpose, in public ownership;
- Optimise public access and use of coastal Crown lands;
- Provide Crown lands, as appropriate, for recreation, tourism, residential and commercial coastal development with due regard to the nature and consequences of coastal processes;
- Encourage the rehabilitation of degraded coastal Crown lands; and
- Continue to acquire significant coastal lands for future public use.

Any future application for development in the study area would be required to demonstrate consistency with relevant State Environmental Planning Policies.

### **The National Construction Code and Disability Discrimination Act 1992**

The National Construction Code was adopted by States and Territories in May 2016. The NCC includes the Building Code of Australia. The NCC requires standards for new construction. Heritage places may be subject to 'deemed to comply' in relation to some functional areas and aspects. The DDA requires equality of access for persons with disabilities and this may be an issue in heritage building upgrades such as for the Bondi Pavilion and other public spaces such as access paths and stairs in the public areas of Bondi Park.

### **Non Statutory Framework**

#### **Australia ICOMOS Burra Charter**

The Australia ICOMOS Burra Charter 2013 is widely acknowledged as the principal guiding document for managing places of cultural significance - it defines basic principles and procedures that should be followed in the conservation of places of heritage significance. The Burra Charter has been adopted for best practice conservation of heritage places in Australia. A series of Australia ICOMOS Practice Notes provide guidance for professionals assessing or working on heritage places and include Practice Notes *on Understanding and Assessing Cultural Significance* and Article 22 — *New Work*.

#### **Natural Heritage Charter and Natural Heritage Principles**

The Australian Natural Heritage Charter was adopted in December 1996. It was revised and updated in 2002 following the planned five-yearly review by users and expert advisers. It offers a framework for making sound decisions for managing and restoring natural heritage places based on the ecological processes which occur in natural systems. It also provides a process that can be used to support and implement local, state and territory, national and international policies, agreements, strategies and plans. It does not replace statutory obligations. The assessments in this report has been guided by the

Charter however this is a cultural landscape study which, whilst referencing the natural landscape, has not had within its ambit the inclusion of a natural heritage study. The Natural Heritage Principles is a document produced by the NSW Heritage Office in 2002 to guide the Heritage Council of NSW. It has clearly drawn inspiration from the National Charter but is much more compact. It's content is about assessing natural heritage values.

### Cultural Landscapes

Cultural landscapes, as defined by the UNESCO World Heritage Committee, are represent 'the combined works of nature and of man.' They define three main categories:

- Clearly defined landscape designed and created intentionally by man;
- Organically evolved landscape that has developed its present form by association with and in response to its natural environment. This second category falls into two sub-categories:
  - a relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past; and
  - continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life.
- Associative cultural landscapes – those which have the powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.

The Australia ICOMOS flyer 'Understanding Cultural Landscapes' says cultural landscapes include:

- i) Designed landscapes, those that are created intentionally such as gardens, parks, garden suburbs, city landscapes, ornamental lakes, water storages or campuses.
- ii) Evolved landscapes, those that display a system of evolved landuse in their form and features. They may be 'relict' such as former mining or rural landscapes. They may be 'continuing' such as modern active farms, vineyards, plantations or mines.
- iii) Associative landscapes, that are landscapes or landscape features that represent religious, artistic, sacred or other cultural associations to individuals or communities.

In both cases it is noted that a cultural landscape may represent more than one of these three. Some aspects of Bondi Park are good examples of a designed landscape. However, the BBCL can also be described as a continuing evolved landscape - it has undergone various phases of adaptive reformation since the late 1800s in response to its natural environment, and retains much of the fabric and accretions of layers of historic development. It also has associate aspects, for example, for surf lifesaving. See also Section 7.2 for a discussion of obligations arising from heritage values.

## 7.4 Owners / Managers Requirements and Operational Needs

The Bondi Park, Beach and Pavilion PoM 2014-2024 is the main document that addresses Council's requirements and operational needs at Bondi Park. Aspects of the PoM and its Masterplan conflict with heritage significance, particularly with the improvement scheme design. Note that the PoM area includes parts of Bondi Park that are not within the SHR boundary such as Biddigal Reserve, Scarborough Bank, the Notts Avenue retaining wall and the foreshore extending to Bondi Icebergs Club. The PoM identifies changes that underscore issues for the management of the broader Bondi Beach cultural landscape:

A growing and ageing population which effects Australia as well as Sydney, has seen an increase in visitation to the eastern beaches which essentially service metropolitan Sydney as a recreation area. Changes to the local demographic have also seen an increase in high-density residential living with an expectation for access to open spaces and recreation facilities. This has placed a reliance on Bondi Park and Beach to meet this increasing demand from both the regional and local population. The expectation for the quality of recreational experiences has also changed. In 2008 sections of the Coast Walk were significantly upgraded and a once popular walk for locals now attracts thousands of visitors a week. In Waverley Council's 2008 Recreation Needs Study, Bondi Park was classified as a Regional Open Space. Consequently, the parkland now serves to provide recreation facilities to service a regional catchment.

Some of the management issues noted in the PoM 2014-2024 include:

- A complex management structure for the Park and Pavilion;
- Insufficient facilities, particularly toilets, which are in some cases rundown;
- Significant maintenance required for high use buildings and this usage adds to the impact and wear and tear on the park and its facilities, including its heritage fabric;
- Spaces could be better planned in the Pavilion to suit the community's needs and the events, programs and activities there need to meet the needs of a range of users;
- Areas designated for bin collection are not designed into the park; and
- Compliance and regulations for various policies including dogs, alcohol and commercial training; require significant resourcing to ensure enforcement.

The PoM 2014-2024 identifies the following key values and planning objectives:

Getting to and Around the Park: Ensure traffic movement and parking is well managed and ensures the safety of pedestrians and cyclists. Provide a clearly defined and obstacle free circulation network of continuous accessible pathways throughout the Park that link to parking, unique park features and facilities that benefits all users and creates a sense of convenience, safety and inclusion. Provide a circulation network that links activities, responds to the natural environment (views, slope, shade etc.) is safe and equitable. Provide a number of universally accessible beach access points. Provide a network of facilities throughout the Park that are convenient, comfortable and durable. Provide an adequate proportion and dispersion of accessible facilities linked to accessible pathways. Provide consistent and effective on and off-site information to the broadest group possible including people with a wide range of sensory abilities, intellectual abilities, literacy levels and languages.

Playing and Relaxing: Provide a range of recreational facilities which suit the needs of Bondi's diverse local community and meets its responsibilities as a national, state and local icon. Prioritise activities which are intrinsic to the place and its cultural values or which draw value from being in a beachside location. Allow events with approval of the Reserve Trust Manager.

Enhancing the Environment: Enhance the natural heritage of the site such as vegetation, land form and hydrology. Monitor and adapt to the effects of climate change. Promote environmentally sustainable practices in the management and maintenance of the place. Consider whole of life cycle cost in the selection of materials and construction techniques. Educate the community about the value of the sites unique environment.

Culture and Heritage: Interpret and tell the story of the place. Strengthen and express the cultural values of the place through community and arts activities. Ensure the cultural landscape is expressed in the design and management of the site. Conserve and maintain the heritage fabric.

Looking and Feeling Good: Ensure the landscape and architectural character and design, reflect best practice and excellence in design. Provide a memorable experience for all users by celebrating the sites unique character and scenic qualities. Ensure materials and finishes are high quality, robust and designed to befit the setting. Reinforce the sense of arrival to the site.

Management and Maintenance of Facilities: Ensure a clear and effective management structure for the Park, Beach and Pavilion. Review management of finances and resources to improve operational effectiveness. Ensure that the Park, Beach and Pavilion environment are safe for users at all times. Ensure facilities are well maintained and appropriately serviced. Promote programs, activities and events in the Park, Beach and Pavilion to a greater range of people. Review on site regulations and program an enforcement schedule.

The 2014 PoM proposed Master Plan is shown as figure 7.4. It included the removal of parking from Queen Elizabeth Drive and partial grassing for pedestrians, removal of part of the Motor Park and addition of an underground car park to be grassed over. The PoM and Masterplan were revised in 2021 removing these aspects, see figure 7.5. The PoM 2014 identified seven key ideas that form its Masterplan. The potential impact of these Masterplan ideas on the heritage elements are noted in Table 7.2 following. See also section 7.6 describing in detail proposals for change and previous section 4.5 which describes aspects of the Masterplan already built. The seventh idea has been deleted from the 2021 updated PoM Masterplan.





Figure 8.1 The Master Plan


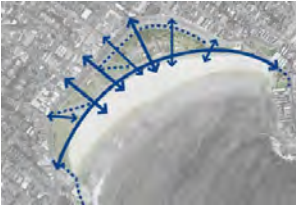



Figure 7.4: 2014 Proposed Master Plan for Bondi Beach which included the removal of parking from Queen Elizabeth Drive, its reduction in width and partial grassing for pedestrians. Also removal of part of the Motor Park and addition of an underground car park to be grassed over. These changes would have negatively impacted on the heritage values for which the BBCL is listed. They have been removed from the 2021 updated plan. See figure 7.5. Source: Waverley Council.





Figure 8.1 The Master Plan

Figure 7.5: 2021 Updated Master Plan for Bondi Beach which deletes the underground carpark and retains the Motor Park. It also retains parking on Queen Elizabeth Drive and the width of QED. Source: Waverley Council.

Table 7.2: Key Ideas from the PoM 2014 Masterplan

<b>PROPOSED MASTERPLAN</b>		
<b>PoM 2014 Idea</b>	<b>Heritage Element / Change</b>	<b>Potential Heritage Impact</b>
<p>1. Reinforce Bondi's unique character</p> 	Heritage items are all generally identified as contributing strongly to this aspect.	Positive impacts: retain bridges and part of Campbell Parade walls, southern toilet, street art mural, reinstate Pavilion as the 'main entry point' and keep the fine grain of traditional materials. Note that it is questionable whether the Pavilion was the 'main entry point' in the past.
<p>2. Restore the connection from street to sand</p> 	More direct connections from the street, realignment of paths and steps for access, new boardwalk from Beach to Icebergs, no cars on QED.	In heritage terms 'restore' is not the correct term as there never were such connections. Some loss of early paths and steps is envisaged. May impact retention of potential to reinstate aspects of designed scheme. Potential visual impact on natural cliff face from boardwalk and impact on natural cliff face. QED was an integral part of the Improvement Scheme and has heritage significance. Loss of vehicle access to QED will change the Bondi arrival experience and have impact on historical and social values. The underground carpark on Park Drive is proposed to replace the QED parking and this will have a negative heritage impact on the original fabric and form of the motor park and adjacent original paths and require deep excavation with potential to disturb Aboriginal archaeology.
<p>3. Restore Pavilion as gateway to the Beach</p> 	Change to the ground floor of the pavilion to open it up more for direct access from Campbell Parade with improved public transport, improved amenities.	Generally positive impacts and the potential to provide much needed additional toilet and dressing facilities. Provision of amenities was part of the original use of the Pavilion and is important. It is not clear whether the toilets and amenities currently proposed meet the greatly increased needs resulting from tourist visitation.
<p>4. New facilities and shade</p> 	PoM acknowledges the need to do this without impacting visual amenity.	The QED wall (street art) features an elegant, curved form. Too many shade structures, kiosks and activities could impact the simple form of the wall. There is a potential impact on former overseas telephone cable rooms but they may be able to be conserved and adapted. There were originally no picnic shelters in the Improvement Scheme only the pavilion arcade. By 2017 new shelters were built. They break with the traditional picnic shelter form used in other parks and here in 1980. They are small scale and comply with the hierarchy of buildings dominated by the Pavilion. They are sited and designed to be unobtrusive but are in areas intended open space in the original scheme.
<p>5. Place for play and respite</p> 	Skate park for learner's area. Tree planting for shade.	Appropriate recreational activity and to provide for learners. The proposed new junior skate park should be designed so as not to be visually dominant or intrusive. Opportunity to reinstate aspects of the original planting ideas including trees to sit under. The community called for more trees in 2012-13 PoM consultation. Planting in non traditional patterns and species may impact the spatial character of the area.

<b>PROPOSED MASTERPLAN</b>		
<b>PoM 2014 Idea</b>	<b>Heritage Element / Change</b>	<b>Potential Heritage Impact</b>
6. Respect Bondi's heritage 	Retained elements include overall green fabric of the park, promenade, seawall, stair, sandstone retaining walls and the pedestrian bridges and perimeter wall along Campbell Parade. Hearing the 'whole story of the place' and developing comprehensive site interpretation.	Positive aspects include the overall interpretation of heritage values and retention of the elements listed. It is not clear that all the perimeter wall to Campbell Parade will be retained (some renderings / sections do not show it). Some significant paths not shown as retained in diagram at left. Removal or covering of parts of the significant motor park and QED proposed (see below).
<b>Idea 7 below has been deleted from the 2021 updated PoM Masterplan</b>		
7. Increase green space and address parking 	Car Park, parks yard and access, increase in green spaces and heavy planting of trees on upper slopes.	Potential impacts on QED vehicle experience, impacts on Motor Park fabric (brick and concrete paving and concrete walls, balustrades, kerbs etc see table 6.10), impacts on overall experience and original design with covering of road and parking areas with green space. Mass planting along top edge of park to halfway down slope not consistent with original designed scheme which had lines of trees along paths and roads.

### **The PoM 2014 Interim Masterplan**

The 2014 PoM included an Interim Masterplan, see figure 7.6. The interim masterplan has been deleted from the 2021 updated PoM. Many aspects of the Interim Plan were the same as the Masterplan. The potential heritage impact of the Interim Masterplan ideas that differed from the Masterplan are noted in Table 7.3. The Interim Masterplan had less heritage impact than the Masterplan as the Motor Park and most of QED were not affected.

Table 7.3: Potential Heritage Impact of the Proposed Interim Masterplan Ideas

<b>PROPOSED INTERIM MASTERPLAN</b>		
<b>PoM 2014 Idea</b>	<b>Heritage Element / Change</b>	<b>Potential Heritage Impact</b>
1. Car Parking and Traffic	QED remaining open for car parking, but area in front of Pavilion is pedestrianised. New more efficient parking system to be created by providing two way travel on each side of the Pavilion with 90° metered parking. Accessible car parks and drop off areas to be located closest to Pavilion, vehicle access to Pavilion forecourt to be retained for emergency vehicles and special events only, all other traffic to be directed out and away from Pavilion forecourt by turnarounds.	Significant roads and parking areas are retained and motor vehicle access. Retains heritage significant drive and use for vehicles.
2. Parks Yard and Access	Parks Yard remains in the current location at the back of the Surf Club, upgraded to accommodate the beach rake and improved staff amenities. Footprint of building to remain the same and scaled to site within height of eaves of the adjoining BSBLSC. New service and delivery zone for the Pavilion to rear of BSBLSC, with access from northern car park.	Removal of clutter and intrusive service vehicles and parking from rear of Pavilion. Restriction of footprint and height limits size of new building. Preferable for yard and surf club addition to be limited in scale with smaller pavilions and unobtrusive siting.

Development projects that flowed from the seven PoM 2014 ideas noted in Table 7.2 included the refurbishment of the Pavilion, the construction of a Junior Skate Park, the construction of a walkway from Bondi Beach to the Bondi Baths / Icebergs, a new Works Yard behind the Bondi Surf Club, the construction of an underground car park behind the Pavilion (removed from the 2021 updated PoM) and shade structures and kiosks along the Promenade. These projects and potential heritage issues that could arise are discussed in detail below in Sections 7.5 and 7.6. Some have since been completed as noted in the 2021 Updated Master Plan (see Figure 7.5).



Figure 8.28 The Interim Master Plan

Figure 7.6: 2014 Proposed Interim Master Plan for Bondi Beach. The Interim Masterplan had less heritage impact than the Masterplan as the Motor Park and most of QED were not affected. The interim plan has been deleted from the 2021 updated PoM. Source: Waverley Council

Staff from the key functional areas for Council were consulted during the preparation of this CMP to identify heritage issues and opportunities for Council in management of the place. Key issues for Council are the ever increasing number of people who visit, management of events, compliance with safe work and accessibility requirements, the wear and tear on materials from use and the exposed environment and clarity of the consent process, given the various listings and potential exemptions. Council consulted with the public on proposed changes to the Bondi Pavilion and these proposed changes are discussed further below in Section 7.6.

Consultation with Council staff indicated that implementation of the PoM 2014 would be funded either through allocations for future upgrade works (capital works) or be maintenance and management of provided through Council's annual budget. Council's budget for implementing the PoM was not expected to cover all proposals in the short or long term plan. In particular, the more substantial changes, including the underground car park, would be subject to securing additional funding through: State and Federal grants; voluntary planning agreements; S94 contributions and partnerships with community groups or businesses. In 2020 the Council had put the underground carpark idea on hold. The PoM 2014 notes opportunities in reviewing the commercial viability of programs and enterprises within the Pavilion to create efficiencies and potentially to explore other income producing streams.

Waverley Council has a Strategic Asset Management Plan which aims to ensure Council assets are well maintained to an appropriate standard. Within this plan, the condition of Council assets (including parks infrastructure and landscape and parking infrastructure) are assessed and rated and their replacement considered.

Council is actively pursuing its Reconciliation Action Plan (RAP). The plan is for the Council itself and the whole municipality and includes events held at Bondi Beach, artwork at the beach and the artwork in the published plan references Bondi Beach and the pavilion. The RAP working group meets monthly. See section 2.2, p128)

## 7.5 Current Issues

There are a range of issues relating to environmental and population changes that potentially impact the condition, use and management of the elements that make up the Bondi Beach Cultural Landscape. The current or mooted proposals for change that have been made in response to these issues are discussed below in Section 7.6.

### **Environmental Issues**

Climate change has the potential to lead to an increase in major environmental events. A sea level rise of potentially 400mm by 2050 and of 900mm by 2100 are possible at Bondi. Even the 2050 level could have impacts on the built landscape elements of Bondi Beach, including the very significant sea wall and promenade, the coastal pools, the cliff faces and the coastal walk.<sup>8</sup>

The PoM 2014 notes the following potential environmental issues:

- The potential impact of climate change including scour on the seawall caused by intense rainfall, and shoreline recession due to sea level rise;
- Some of the existing planting design and species are unsuitable for the coastal environment;
- Not all of the existing structures, furniture and materials are environmentally sustainable;
- Not all maintenance and management practices are environmentally sustainable;
- Information about the environmental value of the Park and Beach are not readily available;
- Lack of shade cover throughout the park.

As noted above in Section 7.3, Waverley Council has a Coastal Risk Management Policy, 2012, that resulted from the Waverley Coastal Risk and Hazards Vulnerability Study. The Study notes the potential for beach sand loss and the potential need for augmentation. Council has advised that both the study and policy require on-going review and amendment.

In addition to the potential impact of climate change, it should also be understood that the place itself is a natural landscape subject to the usual range of events such as storms, winds and tides and the on-going impacts from this exposed marine location.

### **Issues of setting and views**

Section 4.12 which includes photographs and diagrams (figures 4.113 and 4.124), identifies the key views to and from and within the study area. Planning for changes both inside and outside the study area should be made on the basis of the conservation of these key views. A key aspect of these views is the importance of the setting outside the immediate study area and of views to and from the headlands that enclose Bondi Beach.

The Bondi Beach Cultural Landscape is surrounded by an immediate urban setting and development changes in that urban setting have the potential to impact the values of the cultural landscape, especially changes along Campbell Parade and Ramsgate Avenue.

The Aboriginal heritage values of the Bondi Beach Cultural Landscape extend beyond the listed NHL area and the study area of this CMP and need to be considered at a larger landscape scale. Sections 2.2.0, 4.2 and 4.3 identify the sand body and lagoons extending north of BBCL with potential for Aboriginal objects at depth.

### **Issues of place and identity**

The PoM 2014 addresses issues of place and identity in relation to: urban furnishing; materials and finishes; public art; wayfinding and interpretive signage. The PoM 2014 goes on to note the following issues and provides masterplan actions for each:

- Bondi Park lacks a unified landscape character, often areas of planting and plant selection are inconsistently placed;
- The design of arrival points into the Park and Pavilion lack definition and distinction;

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<sup>8</sup> Bruce Thom, Wentworth Group of Concerned Scientists, Bondi: Its geologic past; its 150 years of change and its future, 2009 and Waverley Council Sea Level Rise Policy Statement, 2009

- The rich history and cultural significance of the place is not being communicated through interpretative signage;
- Variety of styles of urban furnishings, materials and finishes presents an unplanned and ad hoc image.

The park did have a unified landscape character which has been impacted by change over time and practical issues of the exposed marine environment. These points in the PoM identify these issues but do not link them to the partial loss of the unified improvement scheme design. The improvement scheme design should be the basis for considering place and identity and reinstatement of lost aspects could be part of how these issues are addressed but this is not mentioned in the PoM.

### **Issues from use**

An increase in population density over Sydney, as identified by the Metropolitan Plan 2036, indicates that Sydney's parks and recreation spaces will be under greater pressure from a growing population. As a regional parkland Bondi Park, Beach and Pavilion can expect to receive a growing number of visitors. It has also become an international tourist destination. Use is a key aspect of the heritage values of the BBCL and significant uses are identified in section 6 of this report. Issues noted in the PoM 2014 in relation to use include:

- The skate park is accessible to all ages, however there is a conflict between experienced and inexperienced users – see Proposal for Change below;
- Bondi Park playground is the largest playground in the Waverley LGA but does not accommodate the full range of ages;
- Insufficient bathroom amenities to meet visitor's needs;
- Facilities including: picnic shelters, barbecues and toilets are run down – see Proposal for Change below;
- Management of dogs in the Park is an issue with some dogs not being retained on the required leashes;
- The Park, Beach and Pavilion must meet the recreation needs of the local community as well as the needs of visitors to the area;
- There is a desire to balance events and activities to reflect changing and diverse community needs in this intensely used space;
- Compliance and regulations for various policies including dogs, alcohol and commercial training; require significant resourcing to ensure enforcement.

Addressing of these issues is generally consistent with retaining heritage values and overuse if not addressed has the potential to harm heritage values. Some have recently been addressed.

Temporary and seasonally run events are a key aspect of both the history and significance of Bondi Beach. Some events no longer occur due to demographic change e.g. the Pacific Festival. Some long running events are ongoing e.g. City2Surf and Festival of the Winds. Events such as Sculpture by the Sea and the popular coast walk (both commencing or ending at Bondi) increase visitation to Bondi. Some events such as 'Christmas Day on Bondi Beach', that attracted a large following of British and Irish 'back-packers', began independently of Council or other agency organisation and created management issues that led to restrictions and changes. Spending Christmas Day on Bondi Beach is mentioned in the SHR listing and so a key opportunity and constraint is how to retain events such as this that are attributes of the significance of the place, while making them safe and manageable.

Waverley Council has a Site Specific Exemption under the Heritage Act in relation to the management of temporary events in sections of the Bondi Beach area, temporary road closures and the installation of temporary buildings and structures, and associated infrastructure for a period of up to 6 months where Waverley Council is satisfied that the activity will not affect critical views to and from Bondi Beach or materially affect the heritage significance of the listed area as a whole or the area in which the temporary events are to be undertaken. On occasion Council seeks DA approval for the range of temporary events using its available Site Specific Exemption. In 2016 the route of the 'City to Surf' was successfully modified at its end at Bondi following reviews of safety and crowd movements.

**Issues arising from access**

The PoM 2014 noted that accessible facilities and walkways around the Park, Pavilion and Beach remain an important planning consideration for Council, particularly with a growing family demographic. While the population is not aging as rapidly as predicted, Waverley's proportion of older people is substantial and requires careful consideration in the upgrade of the Park and Pavilion.

The PoM 2014 identified the following issues in relation to access:

- Queen Elizabeth Drive car park physically disconnects the Park and Beach and causes a safety hazard for pedestrians moving between the Park and Beach;
- On days of high visitation, traffic congestion results in traffic delays on all roads going in and out of Bondi;
- Tourist coach drivers / operators are currently staying with the vehicle for extended periods while passengers visit the Beach to avoid ticket purchase and coach engines are typically kept running which cause noise and exhaust fume pollution complaints;
- There is no accessible path linking the coach parking area to the park;
- Accessible car parking is insufficient, is not connected to accessible paths and does not meet Australian Standards;
- The majority of footpaths, ramps and stairs throughout the Park and Beach, do not meet current Australian Standards for Access and Mobility;
- Key destinations and facilities are not always linked by accessible paths;
- The circulation network does not clearly link surrounding streets - to entries - to paths - to the beach;
- There is a lack of universal and bilingual signage.

The PoM 2014 also noted that there is limited access throughout the Park due to steep gradients and stairs on access routes. A number of pedestrian crossings on Queen Elizabeth Drive do not have kerbs on both sides of the crossing, making them unsafe for vision impaired, wheelchair and pram users. Shared pedestrian and bike paths are not clearly marked or signed. The southern access point along Notts Avenue is unsafe as the path is too narrow and pedestrians spill out onto the roadway (work is now underway to address this).

Provision of access needs to ensure significant fabric, such as stairs, is retained while providing compliant access. Some matters raised in the PoM have since been addressed, such as by the new path south of the pavilion but this path departs from the original alignment. Some issues, such as coach drop off, may be able to be addressed by management actions and by pointing out existing accessible paths eg Campbell Parade footpath but access must be provided directly to buildings or experiences.

**Issues arising from a changing community**

Consultation with Council staff identified changes in the demographic of the local community and changes in the broader Sydney and international visitation that need to be understood and planned for. The demographic is now different to the Anglo-Celtic society strongly emphasised in the National Heritage listing. There are also different areas of the beach that attract different groups or interests. There have always been different social, cultural and religious groupings associated with Bondi Beach and only occasionally have tensions between these groups become a management issue. Sustained efforts to identify and then liaise with social, cultural and religious groups both locally and more broadly, will assist in the recognition and response to a changing demographic in the local area and changes in visitation from Australian and overseas visitors. An example of successful consultation is the establishment of an eruv, including parts of Bondi, in conjunction with the Jewish community.

**Issues with condition and the maintenance of facilities**

The increased degree of use, as noted above, is leading to the increased degree of general wear and tear of Bondi Park and Beach elements including paths, fences and stairs. Some elements within the study area have current condition issues, including:

- 'concrete cancer' and spalling concrete on the balustrade on Campbell Parade and ceiling of cable rooms and similar;
- the retaining wall on the eastern side of Queen Elizabeth Drive appears to be leaning outwards in places and requires more detailed investigation;

- sandstone walls and edging need repointing and other maintenance including regular drain cleaning and some inappropriate coatings have been applied to sandstone; and
- a number of building condition issues are noted in the Bondi Surf Pavilion CMP, primarily as a result of air borne salt damage to cement renders and reinforcing steels and from poor stormwater disposal exacerbated by sand filling drains. These have been rectified in the 2022 Pavilion upgrade.

The PoM 2014 noted the following issues in relation to the management and maintenance of facilities:

- Complex management structure for the Park and Pavilion;
- Insufficient facilities, particularly toilets, which are in some cases rundown;
- Significant maintenance required for high use buildings;
- High usage adds to the impact and wear and tear on the park and its facilities;
- Areas designated for bin collection are not designed into the park.

Some of these issues have been addressed in the pavilion upgrade completed in 2022. Additional toilets have been provided and a garbage collection area (see section 7.6).

### **Legislation and Planning Consent issues**

Some Site Specific Exemptions identified in the SHR listing are no longer current and require updating. Consultation with HeritageNSW and Crown Lands may be necessary to determine how to proceed to update the exemption referring to the former statutory and endorsed Plan of Management. The condition referring to approved developments is outdated.

There is some variation in the use of Standard and Site Specific Exemptions under the NSW Heritage Act. Some exemptions require an exemption application to HeritageNSW and others require Waverley Council and/or Council policies, Council officers, Traffic Committee to be satisfied the work will not impact on heritage significance. Proponents, including Council officers, should obtain early heritage advice from Council heritage specialists on whether the works are potentially exempt or require approval, obtain advice on design amendments to reduce impacts, liaise with the Heritage Office (now Heritage NSW) and where required prepare S57(2) Exemption reports or approval applications. Note also the new standard exemptions system detailed in Section 7.3.

### **Issues relating to Underground Facilities**

Currently there is incomplete knowledge as to the location of the various underground infrastructure including the tank associated with the low level pumping station and the overseas cables, pollution traps etc. There are many generations of plans showing underground services and they include installations managed by others eg overseas communication cables and sewage pumping station. There have been delays to recent upgrading projects due to this lack of knowledge as to locations. Mapping is important to assist Council's project managers indicating previously disturbed ground.

### **Hostile Vehicle Mitigation**

Following three hostile vehicle attacks in Melbourne in 2017 and 2018 there have been increasing concerns in places deemed high-risk to attack due to easy vehicle access and high volumes of pedestrians. In 2019 and 2020 Waverley Council acted to install temporary concrete blocks along the edge of the park along Campbell Parade. (see figure 4.46) QED already has metal bollards or brick retaining walls between the road and footpath and the motor park has high concrete kerbs and balustrades. Council will design permanent landscaping and street furniture that enhances both amenity and security. Publications, such as the federal government's Hostile Vehicle Guidelines for Crowded Places, outline how vehicles can be used as weapons and how planter boxes, seats and bollards can prevent hostile vehicles injuring people. The final design should consider the improvement scheme design including aspects such as original alignments, tree planting patterns in rows and should not negatively impact heritage values and views.



## 7.6 Proposals for Change

The 2014 PoM for Bondi Beach set out a series of proposals for change described here. Since then several detailed proposals were developed, one for the Pavilion approved in 2020 and completed in 2022. These are also described. Proposals in Master Plans and PoMs are subject to planning controls (see Section 7.4) including the EP&A Act, the NSW Heritage Act and the Australian EPBC Act.

### **Bondi Pavilion**

Proposed works associated with the Pavilion are substantial, ranging from physical refurbishment projects to the less tangible aspects of managing the various events, programs and businesses within the space. During the course of preparation of this SHR BBCL CMP several schemes have been considered and alternate schemes continued to be considered with a proposal approved in December 2019 and constructed during 2022-2023. The CMP for the Bondi Surf Pavilion was endorsed in 2019.



Figure 7.7: PoM Artist impression of the front of the Pavilion with central ramp to Pavilion foyer and café seating area. QED is pedestrianised. Source: Waverley Council



Figure 7.8: Extract from PoM 2014 Figure 8.24, p.78. Source: Waverley Council

The Bondi Park and Beach PoM 2014 had the following objectives noted for the Bondi Surf Pavilion:

- Attractive and inviting with welcoming entrances front and rear, good internal signage and tourism information that is accessible;
- A lively, active hub with beautiful courtyards for shade and shelter, spaces for performances, a well-designed and engaging foyer with activities throughout that entertain;
- Delivering a vibrant cultural and community life including interesting theatre, cultural happenings, great cafes and appropriately located programs;
- Well maintained, clean and functional with improved spaces for hire and good amenities to service people visiting the building, Park or Beach;
- Environmentally efficient, as much as possible; and
- Financially sustainable so that it can meet community expectations, providing a good balance of community and commercial activities.

Council undertook community consultation in regard to the potential changes to the Bondi Surf Pavilion to improve functionality, respond better to current user needs and to remove intrusive elements noted in the then draft CMP. Some potential changes Council considered included:

- Moving the theatre from first floor to ground level so it is more accessible and used flexibly;
- Improved and expanded changing and toilet amenities on the ground floor;
- Removal of the semi-circular fronted café on the ground floor; and
- A leased area upstairs for a dining and a function room.

While an increase in the provision of public change and toilets is welcome, in the scheme proposed in 2016 and that approved in 2019, the intended increase in toilet and change areas are modest and more may be needed for the ever growing visitor numbers. This function was the key rationale for the Pavilion construction and remains a functional requirement directly connected to the significance of the beach use and the nationally listed cultural landscape and should remain as the key priority.

In the Interim Plan in the PoM 2014, servicing the Pavilion was to occur via a new delivery and unloading zone at the rear of the Bondi Surf Bathers Life Saving Club. Access from the unloading zone for vehicles was to be from the northern car park utilising Campbell Parade and Park Drive. This enabled service vehicles and parking to be removed from the rear of the Pavilion which was to be developed as an entry. Deliveries from the new loading area to the Pavilion would be through openings into the north-east corner of the courtyard. It should be noted that this area of the park has lower volume pedestrian use than the beach front and is more suited to service vehicle movements.

The 2016 scheme raised community concerns and was withdrawn. One of the main aspects of concern was the removal of the first floor theatre that had been built in 1974 in the former ballroom. It was to be replaced by a new theatre at ground floor level in the south courtyard and the upstairs space returned to function / restaurant use available for lease. This was seen as privatisation by the community and rejected for a more modest proposal.

The scheme approved at the end of 2019 and completed in 2022 realised many of the PoM aims and concerns arising from community consultation. The design was by architects Tonkin Zulaikha Greer (TZG). The scheme focused on opening up the centre of the pavilion with a direct entry from Campbell Parade and on conservation work – including removal of the concrete tiles and their replacement with original Spanish pattern terracotta tiles. There was little change to the grounds. At the front the intrusive semi-circular restaurant was removed and the original façade and balustrades to the tunnels entries restored and a new ramp added mirroring the existing. The scheme restored the symmetry of the façade. New paving interprets the location of the tunnels. At the rear, Campbell Parade side, a new main entry was developed with a pedestrianised central path. The 1930s diagonal path maintains its alignment but was reconstructed with ramps and flat landings as an accessible entry. The major change to the grounds was the new entry for service vehicles from the motor park to the rear of the BSBLSC and works yard. There is also a paved vehicle turning area. There are a few external plantings with the addition of several Norfolk Island pines on each side of the central path at the rear – reinforcing an original path alignment.



Figure 7.9: Extract from 2019 DA architectural drawings by TZG. Most of the changes are within the pavilion footprint. The new access road and paved turning area can be seen behind the surf club (arrowed). Source: Waverley Council

**Bondi Surf Bathers Life Saving Club (BSBLSC)**

The Interim Plan in the PoM 2014, identified that Council's Parks Yard would remain at the rear of the Bondi Surf Club, and would be upgraded. The PoM 2014 noted that in the longer term plan, once the Parks Yard and servicing is located underground, future uses of this building would be reviewed. The BSBLSC also sought additional and better designed spaces for their operations and additional function space for commercial leasing to provide funds for club life saving related activities.



Figure 7.10: Extract from PoM 2014 Interim Masterplan Figure 8.28, p.80. Source: Waverley Council



Figure 7.11: Extract from PoM 2014 Masterplan Figure 8.1, p.64. Source: Waverley Council

The implementation of this aspect formed DA-567/2015 for alterations and additions to the BSBLSC (including a new Works Yard at the rear). This DA was lodged but withdrawn following advice from the Heritage Council. Their letter to Waverley Council on 25 February 2016 included the following:

- Expresses concern in regards to the increase in scale, footprint and bulk of the built form of the Surf Life Saving Club addition which is inconsistent with the overall historical context of the pavilion;
- Notes that neither a CMP for SLSC nor CMP for the Precinct as a whole has been received;
- Notes that a draft CMP for Bondi pavilion is currently being reviewed by the Heritage Division. It will be brought to the Heritage Council for endorsement when it is considered acceptable for endorsement;
- Advises Waverley Council that further assessment of the Integrated Development Application for SLSC is being deferred until the CMPs are received and endorsed by the Heritage Council;
- Recommend development of a Masterplan for the whole precinct to provide the context of the whole site including the vehicle circulation to assist the Heritage Council in considering individual proposals;
- Recommend that Waverley Council bring forward the feasibility study for underground parking and maintenance facilities to inform the Masterplan and CMPs for the site.

Waverley Council had already adopted a Plan of Management, including a Masterplan, in 2014 (described in this section). The required CMP for the Bondi Beach Cultural Landscape was prepared during 2016 and lodged with the Heritage Division. Comments were received, incorporated and a revised version lodged in October 2017. Additional comments were made, incorporated and a revised version submitted in October 2018. Further comments were made in July 2019 and May 2020 and incorporated in version 5 of the CMP. The process restarted in 2023 producing this version 6. The updated CMP for the Pavilion was amended to match the BBCL CMP and Issue G was endorsed in June 2019. The BSBLSC CMP was endorsed in October 2022.

A separate Statement of Heritage Impact was prepared in late 2017 for the proposed replacement of the failing demountable buildings in the works yard. This work was not approved and Waverley Council decided to consider alternate off site locations for the works yard. In 2019 and 2020 Council and the BSBLSC further developed the proposal for alterations and additions and a development application was approved in 2022. Discussions were held with HeritageNSW.

**Queen Elizabeth Drive and the Motor Park - Proposed Underground Carpark**

The PoM 2014 proposed an underground carpark in place of part of the Motor Park that would be excavated and subsequently covered to allow pedestrian access from Campbell Parade and ‘free up’ Queen Elizabeth Drive (QED) from cars. This proposal has been removed from the 2021 updated PoM. The works depot was proposed to eventually be moved to the underground carpark. In about September 2017 a feasibility study commenced for the proposal to erect the underground carpark. The study was halted in late 2017 and in 2021 Council decided against the idea. Council now intends to eventually move the works yard elsewhere rather than site it in the underground carpark.



Figure 7.12: Cross Section from 2014 Master Plan showing the then proposed underground carpark. The green area over the underground carpark indicates the existing Motor Drive that would be removed. Note that the proposed carpark is about double the width of the existing and the lowest floor would be about 8m below Campbell Parade with footings below that. The underground carpark and greenspace has been removed from this section in the 2021 update. Source: Waverley Council



Figure 7.13: Extract from above showing the proposed underground carpark. This has been removed in the 2021 update. Source: Waverley Council



Figure 7.14: Artist's impression of the proposed plantings on the roof of the underground car park. This has been removed in the 2021 update. Source: Waverley Council

While the underground carpark would have replaced the car parking spots removed from QED, the Motor Park itself is a significant surviving part of the Improvement Scheme and its loss would have a heritage impact. QED is also an integral part of the Improvement Scheme and driving along or parking on QED is part of the Bondi Beach experience and contributes to its historical and social heritage significance. While it provided park users with more area for recreation and pedestrian safety the proposal would have had a major negative impact on the heritage significance of the place and was not compatible with the heritage values. This has been removed in the 2021 update.

The PoM 2014 identified an Interim Plan with alternate parking and access arrangements and allowed other proposals to proceed before any underground carpark is implemented.

In the Interim Plan contained in the PoM 2014, a trial would be conducted of Queen Elizabeth Drive remaining open for car parking, but the area in front of the Bondi Pavilion pedestrianised. A more efficient parking system would be created by providing two-way travel on each side of the Pavilion with 90 degree metered parking. Accessible car parks and drop off areas would be located closest to the Pavilion. Vehicle access to the Pavilion forecourt would be retained for emergency vehicles and special events.

The PoM proposed removal of the Motor Park, which is shown as being of high heritage significance in the PoM (PoM figure 5.9) and is assessed as being of exceptional significance in this CMP. The intent was to improve safety, views and recreation space. The partial removal of the Motor Park and

removing cars and partly covering QED, is based around the objective of 'returning' (PoM p69) or 'giving back' (PoM p79) green space to the park. These areas were roads and car parking, not green space, in the improvement scheme design – the proposal was to replace car parking and roadway with green space. This has been removed in the 2021 update.

The proposed alterations to QED were reconsidered in the light of its heritage values and have been removed from the 2021 PoM. There are many options to reducing pedestrian / vehicle conflicts including speed restrictions and management options such as allowing parking on low use days (such as mid week) and restricting it on high use days (weekends and school holidays). Options put forward in the past relocated the pedestrian footpath from the northwest side of QED to the beach or southeast side (part of the Conybeare / Mackenzie scheme). Many pedestrians are looking for the stairs to the promenade and walking on the road while doing so and way finding could be improved to address this.

If the carpark proposal is further developed in future, the heritage values and retention of the fabric of the 'motor park' and 'Marine Drive' should be considered from the start and the impact minimised. Deep excavation as indicated in the 2014 PoM Masterplan (down to the level of the promenade and below QED), especially in this former dune area, also has the risk of exposing the Aboriginal sites. The benefits of the intervention were questionable: it created grassy slopes in a little used area that does not have beach views and was primarily to replace car parking spaces lost because of the removal of car parking from QED. Alternatives may be to improve public transport to Bondi Beach in coordination with Transport NSW, particularly on peak days, and in the long term providing public transport systems to provide alternatives to parking at the beach. The curved alignment of the Motor Park drive and the Campbell Parade balustrade and both bridges should be retained. There may be a range of innovative design options emerging, that devise ways to retain the heritage values.

### **Landscape Plans for Bondi Park**

Council is planning to upgrade Bondi Park (South) to improve the condition and accessibility of paths in that area. The proposals will require approval under the Heritage Act. Detailed plans are not included in this CMP. The images below are of the masterplan vision for the area.



Figure 7.15: South end of Park. Extract from PoM 2014 Fig 8.24, p78. Source: Waverley Council



Figure 16: Artist impression of the view of Bondi from the south in the long term plan. Source: Waverley Council

This area pre-dates the Improvement Scheme and is very significant. The history of this area is in section 2.2.2, shown on the phases of development figure 3.3, described in section 4.6, identified as significant in table 6.6 p361-362 and the plans figures 6.6 and 6.7 and addressed in policy sections 4, 7 and 8. Appendix F is a sample inventory sheet for this area. Landscape planning should respect the early heritage fabric and retain this as far as possible. Where adaptation of the existing paths is required then proposals should retain the original alignment and the maximum degree of original fabric. Specialist heritage input is needed. Given the significance, minimal adaptation is recommended and where changes happen, existing sandstone should be reused as far as possible, sections of paths retained, and the overall path character retained. There are opportunities to conserve the retaining walls and add another wall above the lowest path forming terraces overlooking the beach.

The steep slopes make it difficult to safely maintain the grass and planting areas are being considered as a replacement. Where change is planned it is recommended that low ground covers, not shrubs and bushes, be used so that the ground plane is retained in overall views. Local species could be used. Some of the existing planting obstructs views and prevents use of the terraces and retaining walls for sitting. Some are very close to early stone retaining wall with potential to damage it.

**Restore the Connection from Street to Sand**

One of the key ideas of the PoM is to ‘restore the connection from the street to the sand’. Entries, paths, stairs and ramps would be realigned with the surrounding street pattern so they are clear and direct. The PoM states this would strengthen the sense of arrival and significantly improve wayfinding throughout the site. It is not clear how this relates to the improvement scheme design. The current relationship of the park to the beach is similar to the original design and the pavilion itself is between the street and the sand. Changes in the late twentieth century resulted in a retaining wall between the park and QED which was formerly an on grade connection. The PoM does not make it clear if this is the intended outcome or not. The sections suggest that the intention is to establish a more direct new connection by removing car parking and covering the heritage significant former car park with soil and grass. Within the PoM scheme, part of Queen Elizabeth Drive becomes an upper promenade - described as a new space for walkers, joggers and people who want to enjoy the view of the beach from the park. The remaining portion is returned to parkland.<sup>9</sup> Making QED into green space is not consistent with the Improvement Scheme design and not consistent with retaining heritage values.



Figure 7.17: 2014 concept section from Campbell Parade / Roscoe Street to the beach. Location of section indicated in callout (top left corner). This diagram also shows the picnic shelter and plantings in the mid and upper slopes which have been built and planted. The closure of QED and green space have been removed from the 2021 PoM. Source: Waverley Council

**New Facilities and Shade**

Under this key idea the PoM includes provision of concessions (such as kiosks) and amenities under QED entered from the promenade south of the Pavilion and facilities including maintenance storage built into the hillside at Biddigal Reserve.

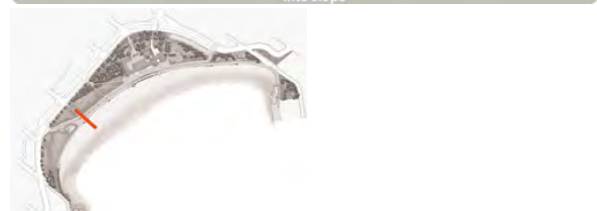
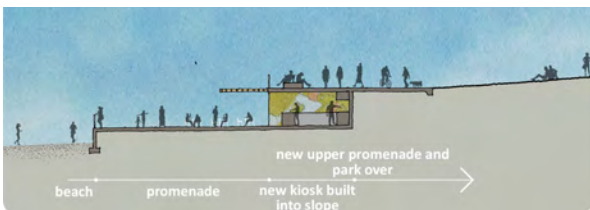


Figure 7.18: (top) Concept section of promenade with new Kiosk. (bottom) Section location. It is not clear in this drawing what elements are existing or new. Source: Waverley Council



Figure 7.19: Artist impression of the new shade shelter, seating, toilets, bicycle racks, showers and kiosk within the existing seawall / road structure. Source: Waverley Council

<sup>9</sup> PoM 2014, p.69

The PoM states that there are two locations on the site which could accommodate facilities in such a way. The first being underneath Queen Elizabeth Drive, facing out to the existing promenade. At the south end, the seawall adjacent to the Skate Park has a 4m (according to the PoM) level change between the promenade and Queen Elizabeth Drive to accommodate toilets, a kiosk, seating areas etc. These seating areas are envisaged to provide a sheltered space to watch the ocean and beach. Further north along the promenade where there is less level change, a seating edge and discrete areas for bin storage and bike racks which are out of sight are suggested.

The second location is in the retaining wall at Biddigal Reserve which has a 3.5m level change that could accommodate toilets and storage areas. There were formerly buildings here and structures could be added while retaining views and links to the beach from landscaped areas above. This area is adjacent but not in the SHR listing boundary so an approval application or exemption would not be required but it would be development in the vicinity of a SHR listed item.

The PoM states that this strategy will eliminate the need for new buildings in parkland, reduce clutter and reinforce the strong curve line of the promenade and Queen Elizabeth Drive behind the Beach.

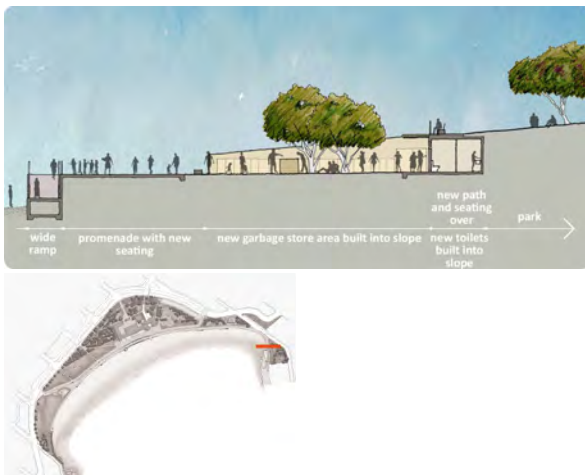


Figure 7.20: (above) Concept section through Biddigal Park showing new toilets and garbage store area recessed into the slope. Location of section (below). Source: Waverley Council



Figure 7.21: Extract from PoM 2014 Figure 8.4, p.68 showing Biddigal Reserve. It is not clear how this relates to concept section at left in figure 7.20. Source: Waverley Council

In 2018 Arup prepared a Bondi Park Additional Amenities Feasibility Study for Waverley Council. This study was a high-level evaluation of seven potential locations and identifying which ones make sense to pursue through to the next-level of design. Three locations were identified as potentially feasible:

- South Bondi: Under Queen Elizabeth adjacent to the Skate Park,
- Central Bondi: Repurposing the current lifeguard storage shed beneath the Promenade and
- North Bondi: Building within the existing hillside at the Biddigal Reserve.

Based on this study Waverley Council engaged Chrofi Architects to develop designs for the south and central sites. The design includes a new changeroom and bathroom amenities on Bondi Beach South (Southern Amenities), improvements and upgraded work facilities related to the central Bondi lifeguard tower (Lifeguard Facilities), and creation of a new first aid facility central to Bondi Beach (First Aid Facilities). The Southern Amenities requires the diversion of the large stormwater drain that runs across the park and behind the seawall at this location (see figure 7.22). One of the primary heritage considerations was provision of facilities 'below ground', concealed behind the Queen Elizabeth Drive retaining wall and the seawall respectively. This was considered essential to reduce the disruption of views to and from Bondi Beach and Bondi Park while creating the required additional facilities.<sup>10</sup>

Council's website described the new amenities below QED as including male and female amenities with toilets and showers, accessible facilities, family facilities, outdoor showers and a kiosk.

<sup>10</sup> City Plan, Heritage Impact Statement, Bondi Beach and Bondi Park Additional Amenities. September 2019

City Plan Heritage prepared the Heritage Impact Statement (HIS) for this project and concluded that the impact of the proposal was acceptable though there are changes to significant fabric. The proposed Southern Amenities were generally concealed but had raised concrete skylights / planters above and an 8m wide opening in the QED retaining wall. In an amended scheme, following advice from HeritageNSW, the height of the skylights / planters was been reduced to below the handrail. Column blades in the new opening aimed to reduce the visual impact from along the promenade. Street art was proposed on the blades and rear wall to mitigate partial loss of street artwork as well as other mitigating measures. The authors of this CMP note that planters were not used in the improvement scheme and plants will have difficulty surviving in the exposed location. The HIS notes that planters were considered beneficial by the Heritage Division (HeritageNSW) in reducing visibility of the skylights from the beach. Planting is proposed to be pigface which is hardy and salt tolerant.

The telecommunication rooms are precedents for facilities under QED and, though not in the final 1928 design, some earlier 1920s schemes (see figure 2.60) did propose visitor facilities in the wall of QED. The Chrofi Southern Amenities proposal is adjacent one of the underground communications rooms but does not propose works to it. It would be desirable to conserve this space and interpret it.

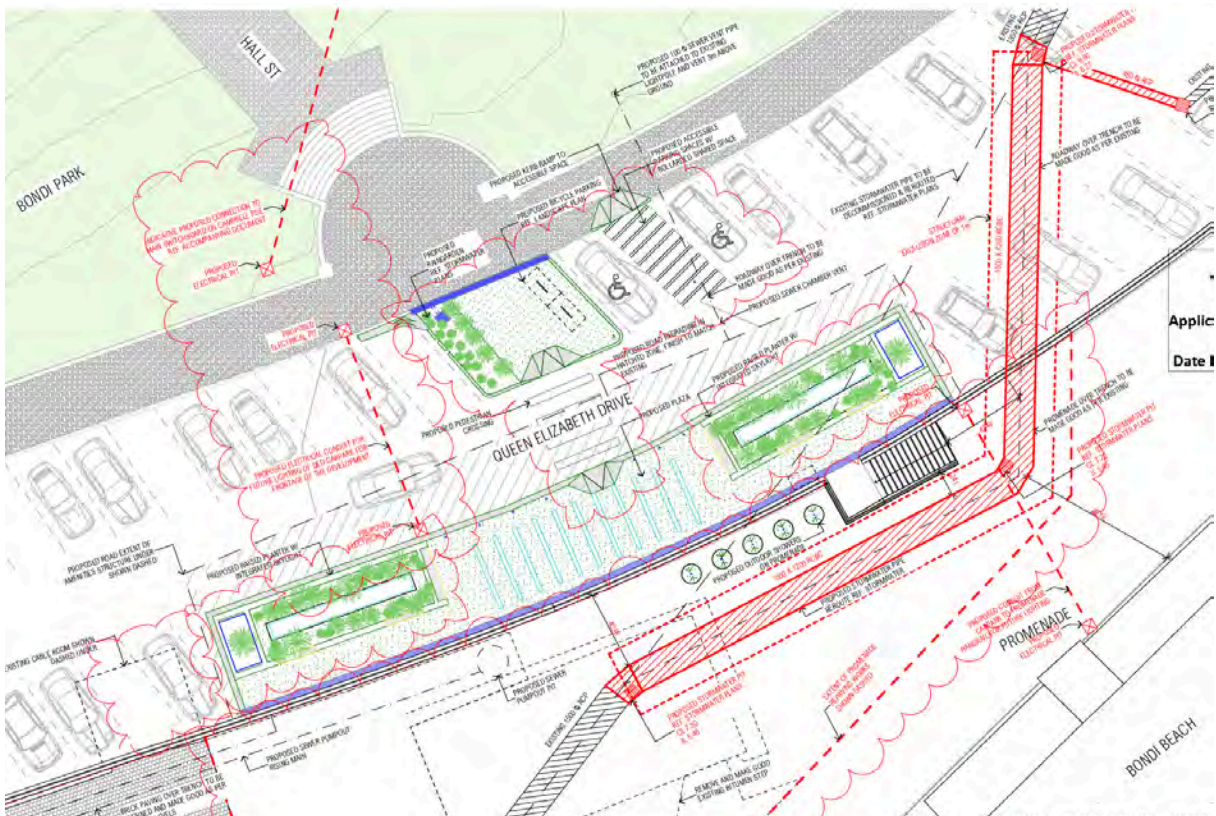


Figure 7.22: Roof plan / QED road plan for the Southern Amenities showing the proposed platforms and skylights / planters. The toilets and small kiosk are under this. The red clouds indicate where the design was changed from the initial DA drawings. The red hatched dogleg area on the right is the diverted stormwater drain. Source: DA Waverley Council website

City Plan Heritage considered the works associated with the proposed Lifeguard Facilities and First Aid Facilities were minor and designed to minimise potential heritage impacts. The first aid facilities were in an existing space in the semi-circular structure at the stub of the former north groyne and did not impact heritage fabric. The lifeguard facilities were within the existing lifeguard structure and under the promenade adjacent which would be impacted during construction but rebuilt with unobtrusive changes (see figure 7.23). It also included the lining of the existing tunnel adjacent which is used for storage but it was not clear if the conservation of the existing tunnel fabric was included nor whether an ongoing water entry problem at the opening adjacent the pavilion end of the tunnel was addressed.



The development application for upgrades to facilities at Bondi Beach including the construction of a public toilet and shower facilities, upgrades to the lifeguard tower, and construction of new lifeguard and first aid facilities was lodged on 25<sup>th</sup> September 2019 (DA-312/2019), approved on 8<sup>th</sup> September 2020 and amended on 28<sup>th</sup> July 2021. The DA is for:

- Additional Amenities Block at South Bondi;
- Refurbishment and remedial works of Bondi lifeguard tower and lifeguard amenities and
- Upgrading of Bondi first aid facilities.

In 2023 the first aid facilities have been completed and both the other projects are on hold. Council has not made a decision on whether the Skate Park Amenities under QED will go ahead. The amenities block under the promenade near the lifeguard tower will not go ahead as the amenities at the back of the new first aid facility have been increased instead.

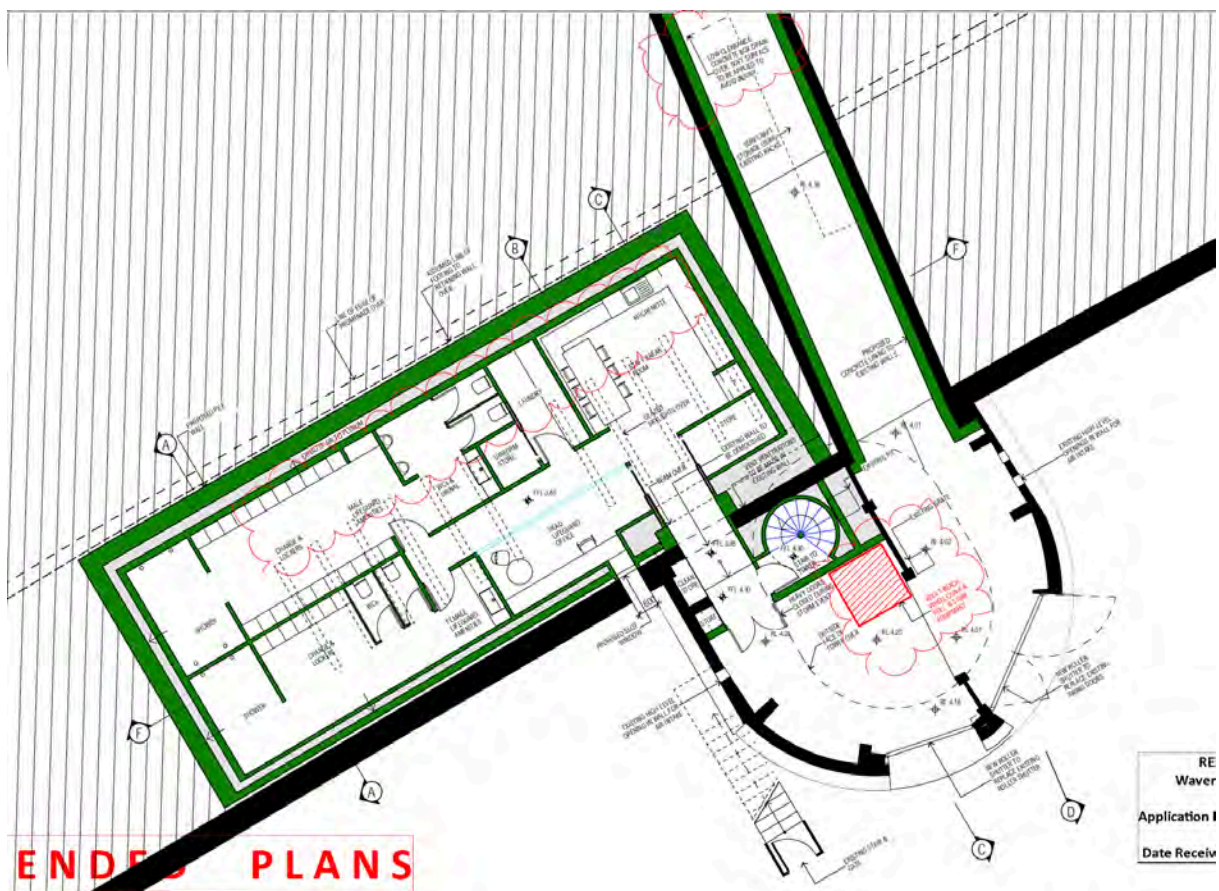


Figure 7.23: Beach level plan for the Lifeguard Facilities. The spiral stair is within the stub of the former groin and on the beach side of the original seawall. The toilets, lunch room, toilets and change rooms are under the promenade in a new space. The red clouds indicate where the design has been changed from the initial DA drawings. The linear element on the right is the existing original tunnel which is proposed to have a new lining. Source: DA Waverley Council website

The PoM also proposed that the Pavilion courtyards will be upgraded, providing areas for shade and respite. Additional toilet facilities were to be incorporated into the Parks Yard building at the rear of the Bondi Surf Bathers' Life Saving Club and seen as well located to benefit playground users. This will now be integrated into the Pavilion and BSBLSC upgrades. In addition, the PoM includes the upgrading of the existing toilet facilities to the south, north and in the Pavilion. The southern toilets were completed in 2014 and additional toilets were included in the pavilion project completed in 2022. The DA, noted above, has been approved for toilets under the QED near the skate park.

The PoM notes that when new toilets are in place within the promenade, the South Bondi toilet block can be used as a kiosk or shelter for walkers or remain as toilets. This CMP notes that given the continuing popularity of the coast walk the southern toilets are likely to remain necessary.

New picnic shelters and additional tree planting were also proposed and built - their design winning an architecture award. Refer also to key idea 5. There are five shelters south of the pavilion on the upper slopes and two to the north as well as some tables and seats not roofed. The shelters are described earlier in this report (see section 2.2.10 p127 and section 4.5.1 p232). They are a modern curvilinear design with a flat copper clad roof supported on steel posts set at an angle. There are fixed curved concrete bench seats on the uphill side and two tables with bench seats (figures 7.24 and 7.25). Copses of Banksias, Casuarinas and other native species have been planted on the higher slopes.



Figure 7.24: The new picnic shelter roofs are prominent in this view but do allow views under to the beach. Source: JRA



Figure 7.25: The new picnic shelters viewed from below tend to disappear into the background. Source: JRA

**Coastal Walk Bondi to Bondi Baths / Icebergs**

A *Feasibility Study - Planning Report* was prepared in May 2016 regarding a proposal to extend the Coastal Walk that currently stops at the Icebergs to Bondi Beach alongside the cliff face. The report states that given the NHL listing that heritage input into the feasibility of the project will therefore be a crucial element in terms of understanding potential impacts and overall merit and appropriateness.

It is considered that some aspects of the proposal such as an elevated walkway structure close to the natural cliff face will impact on views to, and an appreciation of, this natural cliff feature. This cliff face was photographed in the late 1800s and the site is still recognisable today. However, a walkway might also provide an opportunity to interpret this and the remains of the early beach access stair. A mitigative measure would be to conserve these remains.



Figure 7.26: Extract from PoM 2014 Figure 8.24, p.78 showing new boardwalk connection to Coast Walk between the promenade and Icebergs Club. Source: Waverley Council

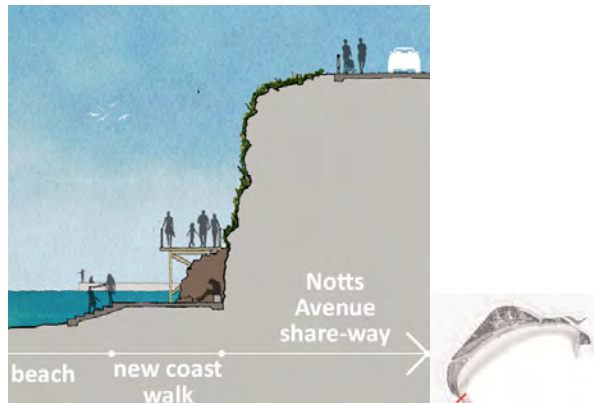


Figure 7.27: Concept section through new boardwalk linking the Coast Walk. Location of section indicated in callout to right. Source: Waverley Council

### **Junior Skate Park Proposal**

The current Bondi Skate Park has an international reputation. However, it does not cater well for younger skaters. The proposal is to construct skate facilities for less experienced skaters. The current proposal to locate the Junior Skate facility at the triangular junction of the Promenade and the QED wall in the location of a former children's playground has no additional negative heritage impact.

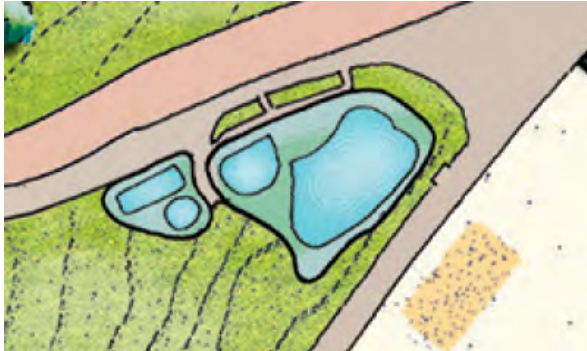


Figure 7.28: Extract from PoM 2014 Figure 8.4, p.68 showing the Junior Skate Park adjacent the existing Skate Park.

Source: Waverley Council



### **Other Proposals**

The range of other changes and proposals identified in the PoM 2014 should all be subject to specialist heritage advice and assessment given the heritage values identified. Such advice should be obtained at the commencement of the project to assist in decision making rather than being sought after decisions are made. Where the heritage advice is that the works are exempt from Heritage Act approval a formal exemption is in some cases still required and an exemption report, assessing heritage impact provided to OEH (see section 9.3).

### **Approvals Summary**

In summary, proposals for future change, in addition to being in accordance with the conservation polices in this CMP, would need to demonstrate the following:

- Compliance with and referral under the EPBC Act 2004;
- Compliance with, and application under, the Heritage Act 1977;
- Compliance with and application under the NPW Act re Aboriginal heritage matters;
- Compliance, and application under, with the Environment Protection and Assessment Act (EP&A Act);
- Compliance with coastal protection legislation and policies, being:
  - Coastal Protection Act 1999;
  - Fisheries Act 1935;
  - Telecommunications Act 1977.
- Waverley Council Coastal Risk Management Plan;
- NSW Government Coastal Policy;
- Coastal Crown Lands Policy; and
- Compliance with State environmental planning instruments and Waverley Council plans and policies.

## 7.7 Decision Making Processes

### **The Relationship between this and other Conservation Management Plans**

This CMP for the state heritage listed area and does not include the whole of the National or local heritage listed areas. It provides policy in relation to specific elements that may have their own CMP where policy is required to ensure the retention of the State heritage values of the cultural landscape. An example is in relation to having policy in this document that requires the Bondi Surf Pavilion to retain uses such as public change rooms and toilets that support the public use of Bondi Beach, and by extension, the conservation of its heritage values. The specific CMP for the Pavilion provides further details of this relationship, as well as more on the specific issue of its conservation and management. Similarly the CMP for the Bondi Surf Bathers Life Saving Club provides more detailed guidance for the conservation and management of that site and identifies strategies for meeting the demands of the significant uses.

### **Relationship Between Statutory Heritage Listings**

There is a hierarchy of precedence and consideration between the various statutory listings. The National Heritage listing and consideration under the EPBC Act takes precedence where there is a conflict with subordinate legislation. The essential requirement is that the proponent for any change needs to establish that the proposal will not have an impact on the National Heritage values of the place. If there is impact the process is outlined in Section 7.3.

After first checking the need for an EPBC Act referral any works will need Heritage Council of NSW approval under section 60 of the NSW Heritage Act. As part of any development application to Waverley Council there needs to be an Integrated Development Application (IDA) which would include referrals to Heritage NSW for approval under the NSW Heritage Act concerning historic heritage impact and to the Office of Environment and Heritage Regional Operations Division (National Parks) under the NPW Act concerning Aboriginal heritage impacts. Applications are required to include a statement of heritage impact. There are extensive Standard and Site Specific Exemptions from Heritage Act approval requirements available to Council (see Sections 6.1 and 9.3). It is important that Council obtains appropriate heritage expertise and undertakes a professional assessment in relation to projects involving Council proposals, including whether it is appropriate to use the Site Specific Exemptions for project approvals. In some cases where works are believed to be exempt notification must be made to Heritage NSW who will advise if works are exempt.

## 7.8 Other Opportunities

The PoM 2014 identified a number of opportunities in relation to heritage values – see Section 7.4 above. Some of these opportunities are in the process of design and implementation. Another opportunity noted in the PoM 2014, is to build on the existing character of the buildings and structures at Bondi Beach when making changes and to generally use the traditional materials, such as sandstone, that provide for some longevity.

There are opportunities for continuing community liaison in relation to future change within the Bondi Beach Cultural Landscape. It is important that the national and international users and stakeholders are included in early consultation and liaison, in terms of the National heritage values of the place and cultural heritage associations for all Australians, in addition to local stakeholders.

There are opportunities to better manage the conflicts between vehicle, pedestrian and cycle movement while retaining the social and historical values of the early pedestrian and car access and parking schemes, for example by limiting vehicle access at peak times.

There are opportunities to have the various heritage listings and listed areas more consistently defined and fully completed — such as some of the Waverley LEP 2012 inventories that are not complete and should be completed as SHI forms. This process is underway.

There is an opportunity to build on knowledge as reports are prepared for heritage places in the study area by updating the existing heritage inventory sheets. There is also an opportunity to transfer knowledge from specific projects to a broader GIS system in the management of the cultural landscape. A sample inventory sheet has been prepared to show the level of information that might be provided that would be useful for Council staff. Refer to Appendix F.

There are opportunities to clarify for Waverly Council staff the consent processes in relation to heritage items both in terms of the different National, State and Local legislation as well as heritage advice on proposals and application of various exemptions.

The idea of the 'Bondi Brand' is utilised commercially and there are opportunities to develop this as a public identity which may involve logos and the concept of an 'icon'. There is an opportunity for a proactive strategy, possibly a designated organisation or body and CEO with activities such as branding products as genuine, authentic souvenirs, events, interpretation, exhibitions and productions. Such activities can be cross referenced to interpretation and history such as the use of the Motor Park for motoring related events.

The historical and current Aboriginal values of Bondi are not well known or understood and there are opportunities for Aboriginal naming, on site interpretation, exhibitions and productions.

## 7.9 Summary of Constraints and Opportunities

While the Bondi Beach Cultural Landscape is a modified natural place within an urban setting, its history and morphology still reflect its natural values and character. Ultimately this place needs to be understood and managed as part of the natural environment which, at times, can be dominated by dangerous sea and weather conditions – such as the June 2016 storm. There is some interpretation of the natural environment on the coast walk (out of SHR area) but there are opportunities to interpret the seascape, marine environment and geomorphology, such as the Rose Bay sand body, in the area.

The heritage values (including Aboriginal heritage places and values) and the essential character that come from these values should underpin all decisions for change.

The Bondi Beach Cultural Landscape is a very dynamic place that attracts Australians, and the world beyond, in increasing numbers and while this is a positive aspect in terms of reinforcing its social significance, there is also a potential for adverse impacts from over-use and a risk of it being overworked, cluttered, crowded and 'loved to death'<sup>11</sup>.

The cultural background of users and visitors, uses and events change over time and the management and identification of heritage values needs to be responsive to these changes. There is an opportunity to provide a visitor centre and / or museum and interpretation centre both to provide general visitor information and to tell the stories of the place.

The conservation and adaptive reuse of key elements should aim to retain a largely traditional language of built forms and palate of materials relating primarily to a hierarchy defined by the central place of the Bondi Surf Pavilion within a designed landscape, both in terms of its physical location as well as its design style and character.

A key issue in the management of the Bondi Beach Cultural Landscape is the engagement of all communities (including the broad Australian community), as well as experts, early on in a clear approvals process. Cultural Landscape significance should be read and acknowledged as value, artefact and aesthetic, rather than as problem and hindrance. The meaning of the term 'cultural landscape' needs to be understood by management authorities and the public.

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<sup>11</sup> Historic Environment, Volume 19, Number 2, 2006, 'Loving it to Death'

This CMP has identified potential new or expanded heritage values and elements, as well as the broader setting, that needs to be reflected in heritage policy.

The PoM 2014 together with this CMP provides a basis for moving forward with preparing projects to provide for the retention of the heritage values of the Bondi Beach Cultural Landscape. Proposals for change arising from the PoM 2014 that would benefit from some further reflection in response to this CMP include the QED traffic and car park proposals, the Works Yard at the rear of the BSBLSC, landscape works in Bondi Park and the walkway between Bondi Beach and the Bondi Baths / Icebergs. Some aspects of the PoM are at odds with the heritage values.

Synchronisation is needed between the State and National listings for Bondi bay and its components, to ensure for example that curtilage and boundary determinations are consistent. Better coordination between these listings would ensure greater understanding by management authorities and the public regarding the heritage scope and framework of the place.

In terms of overarching values, there is opportunity for the place to be understood through promoting that the cultural landscape has developed from the natural landscape which influenced cultural practices which then lead to meaning via ongoing relationships with that landscape. This includes historic Aboriginal practices and current patterns of use, as well as the potential to interpret the significance of the place as a tool making workshop for Bondi Points and the subsequent relationship to the development of Eastern Australian (ERS) archaeological theory.

The heritage resources of the BBCL should be looked at in the wider context of their contribution to the landscape character of the entire beachscape. Significance findings for spaces and of specific fabric can act as a linking mechanism in interpretative material between disconnected places.

Significance findings relating to the 1920s Improvement Scheme layout for Bondi Park should be a key determinant in planning for the beachscape. Amongst other aspects, the landscape character and urban design principles of that key phase in the beachscape's development should be retained and reinvigorated. This needs to be balanced with the need to cater for use and pedestrian movement.

Significance findings for the BBCL do not negate the fact that landscapes are dynamic and subject to change from both natural and manmade factors. Incrementally, such changes can bring about a significant transformation of a cultural landscape over time, sometimes to its heritage detriment, and this requires careful management so that existing values are not lost.

Impacts to opportunities for the recognition, retention and remediation of significant fabric in the BBCL has already occurred and may continue to, as a result of design proposals, for example. To ensure future continuity and intergenerational equity concerning heritage values, management authorities should guard against loss through incremental change, new elements compromising the integrity of an original composition, loss of significance from loss of inter-relationship between key parts of a cultural landscape and, regarding planting in historic designed landscapes, a tendency to use indigenous native plantings to replace senescent exotic cultural plantings or already removed significant exotic cultural plantings. This is limited by the natural history of the site as a mobile sand dune with no vegetation. Some of the early plantings were unsuccessful due exposed marine environment, exacerbated at some periods by pollution.

An opportunity exists to re-establish the significant lost planting layout of the 1920s Robertson and Marks Improvement Scheme design, so as to restore the intended planted character of the stately and inspirational designed landscape. This is limited by the practicality of plantings surviving in the exposed environment – the c1930 plantings all died and despite repeated plantings have not been able to be established in some areas of the park. With the significance findings in the this CMP related to the Bondi Park Improvement Scheme design and layout of the 1920s, as primarily a 'designed landscape', management authorities may also be able to capture public interest in the history of Bondi Park by utilising relevant descriptors such as 'Exemplar' and 'Iconic' when referring to that place.

## 8.0 CONSERVATION POLICY

### 8.1 Generally

This document is intended to guide decisions that may affect the heritage values of the Bondi Beach Cultural Landscape. This CMP covers the study area, the SHR listed Bondi Beach Cultural Landscape, generally but does not address The Pavilion and the Bondi Surf Bathers Life Saving Club buildings in detail. Separate Conservation Management Plans for The Pavilion and the Bondi Surf Bathers Life Saving Club should be referred to for detailed policies about these places. It is recommended that this document is used in guiding decisions, when considering proposals for Bondi Beach and development in the vicinity. It should guide conservation works, the preparation of DAs and the preparation of briefs for studies by consultants planning or documenting future works.

The place is a cultural landscape combining its physical elements, layered community use and associative meanings. These range from its Aboriginal origins to its iconic status at national and international levels. The conservation policies, which are derived from the analysis, Statement of Significance and the identified constraints and opportunities, provide for the long term conservation of the significant fabric and the retention of the heritage significance of the Bondi Beach Cultural Landscape and recommendations for the appropriate use of the place, including the continuation of significant longstanding patterns of use. Policies are aimed at ensuring future work will retain or enhance, and not result in a loss of the heritage values.

The policies start with general policies covering the overall management and conservation approach. These are then followed by more detailed policies relating to conservation of aspects of the values.

At 8.3 the conservation policy headings are set out as an index, followed by a summary of the main policies in 8.4. The detailed policies are in Section 8.5 and at the beginning of each group of policies is a main policy, which summarises the detailed policies (and is used in the summary at 8.4). The policies themselves are set out in italics and are preceded by a short explanation of the reasoning behind the policy. Specific policies for the individual items are included in tables. The policies are illustrated diagrammatically in Figures 9.1 to 9.7.

### 8.2 Policy Formulation and Vision Statement

The brief stated that:

This conservation management plan (CMP) is being commissioned to guide Bondi Beach's day-to-day management, assist in decision-making and to support local, state and commonwealth approval processes. It will govern the management of the place's heritage values and provide guidance on the preparation of project proposals to ensure that there are no adverse impacts on heritage values. It will also meet the standards of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The Bondi Beach Cultural Landscape, comprises several different areas with different, similar and overlapping heritage values as well as different management and use issues. It is part of a broader coastal landscape, in a range of ownerships and management, and is backed by intense urban development. The use and management of adjoining properties affects the BBCL. For example the ability to eliminate or control weeds is limited, as weeds will re-infest from adjoining sites. Issues such as this should be managed with an integrated approach across all land tenures and to an extent, private lands and with community support and understanding to limit garden waste dumping. A coordinated approach is the most effective way to tackle the cross tenure management issues.

In view of this, this document provides visionary policies that should be seen as long-term over-riding aims which should be pursued step-by-step with liaison and discussion. Such actions are unlikely to

be achieved in the timeframe of this CMP but these over-riding aspirations should be kept in mind during decision-making so the way is left open to achieve them in the future.

The CMP polices are for conservation, interpretation, future development and use based on an understanding of the significant uses, the surviving physical evidence and of the historical patterns of development of this significant continuing cultural landscape.

The Bondi Beach Cultural Landscape is envisaged as an amalgam of established types of cultural landscape, a designed landscape with cultural associations overlaid on an organically evolved landscape. The continuing patterns of use, many of which are referred to in the Statements of Significance for the State Heritage Register and the National Heritage List, include:

- Part of a continuing cultural landscape conserved and actively managed by Waverley Council generally on behalf of Crown Lands;
- A scenic place with iconic structures, including the Pavilion;
- A place with natural rocky cliffs and headland enclosing a clean, sparkling sandy beach and bay;
- A habitat for terrestrial and marine wildlife;
- A place for ocean swimming, surfing and water sports for young and old;
- A passive and active recreational area for the local community and visitors;
- The iconic home of surf lifesaving and Australian beach culture;
- An egalitarian place where locals and visitors can enjoy the sun, surf and sand and walk and sit on the rocks and headlands; and
- Where people can learn about its heritage values, including Aboriginal heritage values.

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## 8.4 Summary of Main Conservation Policies

### **Policy Section 1.0 Management of Heritage Significance**

Conserve the heritage values of the BBCL, including social values, according to conservation best practice as a place of local, state and national heritage values. Update and harmonise heritage listings and listing boundaries.

### **Policy Section 2.0 Site Management**

Manage the BBCL as a heritage asset and as a place for surfing, swimming, ocean and water activities and sports and for general recreation and other compatible uses. Seek planning approvals and make notifications after assessing heritage impact and provide information to assist others to do so. Coordinate management with Crown Lands, local Council and other site managers and seek community involvement. Be guided by this Conservation Management Plan, make it readily available and upgrade it as needed.

### **Policy Section 3.0 Use**

Encourage and support significant ongoing uses particularly those associated with Australian beach culture, surf lifesaving and ocean swimming which are an important part of the heritage values. Continue beach and other recreational use of the place and allow new compatible uses that support and do not damage heritage values. Ensure users are aware of the heritage values.

### **Policy Section 4.0 Environment and Cultural Landscape**

Protect and conserve the place as a cultural landscape including natural beauty, sandy beach, rocky foreshores, geological features, flora and fauna, built elements, the urban and landscape design of Bondi Park and Bay developed within the late 1920s improvement scheme, Aboriginal sites, archaeological sites, remains of former structures and the character, setting and views.

### **Policy Section 5.0 Aboriginal Heritage**

Acknowledge Aboriginal custodianship in interpretation and, if appropriate, activities. Interpret the significant Aboriginal stories. Avoid harm to Aboriginal sites and objects and obtain approvals under NPW Act prior to any potential disturbance. Protect Aboriginal art, archaeological and historic objects and sites by survey, investigation and recording, minimising disturbance and, where necessary, by active conservation and limiting access. Research Bondi Aboriginal objects donated to Museums.

### **Policy Section 6.0 Historical Archaeology and Movable Heritage**

Manage archaeological resources and concealed structures in situ in line with current archaeological methodology and practice, including by identification, recording, avoiding disturbance, stabilisation and interpretation. Manage moveable heritage and records on site, in Waverley Local Studies Library and elsewhere, make it available for research and display selected records.

### **Policy Section 7.0 Managing the Built Heritage**

Treat fabric according to its significance preserving the significant physical fabric of structures by stabilisation, repair, and maintenance. Conserve, retain or remove other items according to detailed policies. Remove unnecessary intrusive items or alter to minimise intrusion. Use appropriately skilled people to undertake works and manage and record change.

### **Policy Section 8.0 Maintenance and New Works**

Maintain significant built features throughout the site and prioritise stabilisation works and works to slow deterioration. Limited new works and facilities may be added to accommodate appropriate uses but must have appropriate scale, form and materials and not detract from significant fabric or setting.

### **Policy Section 9.0 Tourism and Interpretation**

Encourage and enhance both tourism and use by the local community including developing the concept of the "Bondi Brand". Interpret the significance and history of the place, its continuing and former uses and structures for cultural tourists and educators.

### **Policy Section 10.0 Research, Recording and Monitoring**

Keep records of work and monitor the condition of the place. Develop and maintain an accessible collection of historic documents, research reports and encourage research.

## 8.5 Conservation Policies

### **Policy Section 1.0 Management of Heritage Significance**

*Conserve the heritage values of the BBCL, including social values, according to conservation best practice as a place of local, state and national heritage values. Update and harmonise heritage listings and listing boundaries.*

### **Policy Section 1.1 Conservation Philosophy and Methodology**

The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) has been widely accepted across Australia as the underlying methodology for undertaking works to heritage places. This CMP, as it is for a Cultural Landscape, has been prepared using the revised Burra Charter (2013). The National Heritage Charter was also developed and adopted by the former AHC that uses a similar approach to the Burra Charter for natural heritage, i.e. the assessment of significance and values and their conservation. This is relevant to the natural setting and the ecosystems of the BBCL.

#### *Policy 1.1.1*

*Ensure conservation, maintenance and works have regard for:*

- *local, state and national values and levels of significance;*
- *the significance of the place as a cultural landscape;*
- *the significance of the place to the Aboriginal community;*
- *the historic patterns of use;*
- *relevant international cultural heritage charters and practice;*
- *relevant ICOMOS Charters and principles, including the Australian Natural Heritage Charter;*
- *relevant legislation that protects the heritage values;*
- *the policies of other statutory plans;*
- *the Bondi Park Plan of Management and Masterplan (currently non statutory);*
- *the aims and intentions of this CMP.*

### **Policy Section 1.2 Conservation Charters: Burra Charter and Natural Heritage Charter**

The Burra Charter advocates maintenance and preservation in preference to the replacement of fabric. Article 3.0 states that *'Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. Changes to a place should not distort the physical evidence or other evidence it provides, nor be based on conjecture.'*

Two key articles from the Natural Heritage Charter that are relevant to the areas within the study area which are largely still subject to natural processes are

*Article 4 A self-sustaining condition is preferable to an outcome that requires a high level of ongoing management intervention.*

*Article 15 Extreme natural 'catastrophic' events may cause disturbance. This is a natural phenomenon, but is not degradation unless human modification of the natural environment has contributed to the event or the effects. If conservation decisions are needed after such events, this difference should guide the decisions.*

In the case of the remainder of the Cultural Landscape, maintenance is a key conservation process prolonging the life of the original fabric. The Burra Charter states *'Maintenance is fundamental to conservation and should be undertaken when fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.'*

#### *Policy 1.2.1*

*Ensure that the conservation of the remaining original fabric at the BBCL is undertaken in accordance with the preservation approach of the Australia ICOMOS Burra Charter.*

#### *Policy 1.2.2*

*Undertake maintenance of significant fabric as a fundamental conservation process.*

*Policy 1.2.3*

*Manage BBCL as a living heritage site with significant community attachments and continuing culturally significant uses.*

*Policy 1.2.4*

*Retain uses identified as being culturally significant.*

**Policy Section 1.3 Authenticity**

The significance of places depends on their authenticity. The real thing has significance that a fake or modern replica does not. The Nara Document on Authenticity 1994 (updated 2014) guides the consideration of authenticity. Use and function, and spirit and feeling are also addressed as well as materials. The Nara Document 'assigns responsibility for cultural heritage to specific communities that generated or cared for it' and defines authenticity as

A culturally contingent quality associated with a heritage place, practice, or object that conveys cultural value; is recognized as a meaningful expression of an evolving cultural tradition; and/or evokes among individuals the social and emotional resonance of group identity.<sup>1</sup>

In particular each use that contributes to the values and fabric such as Aboriginal artwork, paths and stone retaining walls in Bondi Park South, stone and rock cut stairs, possibly parts of the 1910s sea walls and major buildings, including buildings that were part of the 1920s improvement scheme survive and should be preserved rather than replaced wherever possible.

*Policy 1.3.1*

*Conserve the authenticity of the place by:*

- *Supporting public use of the beach and park for recreation particularly swimming;*
- *Interpreting historic patterns of use of the place, including aspects not evident today;*
- *Preserving significant fabric and uses;*
- *Preserving, as much as possible, the views and setting including open space, landscape elements, paths grounds, element configurations and hierarchies and historical relationships between elements*
- *Clearly distinguishing authentic historical fabric from modern elements;*
- *Respecting the community regard for the place.*

*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.*

**Policy Section 1.4 Range of Values**

The BBCL is significant for a range of cultural heritage values including natural, Aboriginal, historical, aesthetic (including architectural and technical) and intangible and for its continuing pattern of use. The architectural and technical values relate to the scale and components of the designed landscape of the improvement scheme works through the early twentieth century. Its significance is a combination of all these aspects. The current community regard for the place is an intangible social value. Evidence of the pattern of development of the parks, paths and pools survives in the landscape and in the surviving built fabric as well as in the documentary record.

*Policy 1.4.1*

*Recognise all the values and consider them together in the management of the place.*

*Policy 1.4.2*

*Retain evidence of the pattern of development as a designed landscape and one of the most prominent beach promenades and parks along the coast of NSW.*

<sup>1</sup> Nara +20, On Heritage Practices, *Cultural Values and the Concept of Authenticity*.  
[www.japan-icomos.org/pdf/nara20\\_final\\_eng.pdf](http://www.japan-icomos.org/pdf/nara20_final_eng.pdf)

*Policy 1.4.3*

*Recognise that the current uses are part of the heritage value of the place and the retention of this value not only depends on conservation of physical features but on continuing use and a high level of local and Australian community regard.*

**Policy Section 1.5 Conservation Across the Cultural Landscape - Related Sites**

Aspects of the significance of the BBCL can be best interpreted and understood with reference to other places in the vicinity. The development of the surrounding area in the nineteenth century led to the current form of the place and access to it. The Aboriginal sites are part of a suite of sites along the coast and across the landscape. Sites in the surrounding area offer views to the place or form a landscape backdrop or are part of pathways that continue across the area. The change in approach to public bathing developed here and at other Sydney beaches such as Manly and Coogee.

*Policy 1.5.1*

*Recognise that the cultural significance of the BBCL is interdependent with nearby landscape features and historically with other Sydney beaches.*

*Policy 1.5.2*

*Continue and improve links with other sites related to the beach, parks and headlands.*

**Policy Section 1.6 Review of Listings**

Aspects of the BBCL have been assessed as having National and State heritage significance and have been included on the National and State Heritage Registers. There are also listings of items, conservation areas, landscape conservation areas, archaeological sites and Aboriginal sites in the Waverly LEP schedules and maps. Several Aboriginal sites in the area are listed on AHIMS.

This CMP has identified discrepancies in the listings including multiple overlapping area listings. The mapped areas differ and boundaries of some listings are unable to be identified with respect to physical features. The values in some listings are skewed to particular aspects of significance. Some sites are listed differently in different instruments. Some extant items are identified as archaeological sites. The citations, particularly those derived from the 1990 heritage study, are brief and make it difficult to identify what or where some items are. Historical research carried out for this CMP has revealed inaccuracies in listings and the comparative analysis indicates that certain elements may have a higher level of significance. Scarborough Bank, which is part of Bondi Park, is not included in any listings. The SHR listing does not include the southern edge of Bondi Park adjacent Notts Avenue. Any review of listings must follow formal processes under relevant local, state and national legislation and should address landscape elements such as tree plantings and paths.

*Policy 1.6.1*

*Information in this CMP should be used to seek to update the existing National and SHR listings for the site to ensure current and new information is used for conservation of the place. Any updates must occur in accordance with Australian or NSW Heritage Council processes for reconsideration.*

*Policy 1.6.2*

*Use information in this and the BSBLSC and Pavilion CMPs and associated research to undertake new research and update and complete the LEP heritage schedule, map and inventory.*

*Policy 1.6.3*

*Seek review of the boundaries of all listings for consistency as well as review of the values in the listings based on the findings of this CMP, in particular the national heritage values.*

*Policy 1.6.4*

*Develop a firm rationale for and synchronicity between the listing boundaries for BBCL and for buffer zones or setting to facilitate better and practical management of heritage values.*

*Policy 1.6.5*

*In any future review of the SHR listing consider inclusion of all of Bondi Park, including the area adjacent Notts Avenue and Scarborough Bank, and review the statement of significance to include the additional values identified in this CMP.*

**Policy Section 2.0 Site Management**

*Manage the BBCL as a heritage asset and as a place for surfing, swimming, ocean and water activities and sports and for general recreation and other compatible uses. Seek planning approvals and make notifications after assessing heritage impact and provide information to assist others to do so. Coordinate management with Crown Lands, local Council and other site managers and seek community involvement. Be guided by this Conservation Management Strategy, make it readily available and upgrade it as needed.*

**Policy Section 2.1 Council and Crown Lands Reserves - Heritage Items**

Bondi Beach and Park are Crown Land. The Crown Lands Act previously required a Plan of Management (PoM), written in 1995 for Bondi and subsequently reviewed and updated. Waverley Council adopted an updated PoM in November 2014 but this was not adopted as a PoM under the crown Lands Act. Legislation changed commencing in 2018 and PoMs for Council managed Crown Land are now under the Local Government Act. Waverley Council updated the 2014 PoM in 2021 to be a PoM under the new arrangements. There is no longer a Reserve Trust and Waverley Council has been appointed reserve manager. Bondi Park is dedicated for 'Public Recreation' and there will be new land categorisations. Aspects of the 2014 PoM were inconsistent with heritage values in this CMP but the major aspects were removed in the 2021 revision. It is due to be reviewed in 2026.

In 2016 the DPI published a new over riding document authorising surf life saving club use of Crown Land in NSW and identifying reserve managers as 'landlords'. Individual agreements are no longer required there is standard lease template. It is not known if there are separate management arrangements for the telecommunications infrastructure and the stormwater infrastructure (culverts at the north and south of the beach). Sydney Water is actively engaged in the management of the sewer pumping station (SPS). The SPS is not listed on the Sydney Water S170 Register.

*Policy 2.1.1*

*Manage and maintain the reserves that comprise the BBCL in a manner that recognises their values as part of a heritage item.*

*Policy 2.1.2*

*Review and update the Plan of Management (which includes Masterplans) for Bondi Park, Beach and Pavilion to take into account the findings of the CMPs, in particular the landscape heritage values.*

*Policy 2.1.3*

*Liaise with managers of infrastructure and reserves to ensure heritage values are understood and conserved.*

*Policy 2.1.4*

*Proponents of projects are required to seek owner's (mostly Crown Lands) consent for works undertaken in the reserves.*

**Policy Section 2.2 Leases and Licences – Briefing Users**

Crown Land or Council Reserve occupiers / users are required to have a lease, license or some other form of permission to operate in the area. Lessees and licensees need to be made aware of conservation obligations and this can be part of leases and licenses. Lease or licence documents should refer to this CMP or to heritage conservation requirements.

Heritage information needs to be available so that all users are aware of the need for them to care for the particular heritage values of a place. Such information needs to be simple and readily available. It may be a briefing note, a discussion, or other briefing information and should be in all leases, licenses and tender documents written for works at the place, including activities such as earthworks as well as construction.

*Policy 2.2.1*

*Consider the cultural significance of the place when issuing long term tenure agreements and re-leasing sites for development.*

*Policy 2.2.2*

*Monitor leases and licences and associated activity and development and ensure there is no detrimental impact on the cultural significance of the place.*

*Policy 2.2.3*

*Where relevant, new lease documents should refer to this CMP, the need to assess the heritage impact and obtain approvals for proposed works.*

*Policy 2.2.4*

*The responsibility for maintenance, the limitations on modifications and the process for obtaining approvals should be clearly set out in any lease, tenancy or occupation agreement.*

*Policy 2.2.5*

*Brief all those working on the site, including contractors and volunteers, on the significance of the place and the need for care in dealing with significant fabric.*

*Policy 2.2.6*

*Provide users with a contact for guidance or approval.*

*Policy 2.2.7*

*Provide a user information sheet detailing cultural significance and responsibilities for any tenants and occupiers.*

### **Policy Section 2.3 Management Arrangements**

There is a wide range of site management arrangements for the place as a whole mostly Waverly Council staff based at offices off site but in the local area. There are some Council staff based on site including lifeguards and some maintenance staff in temporary buildings behind the Surf Club. There are a number of separate businesses and organisations based at facilities in the BBCL including lessees of buildings and business operators as well as staff at the various clubs some full-time and some part-time. Infrastructure on the site is managed from utility head offices generally in the city.

*Policy 2.3.1*

*Council should consider the appointment of a BBCL coordinating officer.*

*Policy 2.3.2*

*Make Council staff aware of their responsibilities in implementing the CMP. Provide in-house training / induction for new staff about heritage matters particularly maintaining community relationships and passing on detailed knowledge about the site.*

*Policy 2.3.3*

*Make managers of other facilities and services aware of the heritage values and their responsibilities to conserve heritage.*

*Policy 2.3.4*

*Continue consultative arrangements with Crown Lands about management of the reserves to coordinate heritage management.*

### **Policy Section 2.4 Risk Management**

As a natural landscape with cliffs, a rocky foreshore, beach and ocean with breaking waves there are inherent risks for public safety. Recent storms have damaged the coast walk at The Boot and there have been rock falls from cliffs in the past – similar to the massive recent rock fall at North Head. Further risks arise from pedestrian and vehicle conflict, sporting activities, in crowds at events and drunk and disorderly behaviour. There is a long history of anti-social behaviour at some parks. This is too large an area to analyse here but comment is made with respect to heritage impacts.

Recent works have been undertaken or are planned to protect public safety. This includes handrails and paths in several of the parks and promenade, proposed changes to paths in Bondi Park South, infilling of tunnels under Campbell Parade, traffic calming measures and hostile vehicle mitigation measures. Also fencing where there is a risk of people falling onto rocks below. Any risk assessment should also consider heritage matters and the risk to heritage items.

*Policy 2.4.1*

*Undertake risk management assessments for detailed issues and projects; including risks to heritage values.*

*Policy 2.4.2*

*Program and undertake risk management actions and design to minimise heritage impact.*

*Policy 2.4.3*

*Design permanent hostile vehicle mitigation measures that respect the significant designed landscape and retain heritage values.*

**Policy Section 2.5 Funding and Prioritising**

Council general revenue funds maintenance and minor works in the BBCL. The annual funds available are limited and stretched across several reserves and competing demands such as public safety, access, beach and park cleaning, weed management and conservation of heritage fabric. This often results in a lack of funds needed for the stabilisation and maintenance of heritage fabric. Funding specifically for conservation works is occasionally available from other sources, for example in 2015 \$1mill was made available from an Australian Government heritage grants program.

Where funds are limited stabilisation and maintenance of heritage fabric should have priority over activities eg new work and interpretation. This includes stabilisation and protection from deterioration.

*Policy 2.5.1*

*Funds should be directed to works that minimise site instability or conserve significant fabric as a priority.*

*Policy 2.5.2*

*Seek additional funding from other relevant specific programs or initiatives including for detailed research projects.*

*Policy 2.5.3*

*Review priorities in the light of conservation needs if there is unexpected deterioration or damage.*

*Policy 2.5.4*

*Plan works in advance according to priority, adjusting as necessary each year.*

**Policy Section 2.6 Works Approvals and Assessing Heritage Impact**

Development and building approval will be required for major work under the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Waverly Local Environment Plan (LEP). Waverly Council is consent authority. The provisions of the EPBC Act and NSW Heritage Act apply to the site. Referral under the EPBC Act is required if the proposal is assessed to negatively impact on the National Heritage values. Approval under Section 63 of the Heritage Act is required for works to SHR listed places. Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except in accordance with an excavation permit. Approval under the Heritage Act is not required for works listed as exempt in standard or site specific exemptions but notification may be required. For works that may damage registered Aboriginal sites an Aboriginal Heritage Impact Permit (AHIP) is required under the National Parks Act.

The site specific exemptions for the BBCL are detailed in Section 9.3 of this document. In some cases Council has to consider heritage impact to confirm work is exempt and to submit an exemption notification to be signed by the Heritage NSW Director if it is agreed exempt. The site specific exemptions refer to the previous 1995 PoM for Bondi Park so this provision no longer applies. Further such exemptions could be applied for, eg for works in accord with this or other CMPs.

Depending on the scale of impact, and the level of significance of the item, assessment is required of the impact of any proposed work or activity on heritage significance. This is done in a Statement of Heritage Impact (SOHI), which should form part of the DA, and which identifies if the proposed works comply with the CMP. The SOHI then provides justification for aspects of the proposal that differ from the endorsed conservation policies and explains why modifications to significant fabric are required. If the impact is to be too great, changes to the proposal can be requested.



*Policy 2.6.1**Make referrals under the EPBC Act if there is to be a significant impact on the national listed values.**Policy 2.6.2**Apply for approvals for activities, leases and works as required by legislation such as the federal Environment Protection (Conservation of Biodiversity) Act and the NSW Heritage Act and relevant Crown Lands, Department of Planning and the Waverly LEP guidelines and circulars.**Policy 2.6.3**Apply for Section 63 approval to Heritage NSW, particularly if there may be significant adverse impact, assess if works are exempt from approval under section 57(2) and notify HeritageNSW if required.**Policy 2.6.4**Approval applications should address the CMP and indicate how they comply with its requirements in a SoHI.**Policy 2.6.5**Seek specialist heritage advice during the preparation of SoHI.**Policy 2.6.6**Assess the heritage impact of works programs and works by contractors.**Policy 2.6.7**Consider and minimise the heritage impact of activities and events including providing guidance when permits or licences are granted.**Policy 2.6.8**In the future consider applying for additional site specific exemptions on the basis of this CMP and any other relevant endorsed management documents or approved development applications eg updating site specific exemption J to include development application approved since 2003.***Policy Section 2.7 Community Liaison and Involvement**

It is important for links to be maintained with the local community and there has been a long history of public interest and controversy in proposals to redevelop parts of the place. There was community consultation undertaken during the preparation of the Plan of Management. There is an ongoing and more general community interest reflecting the high esteem held by the community for the place and the social values of the place. Community consultation was not part of the brief for this project and should be undertaken in the future to ensure an understanding of the range and significance of community values.

*Policy 2.7.1**Develop a strategy for continuing communications between the community generally, local groups, Council and consultants and inform the community about conservation management, works proposals and activities.**Policy 2.7.2**Encourage and respond positively to community concerns and input.**Policy 2.7.3**Inform the community that Conservation Planning is being integrated into development proposals and processes.**Policy 2.7.4**Continue to provide opportunities for community comment including through the advertisement of development applications.***Policy Section 2.8 CMP Adoption, Implementation and Review**

Long-term conservation requires the continued implementation of management and conservation strategies in this CMP. The document should be made available electronically and in hard copy. The study should be readily available to staff, consultants, the local community and through research libraries. Note that no copyright clearances for publication have been obtained for the images used in this report. The individual CMPs for The Pavilion and the Bondi Surf Bathers Life Saving Club should be referred to for these buildings.

The policies contained within this CMP, and their implementation, should be reviewed on a regular basis, particularly after any major changes. Review of implementation should assess if the CMP has been followed. Input from the site users, key stakeholders and local communities should be sought in any major review. It is likely that additional documentary and physical evidence will come to light in the future. Further detailed historical research will continue to be undertaken by academics, interested parties and as part of more detailed studies of the individual elements. Additional features are likely to be found on the site, particularly archaeological items (including maritime archaeology). Additional information should be filed and made available to those undertaking future reviews. Any findings should be incorporated when the document is reviewed and the policies changed if necessary. The CMP does not include a full inventory. The information in the tables in the document should be incorporated into an inventory to make information easily available for individual heritage items.

*Policy 2.8.1*

*Endorse and adopt this CMP and make sure it is available to those responsible for planning and implementing works.*

*Policy 2.8.2*

*Use this CMP as a basis for the future management and long term conservation of the site and review the progress of implementation about every five years.*

*Policy 2.8.3*

*Make this CMP publicly and electronically available as a PDF download on the Waverley Council website and make copies available at Council office, the Heritage NSW library and the local library.*

*Policy 2.8.4*

*Use the information in this document to prepare an inventory of heritage items with detailed assessments of condition and levels of significance of fabric.*

*Policy 2.8.5*

*Review this CMP when there has been major change, when monitoring indicates it is necessary, or when substantial new information, which requires a policy change, comes to light.*

*Policy 2.8.6*

*In any future reviews of this CMP include any findings of detailed studies and on-site investigations and consult with users and the local community. Input should be sought from site users, stakeholders and the relevant communities.*

**Policy Section 3.0 Use**

*Encourage and support significant ongoing uses particularly those associated with Australian beach culture, surf lifesaving and ocean swimming, which are an important part of the heritage values. Continue beach and other recreational use of the place and allow new compatible uses that support and do not damage heritage values. Ensure users are aware of the heritage values.*

The place has been used as a beachfront reserve since the late nineteenth century, with the provision of baths since the late nineteenth century and permanent buildings for the clubs and concessions since around 1905. Temporary structures for events have been provided since the late nineteenth century and were associated with the enjoyment of public holidays. The exposed nature of the beach has resulted in structures being destroyed or moved to another location, so there are numerous iterations of smaller buildings such as club houses and amenity blocks. Vandalism has been an issue in the past, resulting in utilitarian buildings however this trend has been reversed in recent years and amenities upgraded. For decades, the clubs had caretakers to minimise vandalism.

**Policy Section 3.1 Living Heritage**

The place and heritage structures support activities and traditions important to the community and visitors. This is especially so for the surf clubs. Significant structures are largely used for the purpose for which they were designed. Some uses are part of the heritage value. Use can be a conservation measure - with use goes improved maintenance and care but also pressures that can degrade fabric.

It may be acceptable to adapt the cultural landscape, including buildings and structures, to allow for traditional uses to continue but only with careful consideration of appropriate design/style, scale, configuration, materials, etc. Changes in technology, modes of transport, life saving techniques etc will result in changes to the pattern of use. Modifications to significant fabric should not be made for temporary uses, rather these uses should be accommodated in modern or temporary structures.

*Policy 3.1.1*

*Continue the cultural traditions, such as life saving, swimming and associated activities, in the BBCL*

*Policy 3.1.2*

*Work in partnership with user groups, event organisers to ensure cultural traditions continue and are a sustainable use of the place and prevent overuse. See also tourism policies.*

*Policy 3.1.3*

*Adaptation may be allowed if it is necessary to allow the range of significant cultural traditions to continue but must be compatible with other heritage values. See also new works policies.*

*Policy 3.1.4*

*Upgrading of facilities, infrastructure or significant element / fabric must retain living heritage values.*

**Policy Section 3.2 Traditional / Long Standing Uses**

Several longstanding uses have continued since prior to 1788 and others developed in the late nineteenth and early twentieth centuries. Some are part of the significance of the place. Uses in the area or in the vicinity and the periods when they occurred have been identified in Section 3.4. Section 6.4 discusses significant continuing uses and table 6.3 lists them under overall headings. Some uses while significant occur outside the SHR boundary such as fishing and pool swimming. Some uses contributed critically to the formation and values of the cultural landscape or are historically significant but are not significant continuing uses eg quarrying / resource exploitation and underground services.

Significant uses form part of the identity of the place and many have evolved over time. For example Aboriginal people swam and played at the beach. Bathing was restricted but later allowed and swimming is now a use inseparable from the identity beach. The park and its structures catered for it as well as the visitors who came to sit on the slopes and take the sea air. Significant uses include:

Beach Swimming - starting with prohibition, then sea bathing, life saving, carnivals and training, later life guards, body and board surfing, clubs and dressing sheds

Passive Recreation - initially taking the sea air, viewing, sitting, paddling. Later play, games and after the sea wall construction promenading, sun bathing

Public Park - free use allowed after reservation of lands and parks, picnics, refreshments

Sport - health and exercise, competitive surfing and lifesaving, running, fitness training, gymnastics, ball sports

Events - public holidays, carnivals, re-enactments, fund raising, festivals, dancing, bands, car trials

Tourism - day trips, excursions, tours, holidays

Transport - walking, motoring, driving and parking at the beach, bus (tram) travel

Art - sketching, painting, photographing, art installations

*Policy 3.2.1*

*Promote and support traditional and longstanding uses at the place.*

*Policy 3.2.2*

*Significant uses (see section 6.4 and table 6.3) should be encouraged and supported to continue, including by providing facilities (including toilets, showers and change rooms), by conserving the existing significant fabric, by maintaining the modern fabric that is not of heritage significance or by the sensitive addition of new facilities. Any such change or addition is not to detract from heritage significance. See also policy sections 7 and 8.*

*Policy 3.2.3*

*Encourage activities reflecting social significance (community esteem) such as history talks, community events, re-creations, commemorative competitions, displays, etc.*

**Policy Section 3.3      Compatible New Uses**

Compatible uses are consistent with and do not damage the heritage values, including natural values and social values. Uses which relate to the bay and beach and reflect the historic pattern of use and development are preferable. Compatible uses may include (but not be limited to) fitness training and sporting activities, fund raising events and activities, art and tourism activities, kiosks and local merchandise sales, polling booths, public health actions (eg Covid 19 testing) and community activities. Future uses may be proposed that have not been considered. The impact of such uses on the heritage significance of the place should be assessed to determine their compatibility.

Uses with high demands for services or other infrastructure or which limit existing significant uses, are not appropriate. New uses should not be introduced if, when assessed, they detract from significance. Uses not compatible include commercial ventures not related to the beach, such as supermarkets, or use that involves privatisation or commercialisation of public spaces. Uses requiring large delivery vehicles in the public park or that limit the public enjoyment of the park are not compatible.

*Policy 3.3.1*

*Allow compatible use of the BBCL including for events.*

*Policy 3.3.2*

*Assess the compatibility of proposed new uses and do not allow use detracting from heritage values, resulting in unacceptable wear and tear, requiring intrusive modern services or intrusive vehicle access.*

*Policy 3.3.3*

*New commercial and recreational uses may be appropriate but should be related to the seaside setting and the significant uses and should not damage heritage values.*

*Policy 3.3.4*

*Do not allow uses that are unrelated to the place (i.e. that could be located anywhere) or that require an unacceptable level of change or that privatise public space.*

**Policy Section 3.4 Vehicular Access and Parking, Services**

Existing and potential new uses have service, access and parking demands. The site has capacity to supply services and accommodate vehicles and in fact was substantially designed around the motor car, including with pedestrian refuges in QED. The current levels of demand would not have been expected in the 1920s and are now having a detrimental negative impact through congestion as well as damaging fabric by overuse. Paid parking is currently available throughout the area. Some consider the parking area along the beachfront to be intrusive, though it underpinned the 1920s Improvement Scheme design. The tunnels under the roads are no longer used, nor would meet the currently required capacity, and pedestrians and vehicles share roadways and the area in front of the Pavilion is congested. The original design intent to separate pedestrians and cars has been lost. In any proposed changes the original intent of the design of the roads that are part of the 'Improvement Scheme' should be considered. In the long term enhanced provision of public transport access is desirable, particularly at popular times, and traffic management measures at busy times.

There is some vehicle use of paths by park and beach maintenance vehicles, service and delivery vehicles to the Pavilion and surf club and surf club patrol vehicles and boats. This has been addressed by construction of a new road behind the surf club which takes vehicle traffic off other paths and limits it to the new discretely located road. Park maintenance access, necessary throughout the park, uses paths. There should be no further encroachment on the 'unbuilt' lawns and open spaces of the improvement scheme for roads or other public or private transport facilities.

The 2014 masterplan, Bondi Park, Beach and Pavilion Plan of Management, proposed to remove the current Park Drive 'Motor Park' and build an underground carpark. The 2021 revisions deleted this proposal that would have negatively impacted heritage values including the 'car culture' around which Bondi Park was designed and the aesthetic character and original fabric. Past proposals for train stations would also have had substantial negative heritage impacts.

The site is low and sewerage has to be pumped up from the sewage pumping station at North Bondi, one of a series of pumping stations in foreshore and harbour reserves. The roofs of the buildings, especially at the centre of the site, are prominent in views and the proliferation of services on the roof should be avoided. The solar panels on the roof of the Pavilion have been relocated because of their impact on views. Rooftop services should be designed to be consistent and minimise intrusion.

*Policy 3.4.1*

*Consider the capacity of services to accommodate demands when assessing the compatibility of proposed new uses and considering staging events. Include consideration of the risk of pollution of the natural environment.*

*Policy 3.4.2*

*Manage Park Drive and Queen Elizabeth Drives as shared vehicle and pedestrian zones with preference to pedestrians. Continue to limit vehicle speeds.*

*Policy 3.4.3*

*Allow vehicle access and provide parking for users but do not increase the amount of on site parking generally and do not service off site uses. Consider traffic generation when assessing the introduction of additional parking.*

*Policy 3.4.4*

*Consider development of further off-site parking and enhanced public transport access.*

*Policy 3.4.5*

*Consider heritage values if designing parking and vehicle paths at Bondi Beach.*

*Policy 3.4.6*

*Any future planning for train station facilities and similar should respect the heritage values, for example, at Bondi Park South the heritage and visual significance of the open lawn slopes.*

*Policy 3.4.7*

*Design services to minimise intrusion on heritage fabric and in views, especially rooftop installations.*

*Policy 3.4.8*

*Continue to review the existing service vehicle access to the Pavilion and other facilities and proposals for changed access to minimise heritage impact and reduce intrusion on the heritage landscape.*

*Policy 3.4.9*

*Restrict encroachment of public and private transport facilities, including parking and turning areas, into the 'unbuilt' park areas such as lawns and gardens and from impacting significant open space and landscape elements of the historical landscape design.*

**Policy Section 3.5 Change of Use, Owner or Occupier**

The BBCL is Crown land or community land managed by Council and it is not envisaged that the ownership will change. The surf clubs have direct lease arrangements with Crown Lands under a standard agreement for surf clubs and there is a separate lease for Bondi Baths by 'Icebergs' (outside the SHR area). The Crown Lands Act allows leasing, or use of, areas or buildings, including use by commercial operators and parts of the buildings and open spaces are leased. Such use may result in requirements for modifications to the fabric and development. Any agreements with tenants, lessees, event organisers and tourism operators should reflect the aim of conservation of the place, as a whole, and should limit modifications. For example new users should be made aware of the significance of the surviving elements eg the cultural landscape and buildings.

The management of change will involve monitoring future proposals and approvals for all alterations to heritage items, to ensure that all the works are in accordance with this Conservation Management Plan and the more detailed Conservation Plans for the Pavilion and BSBLSC. This is an on-going requirement. Conservation policies and identification of significant fabric should be incorporated into future agreements for use of buildings or areas by private individuals or organisations.

*Policy 3.5.1*

*Any modification that may occur when there is a change of use or occupier should not result in loss of significant fabric or detrimental impact on heritage significance.*

*Policy 3.5.2*

*Change of use should be based on an understanding of the historical pattern of development of the place.*

*Policy 3.5.3*

*Draw the attention of new users or occupiers to any provisions in leases and licences to conserve heritage values.*

*Policy 3.5.4*

*Ensure relevant extracts of this CMP are given to those developing proposals in the area.*

*Policy 3.5.5*

*Minimise intervention in the physical fabric for or by temporary users. The heritage impact of temporary structures and events should be assessed.*

*Policy 3.5.6*

*Establish a point of contact eg staff or manager, and provide information / advice about heritage significant fabric and development limitations for proponents when modifications are proposed for change of use or occupation.*

**Policy Section 3.6 Briefing Users and Contractors About Heritage**

Information needs to be disseminated so that users are aware of the need for them to safeguard the particular heritage values of a place. Such information needs to be simple and readily available. It may be a briefing note, a discussion, or other briefing information and should be in all leases, licences and tender documents written for works at the place, including activities such as events as well as construction.

*Policy 3.6.1*

*Brief all those working on the site, including contractors and volunteers, on the significance of the place and the need for care in dealing with significant fabric.*

*Policy 3.6.2*

*Provide users with a contact for guidance or approval for works.*

*Policy 3.6.3*

*Provide a user information sheet / booklet detailing cultural significance of the place for users of the heritage items, particularly items of exceptional and high significance (refer to table 6.6).*

*Policy 3.6.4*

*For major works engage a project officer with an understanding of heritage issues or ensure proponents do so.*

**Policy Section 4.0 Environment and Cultural Landscape**

*Protect and conserve the place as a cultural landscape including natural beauty, sandy beach, rocky foreshores, geological features, flora and fauna, built elements, as a series of associated designed and evolved landscape spaces, Aboriginal sites, archaeological sites, remains of former structures and the character, setting and views.*

**Policy Section 4.1 The Continuing Cultural Landscape**

Parts of BBCL fit the definition of an evolving landscape and others are designed landscapes, as set out in the Operational Guidelines to the World Heritage Convention (see p16, 21). The evolution of the place is described in sections 2, 3 and 4 and significance identified in section 6 (see tables 6.3, 6.4 and 6.6 which details significant fabric and figures 6.5 to 6.8)

*Policy 4.1.1*

*Manage the BBCL area as an 'evolving' or continuing cultural landscape, with an active role in the local economy and society, whilst retaining traditional practices such as ocean swimming, surfing, beach activities, fishing and recreation.*

*Policy 4.1.2*

*Manage Bondi Park, promenade and Marine and Park Drives as a historically significant 'designed' landscape (1920s Improvement Scheme) with a hierarchy of buildings of complimentary architectural style.*

*Policy 4.1.3*

*The evolution of the place should continue but not at the expense of physical evidence of significant past phases of development.*

*Policy 4.1.4*

*Develop measures to show the location, character and / or role of removed or altered significant elements so that all phases of the place's history can be readily understood. 'Original' and subsequent configurations of the place, where known, should be interpreted appropriately on the site.*

**Policy Section 4.2 Natural Heritage**

The natural features such as the headlands, cliffs and sandy beach are an integral part of the heritage significance of the BBCL. Humans have extensively modified the natural landscape and progressively built seawalls, pools and other infrastructure behind the beach. Natural features are important as well as the landscape scale modifications. There is continuing erosion to the natural cliffs of the headlands, storm damage to paths and invasive weed growth that needs to be managed.

The waters are famous for surfing and swimming but historically there was major sewage pollution, now diverted out to a deep ocean outfall and stormwater, now diverted from the centre of the beach to culverts at the north and south. A new stormwater harvesting system traps pollutants and recycles stormwater on site reducing flow to the beach. The waters of Bondi Bay are used for recreation and viewing and are habitat for marine life including at the well-known underwater diving sites. The natural environment at BBCL is an underlying element in the significance of the place and natural environment features need to be maintained and, where consistent with cultural management policies and guiding documents such as the Natural Heritage Charter, enhanced to promote biodiversity.

*Policy 4.2.1*

*Retain geological features and remaining natural foreshores including underwater ecosystems.*

*Policy 4.2.2*

*Protect natural soil profiles, rock platforms and rocky reefs (see also Policy 4.2.6 and 4.2.11). Structures and facilities for public recreation will be designed to avoid impact on these habitats.*

*Policy 4.2.3*

*Bushland remnants, including plantings of local native species, will be protected and enhanced and invasive species managed.*

*Policy 4.2.4*

*Not used in SHR BBCL CMP.*



*Policy 4.2.5**Not used in SHR BBCL CMP.**Policy 4.2.6**Eradicate weeds and stabilise erosion, where possible, on the cliffs on the headlands and bays including by managing stormwater discharge from nearby development.**Policy 4.2.7**Not used in SHR BBCL CMP.**Policy 4.2.8**Construction of structures and pathways will incorporate features which are capable of providing habitat for fauna such as skinks, geckos and frogs.**Policy 4.2.9**Continue to allow informal access to the rock platforms.**Policy 4.2.10**Undertake additional research into the natural environment including flora, fauna and marine life to identify heritage values, conservation needs and if necessary amend this CMP.**Policy 4.2.11**Manage existing and new uses to avoid pollution of the natural environment, particularly the water.**Policy 4.2.12**Not used in SHR BBCL CMP.***Policy Section 4.3 Character**

The character of Bondi Beach is part of its heritage value. Key aspects of the area are the relatively sheltered waters, breaking waves, wide sandy beach, rocky foreshore and cliffs, dramatic views, grassy slopes, roads and bridges, broad paved promenade, seawall and iconic heritage buildings. Part of conserving the cultural landscape is to maintain the character of the place. The character of buildings is considered in later policies and detailed conservation plans for those buildings.

*Policy 4.3.1**Retain the character of the BBCL as described in this report, and shown on the map (figure 9.3).**Policy 4.3.2**Do not formalise natural features or introduce formal urban landscaping to the cliffs and rocky foreshores.**Policy 4.3.3**Retain formal urban landscaping to Bondi Park with open, spacious parklands.**Policy 4.3.4**Consider the character of each area when designing and planning development proposals.***Policy Section 4.4 Landscape Setting, Curtilage and Views**

The ocean setting, the sweep of the protected beach and rocky headlands are the setting for the BBCL with the backdrop of dense mid rise urban development and on the north the green ridgeline and landmark sewage vent. There are views within, across, into and out of the area. The setting and views are part of the heritage and cultural landscape. See section 4.12 for descriptions and maps of the setting and views and figure 9.2.

The BBCL lies within a broad visual catchment which extends from Bellevue Hill to Dover Heights to Clovelly. Boundaries of this visual catchment are not absolute. Within the area, all municipal and private landowner works should be reviewed in consideration of the significant visual catchment both to and from the BBCL, so as to ensure the preservation of the setting of the place and in recognition of the important historical and visual relationships between contributory elements in and around the Bay. The matter of an appropriate curtilage for the BBCL requires further consideration by Council, in reference to this CMP and in association with Council's existing area mapping. The extent of land around a heritage item or place which is considered fundamental to the heritage appreciation and understanding of that item or place is referred to as its 'heritage curtilage'. This area may not be, in many cases, the same extent as the visual catchment around the item or place.

A heritage curtilage for the BBCL would be one that is both 'expanded' and 'composite'. The former meaning that it is greater than the formal lot boundary of a place - relevant here due to the expansive landscape setting of the BBCL - and the latter because the BBCL area includes a number of inter-related sites. Curtilages for elements like The Pavilion and surf club buildings would be, by default, subsumed within a larger curtilage for the whole place.

This CMP suggests that the curtilage should include the full width of Campbell Parade, the original laying out being integral in the boundary definition and land titling of Bondi Park - the expansion of which was associated with the 1920s improvement scheme. The current urban conservation area may be an appropriate curtilage but there is no description available to determine whether this listing covers the curtilage issues for Bondi Park. Care should be taken to ensure that new development in and abutting the Bondi Beach Urban Conservation Area does not impact on the setting of the heritage listed cultural landscape and that views within and across the Bay are not impacted negatively from such development (as used to occur with the WLEP 1996 controls for Bondi Beach).

Care should be taken to ensure that historic visual connections between significant places within the cultural landscape are not negatively impacted by development encroachment.

The Plan of Management for Bondi Park, Beach and Pavilion 2014, as amended in 2021 to align with new Crown Lands management requirements, includes the Landscape Masterplan under which the site is currently managed.

*Policy 4.4.1*

*Manage development on site and seek to control / limit adjacent development to maintain views and reinstate significant views and setting.*

*Policy 4.4.2*

*Analyse proposals in detail for their impact on views and setting (see section 4.12 including maps) and adjust designs to limit negative impacts. Consider the full range of setting and views such as in and out, near and distant, within the place including the beach and water, foreground and background. Consider the full range of aspects of the proposal such as shadows, reflections, mass, bulk, height, scale, density, materials, colours, style, quality of design, consistency or complementarity with landscape or streetscape, effect on wind patterns and water quality etc..*

*Policy 4.4.3*

*Continue to provide access and opportunities for visitors to appreciate the views and setting.*

*Policy 4.4.4*

*Maintain the expansive views across the bay and along the coast over the open headlands.*

*Policy 4.4.5*

*Avoid obscuring Scarborough Bank in views from the southern end of the beach (a possible unintended result of plantings proposed in the 2014 Master Plan for Bondi Park).*

*Policy 4.4.6*

*Minimise the visual impact of infrastructure, including signage on the parkland environment.*

*Policy 4.4.7*

*Significant views, setting, park spaces, landscape and urban design layouts and elements should be retained and conserved to maintain the significant cultural landscape and fabric of the place.<sup>2</sup>*

*Policy 4.4.8*

*New landscape and architectural works should not interrupt views into or out of or within the Bay.*

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<sup>2</sup> See section 4 for detailed descriptions of the landscape and elements including section 4.12 for descriptions and maps of the setting and views. See section 6.3 for a discussion of curtilage and setting. See section 6.6 for statement of significance and table 6.6 for identification of significant elements and fabric. See figure 9.2 for views and 9.3 for attributes to be retained.

*Policy 4.4.9*

*Develop the Landscape Masterplan having regard to the findings of the Bondi Beach Cultural Landscape CMP, the BSBLSC CMP and BP CMP, to conserve the BBCL as an interpretative landscape design with an emphasis on the significant Aboriginal and non-Aboriginal cultural landscape heritage values of the heritage item and its broader setting. This shall include Bondi Park's exceptionally significant beach improvement scheme (as predominately one designed landscape) including the following to be interpreted as critical components as part of the improvement scheme include the historic pedestrian pathway alignments, circular mass planting beds and tree planting. Refer to historical photographs and plans showing the scheme, particularly the Plan of Bondi Park, dated 1st May 1930, and any other historical supporting information. Though based on the beach improvement scheme, initiated in 1928, the Landscape Masterplan shall address elements that reinforce the significance of the place integrated into the landscape over time.*

**Policy Section 4.5 Cultural Plantings and Designed Landscape**

The landscape generally, and the designed landscape of Bondi Park in particular, is highly significant. The layout of parts of the cultural landscape (as demonstrated by prominent past urban design and landscape architectural planning) constitutes a major component of the setting of the place and should be conserved.

Consideration should be given to re-planting Norfolk Island Pines, in the layout shown in the original design plans from c1928, to reinstate intrinsic lost attributes of the Bondi Park landscape. Cook Island pines are also believed to have been used, judging on the form of trees in historic images, and are also suitable for use. Monumental cultural plantings of Norfolk Island Pines in Bondi Park mostly died and / or were removed without adequate recording or replacement. These specimens were an integral design feature of the late 1920s grand improvement scheme design and are fundamental to the appreciation and interpretation of the scale of the 'inspirational' urban design of Bondi Park and its motor drives. Re-planting will be limited by practicality – the plantings did not survive especially along QED, on the lower slopes nor behind the promenade in Bondi Park (South).

Consideration should be given to the historic and aesthetic appropriateness of all mature and new copse plantings (eg Banksias and Casuarinas) in Bondi Park, especially before further such plantings are made. Copse plantings carried out in Bondi Park c1970s, behind the Pavilion, have impacted on a visitor's ability to interpret and appreciate that site as a single land unit. Further planting of native species in copses in 2016 - 2018, further impact on interpretation and appreciation of the significant landscape character of the prominent 1920s design for Bondi Park. The loss of the landscape character - formulated within the 1920s Bondi Beach Improvement Scheme and characterised by interval plantings of monumental specimens along roads and paths throughout the park, has had a substantial impact on the scenic quality of the designed beachscape.

*Policy 4.5.1*

*Ensure the cultural landscape is considered in the design and management of the site.*

*Policy 4.5.2*

*Ensure that the overall form of the land unit that is the late 1920s Bondi Park improvement scheme remains clearly discernible and that significant aspects of it, including the motor park, are retained.*

*Policy 4.5.3*

*In the design of new pathways across Bondi Park ensure that historic pedestrian movement corridors remain evident. Aim to retain or reinstate, or where not possible interpret, the original or early pattern of paths crossing the park and radiating from entry points using historical plans and photos as guides.*

*Policy 4.5.4*

*A succession planting plan for the staged replacement of significant plantings, based on historical analysis and arboricultural review, should be prepared to ensure the conservation and / or re-establishment of the historic landscape character. Council should review the mixed use of Norfolk and Cook Island Pines, for the sake of consistency and consider re-establishing traditional planting patterns using these 'monumental' species and the circular mass planting beds. Use the historical planting plans and photos in section 2.2.5 as guides - particularly the plan at figure 2.68.*

**Policy Section 4.6 Managing for Climate Change**

Climate change may result in raised sea levels and more extreme weather and the BBCL will be exposed in the long term. The potential impacts need detailed study and analysis and are addressed in other studies which should be referred to. It is not appropriate to raise the level of the whole area rather structures should be maintained well so they are structurally stable. Major revetment works have already been undertaken to the sea wall to improve its resilience.

*Policy 4.6.1*

*Maintain exposed structures, particularly associated with stormwater drainage, to reduce their vulnerability to climate change.*

*Policy 4.6.2*

*Continue to undertake detailed analysis of the impact of potential climate change on the BBCL and subject to the results consider additional protection of exposed features.*

*Policy 4.6.3*

*Refer to Council's Coastal Risk Management Policy and study on Coastal Risks and Hazards Vulnerability when undertaking works in the BBCL.*

*Policy 4.6.4*

*Not used in SHR BBCL CMP.*

**Policy Section 5.0      Aboriginal Heritage**

*Acknowledge Aboriginal custodianship in interpretation and, if appropriate, activities. Interpret the significant Aboriginal stories. Avoid harm to Aboriginal sites and objects and obtain approvals under NPW Act prior to any potential disturbance. Protect Aboriginal art, archaeological and historic objects and sites by survey, investigation and recording, minimising disturbance and, where necessary, by active conservation and limiting access. Research Bondi Aboriginal objects donated to Museums.*

**Refer also to Appendix D – Aboriginal and non-Aboriginal Archaeological Assessment Bondi Pavilion Bondi Beach by DSCA, 2017.**

**Policy Section 5.1      Recognition of Aboriginal Heritage**

Aboriginal custodianship of the land should be acknowledged including in any interpretation. There is extensive historical record of Aboriginal occupation and it would have been one of the early contact sites. There is physical evidence of historical Aboriginal occupation at several sites in the vicinity of the BBCL and a collection of artifacts from the beach. Aboriginal people used the place for viewing the ocean, swimming, fishing, food and tool production. Some of these uses continue in the community and locals and Aboriginal people generally have high esteem for the place.

Waverley Council had adopted and is committed to its Reconciliation Action Plan. The RAP working group meets monthly

*Policy 5.1.1*

*Continue to investigate how the resources of the place were utilised by the local Aboriginal community and current Aboriginal cultural associations. Consult with local Aboriginal groups during this investigation including continuing the proactive relationship and commitment detailed in the Reconciliation Action Plan.*

*Policy 5.1.2*

*Interpret how Aboriginal people used the place and any stories or language known.*

**Policy Section 5.2      Aboriginal Sites and Names**

The AHIMS register lists one site in the BBCL - the Bondi Beach 'campsite'. There are also art sites with rock carvings, some middens and caves in the vicinity. Some sites have been lost to development or are disturbed and the reputed grinding grooves at Marks Park have not been found during the course of this study. These are not listed on the AHIMS register but referred to in Council documents. The cave / midden site 'above' Icebergs has been found.

Early surveyors derived the name Bondi from the Aboriginal name Boondi, also spelled Bundi, Bundye, Boondye and Bondy. The place name is embedded in the national psyche and is also well known internationally. In the vicinity Murriverie is believed to have Aboriginal origins and possibly Ben Buckler (Benbuckaby). The origins of Ben Buckler can't be confirmed, with three theories existing.

*Policy 5.2.1*

*Consult with the Aboriginal community, LPLALC, prior to any projects or work relating to surveying for or recording Aboriginal sites.*

*Policy 5.2.2*

*Not used.*

*Policy 5.2.3*

*Interpret the early contact records including descriptions of gatherings, tool making and food resources and Aboriginal place names.*

*Policy 5.2.4*

*Not used in SHR BBCL CMP.*

*Policy 5.2.5*

*Not used in SHR BBCL CMP.*

*Policy 5.2.6*

*Manage known sites by recording, avoiding disturbance and protecting from erosion or other damage.*

*Policy 5.2.7**Not used in SHR BBCL CMP.**Policy 5.2.8*

*Avoid harm to Aboriginal sites and objects. If harm to potential Aboriginal archaeological objects or deposits cannot be avoided obtain approvals, prior to any potential disturbance, as required under the National Parks and Wildlife Act, 1974. Requirements are to prepare an Aboriginal Archaeological & Cultural Heritage Assessment (AACHA) to support an application to the Office of Environment and Heritage (OEH) for an Aboriginal Heritage Impact Permit (AHIP) and consult the LPLALC in accord with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010).*

*Policy 5.2.9*

*Before and when undertaking works such as clearing vegetation, excavation or other ground works check for Aboriginal sites and report any found. Possible sites include:*

- *Stone artefacts and bones in any undisturbed sand dunes (unlikely); and*
- *Stone artefacts mixed into later fill, unlikely but may be found anywhere behind the beach.*

*Policy 5.2.10*

*If any Aboriginal material is unexpectedly uncovered stop work and inform Council staff, do not resume until advised and then proceed according to advice. Reroute or redesign works to preserve sites and avoid impact if possible. If impact cannot be avoided obtain permits as above (policy 2.2.8). If human burials or bones are exposed follow standard stop-work procedures and protocols to contact appropriate authorities and, if suspected to be of Aboriginal origin, the OEH and the LPLALC will need to be notified of the discovery immediately.*

*Policy 5.2.11**Not used in SHR BBCL CMP.**Policy 5.2.12*

*Prepare and maintain a plan for the use of Council's officers showing disturbed and undisturbed ground in Bondi Park including mapping of services and underground structures and the site of former major excavation and filling as indicated in the historical record.*

*Policy 5.2.13*

*In the long term consider preparing a trial archaeological zoning plan for the larger extent of the potential Aboriginal archaeological resource west of the BBCL to identify the possible presence of archaeological remains and where it is not (eg where basements or tanks have been excavated).*

**Policy Section 5.3 Associated Collections**

The historical documents record bones from Aboriginal burials and an extensive stone tool collection being donated to the Australian Museum. The stone tool collection was viewed as part of this project but the bones have not been located. They are now possibly in the Shellshear Museum at Sydney University. The stone tools collection is of what is known as 'Bondi Points' with the name now used as a description of the tool type. These collections add to the value of the BBCL as an Aboriginal place. The 2014 Masterplan notes the need for the protection and appreciation of any Aboriginal heritage artefacts if revealed during works.

*Policy 5.3.1*

*Interpret at BBCL the existence of the artefacts collected from Bondi and now held in Museums and the importance of these collections.*

*Policy 5.3.2*

*In conjunction with local Aboriginal people and organisations seek to locate the bones recovered from Bondi Beach sand dunes in the nineteenth century and held in Museums.*

*Policy 5.3.3*

*In conjunction with local Aboriginal people and organisations consider appropriate actions should the bones be located. This may be interpretation, repatriation or other acknowledgement.*

*Policy 5.3.4*

*Liaise with the Australian Museum about cataloguing and photographing their collection of Aboriginal artefacts from Bondi including future research and display.*

**Policy Section 6.0      Historical Archaeology and Moveable Heritage**

*Manage archaeological resources and concealed structures in situ in line with current archaeological methodology and practice, including by identification, recording, avoiding disturbance, stabilisation and interpretation. Manage moveable heritage and records on site, in Waverley Local Studies Library and elsewhere, make it available for research and display selected records.*

**Policy Section 6.1      Historical Archaeology**

The historical archaeological resource is believed to be minimal at BBCL. Several areas were used as tips for rubbish disposal and the natural landform has been extensively altered. Historical evidence indicates extensive disturbance and level change in the vicinity of former structures, for example with the laying of the underwater communications cables, the removal of the tram loop, the installation of the stormwater harvesting tank and the disturbances and demolition associated with the WW2 fortifications. A 1932 soil test for the BSBLSC showed rubbish fill in several holes and fill was found during 2016 excavations associated with the North Bondi Amenities. A historical archaeological sensitivity map has been prepared so potential impacts can be identified. There are also extensive underground services shown on an agency map including stormwater and sewage indicating archaeologically disturbed areas. The Heritage Act requires that approval should be obtained where any historical archaeological remains are predicted to be disturbed by new works.

However, if any artefacts are unexpectedly found works should cease and professional advice sought. Any archaeological finds should be identified, tagged and stored appropriately. There may also be maritime remains, there is reputed to be at least one vessel deliberately scuttled off Bondi in 1932 which is now a dive site - but this has not been confirmed. Order changed to avoid repetition

*Policy 6.1.1*

*If there are known archaeological remains, such as the groyne footings, design any new works to leave remains in situ and route or locate new work around them.*

*Policy 6.1.2*

*If disturbance of archaeologically sensitive areas is proposed engage a suitably qualified and experienced archaeologist, seek approval under the NSW Heritage Act and monitor excavations.*

*Policy 6.1.3*

*Develop a map of disturbed areas and known remains. Monitor and map disturbance and any remains discovered. (See also policy 5.2.11)*

*Policy 6.1.4*

*When required use the phases of development plans and historical research in this report to undertake a detailed archaeological assessment of the archaeological potential. This should be undertaken by a suitably qualified and experienced historical archaeologist, be consistent with Heritage Council guidelines and be coordinated with any Aboriginal archaeological assessment.*

*Policy 6.1.5*

*In the unlikely event unexpected historical archaeological remains are found stop work and seek advice - initially from Waverley Council's heritage staff. If remains are confirmed engage a suitably qualified and experienced archaeologist to assess the remains and if necessary to seek approval under the NSW Heritage Act if further disturbance is required.*

*Policy 6.1.6*

*Only remove any archaeological relics from their sites where necessary eg for conservation works, research, interpretation or where it is necessary for their conservation. Identify and tag any archaeological relics on removal then conserve, catalogue and store appropriately.*

**Policy Section 6.2 Moveable Heritage and Records**

There are some moveable heritage items associated with the BBCL. These range from a collection of historical surfboards, trophies, surf reels and other items in the BSBLSC to a sign from the Pavilion held in the Waverley Local Studies Library in climate controlled storage and display. There are also items from the BSBLSC held in the National Maritime Museum including the Souter artworks formerly displayed in the club. The existence and location of items such as historical surf boats and 'surfoplanes' has not been researched or confirmed. Old surf boats were generally given to smaller clubs when replaced. Generally, club collections are managed by the clubs themselves or the peak lifesaving organization.

There is a large range of surviving records associated with Bondi Beach. Much of the archival material is held in the Waverley Local Studies (WLS) library and is readily accessible. The records include drawings from the Waverley Engineers Office, drawings lodged for approvals, surveys, proposals, historical photographs many of which have been digitized and are available online in the Waverley Image Library (WIL). WLS also holds Council and Surf Club minute books and committee meeting records as well as annual reports and scrapbooks and some handwritten manuscript material. WLS also has a boxed collection of late twentieth century items removed from the Bondi Pavilion. The BSBLSC has some records held off site in storage which are not easily accessible. Historical records are part of the heritage value of the place providing detailed historical information. They are a valuable resource for historical research and property management. As the full extent of the moveable heritage remains unknown, it has not been possible to correlate the items with themes or to assess what might form a key collection. Many items are given to the local studies collection rather than be disposed of, including the salvaged sections of the mermaid sculptures and surf boards which are on display in the Library. The moveable items are not available via the online Library pages but information can be provided by library staff.

*Policy 6.2.1*

*Conserve any significant moveable heritage items associated with BBCL's history or assist others (eg surf clubs) to do so.*

*Policy 6.2.2*

*Identify and list known moveable items and records with a known provenance at the site or held offsite in museums and libraries and other collections and assess thematically.*

*Policy 6.2.3*

*Identify items which could form part of themed future interpretive displays or museum exhibits.*

*Policy 6.2.4*

*Retain significant items in situ unless they are exposed and are vulnerable to damage, deterioration or theft. To protect vulnerable items secure in-situ or record and tag them prior to moving to secure storage.*

*Policy 6.2.5*

*Continue to support the storage of records associated with the BBCL in the WLS collection and other archives and museums.*

*Policy 6.2.6*

*Research the location and nature of movable items and records associated with the BBCL and make the list available as a guide for researchers and a resource for interpretation.*

*Policy 6.2.7*

*Encourage the development of a list / inventory of art work associated with Bondi held in Museums and Galleries etc and interpret the association with Bondi. Consider future exhibitions of such works.*



**Policy Section 7.0 Managing the Built Heritage**

*Treat fabric according to its significance preserving the significant physical fabric of structures by stabilisation, repair, and maintenance. Conserve, retain or remove other items according to detailed policies. Remove unnecessary intrusive items or alter to minimise intrusion. Use appropriately skilled people to undertake works and manage and record change.*

**Policy Section 7.1 Treatment of the Building Fabric – Generally**

Treatment of the fabric of buildings and other structures should be according to its level of significance. A ranking system has been introduced to guide the treatment of fabric and the significance of the surviving items has been set out in a table in Section 6.7. The table following (Table 8.1) indicates the treatment recommended for fabric of each level of significance. Generally, all authentic fabric of significance should be conserved. Some fabric has a higher tolerance for change without affecting heritage values. The fabric of the sea wall and promenade and improvement scheme structures have more tolerance for change rather than individually crafted stonework in the nineteenth century retaining walls. In some cases the layout or form is important rather than the fabric.

Where possible change should be limited to areas already changed, like should be replaced with like or when this is not possible, be an applied and obviously modern layer. Future conservation and development should be carried out in accordance with best conservation practice and methodology. See also policies re building materials 7.5, documenting conservation works 7.7 and maintenance 8.1.

*Policy 7.1.1*

*Conserve the significant fabric in situ.*

*Policy 7.1.2*

*Continue to prioritise conservation works according to conservation needs. Unstable fabric or deterioration which endangers the significance of fabric or which poses a safety risk should be addressed first. Priorities include:*

- *killing and then removing fig seedling, weeds and other biological growth from masonry;*
- *filling undercuts in stone walls and voids behind them;*
- *treating rusted reinforcing in concrete (concrete cancer);*
- *stabilising or removing rusted fixings in masonry to limit further cracking; and*
- *repair of stormwater drains associated with paths (especially the coastal walk).*

*Policy 7.1.3*

*Periodic replacement of individual elements or significant fabric with an identical element is acceptable provided there is no change to the overall design and the same material used. This policy applies particularly to timber elements such as fences and deteriorated stones or bricks in walls.*

*Policy 7.1.4*

*Treat existing components and fabric as set out in the table following and according to their assessed level and nature of significance as set out in Section 6.7 table 6.6.*

*Policy 7.1.5*

*New work should be readily identifiable as such (on close inspection) and must respect and have minimal impact on the cultural significance of the place (Burra Charter Article 22.2) (refer also to the practice note on Article 22).*

Table 8.1: Guide to recommended treatment for fabric according to its level of significance - subject to obtaining required approvals. This table is a standard table developed by Heritage NSW in 2021 for all CMPs moving towards endorsement. A similar table is included in Appendix I with specific recommendations for BBCL but the table below takes precedence. Refer also to the Burra Charter and practice notes to guide conservation (Appendix A). In this table fabric includes views, building forms, roofscape, built elements, interior spaces, archaeology, garden spaces, modified grounds and landscape elements.

LEVEL	RECOMMENDED TREATMENT (subject to obtaining approval)
Exceptional	Fabric of exceptional significance is rare or outstanding and directly contributes to the place's overall heritage significance and shall be retained and conserved as defined by the Burra Charter. Any work which affects this category should be confined to conservation, restoration or reconstruction, as defined by the Burra Charter. These must not be obstructed by new works, structures or services and they must be clearly visible and interpreted as part of any new works. Where fabric of exceptional significance has been damaged it must be repaired with sympathetic materials in preference to replacement.
High	Fabric of high significance has a high degree of original fabric and demonstrates key aspects of the place's overall heritage significance. They must not be obstructed by new works, structures or services and they must be clearly visible and interpreted as part of any new works. Where damaged they must be repaired with sympathetic materials in preference to replacement.
Moderate	Fabric of moderate significance should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within a framework that protects the significance of the whole place. Minor change is acceptable so long as it does not adversely affect values and fabric of exceptional or high significance.
Little	Fabric of little significance can be either retained or removed if required as either option does not intrude on the significance of the item. Fabric identified as of little significance may have been substantially altered or modified or may reflect non-significant phases of development. Changes are acceptable so long as they do not adversely affect values and fabric of exceptional high or moderate significance. The Burra Charter recommends a minimalist approach be taken in removing fabric graded as of little significance or intrusive, and it be limited to protecting and enhancing fabric of greater cultural significance or allowing practical use of the building.
Neutral	Fabric identified as neutral does not contribute or detract from significance. The attribution of 'neutral' typically applies to introduced new or utilitarian fabric that does not relate to a significant historical period or use but does not detract from the heritage values of a place.
Intrusive	Fabric identified as being intrusive in nature reduces overall significance and detracts from the clear interpretation of the place. Fabric identified as intrusive should be removed.
Refer also to policy section 4.5 Cultural Plantings	

## Policy Section 7.2 Significant Built Heritage

Significant built items include the 1911 to 1915 sea wall and promenade, the stone retaining walls and paths in Bondi Park South, The Pavilion (see separate CMP) and associated paths, roads, tunnels and bridges of the 1928 Improvement Scheme and the BSBLSC (see separate CMP) (see lists for other items). Designed with a hierarchy of buildings of complimentary architectural style, the surf pavilion was the centrepiece, with smaller surf clubs and even smaller utilitarian structures. The arcaded 'Mediterranean' design style features arched colonnades and is characterised by its horizontality and its palette of materials and colour - especially off white rendered walls and terracotta roof tiles. This CMP does not identify all fabric in detail. In the long term it would be desirable to prepare an inventory addressing each item in detail (see sample inventory in Appendix F). General policies are given here. Note that planning approval may be required for works. Refer to Policy 2.6 for policies about planning approvals and 2.8 about preparation of an inventory.

### Policy 7.2.1

*Retain the configuration and character of the structures identified as being heritage items with minimal change. Additions, including facilities and services installations, may be acceptable if needed for ongoing significant uses.*

### Policy 7.2.2

*Maintain structural elements, the integrity of walls and roofs, and drainage as a priority to ensure structural stability.*

### Policy 7.2.3

*Continue to monitor materials for deterioration (see also Policies 8.2). Repair damaged sections. Stabilise according to conservation architectural and engineering advice and ensure replacement materials are suitable for this maritime location.*

*Policy 7.2.4*

*Undertake maintenance on a planned cyclic basis and according to a maintenance plan developed for the heritage fabric in accord with the NSW Heritage Office publication 'The Maintenance of Heritage Assets'. This should include buildings, infrastructure and landscape fabric.*

**Policy Section 7.3      Infrastructure and Signage**

Infrastructure in the park includes the main low level sewer and local sewer drains, stormwater drains and pollution traps, water and power supply, communications cables and associated underground installations such as pits. Throughout the park are underground watering systems and some paths are used as roadways for service and delivery vehicle access.

There are a number of items of infrastructure that have some significance, though little known, and others that contribute to the character of the place. Off site, though linked to it via the sewage pumping station, the sewer vent for the Bondi sewer outfall sits to the north and high above Ben Buckler. It is often visible in historic images and serves as a marker and to assist in dating images.

Within the site the overseas telecommunications infrastructure is little known but significant. The initial cables dating from 1912 and 1916 and have been replaced with successive generations of cables - with optic fibre cable being installed in the early 1990s. Initially housed in prominent domed structures the 1928 Improvement Scheme instead provided underground structures, below Queen Elizabeth Drive, which remain today. These spaces have been located but not inspected in detail. The northmost room has severe concrete cancer and the roof is supported by props as a precautionary measure. It is believed to be no longer functional but cables are evident in pits in the floor. The interior of the southmost room, near the skate park, was not inspected as it is locked and in use.

Also under Queen Elizabeth Drive are tunnels designed for pedestrians to safely cross the drive and were an integral part of the improvement scheme. They have not been in use for some years and also show signs of concrete cancer. At the northern and southern ends of the beach sections of promenade are actually stormwater culverts and serve to divert stormwater and associated pollution away from the beach. Note that most infrastructure is managed by others, not Council and currently there is no liaison with agency heritage managers.

In the past there has been a wide range of signage in the park and on its buildings - some obtrusive. Some building signs are significant such as the BSBLSC sign over the main entrance. The pavilion has some integral signage, not original but compatible. See individual CMPs for detail re building signage. There is a range of small scale signage throughout the park including parking signs and signs on garbage bins, water points, safety directions, commercial signs and advertising, umbrellas and marquees, fabric banners and sandwich boards. These appear to be uncoordinated and not designed for the sites. There are interpretive signs about the place generally and the stormwater recycling scheme (see policy section 9.3). At major entrances there are well designed blade signs acknowledging Aboriginal connection and providing maps and information locating places of interest and services and indicating restricted activities. There is often large signage associated with temporary events managed as part of the events approval process. Signage needs to be managed to avoid clutter and to be coordinated.

*Policy 7.3.1*

*Generally, continue to use heritage infrastructure if fit for use. If not, decommission and make safe.*

*Policy 7.3.2*

*Do not demolish infrastructure that has been identified as being significant. Significant redundant infrastructure should be maintained to ensure public safety but need not be made operational.*

*Policy 7.3.3*

*New infrastructure, if required, should be installed separately, leaving significant redundant infrastructure intact adjacent, and should be clearly identifiable as new items. See also policy 7.1.5.*

*Policy 7.3.4*

*Utilise areas already disturbed or trenched for new services installations.*

*Policy 7.3.5**Liaise with agency heritage managers eg Sydney Water regarding their significant infrastructure.**Policy 7.3.6**Develop a signage policy for Bondi Park to coordinate and manage the full range of signage to present a coordinated site specific set of signage design controls and to minimise heritage impacts.**Policy 7.3.7**Continue to coordinate and design way finding, information, safety and restriction signage specifically for Bondi Park and manage to limit clutter and intrusion on heritage values.**Policy 7.3.8**Ensure that permanent and temporary signage is designed and located to have little or no impact on heritage significant fabric and values of the cultural landscape, particularly views. Approval may be required from relevant authorities.**Policy 7.3.9**Minimise fixed signs on the front facades of the significant buildings and elements facing the beach.**Policy 7.3.10**Signage should be minimised and grouped and necessary signage should be designed for the site and location. Signs fixed to buildings should be subservient to and relate to the surrounding architectural features and their park setting. Fixings to significant fabric should be minimised and if essential use marine grade stainless steel or non-ferrous fixings.**Policy 7.3.11**Temporary signage should be designed to not damage significant fabric, not be visually intrusive in significant views from pedestrian areas or the parkland, and to be easily removable. The signage policy should include design guidelines / controls for advertising, commercial and temporary signage.***Policy Section 7.4 Intrusive, Neutral and Items of Little Significance**

The few items identified as intrusive are either visually intrusive or have been identified as causing damage to adjacent significant fabric and should be removed. Items of little or neutral significance can be modified as required, provided that there is no impact on adjacent significant fabric. Detailed assessment is needed to identify intrusive items in each case. For example, plantings obscuring views, the semi-circular restaurant on the front of the Pavilion, the BSBLSC additions and the containers in the works depot at the Rear of the BSBLSC. See section 4.12 re views and figure 9.2.

*Policy 7.4.1**Retain or remove as required items identified to be of little significance.**Policy 7.4.2**Intrusive fabric should be removed as a matter of urgency when it is hastening the deterioration of adjacent significant fabric (eg rusted steel in concrete).**Policy 7.4.3**Visually intrusive items should be removed or their appearance altered to be less intrusive and more in keeping with the character of the precinct.**Policy 7.4.4**Where intrusive items are causing damage and the intrusive or neutral items cannot be removed, take action to minimise damage.*

**Policy Section 7.5 Building Materials and Techniques**

Replacement materials should match existing. The nature of existing materials should be established and whether matching materials are available. For example, stonework on the coastal walk originally utilised stone won from the adjoining area. They are generally split with some tool marks or detailed finishes and are a type of stone readily available. It is unlikely that stone for any major repairs can be acceptably obtained from site given high user numbers and residential proximity. As Depression era work it often used unskilled labour and did not have sophisticated finishes. These factors should be considered when selecting replacement materials – in this example factory produced exact finishes would be unsuitable.

Different materials indicate different phases of construction. Modern concrete and mortars do not perform in the same way as nineteenth century concrete and mortar. The composition of concretes and mortars needs to be determined before repairs are made to surviving historic concrete. The aggregate sizes used in the original concrete differ from modern concrete and are evident on some of the concrete surfaces. The original roof tiles were red terracotta in 'Roman' or 'Spanish' profile. The bricks used in paving were commons that were not uniform in colour but had a range of light brown colours often mottled or with red hearts or darker burnt stipes were exposed in the kiln.

*Policy 7.5.1*

*Use matching techniques and materials appropriate to each structure, particularly stone, timber and mortars. In particular match handmade finishes to stone.*

*Policy 7.5.2*

*Test existing materials to determine what matching materials are suitable.*

*Policy 7.5.3*

*Examine the method and techniques of construction before undertaking repair works to determine appropriate repair techniques.*

*Policy 7.5.4*

*When dealing with significant fabric replace like with like, including significant plantings.*

*Policy 7.5.5*

*Do not paint or apply surface coatings to materials designed to be unpainted such as stone, face brick, terracotta and off-form concrete.*

*Policy 7.5.6*

*Use modern techniques and materials in conservation works only where they have proven performance in use in similar projects. Seek advice from a conservation architect or heritage engineer.*

*Policy 7.5.7*

*For maintenance, repairs and new works use materials that are durable in the marine environment including marine grade stainless steel and aluminium, hot dip galvanising, the highest grade of metal sheeting and high grade solid timber and increased cover to metal reinforcing in concrete.*

*Policy 7.5.8*

*Encapsulate or remove hazardous materials such as asbestos, particularly in publicly accessible areas. Handle in accordance with OH&S requirements and dispose of appropriately.*

**Policy Section 7.6 Managing Incremental Change / Minor Works**

Care should be taken that incremental changes such as minor repairs, signs, drainage, introduction of services and other infrastructure do not reduce heritage values or visual amenity or impact on significant views and vistas.

*Policy 7.6.1*

*Manage incremental change so it does not result in the gradual loss of cultural significance by assessing the impact of minor works on heritage values before such works proceed.*

*Policy 7.6.2*

*Control minor change associated with temporary use and do not alter significant fabric. In particular no temporary fixings are to be made to significant fabric, eg for fixings for temporary structures or for, signage, light fittings etc. Such items should be confined to areas where modifications have already occurred or where fabric is not significant.*

*Policy 7.6.3*

*Minor change should be overseen by a suitably qualified person who is aware of the impacts of cumulative change.*

**Policy Section 7.7 Documenting Conservation Works**

The size of the area means that a detailed scope of conservation works is not practical in this CMP. An overview of the types conservation works required is in section 11. The undertaking of works to the individual heritage items within the study area should be planned with professional documentation, which should describe works in detail and record change. Conservation works can also help interpret the fabric, revealing the method of construction and evidence of earlier details, methods of construction or original uses. Schedules of conservation works for the landscape and for individual items such as the BSBSLC and the Pavilion should be developed in the future.

The documentation of conservation works should clearly distinguish between new work and the surviving original fabric that is to be retained, as well as identifying non-significant fabric to be removed. A record of the decisions made during the conservation works should be maintained, including any discoveries made during the course of the works, and archived at the end of the project.

Buildings and / or structures should not appear brand new on completion of a program of conservation works; rather the patina of age of each structure needs to be retained by the careful repair of significant elements and the replacement of parts and not the whole.

*Policy 7.7.1*

*Ensure at planning stage that retention of significant fabric is shown on drawings and where existing fabric (not significant) is removed so that the documents form a record of changes made.*

*Policy 7.7.2*

*At documentation stage, identify where aspects of the fabric are to be interpreted by the works.*

*Policy 7.7.3*

*When discoveries are made during construction, record them (for example, with photographs and drawings) and re-assess and adjust the works if necessary. Refer to NSW Heritage Office Guidelines for archival recording. The appropriate method will depend on the item.*

*Policy 7.7.4*

*Record and archive the decisions made during the conservation works.*

*Policy 7.7.5*

*Develop and implement schedules of conservation works for the landscape and individual significant structures. Schedules should include landscape elements, sea wall and promenade, pathways etc, and specify short, medium and long-term works.*

**Policy Section 7.8      Appropriate Skills, Education and Training**

Professional advice will be required from heritage architects, heritage engineers and / or archaeologists when documenting repairs to significant elements. This should include undertaking routine maintenance to the significant elements.

*Policy 7.8.1*

*Seek appropriate professional conservation advice as required and procure specialist services and tradespeople with skills appropriate to the task.*

*Policy 7.8.2*

*Maintain a register of the consultants and tradesmen utilised on the site and with specialised knowledge of the site.*

*Policy 7.8.3*

*Ensure Council staff working on the BBCL are briefed about heritage values and requirements and have adequate heritage training to perform their duties, including procuring and implementing specialist advice and briefing.*

**Policy Section 8.0 Maintenance and New Works**

*Maintain significant built features throughout the site and prioritise stabilisation works and works to slow deterioration. Limited new works and facilities may be added to accommodate appropriate uses but must have appropriate scale, form and materials and not detract from significant fabric or setting.*

**Policy Section 8.1 Maintenance**

Routine maintenance works should take into consideration the significance of the surviving fabric and its method of construction. Maintenance is an important conservation process and should be regarded as skilled work as it has the potential to cause damage if it is uncontrolled. Refer to policies on building techniques and materials (Policy Section 7.5). Maintenance can extend the life of structures and improve their ability to survive use and extreme weather events.

*Policy 8.1.1*

*Develop and carry out a program of routine maintenance that includes carefully planned maintenance to ensure the long-term conservation of the significant fabric. Maintenance should meet or exceed the minimum standard of maintenance required under the Heritage Act and be carried out in accordance with the NSW Heritage Office publication "The Maintenance of Heritage Assets: A Practical Guide".*

*Policy 8.1.2*

*Develop a priority list of works or a maintenance plan for the short and long term.*

*Policy 8.1.3*

*Inspect the significant fabric on a regular basis, eg every 6 to 12 months and after extreme weather events.*

*Policy 8.1.4*

*Continually repair rather than replace significant fabric through conservation and maintenance.*

*Policy 8.1.5*

*Record maintenance work to each item by documenting on file and attaching photographs of works.*

*Policy 8.1.6*

*Maintenance should include works such as treating ferrous metals with rust inhibitor or other method to control rusting and repointing stonework with matching mortar as well as weeding and cleaning.*

*Policy 8.1.7*

*Seek advice from heritage specialists when repairing significant materials.*

*Policy 8.1.8*

*Provide those undertaking maintenance with relevant technical information, eg repair methods for the sandstone paths and walls, including suitable mortar types.*

**Policy Section 8.2 New Work to Heritage Structures**

The Burra Charter does not prohibit the use of modern materials and techniques. Modern materials and techniques can be an effective way of distinguishing new work from original but must be used with care and good design. Some new work may be required to fulfil the requirements of new uses. All new work should be reversible allowing removal without damaging original fabric. New work should not dominate any existing heritage items and should be carefully designed to fit the character of the area. Care should be taken to use materials that are marine grade and not prone to deterioration in the marine environment. The past palette of materials, sandstone and hardwood, were selected for this reason. See also previous policies about assessing the impact of new work to heritage structures.

*Policy 8.2.1*

*New work or changes are to be compatible with heritage significance of the place, i.e. minimise impact, be distinguishable from the original and be reversible.*

*Policy 8.2.2*

*Make the minimum necessary change to accommodate significant ongoing uses or compatible uses while retaining significance.*

*Policy 8.2.3*

*New work should not obscure or damage significant fabric.*



*Policy 8.2.4*

*Design new elements based on an understanding of the pattern of development of the place, the palette of materials and the typologies traditionally used within the area and maintain the character of the place.*

**Policy Section 8.3 Improving Existing Intrusive Facilities**

There are opportunities within the precinct to rework existing facilities and improve their function and appearance. Several have been recently reworked including removing the semi-circular addition to the front of the Pavilion, toilet blocks at North and South Bondi and Marks Park. Projects are also in planning for major works at the BSBLSC which are addressed an individual CMP for this buildings. The North BSLSC has previously been replaced with a new building. The scale and character of the latter is somewhat intrusive but the impact is limited because of the siting away from the Pavilion. There are a range of minor spaces such as tunnels and underground rooms and various park facilities that have been or are planned to be improved.

*Policy 8.3.1*

*Reduce the intrusiveness of the first floor and rear additions to the Surf Club in any major projects at this site and guided by the individual CMP for this building.*

*Policy 8.3.2*

*Intrusive small buildings or landscaping could be removed or altered to be less intrusive by using simpler materials and less intrusive forms eg as has been done at the Marks Park toilet block.*

*Policy 8.3.3*

*Use the opportunity of any redevelopment within the site to improve visual and pedestrian amenity.*

**Policy Section 8.4 New Facilities and Buildings**

In the past there has been a range of buildings on Bondi Beach. Structures have been built as needed and then later moved or removed. For example waiting sheds and dressing sheds at the south of the beach and boat (later board) storage built into the cliff at South Bondi. New structures or services may be needed for existing or compatible new uses such as beach cleaning facilities, open air showers or lifesaving facilities. New facilities should be designed to conform with the significant character, design style, scale, colour and materials in the BBCL, be unobtrusive and to not detract from the character of the place as a whole. New work should be clearly identifiable as such.

The siting of new structures within a carefully designed formal landscape needs to respond to that design and recognise the landscape values. There is a hierarchy of buildings in the BBCL with the Pavilion dominant in the centre of vistas, the Surf Clubs are less prominent and amenities, sporting facilities, playgrounds and picnic shelters less prominent and smaller. The most recent buildings do not sit well in this hierarchy, as they are too prominent in comparison with the Pavilion.

*Policy 8.4.1*

*There is very limited scope for new buildings in the area. New building proposals generally should be compatible with heritage values of the buildings and designed landscape and be for one of the identified significant continuing uses, compatible uses or a use related to the conservation and / or interpretation of the site.*

*Policy 8.4.2*

*Should additional facilities be required, locate them so they do not impinge, as much as practically possible, on the landscape character of each place or on views. Consider the original designed relationship of elements in the parkland including paths, trees, tunnels, lighting and spatial relationships.*

*Policy 8.4.3*

*Design buildings based on the building typologies and using a materials palette derived from existing structures in each area, including design style, character, scale, colour and materials, and design them to be recessive and unobtrusive in significant views or landscapes.*

*Policy 8.4.4*

*There should be a consistent character across the whole BBCL and new buildings should not stand out, as much as practically possible, as features at the expense of the significant cultural landscape.*

*Policy 8.4.5*

*The scale and character of new works should be consistent with the hierarchy of buildings on the site, with the Pavilion as the dominant structure followed by the club houses.*

*Policy 8.4.6*

*Consider underground or part underground structures to avoid cluttering significant open spaces or hillsides, eg under QED and promenade, subject to assessment of other heritage impacts and there being no disturbance of archaeological remains. The South Bondi amenities and the communications rooms and tunnels under QED are examples of this longstanding approach.*

*Policy 8.4.7*

*New work should:*

- *be able to be appreciated in the round;*
- *consider the symmetry of the original buildings.*
- *be sited to encroach, as little as possible, into the parkland and cultural landscape.*
- *be detailed with care and good design;*
- *be based on an understanding of the characteristics of the materials traditionally used;*
- *avoid mock heritage detailing;*
- *may use modern materials and techniques to distinguish new from old;*
- *be comparable and compatible with the old with a seaside / beach character and not over designed;*
- *use the existing buildings as a starting point for design;*
- *address the old in scale, massing, materials, colour and texture but should not mimic, dominate or replicate it; and*
- *not impact on views particularly those identified in section 4.12.*

*Policy 8.4.8*

*Small structures to house infrastructure may be built such as drains, meters or pumps. Refer also to incremental change policies.*

*Policy 8.4.9*

*Continue to allow mobile facilities, such as food vans, or temporary structures such as kiosks, market stalls, marquees and temporary staging to provide facilities in zones where building is not appropriate.*

**Policy Section 8.5 New Services**

It is recognised that new services will be required for some of the facilities currently within the area as well as services for the beach and coastal walk in addition to those already provided. Services such as street lighting were installed with the 1911 seawall and all the subsequent promenade and drive developments. Initial developments were dressing sheds only but toilets were provided by the early 1900s and sewerage in the late 1920s. Stormwater management is critical for beach and water quality and new facilities have been installed to clean and harvest stormwater on the site.

Care is required in working out the routes of services in the parks and in buildings to minimise impacts. The Burra Charter provides further general guidelines about service installation. Generally natural ventilation should be used in preference to the installation of air conditioning, which requires obtrusive plant. Windows should be operable to provide ventilation. The waterfront site provides natural ventilation opportunities and exposure to daily sea breezes.

*Policy 8.5.1*

*Avoid wherever possible the installation of air conditioning and use natural ventilation.*

*Policy 8.5.2*

*Install new services so as to minimise impact to significant fabric, in accord with Burra Charter guidelines.*

*Policy 8.5.3*

*Obtain approval for services installations, as for works projects generally.*

*Policy 8.5.4*

*Maintain a site plan of the area that records service installations and the routes of underground services. Refer also to archaeology policies.*

**Policy Section 8.6 New Landscape Works, Park Furniture and Amenities**

A Landscape Masterplan was prepared by Council for Bondi Park as part of the PoM 2014. The installation of much of that plan was undertaken in between 2016 and 2022. This included new and modified path alignments, new native plant copses on the higher lawn slopes next to Campbell Parade and multi-purpose paved 'tiers' at the west end of Park Drive.

The key historic plant species of Bondi Park are the Norfolk Island Pines (and Cook Island Pines) associated with early twentieth century improvement schemes. Only one nineteenth century specimen remains. The use of Norfolk Island pines is a feature of other well known Sydney foreshores, particularly Manly, as well as south coast beaches such as Brighton Beach at Wollongong. Their striking landmark form provides a distinctive character, in Bondi Park from the late nineteenth century until the 1950s, though specimens along QED never thrived and died before the others.

The recent use of natives, including Banksias and Casuarinas, in Bondi Park follows the planting-out of much of the central slopes of Bondi Park in the 1970s with the same species, amongst others. Similar species were used in Marks Park and Biddigal Reserve. Pandanus and Norfolk and Cook Island pines were planted in Bondi Park (South) in the 1990s.

New landscaping elements should respect the palette of materials of the improvement scheme and the designed landscape of the historically significant seaside area, as well as its extreme exposure to wind and salt. Open space is to remain open space. As to materials, in particular concrete and metal railings are used on the seawall and promenade, herringbone brickwork on the improvement scheme paths and concrete with sandstone edging on earlier paths and the coastal walk. Items such as open air showers and seating, would be appropriate new amenities.

The 1911 improvement schemes had picnic shelters but the 1928 scheme did not – the tables in the arcades of the pavilion catered for picnickers. The earlier shelters were smaller and more numerous - sited along the lower promenade and on the southern slopes. Similar but larger shelters, accommodating four groups, were introduced in the 1980s to a traditional design. Both were square in plan and with pitched corrugated metal roofs, pyramidal in form. The later larger shelters were a standard design used earlier in other beach parks such as Bronte. All but one were removed from Bondi in

2017 and replaced with a non-traditional design in different locations. While the traditional form provided shelter against the wind it blocked views and the roofs were prominent in the landscape. The park between QED and Campbell Parade never had picnic shelters in the improvement scheme, rather open grass with pine plantings along paths and a few in groups. Trees provided some shade. Both new plantings and shelters are not consistent with the improvement scheme design, filling up areas intended to be open but are required to provide groups of picnickers with facilities and shade. The roofs of the new shelters are visible and prominent when viewed from the west looking to the beach but allow views under the roofs to the beach. They are less unobtrusive from below and from a distance, blending into the background. They provide shade but no protection from the wind.

In the park is a range of street furniture such as bins, bicycle racks, showers, benches, balustrade, steps, lighting fixtures, shelters/kiosks. Locations are haphazard with high visual clutter, especially bins. Elements should be minimised and be subservient and respectful with a common theme and materials palette for street furniture. Bins in open grass areas are especially obtrusive and at the back doors of commercial operations. The new bench seating along Campbell Parade has been carefully designed, does not clutter the open space, is unobtrusive and doubles as hostile vehicle mitigation. The pavilion upgrade addressed garbage with a new collection area and access. See policy section 7.3 re signage. See report section 4.12 and figures 9.2 and 9.3 that describe and show views and the open spaces.

#### *Policy 8.6.1*

*Base proposals for new landscaping on an understanding of the historic pattern of development of the place and its character. Bondi Park in particular should be a predominantly open space - a historical value identified in section 4.12 and figure 9.3.*

#### *Policy 8.6.2*

*Plantings should be based on an understanding of the species used for cultural plantings in each location. Norfolk Island pines have been used for over a century in Bondi Park whereas the headland parks were largely undeveloped with natural low heath type vegetation until the late twentieth century.*

#### *Policy 8.6.3*

*Recreational amenities such as fences, seats, picnic tables and shelters should be designed and carefully placed so as to not detract from the visual character, vistas and viewlines of the area, nor to fill and clutter open spaces. Preferably use historic precedents in Bondi Park. Where practical they should meet current Australian Standards and best practice (e.g. AS1428, DDA, National Construction Code, Principles of Universally Accessible Design, Crime Prevention Through Environmental Design, etc.).*

#### *Policy 8.6.4*

*Additional plantings should not obscure longstanding views of significant elements within the area nor the design intent of the improvement scheme.*

#### *Policy 8.6.5*

*Consider the selective removal of 1970s plantings between the rear of the pavilion and Campbell Parade, so that the northern facade of that building is more easily identifiable from Campbell Parade.*

#### *Policy 8.6.6*

*Not used in SHR BBCL CMP.*

#### *Policy 8.6.7*

*Future design plans to link the beach promenade at sea level with the Icebergs complex should consider interpretation of the former cliff staircase that accessed the beach at its southern end.*

#### *Policy 8.6.8*

*Not used in SHR BBCL CMP.*

#### *Policy 8.6.9*

*Materials differences in design and finish for new works should be considered to differentiate 'original' and new fabric.*

#### *Policy 8.6.10*

*Adopt a common theme and materials palette for street furniture that is sympathetic to and celebratory of the identified heritage values. The number, scale and bulk of new elements (furniture) should be minimised and be at all times respectful of and subservient to the significant landscape values of the place and not be haphazard nor contribute to visual clutter.*

**Policy Section 8.7 Memorials**

There are many memorials within the parks ranging from the formal memorial to the Black Sunday drownings, dedication plaques in Ray O’Keefe Reserve, donors plaques such as the lifeguard facility, plaques acknowledging projects such as landscaping at The Boot to the informal memorial plaques remembering surfers attached to the cliff face at South Bondi. Along the Coastal Walk carvings in stone record the initials of those who constructed the walkway in 1931 providing a historical record.

Memorials, particularly freestanding monuments need to be managed so the place is not littered with them. The full extent has not been identified and should be inventoried. Government policies generally discourage private memorials in Reserves. Waverly Council receives many requests for memorial plaques in open space. The website notes that Council could not accommodate the number of requests that are regularly received and as a result beach parks’ Plans of Management do not allow memorial plaques though this is not mentioned in the 2014 PoM for Bondi Park.

Any plaques / memorials considered in the future should be directly related to and should enhance the place and its heritage values. A policy needs to be developed for new plaques / memorials addressing what is appropriate in the park, limiting locations, types and styles. As noted above, personal memorials in the parks are not generally permitted but should be appropriate and be limited to those that are part of heritage interpretation or artworks.

*Policy 8.7.1*

*Prepare an inventory of plaques / memorials in the BBCL including a photograph of each.*

*Policy 8.7.2*

*Develop a detailed policy for plaques / memorials in the park addressing:*

- *purposes allowed;*
- *locations;*
- *style, design and form;*
- *rationalisation of existing memorials;*
- *protocol for removing or relocating or replacing;*
- *recording of memorials to be removed; and*
- *approval requirements.*

*Policy 8.7.3*

*Retain existing memorials but do not generally add new memorials.*

*Policy 8.7.4*

*Obtain approval under the planning process for any substantial new memorials.*

*Policy 8.7.5*

*New memorials should contribute to an understanding of the place by containing an interpretive component and / or provide visitor facilities.*

**Policy Section 8.8 Artwork on Site**

There is a range of permanent artwork in the BBCL in addition to the temporary works erected during the Sculpture by the Sea annual event. The event has been run for 20 years in spring with Marks Park being a key site. Below QE Drive near the skate park is the Bondi Sea Wall art space for aerosol and painted art on the wall. It is an evolving site where artists can paint a temporary artwork. It contains two permanent murals: a memorial to local girl Chloe Byron who was killed in the Bali bombings and an ANZAC mural. A Council guideline limits what is allowed at the sites, describes the approval process and notes that no further memorial wall paintings will be approved.

The artworks at Bondi Beach and details about their date and artist are listed on Council's website [http://www.waverley.nsw.gov.au/recreation/arts\\_and\\_culture/public\\_art/bondi\\_beach](http://www.waverley.nsw.gov.au/recreation/arts_and_culture/public_art/bondi_beach). This includes the Biddigal Reserve mosaic executed in 1991 and various commissioned sculptures in the park. Currently the artworks seem randomly placed and uncoordinated some having been moved at different times. A guideline similar to that for the mural would be desirable.

**Policy 8.8.1**

*Encourage and support the temporary art events and installations such as Sculpture by the Sea.*

**Policy 8.8.2**

*New permanent artworks should have a relationship to the place and be part of an overall plan for art in the park that is coordinated with overall park planning.*

**Policy 8.8.3**

*Seek approval for installation of permanent artworks and assess heritage impacts.*

**Policy 8.8.4**

*Prepare a guideline for permanent artworks in the park addressing:*

- *locations;*
- *style, design and form;*
- *rationalisation of existing sculpture installations;*
- *protocol for removing or relocating or replacing;*
- *recording of artworks to be removed; and*
- *approval requirements.*

**Policy Section 8.9 Access and Other Code Compliance****Fire and Egress**

This section considers the protection of heritage assets in case of fire and user safety as required under the Building Code of Australia (BCA) and the provision of equitable access as required under the Disability Discrimination Act (DDA).

**Equitable Access**

Some of the users and visitors may have some form of disability that limits their mobility or ability to appreciate the place. Provision should be made for them but any access provisions should not be visually intrusive nor detract from heritage values.

On-grade access should be provided to any new interpretive structures or visitor facilities. Where existing areas are difficult to access they can be presented by other means, through audiovisual or other interpretive devices.

**Policy 8.9.1**

*Provide for equitable (disabled) access for visitors where practical and where it does not conflict with the retention of cultural significance. This may include provision of directions to existing on-grade access, new ramps, arrangements for vehicular access and provision for hearing or vision-impaired visitors.*

**Policy 8.9.2**

*Use alternate approaches where it is not practical to provide physical access without detracting from heritage values. This may include presenting information by other means eg interpretive devices, videos or printed information.*

**Policy 8.9.3**

*Protect people and the fabric of the place from fire by use of smoke and fire detection, alarm systems and fire suppression measures such as hydrants, fire extinguishers and access to water.*

**Policy Section 9.0      Tourism and Interpretation**

*Encourage and enhance both tourism and use by the local community including developing the concept of the “Bondi Brand”. Interpret the significance and history of the place, its continuing and former uses and structures for cultural tourists and educators.*

**Policy Section 9.1      Tourist Activity and Visitation**

Cultural tourist activities could include walks and guided tours of the Pavilion and heritage of the area generally. This may be by the Council or as part of a mutually beneficial formal partnership with licensed tour operators and / or communities and volunteer groups.

Further interpretation would enhance the cultural tourist’s experience (Policy Section 9.2 and 9.3) however there will also be many recreational visitors, particularly walkers doing part or all of the Coastal Walk or walks to the north as well as joggers. There is considerable potential to display some historic material, particularly the panoramic photographs of the beach and to interpret social values and changing attitudes to beach attire and usage. An appropriate experience needs to be provided for overseas visitors, which should take the preferred tourist activities into consideration. Views within the study area are an important part of this experience.

*Policy 9.1.1*

*Encourage tourism activities that contribute to an understanding of the cultural landscape including the natural landscape, the improvement scheme, the changing patterns of use of the area and the traditional use of the land and its resources by Aboriginal people.*

*Policy 9.1.2*

*Encourage participation by visitors and the local community in guided activities and special events that allow a more in depth understanding of the place.*

*Policy 9.1.3*

*Work to develop mutually beneficial partnerships with community groups, tourist operators or organisations and related sites to encourage visitation of the place.*

*Policy 9.1.4*

*Occasional tours should be arranged for special interest groups.*

*Policy 9.1.5*

*Encourage and promote tourism activities that continue significant and long standing patterns of use.*

**Policy Section 9.2      Interpretation Generally**

Interpretation should cover the themes that encapsulate the history and cultural values of the place and include natural values (as detailed in previous sections of this CMP). Existing natural heritage interpretation on the coast walk could be built upon and could also be in an exhibit/museum space and is an educational and tourism opportunity. This could include geomorphology, seascape and the marine environment eg insights into beach and sandhill formation following changes in ocean levels.

All aspects of the cultural landscape should be presented. A more detailed interpretation plan should be developed as a separate plan and should include consideration of a Visitor Information Centre that would include interpretive material and would be able to detail the past use of the place, including the significant Aboriginal finds. There is some potential to utilise part of an existing building for this purpose. The 2014 POM

reinforces the need to respect the culturally significant items on the site and to reinforce and celebrate them through site interpretation, careful maintenance, and cultural programs and activities...

The history of use by Indigenous people in this place deserves special mention and requires careful protection, investigation and research and interpretation where required.

The Master Plan acknowledges community desire to hear the ‘whole story of the place’ and proposes to develop comprehensive site interpretation.

*Policy 9.2.1*

*Work with Council and community groups to interpret the place including the possible development of an interpretive centre and / or Visitor Information Centre, which could be located within one of the existing buildings.*

*Policy 9.2.2*

*Use a range of interpretive options including tours, displays, events and activities, conservation of significant elements and provision of access to buildings and other significant structures.*

*Policy 9.2.3*

*Design interpretation so it does not dominate the place or intrude on the character and experience of the place. It should be sensitive to the social values of the place.*

*Policy 9.2.4*

*Use the material in this CMP report and carry out research when designing interpretation, the content of which should present / explain documentary and physical evidence and intangible aspects of the history and values.*

*Policy 9.2.5*

*Interpret the site for a range of visitors ranging from school groups to tourists, many of whom are not fluent English speakers.*

*Policy 9.2.6*

*Develop a detailed heritage interpretation plan guided by the NSW Heritage Council endorsed 'Interpreting Heritage Places and items Guidelines'. Include historical and current Aboriginal values and exhibition spaces generally in the plan and the opportunities described in section 7.8.*

*Policy 9.2.7*

*Original, early and more recent elements within and around the study area should be interpreted in such a way that the historical phases of the place's evolution from natural environment through Aboriginal occupation and European settlement to the present day can be readily understood.*

**Policy Section 9.3 Interpretive Works and Interpretive Devices**

Conservation works and repairs can help to interpret places, as can interpretive devices and activities themselves. New interpretive displays should be designed so that they do not detract from the site itself, and be designed to complement the character of the site. They should be made of robust material that is durable in an exposed maritime environment and resists vandalism. Where possible, signage should be located in places with a reasonable level of public surveillance to deter vandalism. It is important that the signage adopts a consistent language and form.

Information contained in the CMP, historic images and plans should be used as a basis. The material presented should highlight the physical and documentary evidence and explain what we see today.

A brochure, published material and / or electronic information, using parts of this CMP, should be provided to foster understanding of the heritage significance of the site. The Council website provides information on its properties including heritage and heritage information and further information could be added about the BBCL. Routes through areas could interpret past patterns of use, such as the tramlines, lagoons and sand dunes. Apps could be developed that display historic images when you arrive at the appropriate location similar to the Museum of London Streetmuseum. See link at <http://www.museumoflondon.org.uk/Resources/app/you-are-here-app/home.html>

*Policy 9.3.1*

*Interpret the place as part of an ongoing conservation program.*

*Policy 9.3.2*

*Liaise to develop a walking tour brochure, which should include the main phases of development, patterns of use and historic images.*

*Policy 9.3.3*

*Interpret the development of the place and the Australian beach culture using the documentary and physical record supplemented by oral histories.*



*Policy 9.3.4*

*Interpret aspects of the place that have been removed such as the previous generations of pavilions and surf clubs.*

*Policy 9.3.5*

*Encourage events that interpret aspects of the place such as commemorations of significant events.*

*Policy 9.3.6*

*Develop 'e-interpretation' initially using the Council website and including research material from this CMP (after gaining appropriate copyright approvals).*

*Policy 9.3.7*

*In the future investigate interpretation using electronic applications for personal hand held devices and develop a heritage / history walking App for the Bondi Beach Cultural Landscape*

*Policy 9.3.8*

*Raise awareness of the significance, extent and attributes of the late 1920s improvement scheme for Bondi Bay*

Refer also to the Implementation Strategy.

#### **Policy Section 9.4 Branding**

The idea of the 'Bondi Brand' as a national and international icon is discussed in this report. It has the potential to be captured and developed as a public identity for the place, for example in logos, and used in promotions and tourism. This could verify genuineness for *in situ* items, souvenirs, events and for engagement in lateral projects outside of the immediate urban context and be used in marketing. The Sydney Opera House has done this and the concept is used in the Waverley RAP. There is an opportunity for a proactive strategy, though this may require a designated organisation or body and CEO, with activities such as branding products as genuine, authentic souvenirs, events, interpretation, exhibitions and productions. Such activities could cross referenced to interpretation and history such as the use of the Motor Park for motoring related events.

A proactive strategy has the potential to better connect with/promote for instance: Aboriginal artists/craft workers and the Local Lands Council (museum/exhibition space); sale of classic images/advertisements from the *Art Deco* era; liaison with swim-ware manufacturers and other products associated with beach culture or Bondi; with school/education initiatives; with the entertainment industry in promotion of certain cultural exhibitions/events; community engagement (local, wider and tourism); lifesaving culture; appropriate memorialisation.

*Policy 9.4.1*

*Consider developing the idea of the "Bondi Brand" - the iconic identity - for promotion, interpretation, education, celebration and tourism.*

*Policy 9.4.2*

*Develop a proactive brand / promotion strategy establishing a designated organisation or body or role within Council to do so.*

*Policy 9.4.3*

*In the strategy consider opportunities to connect with and promote:*

- *Aboriginal artists/craft workers and the Local Lands Council (museum/exhibition space);*
- *sale of classic images/advertisements from past many of which are held in WLS;*
- *liaison with swimwear manufacturers and other products associated with beach culture or Bondi;*
- *with school/education initiatives;*
- *with the entertainment industry in promotion of certain cultural exhibitions/events;*
- *community engagement (local, wider and tourism);*
- *lifesaving culture;*
- *appropriate memorialisation.*

**Policy Section 10.0      Research, Recording and Monitoring**

*Keep records of work and monitor the condition of the place. Develop and maintain an accessible collection of historic documents, research reports and encourage research.*

**Policy Section 10.1      Keeping Records**

There is a large collection of material regarding the history of the BBCL however this resource is held in a range of places from private individuals, the National Trust, the WLS Library, State Records and there may be material held by agencies such as Crown Lands, Telecom, Sydney Water and others who have interests in the area. Not all of this has been researched during the preparation of this study. Historic photographs, maps and aerial photographs as well as physical analysis and previous studies have provided some insight into the place and the origins of aspects such as Australian beach culture and are likely to provide more in the future. During this study it has come to light that many previous studies have relied on secondary sources and the current location of the archival material being re-interpreted by these studies is unknown.

It is desirable that construction works and the condition of items are recorded and can be used for reference. It is also desirable that a sequence of photographs be maintained, with similar images taken at regular intervals, using the same viewpoint each time. Photographic records of works are also made by professionals and others, detailing the extent of modifications to the buildings undertaken and these should be retained and stored in a way that is accessible.

Staff or consultants with responsibilities for aspects of management or for developing designs should consult the available records. Failure to do this in the North Bondi amenities upgrade meant architects and engineers did not understand the existence and extent of the SPS sewage well.

*Policy 10.1.1*

*Record conservation work. Record, interpret and archive why changes to the place have been made.*

*Policy 10.1.2*

*Establish a sequence of photographs recording the state of the fabric, taken at regular time intervals recording the place, especially erosion sites and deteriorated sea walls and paths.*

*Policy 10.1.3*

*Continue to use the WLS or develop a specific records system to record all of the reports, conservation studies, scientific studies, oral histories etc related to the BBCL so it can be easily consulted.*

*Policy 10.1.4*

*Continue to make the surviving archival records available for consultation during specialised research projects, during documentation of conservation works and for general study.*

*Policy 10.1.5*

*Undertake oral history to assist in understanding recent history and changes.*

*Policy 10.1.6*

*Designate a staff member to be responsible for providing access to the archival material, plans and reports held on site. This should be an ongoing role.*

*Policy 10.1.7*

*Consultants involved in projects for the BBCL are to consult records and management plans prior to designing new works.*

**Policy Section 10.2      Monitoring**

As part of conservation, it is important to monitor condition of the fabric and use this to prioritise works and identify whether other management measures are necessary. This includes monitoring the impact of use of the beach, paths, parks and promenade. There is evidence of concrete cancer and QED retaining wall is leaning out. Movement of the sandstone cliffs and walls also needs monitoring at least annually. Protection measures need to be assessed for their effectiveness.

Inadequate or blocked stormwater disposal and groundwater drainage is a concern for buildings and retaining walls and the function of culverts and drains should be monitored regularly.

*Policy 10.2.1*

*Monitor the impact of use on the heritage values and stability of the elements that comprise the cultural landscape and if necessary limit, control or change the pattern of use to ensure long term conservation.*

*Policy 10.2.2*

*Monitor structures identified as having structural defects regularly according to engineering advice and report any movement immediately. In particular monitor deteriorated concrete and stone walls on the coastal walk for subsidence, undercutting and loss of support.*

*Policy 10.2.3*

*When stabilised, monitor stabilised structures on a regular, maximum annual basis.*

*Policy 10.2.4*

*Monitor the rate of deterioration of stonework and concrete and identify when repair is needed prior to failure.*

*Policy 10.2.5*

*Monitor vehicle use and any associated damage / erosion.*

*Policy 10.2.6*

*Monitor stormwater collection and disposal systems and groundwater systems and integrate repair into maintenance program.*

**Policy Section 10.3 Mapping and Drawing**

Many maps and architectural / engineering drawings have been found during the preparation of this CMP. Some aerial photographs of the site have been used in conjunction with historic maps to understand and document the pattern of development. The series of high-resolution historic aerials should continue to be used for comparison and analysis. There is likely to be an aerial image predating the earliest held by Council (1943) but this was not found during research for this report.

Research and analysis for this report has located heritage structures. It is important this information is readily available including by integrating the information about locating heritage structures into the Council GIS mapping system. A very sophisticated example of what can be achieved can be seen for the English city of Bristol, see <http://maps.bristol.gov.uk/kyp/?edition=#>, with other English examples at <http://www.heritagegateway.org.uk/gateway/chr/default.aspx>. These maps show archaeological excavations, heritage items and conservation areas. Waverley Council has recently developed a 3D mapping system for the municipality including Bondi Beach that allows new designs to be tested in the model and has the potential to include heritage information. Detailed survey mapping should be undertaken by Waverly Council of BBCL study area to accurately identify locations of heritage items, introduced elements, contours, point heights and mean high water mark etc. as well as an accurate map of the boundaries of Bondi Park itself and the Crown Reserve.

*Policy 10.3.1*

*Maintain a digital collection of the sequence of maps and aerial photographs of the place.*

*Policy 10.3.2*

*Continue to research, and if found, obtain high-resolution copies of maps and plans and aerial photos of the site. Ensure that this material is available for future studies.*

*Policy 10.3.3*

*Include the location of heritage items in Councils GIS maps.*

*Policy 10.3.4*

*Undertake detailed survey mapping to accurately identify locations of heritage items, introduced elements, etc. and boundaries.*

**Policy Section 10.4      Research Projects**

The place offers many opportunities for further research. Research projects could be carried out by volunteers from the various local heritage organizations, to supplement the local studies collection or by tertiary students / institutions. It is particularly important that the original source of material is properly identified. There is also potential to undertake further research at the major Sydney-based institutions (State Library and State Records) including Crown Lands and at archives and libraries in Canberra.

Copies of reports detailing research projects and any other studies should be catalogued and copies kept at the local office or public library and where appropriate be made available electronically, for use in future conservation planning, for designing interpretation and for research purposes. The understanding of the place could be greatly enhanced by further research, supplemented by oral histories from locals and commercial and recreational users.

*Policy 10.4.1*

*Make copies of important source material available (may be electronically) for future detailed studies (including details of the archive where the original is held) and for use in interpreting the place.*

*Policy 10.4.2*

*Encourage research projects including locating, copying and cataloguing additional source material relating to the historic development of the place.*

*Policy 10.4.3*

*Make research reports publicly available in Councils library and where appropriate electronically.*

*Policy 10.4.4*

*Publish the history prepared for the Bondi CMPs.*

## 9.0 GUIDELINES FOR IMPLEMENTATION

### 9.1 Conservation Policy Implementation

The implementation of the policies generally is expressed and summarised in the maps following. For more detail the policies themselves should also be referred to. The responsibility for detailed policies and the time frame for implementation has not been defined.

### 9.2 Diagrams Showing Conservation Policy Implementation

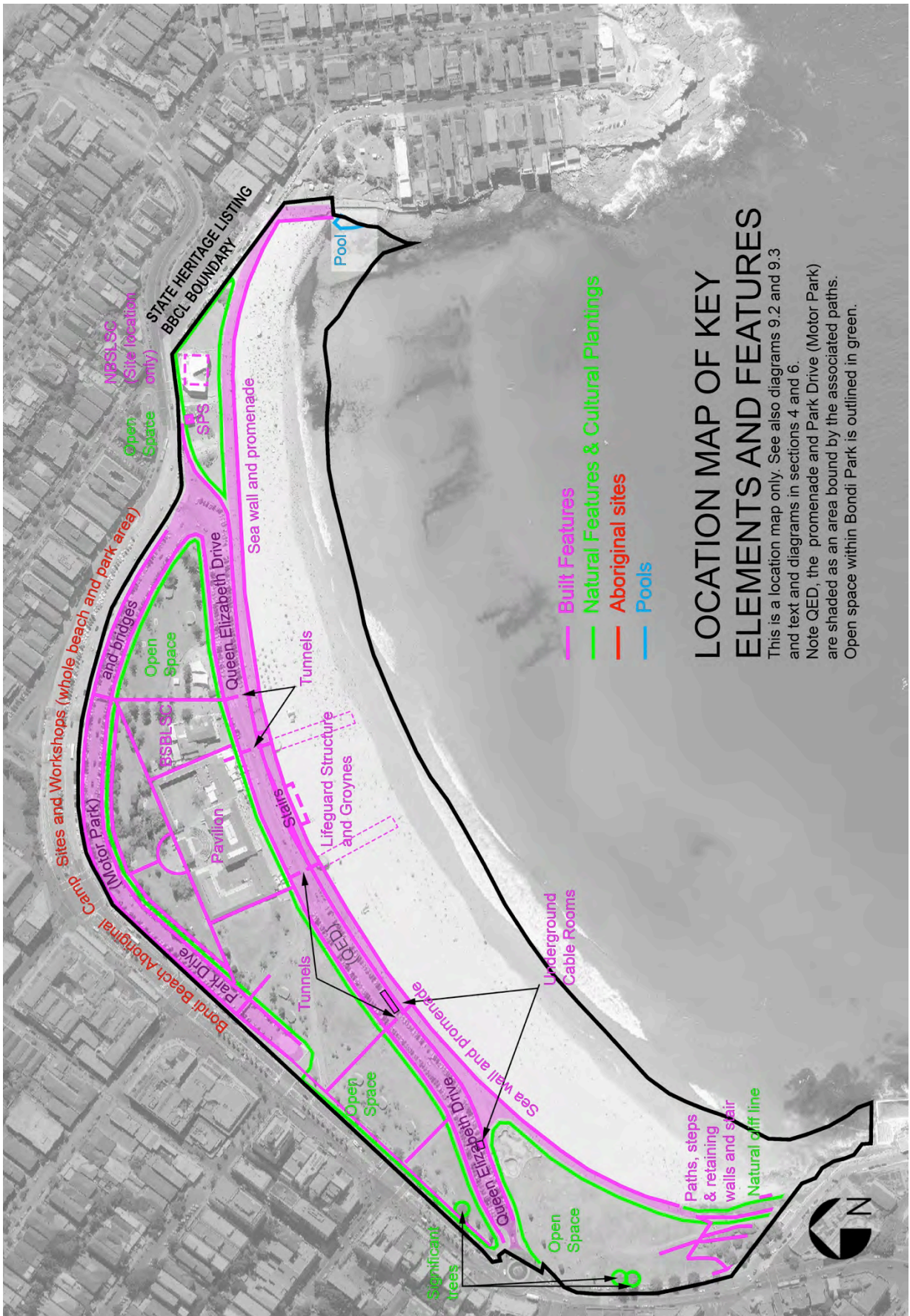
Attached following are plans that attempt to illustrate the policies graphically in relation to the place. They are a diagrammatic summary illustrating some aspects of policies. Administrative policies such as the adoption of the CMP are not mapped as it is not applicable and the relevant policy sections should be referred to. They do not replace the policies which should be referred to for detail. The diagrams are intended to aid discussion and implementation by staff.

The diagrams are over a background aerial photo taken in 2018 that is not geo-rectified so should be considered to be indicative diagrams rather than accurate plans. The diagrams should be read in conjunction with each other and with other diagrams and policies in this CMP. The diagrams are as follows:

Table 9.1: Diagrams showing Aspects of Conservation Policy Implementation

Figure 9.1	Key Heritage Elements and Features	Shows significant items and significant alignments, the form and fabric of which is to be conserved.
Figure 9.2	Views	Identifies views to be retained and considered when planning and designing change or when development is proposed. Refer also to the area views in Section 4.12.
Figure 9.3	Significant attributes or areas - to be retained	Identifies the significant attributes or characteristics for each area that are to be retained.
Figure 9.4	Conservation Actions	Shows the type of conservation actions required to be undertaken at the time of writing to implement the conservation policies, especially Policy 4.0. See also section 9.4 Conservation Works.
Figure 9.5	Significant Continuing Uses to be retained	Shows uses that should continue to be accommodated
Figure 9.6	Interpretation - Existing and Potential	Existing interpretation shown in aqua and opportunities for interpretation are shown in pink
Figure 9.7	Existing Access - Routes to be managed	Indicates access routes to be managed
Figure 9.8	Opportunities	<b>Not used in SHR BBCL CMP</b>

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**LOCATION MAP OF KEY ELEMENTS AND FEATURES**

This is a location map only. See also diagrams 9.2 and 9.3 and text and diagrams in sections 4 and 6.  
 Note QED, the promenade and Park Drive (Motor Park) are shaded as an area bound by the associated paths.  
 Open space within Bondi Park is outlined in green.

Figure 9.1: Diagram showing the location of Key Heritage Elements and Features. This figure is diagrammatic and not to scale. The beach is about 1 kilometre long. Source: JRA

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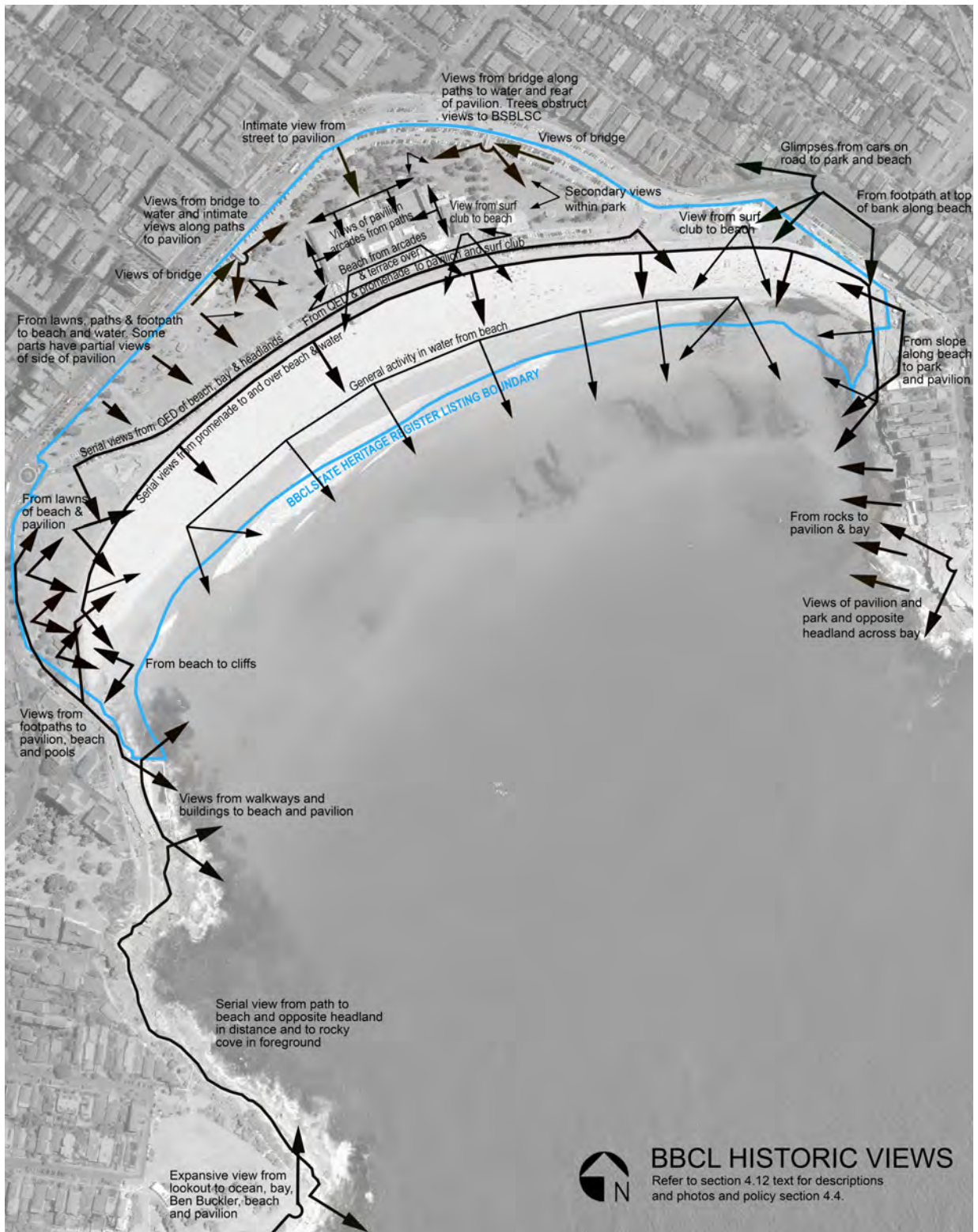


Figure 9.2: This diagram indicates views which should be considered when assessing proposed developments within the site and in the vicinity. They should also be considered when planning and designing changes in the park including plantings. See also section 4.12, figure 4.113 and figure 6.8 which shows significance of views. See also policies referring to views in section 8, particularly policy numbers 4.4 – all, 4.5.1, 4.5.3, 8.4.2, 8.4.3 and 8.4.7 and policies 8.6.1 to 5. This figure is diagrammatic and not to scale. The beach is about 1 kilometre long. Note this diagram is oriented differently from the other diagrams. Source: JRA

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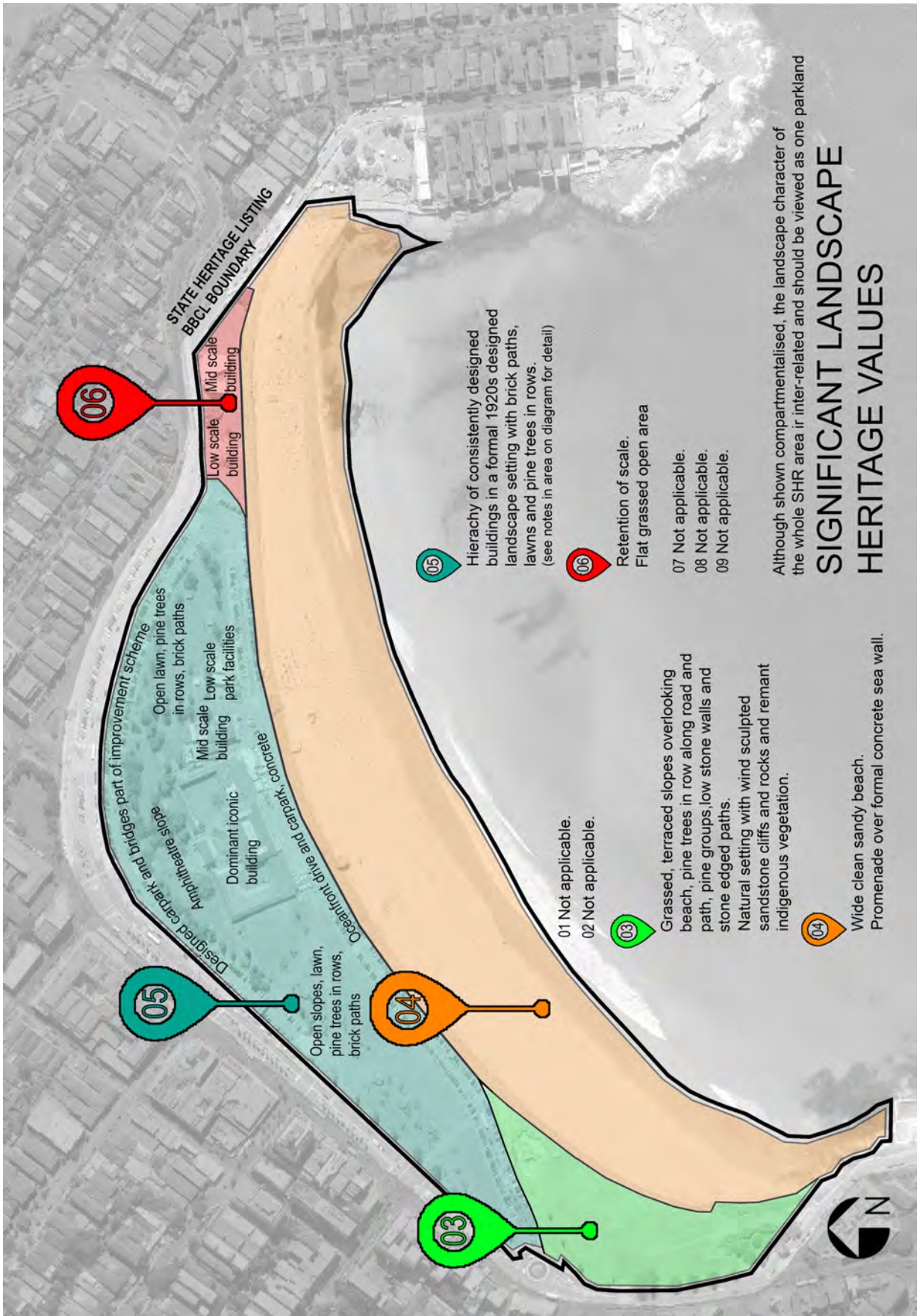


Figure 9.3: Significant landscape heritage values / attributes to be retained in each area. Refer to sections 4.4 to 4.12 for detailed descriptions and to report section 8 conservation policy, particularly policy section 4. This figure is diagrammatic and not to scale. The beach is about 1 kilometre long. Source: JRA

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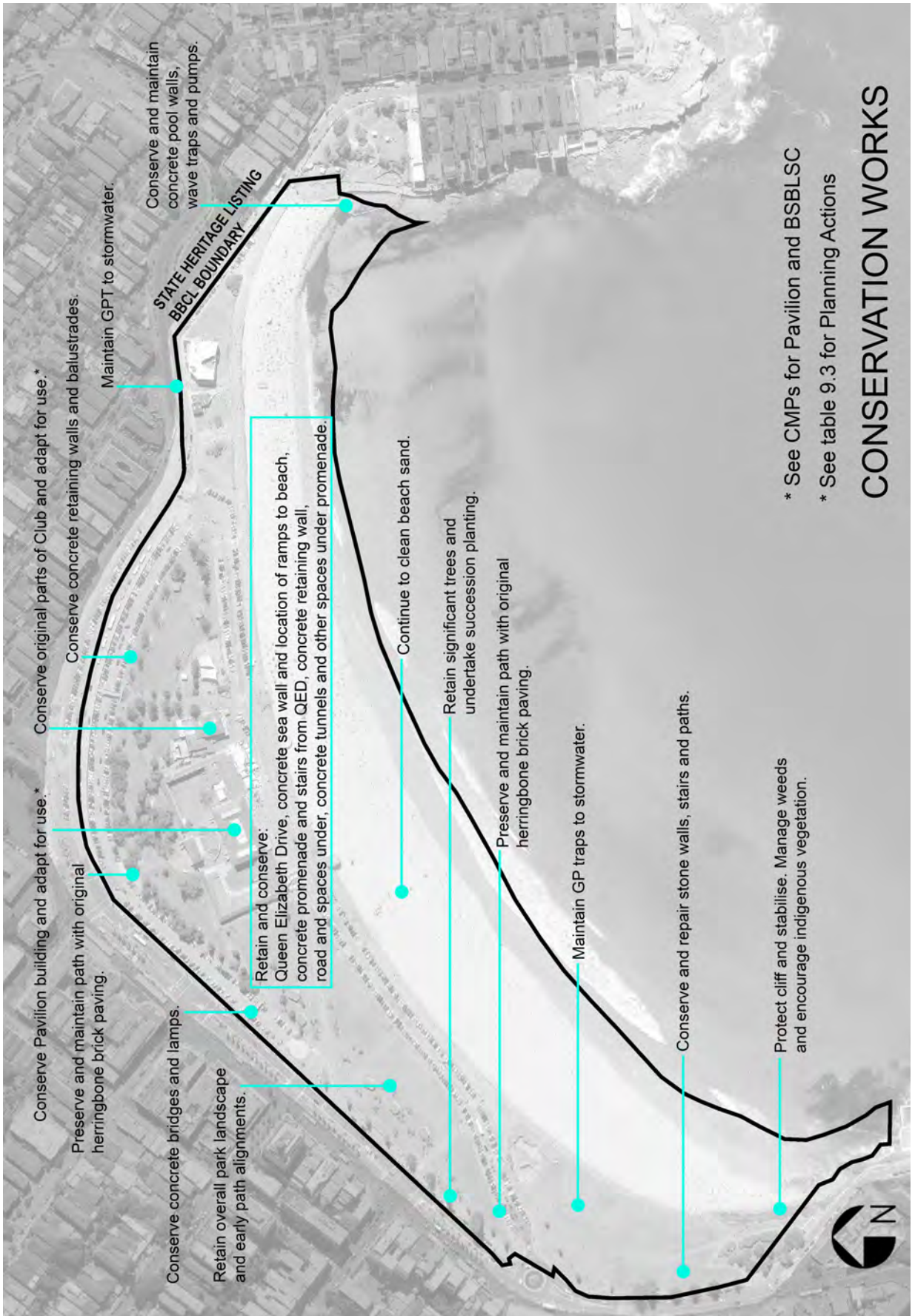


Figure 9.4: This map indicates Conservation Works that may be required to implement policy section 4, 7 and 8. See also section 9.4 Conservation Works and section 9.5 Planning Actions. This figure is diagrammatic and not to scale. The beach is about 1 kilometre long. Source: JRA

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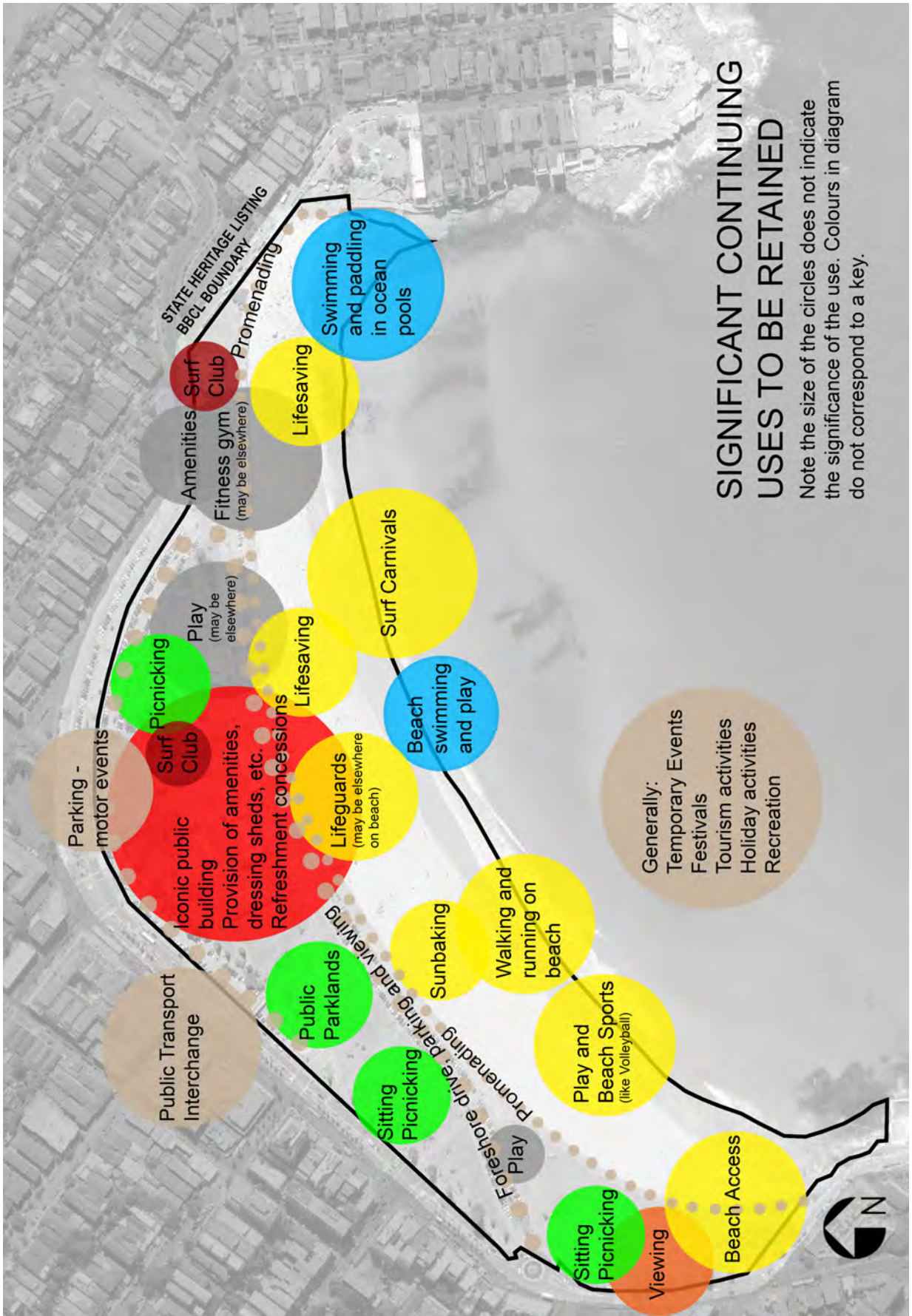


Figure 9.5: Significant continuing uses to be retained. This figure is diagrammatic and not to scale. The beach is about 1 kilometre long. Source: JRA

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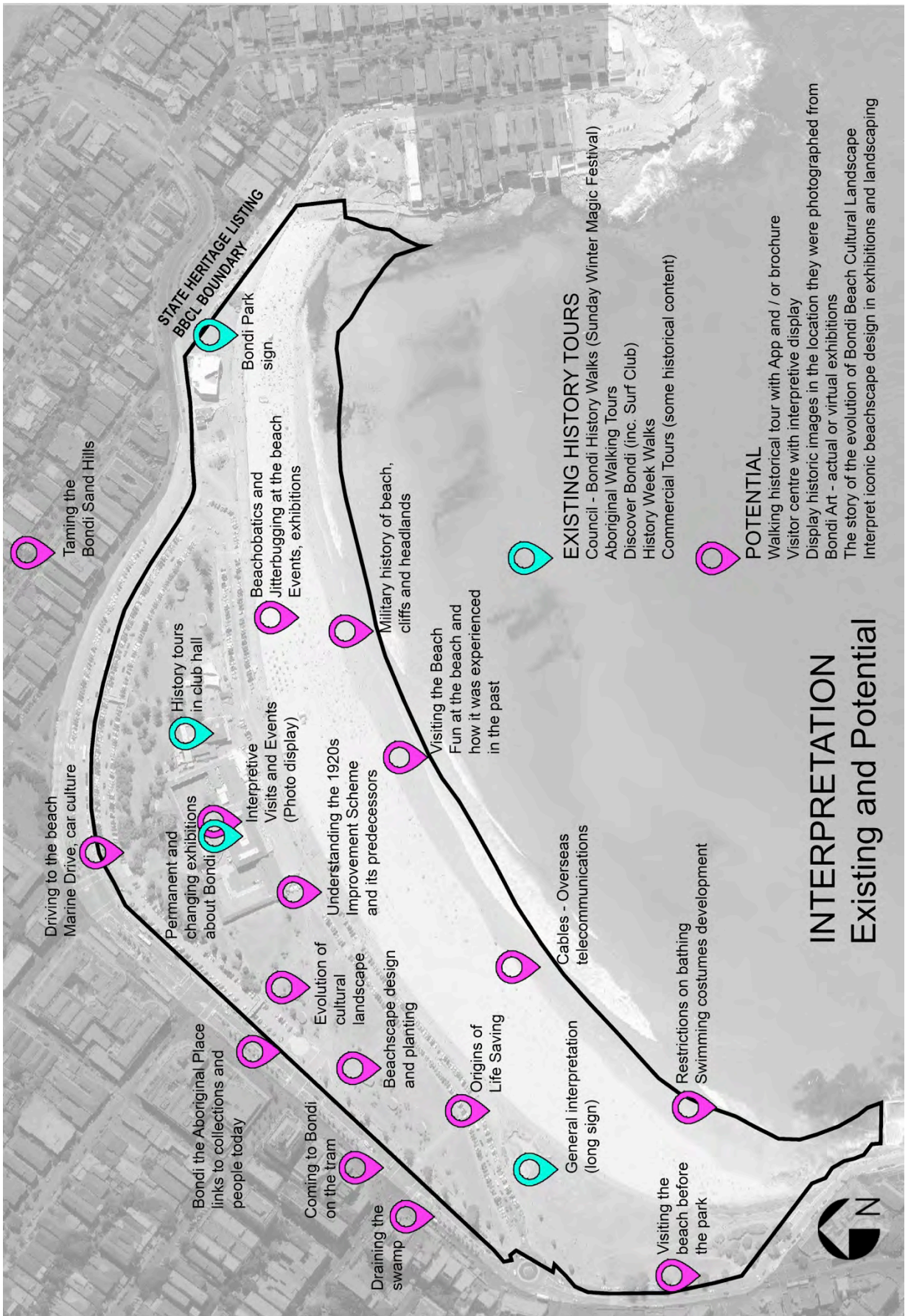


Figure 9.6: Interpretation – Existing and Potential. This figure is diagrammatic and not to scale. The beach is about 1 kilometre long. Source: JRA

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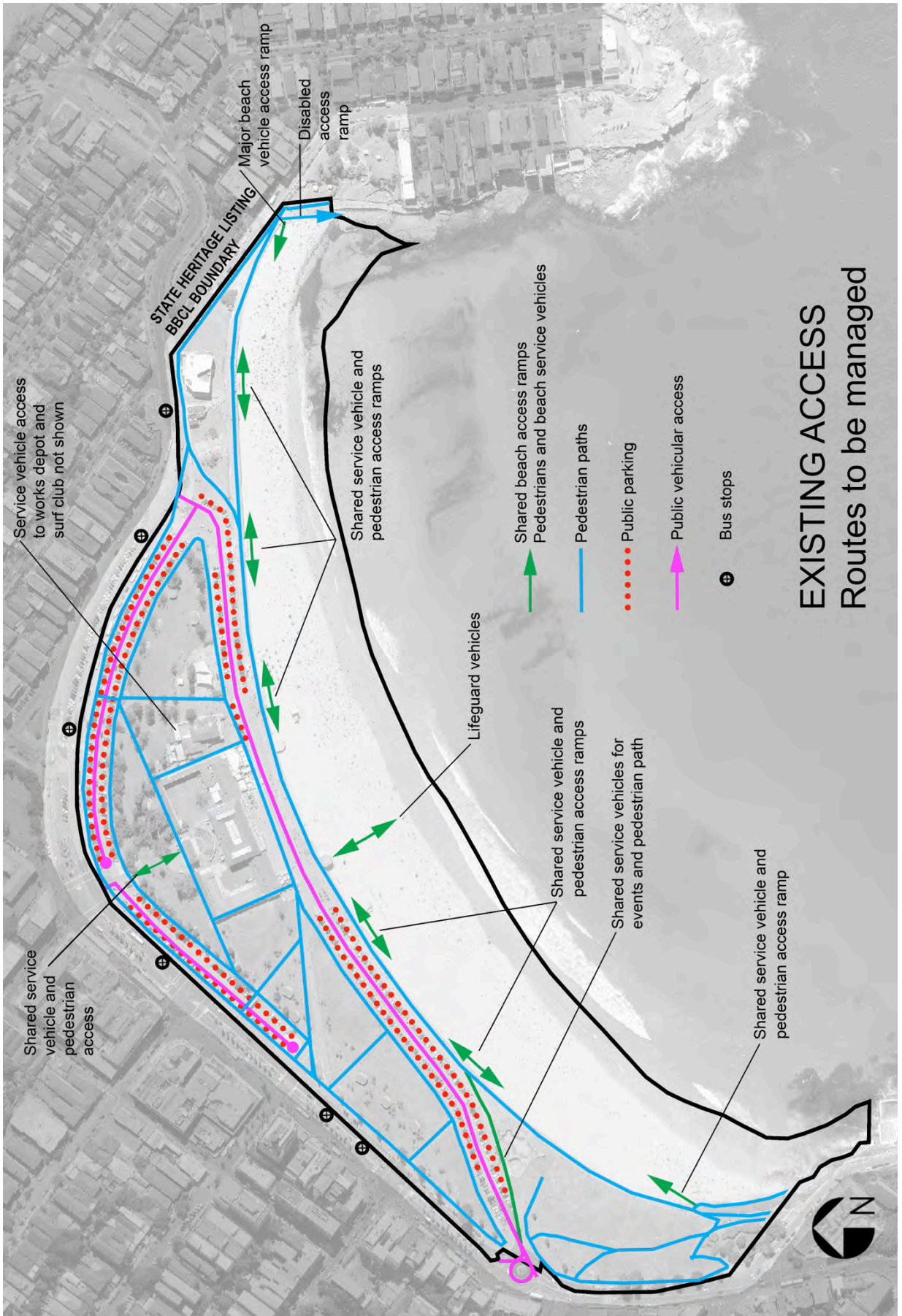


Figure 9.7: Existing Access – Routes to be managed. This figure is diagrammatic and not to scale. The beach is about 1 kilometre long. Source: JRA

**Figure 9.8: Opportunities. Not used is SHR BBCL CMP**

### 9.3 Heritage Asset Management and Maintenance / Waverley Council

The policies make detailed recommendations about heritage assets, generally the responsibility of Waverley Council. Tenants and other occupiers also have responsibility for particular areas, such as clubs, or in association with particular events, including temporary events. The responsibilities and actions of leaseholders and temporary users should be informed by an understanding of the heritage status of the place and the need for approvals to be obtained for all alterations to fabric and for all changes of use. Refer to Conservation Policy Section 2.2 Leases and Licenses – Briefing Owners.

#### **Obtaining Approvals**

Site specific exemptions for approval under the Heritage Act have been gazetted for the Bondi Beach Cultural Landscape and the standard exemptions also apply. The standard exemptions are listed earlier in this report (Section 7.3) and are detailed on the application form which also lists submission requirements. These exemptions allow Waverley Council to manage / maintain the precinct and undertake temporary events. The Site Specific Exemptions also allow for the aims of the Plan of Management to be implemented however it should be noted that this is not the 2014 PoM.

**In several exemptions Waverley Council is required to satisfy itself that the activity will not materially affect heritage significance. The NSW Heritage Office is to be notified prior to commencement of works undertaken under exemption K.**

The site specific exemptions for this cultural landscape are below. Exemptions that are obsolete as they refer to old development applications or other documents are shown ~~struck through~~.

- (A) General maintenance and repair:
  - (i) Pruning of 20 to 30% of the canopy of trees within a 2 year period as recommended by a qualified arborist and approved by Council's Tree Management Officer for the tree's health or public safety reasons.
  - (ii) Minor works to improve public access, provide disabled access and to eliminate or reduce risks to public safety.
  - (iii) Repair of damage caused by erosion and implementation of erosion control measures.
  - (iv) Maintenance, repair and resurfacing of existing roads, paths, fences and gates.
  - (v) Maintenance and repair of any building, structure, monument or work within the parkland, including temporary relocation for conservation or protection.
  - (vi) Upgrade of services where Waverley Council is satisfied that the activity will not materially affect the heritage significance of the listed area as a whole or the area in which they are to be undertaken.
- (B) Maintenance of services and utilities:
  - (i) Maintenance and repair of existing services and public utilities including communications, gas, electricity, water supply, waste disposal, sewerage, irrigation and drainage.
  - (ii) Upgrade of services and public utilities where the Waverley Council is satisfied that the activity will not materially affect the heritage significance of the listed area as a whole or the area in which they are to be undertaken.
  - (iii) Installation, maintenance and removal of waste bins to implement Waverley Council's waste management policies.
- (C) Management of lawns, recreation areas and plantings:
  - (i) Removal and replacement of existing plantings other than trees.
  - (ii) Removal of dead or dying trees.
  - (iii) Removal, construction or alteration of garden beds, hard landscaping and plantings where the activity will not materially effect the heritage significance of the Bondi Beach area as a whole or the area in which they are to be undertaken.
  - (iv) Routine horticultural maintenance, including lawn mowing, cultivation and pruning.
- (D) Management of interpretive, information and directional signage:
  - (i) Installation, removal and alteration of interpretative, information and directional signage and labels in accordance with signage policies adopted by Waverley Council and / or Waverley Traffic Committee and / or the Roads and Traffic Authority of NSW.

- (E) Management of artworks, statues and monuments:
- (i) Temporary installation of artworks, statues and monuments for temporary exhibitions or events.
  - (ii) Installation, relocation and removal of artworks, statues and monuments to implement Council's policies.
- ~~(F) Activities undertaken in accordance with the Bondi Park and Pavilion Plan of Management adopted under the provisions of Section 114 of the Crown Lands Act 1989, by the Honourable Kim Yeadon MP, on 24 November, 1995.~~
- (G) Management of temporary events:
- (i) Temporary use of sections of the Bondi Beach area, including Bondi Surf Pavilion, Bondi Surf Bathers Life Saving Club, North Bondi Surf Life Saving Club and Bondi Park, temporary road closures and the installation of temporary buildings, structures, fencing, facilities, exhibitions, artworks, crowd control barriers, stages, lighting, sound and public address equipment and signage for a period not exceeding 6 months where Waverley Council is satisfied that the activity will not affect critical views to and from Bondi Beach or materially affect the heritage significance of the listed area as a whole or the area in which the temporary events are to be undertaken.
- (H) Alterations of roads, pathways and fences:
- (i) Parking management measures to implement Waverley Council's Transportation policies and / or the requirements of the Roads and Traffic Authority and / or Waverley Traffic Committee that will not materially affect the heritage significance of the listed area as a whole or the area in which they are to be undertaken.
- (I) Alterations to buildings and / or works:
- (i) Minor alterations to buildings and / or works (including alterations to provide disabled access) which do not increase the area of a building and will not materially affect the heritage significance of the listed area as a whole or the area in which they are to be undertaken
  - (ii) Installation, relocation, removal and maintenance of park furniture in accordance with Council's policies and Public Domain Improvement Plans.
- ~~(J) Existing approved development:~~
- ~~All works and activities in accordance with a current and valid development consent from Waverley Council or the Land and Environment Court in force at the date of gazettal for listing on the State Heritage Register:~~
- ~~(i) Bondi Pavilion: DA 171/2000; DA 198/2006; DA 726/2005; DA 850/2003; DA 850/2003A; DA 850/2003B; DA 810/2004; DA 172/2004; DA 484/2003; DA 477/2003; and DA 465/2003.~~
  - ~~(ii) Bondi Surf Bathers Life Saving Club: DA 630/2003 and DA 630/2003A.~~
  - ~~(iii) North Bondi Surf Bathers Life Saving Club [sic]: DA 190/2003~~
  - ~~(iv) Bondi Park: DA 808/2003 and DA 326/2003.~~
- (K) Alterations to existing recent development:
- All works and activities for minor alterations and additions to a current and valid development consent in force at the date of gazettal for listing on the State Heritage Register for the Bondi Beach area, including Bondi Surf Pavilion, Bondi Surf Bathers Life Saving Club, North Bondi Surf Life Saving Club and Bondi Park where the Executive Director of the Heritage Office, Department of Planning, is satisfied that:
- (i) The proposed works are substantially the same as the development for which consent was originally granted, before any modifications to that consent, for the purpose of this exemption only; and
  - (ii) The proposed works will not incrementally or materially increase the impact of the original development consent on significant elements or characteristics of the Bondi Beach area, including Bondi Surf Pavilion, Bondi Surf Bathers Life Saving Club, North Bondi Surf Life Saving Club and Bondi Park, such as (but not limited to) its setting, tree canopy, curtilage, subdivision and ownership patterns, remnant significant fabric, relics, landscape and natural features, current and historic access routes to significant elements, views to and from the item and its significant features, and the capacity for interpretation of its significance; and
  - (iii) The Executive Director of the Heritage Office has been notified in writing of the works proposed to be undertaken under this exemption prior to commencement of works, including details of the works and their location in the subject Precinct, and the Executive Director has provided written confirmation that the works are exempt.
- (L) Change of Use:
- The change of use of an item located in the Bondi Beach area where Waverley Council is satisfied that the use will not materially affect the heritage significance of the listed area as a whole or the area.

## 9.4 Conservation Works

It is beyond the scope of this report to prepare a schedule of conservation works and schedules of such works are not included in the CMPs for the Pavilion nor BSBLSC. However this report and the CMPs for the buildings indicate the types of works required and the overall condition of items and have policies to guide conservation works (policy section 7.7 in this CMP). Policy 7.7.5 recommends the development and implementation of schedules of conservation works for the landscape and individual significant structures and states that such schedules should include landscape elements, sea wall and promenade, pathways as well as buildings. Such a schedule should also prioritise work and indicate the time frame in which works are required. Since the writing of the Pavilion CMP a major program of conservation works has been documented and the project completed in 2022.

The following list of works is an overview of the type of works required to elements that are heritage significant and that would be included in more detail in a future inventory. It is not the result of detailed architectural, engineering or horticultural assessment and should not be relied on. Conservation works should be guided by professionally prepared detailed documentation. In table 9.2:

- H = high, required immediately or very soon, within 2 years
- M = medium, 2 to 5 years
- L = low, required but not immediately, not critical, 5 to 10 years
- E = after extreme weather events and
- Ongoing = necessary on a regular or continuing basis.

Table 9.2: Schedule of Conservation Works

ELEMENT	TYPE OF WORK	WHEN	WHO
<b>Beach sand and water</b>			
Maintain gross pollution traps to stormwater drains.	Clear waste from traps to prevent it from entering water. Repair traps	Ongoing L	Sydney Water
Continue to clean beach sand.	Remove waste from sand. Manage sand levels after storm events	Ongoing E	Council
<b>Bondi Park (South)</b>			
Sandstone retaining walls	Remove loose mortar and any plants growing in walls, repoint with lime mortar. Reduce ground levels on uphill side of walls in grassed area. Monitor stone wall stability where trees are planted adjacent.	M  L Ongoing	Council
Sandstone stairs	Remove loose mortar and any plants growing in wall, repoint with lime mortar. Relay uneven stone treads.	M  L	Council
Sandstone edged concrete paths	Reduce raised ground levels on uphill side and fill on downhill side. Relay edge stones where tipped over. Replace failed stones with matching sandstone	M	Council
Two significant NI pines (c1910)	Aboricultural treatment, soil compaction prevention, etc. Plant replacement specimens (succession planting) in similar alignment along Campbell Parade	Ongoing L	Council
Row of pine trees (c1990) planted along Campbell Parade.	Plant replacement specimens (succession planting) in similar alignment along Campbell Parade. Additional rows may be added lower on slope in former locations	L	Council
Remains of base of stair to beach	Manage weeds and water flows. Relay or re-support loose stones and repoint with lime mortar	Ongoing M	Council
Sandstone cliff and clifftop retaining wall	Remove any damaging vegetation. Stabilise remnant sandstone walls. Relay or re-support loose stones and repoint with lime mortar	Ongoing M	Council
Clifftop vegetation	Manage weeds, encourage indigenous plants	Ongoing	Council

ELEMENT	TYPE OF WORK	WHEN	WHO
<b>Sea wall and promenade</b>			
Concrete sea wall with concrete capping	Treat any exposed reinforcing (only buttresses were reinforced), repair any eroded concrete (leave weepholes / drains open). Repair any exposed revetments	L E	Council
Concrete ramps to beach (replaced c1950)	Treat any exposed reinforcing, repair any eroded concrete. Repair erosion after storms	L E	Council
Concrete promenade	Repair any eroded/damaged concrete	M	Council
Landward end of groynes	Treat any exposed reinforcing, repair any eroded concrete	L	Council
Spaces under promenade (adjacent groynes, at ramp 1 & at North Bondi Surf Club)	Treat any exposed reinforcing, repair any eroded concrete (particularly on underside where exposed in tunnels or spaces under)	M	Council
Concrete tunnels under promenade (2)	Drain so water does not lay in tunnels. Drain adjacent areas so water does not seep through walls or roofs. Replace failed steel. Treat any exposed reinforcing. Desalinate and repair eroded concrete	M	Council
Queen Elizabeth Drive	Repair any damaged concrete paving and kerbs. Treat any exposed reinforcing (particularly on underside where exposed in tunnels or spaces under)	L M	Council
Concrete retaining wall and stairs from QED to promenade	Treat any exposed reinforcing (including in concealed spaces under stairs). Repair any eroded concrete.	M	Council
Concrete tunnels (2) and other spaces under QED (2 cable rooms)	Drain so water does not lay in tunnels and rooms. Drain adjacent areas so water does not seep through walls or roofs. Replace failed steel. Treat any exposed reinforcing. Desalinate and repair eroded concrete. Repair windows and doors to underground cable rooms.	H M	Council / Cable owners (separate land titles)
<b>Park Landscape</b>			
One significant NI pine (pre 1900)	Aboricultural treatment, soil compaction prevention, etc. Plant replacement specimens (succession planting) in similar alignment along Campbell Parade	Ongoing L	Council
Rows of pine trees (c1990 and later) planted along Campbell Parade, QED and paths.	Plant replacement pine tree specimens (succession planting) in similar alignments along Campbell Parade, QED and paths in locations and at spacing similar to 1930s planting locations.	L	Council
Grassed areas	Manage as open grassed areas - close to original levels to north and rear of pavilion, raised at south (but may be returned to lower levels)	Ongoing	Council
Paths with original herringbone brick paving (along Park Drive & part QED)	Relay any uneven or subsided areas of brickwork using existing bricks or closely matching bricks where the existing has failed.	M	Council
Paths in close to original alignments (refer to section 4.12)	Nil conservation works – no significant fabric. Alignments, etc are significant	-	Council
Picnic shelter in playground	Repair roof and timber joinery (note form is of some [little] significance)	M	Council
<b>Park Drive (motor park)</b>			
Concrete retaining walls	Treat any exposed reinforcing. Repair any eroded or cracked concrete. Retain pattern of recessed panels and timber formwork in any repairs	M	Council
Concrete balustrades	Treat any exposed reinforcing. Repair any eroded or cracked concrete. Retain pattern of recessed panels and timber formwork in any repairs	M	Council
Concrete bridges	Treat any exposed reinforcing particularly on undersides (including in concealed spaces under stairs). Repair any eroded concrete	H	Council
Concrete lamp posts.	Treat any exposed reinforcing. Repair any eroded or cracked concrete. Retain shape and finish in any repairs	H	Council
Roadway	Repair any damaged concrete paving and kerbs.	M	Council
Parking bays	Relay any uneven or subsided areas of brickwork using existing bricks or closely matching bricks where the existing has failed.	M	Council



ELEMENT	TYPE OF WORK	WHEN	WHO
<b>Significant Buildings</b>			
Pavilion.	Refer to individual CMP for building. Clear adjacent stormwater drains (connected to downpipes)	H & E	Council
Original parts of BSBLSC building.	Refer to individual CMP for building. Clear adjacent stormwater drains (connected to downpipes)	H & E	Council & BSBLSC
Remnants of sewerage pumping station	Manage in any future upgrade (now concealed). Re-adhere render, remove rusting steel inserts	L	Sydney Water
<b>Biddigal Reserve</b>			
<b>(only part of pools is in SHR area)</b>			
Concrete pool walls, wave traps and pumps	Treat any exposed steel inserts and reinforcing (concrete is mostly not reinforced), repair any eroded concrete (leave weepholes / drains open). Repair pumps	L & E  Ongoing	Council

## 9.5 Planning Actions

This report has policies for a range of planning actions. The actions are summarised here and are allocated priorities. This is a guide that should be refined in the future as actions are undertaken or delayed or alternate approaches are developed. The time frame for many actions depends on external factors, organisations and events.

This CMP envisages an inventory of heritage items being prepared in the future which would include detailed assessments of condition, levels of significance of fabric and ultimately conservations works (policy 2.8.4 and preliminary sample in Appendix F). This approach was strongly supported by the Council open space planners and urban design and heritage planners to guide conservation on a per item basis. In table 9.3:

- H = high, required immediately or very soon, within 2 years
- M = medium, 2 to 5 years
- L = low, required but not immediately, not critical, 5 to 10 years
- Ongoing = necessary on a regular or continuing basis.

Table 9.3: Planning Actions

ELEMENT	TYPE OF WORK	WHEN	WHO
<b>Review of Listings</b>	Policy 1.6.1 - 1.6.5 Seek to update the existing National and SHR listings including boundaries of all listings to include all of Bondi Park and values (especially National).	L	Council & HNSW & DCCEEW.
	Update LEP heritage schedule, map and inventory.	M	Council
<b>Leases and Licences – Briefing Users</b>	Policy 2.1.2 Review and update Plan of Management with CMPs findings.	M	Council
	Policy 2.2.3 - 2.2.4 New leases to refer to CMP, heritage requirements, maintenance responsibilities.	M	
	Policy 2.2.5 - 2.2.7 Brief lessees etc on significance and the need for care and provide a contact for guidance or approval and information sheet re significance and responsibilities.	M	Council
<b>Management Arrangements</b>	Policy 2.3.1 Consider appointing BBCL coordinating officer.	M	
	Policy 2.3.2 - 2.3.3 Make Council staff and other managers aware of responsibilities in implementing CMP and conserving heritage.	H	
	Policy 2.3.4 Coordinate heritage management with Crown Lands.	Ongoing	Council & Crown Lands
<b>Risk Management</b>	Policy 2.4.1 – 2.4.2 Risk management assessments and action to include risks to and impacts on heritage values.	M	Council
	Policy 2.4.3 Hostile vehicle mitigation to retain heritage values.	H	Council
<b>Funding</b>	Policy 2.5.2 Seek additional funding from heritage programs.	M	Council
<b>Works Approvals</b>	Policy 2.6.2 - 2.6.3 Apply for heritage approvals for activities, leases and works including to HNSW.	Ongoing	Council
	Policy 2.6.8 Seek review of HNSW site specific exemptions eg exemption J.	M	Council & HNSW
<b>Community Liaison</b>	Policy 2.7.1 Liaise / inform community about conservation, works and activities.	Ongoing	Council
<b>CMP Adoption, Implementation and Review</b>	Policy 2.8.1 - 2.8.2 Endorse CMP as a basis for management and conservation. Review progress of implementation about every five years.	H	Council
	Policy 2.8.3 Make CMP publicly available - electronic and copies at libraries.	M	
	Policy 2.8.4 Prepare an inventory of heritage items using detailed CMP info.	H	
	Policy 2.8.5 - 2.8.6 Review this CMP in future. Consult with community.	L	
<b>Change of Use, Owner</b>	Policy 3.5.4 Give CMP extracts to those developing proposals.	L	Council
	Policy 3.5.6 Establish a contact to provide information / advice about heritage.	M	
<b>Briefing Users, Contractors About Heritage</b>	Policy 3.6.1 - 3.6.3 Brief those working on site on significance and need for care and provide a contact for guidance or approval and a user information sheet.	Ongoing	Council
	Policy 3.6.4 For major works engage heritage project officer (or proponents to).	H	
<b>Landscape</b>	Policy 4.4.9 Develop the Landscape Masterplan.	M	Council
<b>Cultural Plantings</b>	Policy 4.5.4 Prepare succession planting plan for significant plantings.	M	Council

ELEMENT	TYPE OF WORK	WHEN	WHO
<b>Aboriginal Heritage - Sites</b>	Policy 5.2.12 Prepare a plan of disturbed and undisturbed ground.	M	Council Council & LALC
	Policy 5.2.13 Trial Aboriginal archaeological zoning plan for area west of BBCL.	L	
<b>Aboriginal Heritage - Collections</b>	Policy 5.3.1. and 5.3.4 Interpret artefacts collected from Bondi - now in Museums. Liaise Museum re artefacts including research and display.	L	Council & Aust. Museum & LALC
	Policy 5.3.2 - 5.3.3 With local Aboriginal people research bones found on Beach in c1900 and consider appropriate actions.	L	
		L	
<b>Historical Archaeology</b>	Policy 6.1.3 Develop a map of disturbed areas and known archaeological remains. See also policy 5.2.12	M	Council
<b>Moveable Heritage and Records</b>	Policy 6.2.2, 6.2.3 & 6.2.6 List known moveable items and records. Identify items for display or exhibition. Make the list available to researchers.	L	Council
	Policy 6.2.7 Encourage list of "Bondi" art in museums etc. Future exhibitions.	L	& Others
<b>Managing the Built Heritage</b>	Policy 7.3.5 Liaise with other agency heritage managers re their infrastructure.	M	Council & Syd Water & cable owners
	Policy 7.3.6 Develop a signage policy for Bondi Park.	M	Council
	Policy 7.7.4 Record decisions made during conservation works.	Ongoing	Council
	Policy 7.7.5 Develop and implement schedules of conservation works.	M	Council
	Policy 7.8.2 Maintain register of consultants / tradespeople.	M	Council
	Policy 7.8.3 Ensure Council staff working on the BBCL know about heritage.	Ongoing	Council
<b>Maintenance and New Works</b>	Policy 8.1.2 Develop a maintenance plan.	M	Council
	Policy 8.1.3 Inspect the significant fabric on a regular basis.	Ongoing	Council
	Policy 8.1.5 Record maintenance work to each item.	Ongoing	Council
	Policy 8.1.8 Provide those doing maintenance with technical information.	Ongoing	Council
	Policy 8.5.4 Maintain site plan recording service installations and routes.	M	Council
	Policy 8.7.1 Prepare inventory of plaques / memorials.	L	Council
<b>Tourism and Interpretation</b>	Policy 9.1.1 - 9.1.5 Encourage heritage tourism activities including guided heritage activities and events, partnerships re visitation, occasional special interest tours and tourism activities that continue significant uses.	Ongoing	Council & Others
	Policy 9.2.1 Liaise re interpretation including future interpretive / visitor centre.	M & Ongoing	Council & Community groups
	Policy 9.2.4 - 9.2.7 Develop a detailed heritage interpretation plan, use research and CMPs in interpretation design, interpret for a range of visitors and interpret the historical phases of the place.	M	Council
	Policy 9.3.2 - 9.3.8 Interpret the place including with a walking tour brochure, interpret improvement schemes, aspects now removed, encourage interpretive events, develop 'e-interpretation' including electronic applications.	L	Council
<b>Branding</b>	Policy 9.4.1 - 9.4.3 Consider developing the idea of the "Bondi Brand" and a proactive brand / promotion strategy.	L	Council & Others
<b>Research, Recording and Monitoring</b>	Policy 10.1.1 - 10.1.2 Record conservation. Take condition photos at intervals.	M	Council
	Policy 10.1.3 - 10.1.4 Use WLS or other system to record reports etc and make records available for consultation.	M	Council
	Policy 10.1.5 Undertake oral history.	L	Council
	Policy 10.1.6 Designate staff member to provide access to archival material etc.	M	Council
	Policy 10.1.7 Consult records and management plans before new works design.	Ongoing	Consultants
	Policy 10.2.1 - 10.2.6 Monitor impact of use on heritage values and if needed limit use. Monitor structural defects, stabilised structures, rate of deterioration of masonry, vehicle use and associated damage / erosion and monitor stormwater and groundwater systems and include in maintenance program.	Ongoing	Council
	Policy 10.3.1 - 10.3.2 Maintain a high resolution digital collection of the sequence of maps, plans, aerial photos etc. and make available for future studies.	M	Council
	Policy 10.3.3 - 10.3.4 Include heritage items in GIS maps base on detailed survey mapping to accurately identify locations and boundaries.	L	Council
	Policy 10.4.1 - 10.4.4 Make source material available for future detailed studies and interpretation. Encourage research projects relating to history. Make research reports publicly available.	Ongoing	Council
		H	Council
	Publish the history prepared for the Bondi CMPs.	L	Council

## 9.6 Additional Heritage Values and Revision of Listings

This report has identified additional heritage values as well as discrepancies in listing boundaries. There are similar issues in the local, state and national listings and all should be reviewed in the long term. The values and boundary issues are discussed in section 6 significance and in section 8 conservation policy, policy section 1.6. In particular this study has revealed a broader range of significant uses that have occurred for a much longer time frame than are currently reflected in the listings, activities that date from the nineteenth century not the twentieth century (refer to the chart in Section 3.4). The statement of values also does not reflect what the documentary evidence has proven, for example, the initial and ongoing use for viewing and walking, the innovative town planning for recreation, the innovative design in reinforcement concrete and that women were enthusiastic beach users and there were women's clubs. No mention is made whatsoever of the longstanding Aboriginal occupation of the place nor of the 'Bondi points'. This also applies to the NHL listing also.

The SHR listing boundary excludes some areas of Bondi Park and there are minor discrepancies in boundaries between national, state and local listed areas making it difficult to determine what approvals are required. For example the amenities under Notts Avenue and the sandstone wall below the road are not in the SHR boundary so approval under the Heritage Act is not required for development in this area whereas it is for the zig zag path below. Park Drive (the motor park) is not in the NHL listing but is in the SHR and local listings so here the EPBC Act would not have to be considered but the Heritage Act would be whereas for the path adjacent Park Drive both need to be considered. Biddigal Reserve is in the local and national listings but only a small sliver of part of the promenade and part of one ocean pool is in the SHR boundary. This is confusing.

The policies contain recommendations for future review to harmonise the boundaries of all levels of listings and to update listing citations and statements of significance to include the more detailed and accurate information now available.

## 9.7 Areas for Further Research

This report has identified areas where further research is required.

### Use of Bondi Beach and the Bondi Points

The Aboriginal use of the place prior to and after European settlement is currently not interpreted on site. The artefacts are in storage in the Australian Museum rather than being on display. There is potential to interpret the manufacture of stone tools using the now worked out or built over quarries at North Bondi. Research has also revealed local trade networks and paths to the beach that were already in existence prior to the arrival of Europeans. Refer also to Policy Section 5.3.

### Aboriginal Names

Research into the Aboriginal names for places or features in the BBCL or for associated activities and artefacts and consideration of whether they could be used as place names or in interpretation.

### Detailed Mapping and Inventory

This study was intended as an overview of the cultural landscape. More detailed work in certain areas would be of benefit to council when assessing the impact of proposals. The cultural plantings have not been studied in detail and the health of these should be assessed and the species should be included in the inventory. This inventory of significant items would also include detailed assessment of the paths, retaining walls, stairs and ramps within the individual reserves, including identifying their construction materials.

There are numerous underground features that have not been mapped and many planners are unaware of their existence. To assist with assessing the impact of future applications the following are recommended:

- Mapping of services and underground structures such as stormwater tanks and pollution traps and telecommunications infrastructure;
- Archaeological zoning plan (i.e. mapping disturbed / undisturbed ground), including areas that have been the subject of watching briefs or excavations; and
- Detailed survey mapping of the study area to accurately identify locations of heritage items, other elements, contours, point heights, mean high water marks etc. Refer also to Policy Section 10.3.

Ideally this information should be linked into Council's mapping systems, as should references to detailed studies of particular buildings, such as the Conservation Management Plans for the Bondi Pavilion and BSBLSC.

The exact location of certain structures and archaeological finds has not been determined. Future research may be able to locate these items more fully.

- Ambulance Room (images, plans, exact location)
- Bondi Aboriginal Camp / Bondi Camp (history / location)

#### **Updating State Heritage Inventory forms**

Inventory forms for items such as the Bondi Pavilion do not indicate that they are in the current LEP (whilst other items have had this information added). Other State Heritage Inventory listings for items in the vicinity such as the Hotel Astra also need updating to reflect their current use and alterations undertaken post 2000.

#### **Inventory of Memorials within the Bondi Beach Cultural Landscape**

Veteran's Affairs maintains a register of war memorials and some Councils maintain their own inventories of sculptures, art works and memorials within their area. Sydney City Council have a detailed inventory and some of the memorials are listed on their website. Information includes description, subject, commission, inscription and conservation as well as the name of the artist and the date of installation. [www.cityartsydney.com.au/group/monuments-memorials/](http://www.cityartsydney.com.au/group/monuments-memorials/)

#### **Inventory of Movable Heritage within the Bondi Beach Cultural Landscape**

There are some items of moveable heritage specifically designed for use at Bondi Beach such as the surf reel and the surfoplane. Surf reels are still held by the surf clubs but have not been inventoried. Surf-o-planes dating from the 1930s are reputed to survive. A number of items held in the Local Studies Collection were salvaged from the Bondi Pavilion. These have been catalogued by the local studies librarian and are in storage. There is considerable potential for Bondi inventions and other items of moveable heritage to be displayed on site.

#### **High resolution maps, plans, aerial photos**

Council staff already have access to high resolution aerial photographs, however it would also be useful to obtain high resolution copies of the main historical maps and plans. The material provided from the Waverley Local Studies Collection has been invaluable however it would be beneficial for good quality reproductions of this material to be made available digitally. An example of this is the new State Records website, which includes scanned maps and plans including some Bondi examples such as the surveyors plan of William Roberts 200 acres at Bondi:

[https://s3-ap-southeast-2.amazonaws.com/srns-public-photos/NRS13886\[X766\]\\_a110\\_000061.jpg](https://s3-ap-southeast-2.amazonaws.com/srns-public-photos/NRS13886[X766]_a110_000061.jpg)

Other material such as photographs stored in mylar should be scanned and made available. In the longer term it would also be beneficial to scan the council minute books, so that research can be carried out without the need to disturb the original volumes.

### **Other Archival Material**

There is likely to be more archival material relating to the historic development of Bondi Beach held in libraries and collections across Australia including government agencies such as Crown Lands, Telecom, Sydney Water. Views of the beach are held in international collections such as the Getty Museum however the international collections were not searched during this study. Local media records material such as local newspapers, other printed material, radio and television have not been researched and if they become available these would be areas for further research.

### **Town Planning for Recreation**

This report has identified the planning work of Walter Scott Griffiths in the Waverley beaches but this has not been researched in detail. Town planning for recreation was innovative and there was considerable development of initial and competition designs into the final scheme with interaction between planners, Council and residents. Council minutes and other records may reveal more about town planning developments at beaches generally and about the ultimate design used at Bondi.

### **Depression Works**

In contrast with other local councils, Waverley Council undertook considerable works during the Depression at Tamarama and Bondi, more so than most other councils, including the Surf Clubs and the coastal walkway utilising the Depression relief funding. These projects, and their impact on the local economy, have not been researched in detail. There is no mention on the website that this was a significant local achievement.

### **Military Installations**

The whole of the area had emplacements and barriers installed during WW2 and these are an area for further research in military and other archives and for possible interpretation.

### **Bondi in Art, Advertising and the Press**

The full extent to which Bondi Beach has appeared in advertisements for travel and for Australian products has not been determined. In some cases famous images that feature the beach have been re-interpreted by artists and in advertising, often exploring a more multicultural theme. This is an area of future research that could form the basis of a display.

### **Bondi in Movies and Newsreels**

Footage exists at the National Sound Archive of surf carnivals and the beach was utilised in films from the 1930s. The Royal Command performance was also filmed. This footage was not investigated during the preparation of this report. More recently the darker side of life at Bondi has been the subject of a miniseries dealing with the gay hate crimes. This aspect of the history of the place was not investigated in detail in this study as it has no physical manifestation in the landscape.

### **A Social History of Bondi Beach**

Bondi Beach was utilised as a litmus test by other Australian municipalities, particularly when it came to appropriate beachwear. The beach now has a wide range of user groups, the full extent of which has not been documented. Women are no longer relegated to viewing and to the tearooms. Whilst there have been histories written of the municipality of Bondi and more recently beach going in general and themed histories such as the Bondi Lifesaver, there has not been a social history of Bondi Beach. Bondi Beach is also frequently utilised as a protest venue, a use that has been documented in the press and social media. There is also a long history of community involvement in planning and development from the mid nineteenth century.

## 10.0 BIBLIOGRAPHY

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ARCHIVAL MATERIAL		See detailed references in captions and footnotes and Section 10.2
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	Maps	Mitchell Library
	Parish Maps	Historic Land Records Viewer

NEWSPAPERS		See detailed references in footnotes
	Sydney Morning Herald and others	online via Trove

PHOTOGRAPHS		See detailed references in captions and footnotes
Allen family photographs	Albums	online at the State Library of NSW
GPO Collection	GPO Videodisks	online at the State Library of NSW
Sam Hood photographs	Home and Away	online at the State Library of NSW
Adastra	Royal Australian Historical Society	online at the RAHS
Various	Waverley Images	online at PhotosAU and Waverley Council (WIL)

WEBSITES		See detailed references in captions and footnotes	
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Waverley Council	Various policy and management documents and Waverley LEP	Online	Various
Waverley Council	Waverley Image Library	Online	Various

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Waverley Council	<i>Bondi Park, Beach and Pavilion Plan of Management</i>		November 2014

## 10.2 Key Archival Sources for BBCL

### 10.2.1 NSW GOVERNMENT GAZETTE

#### Bondi Park

Dedication for recreation 5475 Sy 1938 Gazetted 28 January 1938 Revocation of an earlier dedication Also 24 November 1915

14 September 1923, INCLUDES detailed descriptions of the line of the sewer

Some descriptions copied out into **Government Gazette** folder

Extension of the Tramway to BB from Bondi – Gazetted in 1893

### 10.2.2 WAVERLEY COUNCIL

#### Waverley Local Studies

Engineers Office plans, some 4,000 have been digitised.

Excel file of titles

Sophia has looked for the model – does not seem to still exist

Parish Maps – Waverley Library have copies of some of the Parish Maps

Also – Thesis on Bondi Beach by P[atricia] Quinn Boas - local studies collection

### 10.2.3 STATE RECORDS – NSW

Early Surveys – various with the word Bondi

Surname		Date	Description / Title	Ref	Ref	
Galloway	-	481	1838	Survey of Allotments in George Street East, Lower George Street, in Parish Alexandria. County Cumberland. Part of South Head Road, Road to Bondi. Botany Road - City of Sydney. Allotments at Parramatta	[2/5095]	-
Galloway (?)	-	493	-	Survey of Portions and Allotments at Sydney, Parramatta, Liverpool, Windsor, Botany, Bankstown. Parishes Alexandria, St. Peters, St. George &c. Road from Moncrief to Julian's land. Roads at Parramatta and Pennant Hills. Coast near Bondi and South Head Road. County Cumberland	[2/5105]	-
Hoddle	-	278	1827 - 1828	Survey of Bondi and Botany Bays. Traverse of the Shoalhaven, Corang, Endrick and Mongarlowe (or Tomboye) Rivers; East Nodgengutta, Bules and other Creeks; Mountain Ranges and Chain of Ponds; Bearings taken from Mt. Budawang and Currock, Billy Mt. County St. Vincent. Farms in Ph. Berrima - Co. Camden	[2/4912]	2626
Hoddle (or Knapp)		280	1827	Survey of Farms, Allotments, Church and School lands &c. at S.H. Rd, Bondi, Botany, Parramatta &c. Parishes of St. Luke, Liberty Plains, Bankstown, St. George, Botany, Petersham, Prospect &c. Traverse of portion of Georges River; Prospect, Walla, Narellan and other Creeks. Campbelltown to Appin, Appin to Cobbity, Parramatta to Concord &c. (Roads). Coast survey Bondi and Botany - Co. Cumberland	2/4914	2626
Hoddle (or Knapp)	-	200	1827	Survey of Farms, Allotments Church and School lands &c. at S.H. Road, Bondi, Botany, Parramatta &c. Parishes of St. Luke Liberty Plains, Bankstown, St. George, Botany, Petersham, Prospect &c. Traverse of portion of Georges River; Prospect, Walla, Narellan	[2/4914]	2626
Meehan	J	58	1807 - 1820	Survey of grants, leases &c. Sydney, Surry Hills, Botany, Redfern, Golden Grove, Newtown, Ultimo, Five Dock, Concord, Grose Farm &c. Coast survey, Bondi. County Cumberland	[SZ883]	2622

SR Item	SG Map	Area	Surname	Description
[1135]	A.268	Alexandria	Dixon	Parishes of Alexandria and Botany, rough plan
[1129]	A.235	Alexandria	Dixon	Parish Alexandria, County Cumberland, by Portion numbers, church and school lands, Botany to Waverley, and Reserve lands Bondi to South Head
[1128]	A.234	Alexandria	Hoddle	Parish Alexandria, County Cumberland; shows location of grants

SR Item	SG Map	Area	Initial	Surname	Date	Description
[5690]	S.4.1292	Sydney	JS	Adam	Aug 1853	Survey of part of country between Old South Head Road - Darlinghurst - Bondi to Botany Bay and Cook's River. Forwarded to Colonial Secretary by Acting Deputy Surveyor General John Thompson by Letter No.53/396, 20 Aug 1853
[5690]	S.4.1292	Sydney	JS	Adam	Aug 1853	Survey of part of country between Old South Head Road - Darlinghurst - Bondi to Botany Bay and Cook's River. Forwarded to Colonial Secretary by Acting Deputy Surveyor General John Thompson by Letter No.53/396, 20 Aug 1853
[1330]	B.451	Botany Bay	-	Bemi - draftsman	1827	Plan of the entrance to Botany Bay. Shows part of northern and southern foreshores, and coastline north to Bondi
[5314]	R.3.1401	Roads - County of Cumberland	EL	Burrowes	4 Jan 1855	Plan showing the proposed line of road 1 chain wide from the junction of the Rushcutter's Bay Rd with the Bellevue Rd to the Beach at Bondi Bay. Shows grants and reserves in the immediate vicinity, and the layout of the Village of Anglesey

**Tramway** construction – surveys of the line from Bondi Beach should be at State Records  
Possibly also Harbours and Rivers plans of the sea wall (in AO Plan Series but index not all digitised)

**Early aerial photos** - some held at SRNSW, not searched

**Waterboard detail plans** (see also water board, which holds a different set) MSW&DB some held at State Records

**SRNSW Series 9941** DS series Detail Sheets 1904 - 1945

These are survey sheets of Sydney and suburbs, which show the positions of buildings, tram lines, railways etc. The sheets record the name of the surveyor who did the survey.

There are some sheets which are based on surveys as early as 1904, some have been redrawn, and some have had additional information plotted up to 1945. The majority of the sheets date from the 1910's, 1920's and 1930's.

NRS 9942 should be consulted to locate the correct maps for a particular area. (SR Map Nos. 13431-16247) 2817 maps.

**SRNSW Series 9942**

These maps, arranged by municipality, are used to locate individual DS series Detail Sheets (NRS 9941) and Detail Sheets (Sewer Reference Sheets) (Unprocessed) (SR Map Nos. 390-441) 52 maps

#### 10.2.4 PUBLIC WORKS DEPARTMENT

Survey reproduced in the CLSP report. Reference to PWD Improvement Plan - source not listed c1913

[Did not manage to locate]

Tramway extensions listed in the PWD Annual Reports [www.opengov.nsw.gov.au](http://www.opengov.nsw.gov.au)

#### 10.2.5 WATER BOARD

<http://www.sydneywater.com.au/sw/water-the-environment/what-we-re-doing/heritage-conservation/index.htm>

Maintains a Historical Research Archive at West Ryde, located in the former Boiler House offices.

Materials in their historic archives collection date back to the beginning of the Board of Water Supply & Sewerage in 1888. The collection includes:

- glass plates;
- negatives;
- slides; and
- films.

Recently scanned over 60,000 negatives to preserve them for the future. The archive also has an extensive historical collection and many small moveable heritage items. Email [archiverequests@sydneywater.com.au](mailto:archiverequests@sydneywater.com.au)

Waverley Council do not hold Waterboard plans for this part of Waverley. CLSP CMP has a 1925 set, should be a later set at the WB archives.

## 10.2.6 STATE LIBRARY OF NSW (SLNSW) / Mitchell Library (ML)

Holtermann photos	Available online
Milton Kent, late 1920s, early 1930s aerials	Available online
Subdivision plans	463 plans scanned, Available online
Hall photos	Available online

Maps	Digital Order	Date	Caption	Notes
ML Z/M3 811.15/1857/1	A4986001	1857	Port Jackson as surveyed by Lieutenant Hutchinson & Mr J Wood Smith	Zoomable
ML ZM2 811.15/1857/1	c014260001	c1857	Port Jackson	Zoomable
MT4 811.15/1877/1		1879	Trigonometrical survey of Port Jackson the City of Sydney and the suburbs. Compiled by F.T. Furber under the direction of L.A. Vessey, Trigonometrical Branch, Surveyor-General's Office, P.F. Adams, Surveyor General	Not online

Subdivision Plans – in the main catalogue not manuscript, online

MSS Microfilm - CY 4665, frames 1-223 (MLMSS 6559/3: W.H. Kelly personal papers, 1911-1954). 1920; Illuminated address (album) received from the electors of Wentworth on his retirement from politics, Feb. 1920. Gilt embossed dark blue leather cover, watered taffeta endpapers, and 2 pages of illuminations, 6 separate pages of watercolours of Glenyarrah, the Kelly residence at Double Bay, N.S.W., and Vaucluse House, Waverley Council Chambers, and Bondi, Bronte and Coogee Beaches, followed by 8 pages of signatures. Call No.: MLMSS 6559/6X

### Dixson Gallery

DG	Digital Order	Date	Caption	Notes
DG SSV1A / 54	a928658	1847	The Homestead [Bondi residence], 1847	The Homestead was built by Edward Smith Hall, where he lived with his daughter and son-in-law, Francis O'Brien. Ownership passed to the O'Brien family upon Hall's death in 1860. Source: "The Homestead, Bondi" in Early days of Waverley / Plugshell (pseud.) 1924 (ML Q991.1/ P)

### Government Printers Collection

GPO 1	Digital Order	Date	Caption	Notes
Government Printing Office 1 - 12167	d1_12167	2/1908	Surf bathing Bondi	GPO original locations or series - St3459 Information from NSW Government Printer - see St3024
Government Printing Office 1 - 12168	d1_12168	2/1908	Surf bathing Bondi	GPO original locations or series - St3460 Information from NSW Government Printer - see St3024
Government Printing Office 1 - 12169	d1_12169	2/1908	Surf bathing Bondi	GPO original locations or series - St3461 Information from NSW Government Printer - see St3024

GPO 1	Digital Order	Date	Caption	Notes
Government Printing Office 1 - 13952		1919	Bathers at Bondi Beach	
Government Printing Office 1 – 16853-56		either 1871 or 1913	Set of views of breakers at Bondi,	Mr Cummins, to be purchased
Government Printing Office 1 – 168596-98			Series of views of surfers	
Government Printing Office 1 - 17108	d1_17108	No date	Bondi Beach: bandstand	GPO original locations or series - St7863 Information from NSW Government Printer - No 215 Spares negs
Government Printing Office 1 - 17109	d1_17109	No date	Bondi Beach, south end	GPO original locations or series - St7864 Information from NSW Government Printer - No 216 Spares negs
Government Printing Office 1 - 17110	d1_17110	No date	Bondi Beach: birds-eye view	GPO original locations or series - St7865 Information from NSW Government Printer - No 217 Spares negs
Government Printing Office 1 - 17110	d1_17111	No date	Bondi Beach: swimming baths	GPO original locations or series - St7866 Information from NSW Government Printer - No 218 spare's negs
Government Printing Office 1 - 17110	d1_17112	No date	Bondi Beach, from baths	GPO original locations or series - St7867 Information from NSW Government Printer - No 219 Spares negs
Government Printing Office 1 - 17113	d1_17113	No date	Bondi Beach: surf bathers	GPO original locations or series - St7868 Information from NSW Government Printer - No 220 Spares negs
Government Printing Office 1 - 17114	d1_17114	No date	Bondi Beach: surf bathers	GPO original locations or series - St7869 Information from NSW Government Printer - No 221 Spare's negs
Government Printing Office 1 - 17115	d1_17115	No date	Bondi Beach, showing Ben Buckler	GPO original locations or series - St7870 Information from NSW Government Printer - No 222 Spares negs
Government Printing Office 1 - 18745	d1_18745	5/1917	Surf bathers shed, Bondi	GPO original locations or series - St6031
Government Printing Office 1 - 18746	d1_18746	5/1917	Surf bathers shed and beach, Bondi	GPO original locations or series - St6032
Government Printing Office 1 - 19036	d1_19034, d1_19035, d1_19036, d1_19037, d1_19038, d1_19039	1/1924	Bondi Beach	GPO original locations or series - St9064 From NSW Govt Printer series - Bondi Beach
Government Printing Office 1 - 32143	d1_32143	8/1906	Sea bathing at Bondi	GPO original locations or series - M3024 Information from NSW Government Printer - Note in Register: see St3459
Government Printing Office 1 - 32137	d1_32137	8/1906	Southerly blow at Bondi	GPO original locations or series - M3018
Government Printing Office 1 - 31287	d1_31287		Bondi Baths	GPO original locations or series - M5146 Information from NSW Government Printer - Note in Register: see 3338

**Macleay Museum – Hall Collection, MM set in ML, copied from photographs in Macleay Museum**

Home and Away	Digital Order	Date	Caption	Notes
Home and Away - 35065	hall_35065		Bondi Park, beach, sewer vent stack, Hall & Co.	Original item no. ON2/365 Hall Collection: photographs of Sydney streets, buildings and people, 1900s-1930s
Home and Away - 35102	hall_35102		Bondi Beach Hall, & Co.	Original item no. ON2/402
Home and Away - 35103	hall_35103		Bondi Beach Hall, & Co.	Original item no. ON2/403 Hall Collection : photographs of Sydney streets, buildings and people, 1900s-1930s
Home and Away - 35104	hall_35104		Bondi Beach, Hall & Co.	Original item no. ON2/404 Hall Collection : photographs of Sydney streets, buildings and people, 1900s-1930s
Home and Away - 35272	hall_35272		Bondi Beach Hall, & Co.	Original item no. ON2/572 Hall Collection : photographs of Sydney streets, buildings and people, 1900s-1930s
Home and Away - 35273	hall_35273		Bondi Beach Hall, & Co.	Original item no. ON2/573 Hall Collection : photographs of Sydney streets, buildings and people, 1900s-1930s
Home and Away - 35274	hall_35274		Bondi, summer, Hall & Co.	Hall Collection : photographs of Sydney streets, buildings and people, 1900s-1930s Original item no. ON2/574 Enlargement by J.R. Richardson
Home and Away - 7279	hood_07279		Sam Hood's eldest son, Albert, in between his cousins; he is holding his child, Jeanette. [at Bondi Beach]	Original item no. DG ON4/7289



## Original Negatives

ON	Digital Order	Date	Caption	Notes
ON 4 Box 56 No 235	a2824969 and zoomable	1870 - 1875	Bondi Beach American & Australasian Photographic Company	Zoomable image <a href="http://acms.sl.nsw.gov.au/Zoomify/2011/D13950/a2824969.html">http://acms.sl.nsw.gov.au/Zoomify/2011/D13950/a2824969.html</a> also Home and Away - 40133
ON 4 Box 58 No 297	a2825024 and zoomable	1870 - 1875	Bondi Beach American & Australasian Photographic Company	Zoomable image <a href="http://acms.sl.nsw.gov.au/Zoomify/2011/D13950/a2825024.html">http://acms.sl.nsw.gov.au/Zoomify/2011/D13950/a2825024.html</a> also at Home and Away - 40190
ON 30 / Box 52-54	a6879023		Box 53 No. 647 Sydney Suburbs – Bondi	Series 11 Part 02: Sydney suburbs : Balmain, Balmoral, Bankstown, Beaconsfield, Bondi, Botany, Burwood, c1916 - 1947 / photographed by Arthur Ernest Foster
ON 30 / Box 52-54	a6879024		Box 53 No. 648 Sydney Suburbs - Bondi	Series 11 Part 02: Sydney suburbs : Balmain, Balmoral, Bankstown, Beaconsfield, Bondi, Botany, Burwood, c1916 - 1947 / photographed by Arthur Ernest Foster
ON 30 / Box 52-54	a6879025		Box 53 No. 649 Sydney Suburbs - Bondi	Series 11 Part 02: Sydney suburbs : Balmain, Balmoral, Bankstown, Beaconsfield, Bondi, Botany, Burwood, c1916 - 1947 / photographed by Arthur Ernest Foster
ON 30 / Box 74-79 ON 30 / Box 80-82 ON 30 / Box 103	a6945009		Box 74 No. 1022 Bondi - Bondi Construction low level sewage pumping station, Bondi Beach. 1927	Series 15: Water Board (showing sewage works, dams, reservoirs and pumping stations at various locations), c1921 - 1935 / photographed by Arthur Ernest Foster
ON 275	a1470137	c1928	5. The Baths (143)	
ON 275	a1470138		6. Surf sheds (144)	
ON 275	a1470140		8. Canna lilies (151)	
ON 275	a1470141		9. Surf bathers on the beach (180)	
ON 275	a1470142		10. Esplanade, beach & changerooms (182)	
ON 275	a1470143		11. In the surf (183)	
ON 275	a1470144		12. View from north (184)	
ON 275	a1470145		13. Beach from Bondi Hotel (186)	
ON 275	a1470146		14. Park & baths (187)	
ON 275	a1470147		15. General view (188)	
ON 275	a1470148		16-17. Panoramic view (191, 197)	
ON 275	a1470149		16-17. Panoramic view (191, 197)	
ON 275	a1470150		18. New baths & club house (592)	
ON 275	a1470151		19. Beach from Bondi North (593)	
ON 275	a1470152		20. Beach (594)	
ON 275	a1470153		21. Holiday crowd (665)	

PX	Digital Order	Date	Caption	Notes
PXA 635	a105061 to		[Scenes of Bondi Beach, N.S.W.] [Contents] 60. Bondi Beach from the Promenade [i.e. Promenade] 61. Bondi Surf Dancers 62. Beautiful Bondi [Ladies Dressing Rooms] 63. Bondi 64. Bondi 65. The Reserve, Bondi 66. The Reserve, Bondi 67. Beautiful Bondi, N.S.W.	
PXA 665	Not digitised, copy on Bondi Stories website		Bondi Bay NSW - pencil on prepared board; signed lower left "S.T. Gill"; drawing is set in middle of a poem by Henry Kendall, in his hand, titled "Bondi" (Call No.: p.13)	This pencil sketch of Bondi Beach was found in a family scrapbook donated to the State Library of New South Wales by Richard Rogers—; a descendant of the Rogers family who compiled the scrapbook. The sketch is set within a poem, entitled "Bondi", by Henry Kendall, written and signed in the poet's own hand. Another version of the poem was published as "Coogee", which became the version recognised in anthologies of Kendall's work. However, the full Bondi version of the poem was published in the SMH, 28 May 1863
PXA 1000	Not digitised		Bondi Cable Station c1912 (in Engineers set) Ross and Rowe	A collection of representative works, the reinforced concrete work and general construction of which were designed by and built under the supervision of the late Arthur John Hart, 1921 22. Bondi Cable House. Architects: Messrs H.E. Ross & Rowe
PXA 2113 / Box 47	Not digitised	No date	1. The Bridge, from Domain, 2. Yachting near The Heads, 3. Central Railway Station and Square, 4. Bridge Street, looking west, 5. Bondi Beach, 6. Hyde Park and Elizabeth Street, 7. Martin Place, 8. Botanical Gardens and Macquarie Street, 9. Coogee Beach, 10. The Shrine, 11. Hyde Park and St. Mary's, 12. Conservatorium of Music and Farm Cove, 13. A section of King's Cross, 14. George Street, looking south - Fold out booklet of 14 coloured pictures	Box 47: Subject and place file, Sydney, N.S.W., c1968 to Sydney, N.S.W. – Churches – Independent Methodist Chapel, c1855 to 1974

PX	Digital Order	Date	Caption	Notes
PXA 2113 / Box 66	Not digitised		Sydney, N.S.W. – Suburbs – Bondi 82. Sydney, N.S.W. – Suburbs – Bondi, undated “The Boot – Bondi” – inscribed below photograph Photograph, sepia toned 83. Sydney, N.S.W. – Suburbs – Bondi, undated “In Fletcher’s Glen, Bondi” – verso Photograph, sepia toned, oval shaped 84. Sydney, N.S.W. – Suburbs – Bondi, undated Shows Bondi Beach, crowded with beachgoers Photograph, sepia toned 85. Sydney, N.S.W. – Suburbs – Bondi, undated “Bondi Beach near Sydney” - near foot of photograph Photograph, black and white Negative available at FM1 / 3523	Box 66: Subject and place file, Sydney, N.S.W. – Streets – Parriwi Road to Sydney, N.S.W. – Suburbs – Concord, c1804 to 1980 [Contents]  Transferred from the Subject and Place file (SPF), Mitchell Library Reading Room, 2013
PXB 403 / 1-36	Not digitised		Views of Sydney buildings, Harbour and bays, ca. 1880-1898 / J. Paine photo. 25. Bondi	'Published copyright by J. Paine, photo. Sydney' - stamped on verso 'Henry King, photo. Sydney' - stamped at lower right (no.6) Photographs : 36 albumen photoprints (3 hand col.) ; 15 x 20 cm or smaller
PXD 568	c011690033 and c011690034		32 Bondi 33 Bondi	[Aerial photographs of Sydney, suburbs and harbour], c1930s / Hall & Co.
PXE 711 / 183	a116183		Bondi Beach / Star Photo Co.	Star Photo Co. - Unmounted views of New South Wales, [chiefly 1900 - 1910]
PXE 711 / 184	a116184		Bondi Beach / Star Photo Co.	Star Photo Co. - Unmounted views of New South Wales, [chiefly 1900 - 1910]
PXE 711 / 185	a116185		Bondi Beach / Star Photo Co.	Star Photo Co. - Unmounted views of New South Wales, [chiefly 1900 - 1910]
PXE 711 / 186	a116186		Bondi Beach [southern end] / Star Photo Co.	
PXE 927	Not digitised		Perriton family photographs and documents, 1876 - 1914 1. Bondi Beach 9a. A general view of the "surf" at Bondi	

**Small Pictures Collection (SPF) – now entirely online.** Some images in previous reports did not come up in 2016.

SPF	Digital Order	Date	Caption	Previous SPF location
SPF / 1177	Not digitised	1920	Bondi Beach looking north, 1920 / photographed by E. B. Studios	Transferred from SPF / Sydney - Suburbs - Bondi, 1920 (BM) (3)
SPF / 1178	Not digitised	1920	Bondi Beach looking north, early May 1920 / photographed by E. B. Studios	
SPF / 1179	a1388007 and each pane a1388001-6	1920	Bondi Beach looking south, early May 1920 / photographed by E. B. Studios	Transferred from SPF / Sydney - Suburbs - Bondi, 1920 (BM) (1), October 2010
SPF / 1177	Not digitised	1920	Panorama of Bellevue Hill, from Military Road, Bondi, April 1920 / photographer E.B. Studios	Transferred from SPF / Sydney - Suburbs - Bondi, 1919 (1) (BM), July 2011
SPF / 3092	Not digitised	1919	Panorama of Bondi, 1919 / photographer R.P. Moore (shows Campbell Parade, left, the tram loop, and the beach, right)	Transferred from SPF / Sydney - Suburbs - Bondi, 1919 (1) (BM), July 2011
SPF / 3093	Not digitised	1919	Panorama of Bondi Beach, Sydney, 1919 / photographer R.P. Moore (shows Campbell Parade, left, the tram loop, and the beach, right)	Transferred from SPF / Sydney - Suburbs - Bondi, 1919 (2) (BM), July 2011
SPF / 3094	Not digitised	1919	Bandstand and fenced park, left, surf club, centre, and the beach, right	Transferred from SPF / Sydney - Suburbs - Bondi, 1919 (2) (BM), July 2011
SPF / 3095	a1394001 to 05	1919	Panorama of Bondi, Bellevue Hill and Rose Bay, 1919 / photographer R.P. Moore [Image view]	Transferred from SPF / Sydney - Suburbs - Bondi, 1919 (3) (BM), July 2011
SPF / 3096	a1393001 to 05	1922	Bondi Beach, Sydney, 1922 / photographed by R. P. Moore [Image view]	Looking southeast from North Bondi; members of North Bondi Surf Life Saving Club in the foreground of the second panel
SPF / 3097	Not digitised	192?	Postcards of Bondi Beach, Sydney, 192- / photographer unknown. Contents Two postcards of Queenscliff Point and two postcards of the beach	Transferred from SPF / Sydney - Suburbs - Bondi (BM), July 2011
SPF / 3098	a1390001 to 05	1931	Bondi [Beach], 14 December 1931	Transferred from SPF / Sydney - Suburbs - Bondi, 1931 (BM), July 2011
SPF / 3103	a1391001 to 07	1929	Bondi Beach, Bondi, December 1929 / photographed by E. B. Studios	Transferred from SPF / Sydney - Suburbs - Bondi, 1929 (1) (BM), July 2011
SPF / 3104	a1392001 to 07	1929	Surf Carnival, Bondi, December 1929 / photographed by E. B. Studios	Transferred from SPF / Sydney - Suburbs - Bondi, 1929 (2) (BM), July 2011
SPF / 3181	Not digitised	1930	Panorama of Bondi and Rose Bay Gold Links, May 1920 / photographer E.B. Studios	Transferred from SPF / Sydney - Suburbs - Rose Bay - Amusement areas - Golf links, 1920 (BM), July 2011
SPF / 3466	a6258001	1880s	"Reflections by the way": Lagoon, Bondi, near Sydney N.S.W., between 1884 - 1889 / photographer Slade, Hunter Street, Newcastle	Transferred from SPF/Sydney - Suburbs - Bondi - Lagoon, August 2012

### 10.2.7 NATIONAL ARCHIVES OF AUSTRALIA

### NAA

Coastal defences – some material at NAA in Sydney

Files relating to the Defence reserves – leased to Councils are held at NAA

Some files in other states, but can be ordered.

**10.2.8 NATIONAL LIBRARY OF AUSTRALIA NLA**

Thomas Mitchell	1853	<a href="http://nla.gov.au/nla.obj-231443465/view">http://nla.gov.au/nla.obj-231443465/view</a> nla.obj-231443466 also	Could not get to the individual pages
Plan of the borough of Waverley / compiled to date by S. Pollitzer, C.E. Sydney 1.1887	1887	<a href="http://nla.gov.au/nla.obj-229950697/view">http://nla.gov.au/nla.obj-229950697/view</a>	
Imray	1889	<a href="http://nla.gov.au/nla.obj-231707720/view">http://nla.gov.au/nla.obj-231707720/view</a>	
Higginbotham Atlas	1890s	<a href="http://nla.gov.au/nla.obj-231108051/view">http://nla.gov.au/nla.obj-231108051/view</a>	
Panorama of Bondi Beach looking north, New South Wales [picture] / EB Studios	1920s	<a href="http://nla.gov.au/nla.obj-162554522/view">http://nla.gov.au/nla.obj-162554522/view</a>	Zoomable image PIC P865/273/3 LOC Nitrate store
Panorama of Bondi Beach looking south, New South Wales, 1920 [picture] / EB Studios	1920s	<a href="http://nla.gov.au/nla.obj-162553441/view">http://nla.gov.au/nla.obj-162553441/view</a>	Zoomable image PIC P865/273/2 LOC Nitrate store

**10.2.9 DIGITAL MASTERS**

Surf Club photographs Bondi set from the Club  
<http://www.digitalmasters.com.au/BSBLSC/>  
 North Bondi online

[http://www.digitalmasters.com.au/Digital\\_Masters\\_News.html](http://www.digitalmasters.com.au/Digital_Masters_News.html)

**10.2.10 OVERSEAS COLLECTIONS**

Jevons photographs at the John Rylands library in Manchester, UK

Photos by Robert Hunt, including Bondi Beach

**10.2.11 MACLEAY MUSEUM**

Aerials, poor quality ones in the ML (as MM), originals in the Macleay  
 Includes Marks Park

Macleay	Digitised	Date	Caption	Notes
Kerry & Co	Not digitised	1890 - 1915	Cliffs at Bondi;	Captioned on plate 'Cliffs at Bondi / K & Co' and studio negative number '685'. Donated by Harry Beanham 1983, HP83.60.685 Donated by Harry Beanham 1983 Museum Number HP83.60.687 Powerhouse also has a Cliffs at Bondi view – no 688
Kerry & Co	Not digitised			Glass negative, half plate; Cliffs at Bondi; Captioned on plate 'Cliffs at Bondi / K & Co' and studio negative number '687'
Unknown photographer	low res	1900 - 1930	'Bondi Beach Sydney'	Glass negative, half plate; view of Bondi beach showing people swimming and sunbathing; caption on image 'Bondi Beach, Sydney' Donated by John Samson Park 1981 Museum Number HP80.49.1379

**10.2.12 LAND AND PROPERTY INFORMATION**

Aerial photographs (from 1950s), Historic aerials some also at ML and SRNSW

**SIX viewer** 1943 aerial and current aerial

**HRLV** – Charting Maps

Parish Maps - online via HRLV

These are AO Maps

AO Map 25597	Parish of Alexandria, Index Map, Edition 1, cancelled in 1901	HRLV barcode 140367
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**10.2.13 FLICKR**

Aerials in Flickr

<https://www.flickr.com/photos/55198937@N05/10939534014>

includes Adastra (via the RAHS)

**10.2.14 POWERHOUSE MUSEUM**

85/1284-2162 Glass negative, half plate, 'Cliffs at Bondi', Kerry and Co, Sydney, Australia, c1884 - 1917 and others

**10.2.15 STATE LIBRARY OF VICTORIA**

Photos of Bondi Beach

**10.2.16 COASTAL EROSION**

Manly Hydraulics / Coastal section has Manly on line, not Bondi

ELVIS

<http://www.ga.gov.au/elvis/>

Elevation Information System

**10.2.17 Property description - from the State Heritage Register listing**

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
CROWN LAND				500048
PART LOT	1746		DP	726692
PART LOT	1749		DP	728661
LOT	1		DP	911546

Charting maps are online and are available on the **HRLV**, Parish maps also

References on the Charting Maps

U1845-64	starting	Mackenzie's Point	DP 7520011		
24	219	3T			
23	219	3T	36		
28	18 crossed out				
Hunters Pk	Lot 713	Lot 714	Lot 715	28	
28	1557	40			
	1556	44			
	1558	40			
	1559				
		16			
		2			
		4 crossed out			
	Lot 1749	29 crossed out			
		34	13	16	18
		8	33	91	33
		31	19		
Garrarra Reserve		The Mermaids			