

HERITAGE IMPACT STATEMENT

Brighton Terrace

**64-68 The Grand Parade
Brighton Le Sands**



Brighton Terrace, Brighton Le Sands, in April 2014

WEIR PHILLIPS HERITAGE

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August 2015

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared to accompany a Planning Proposal to permit the construction of a twelve storey residential flat building to the rear of an existing row of terraces at Nos. 64-68 The Grand Parade, Brighton le Sands, New South Wales. It is proposed to carry out restoration works to the principal building form of the terrace houses and demolish the rear wings to allow construction of a residential flat building.

Brighton le Sands is located within the Rockdale City Council area. The principal planning control for the site is the *Rockdale Local Environmental Plan 2011 (Rockdale LEP 2011)*. Nos. 64-68 The Grand Parade:

- Are not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Are listed as a heritage item by Schedule 5 Part 1 of the *Rockdale LEP 2011*.
- Are not located within the a heritage conservation area as defined by Schedule 5 Part 2 of the above plan.
- Are located within the vicinity of heritage items as identified by Schedule 5 Part 1 of the above plan.

Under the provisions of Part 5.10(5) of the *Rockdale LEP 2011*, Council must consider the impact of the proposed works on the significance of the site and on any heritage items within the vicinity of the site. This statement has been prepared to assist Council in making their assessment.

It has been prepared at the request of the owners to accompany plans prepared by Architecture & Building Works.

1.2 Background

The Planning Proposal that this statement accompanies has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant Department of Planning and Infrastructure.

The existing planning controls for the site under the *Rockdale LEP 2012* are:

- Floor Space Ratio: N-1:1
- Height of Buildings: N1-13m
- Land Use Zoning: B4-Mixed use.

The Planning Proposal seeks to amend the maximum floor space ratio and height of buildings permitted on the site as follows:

- Floor Space Ratio: Y-4.8:1
- Height of Buildings: W-40m

It is proposed to amend the maximum permissible height of buildings and FSR controls pertaining to the site to enable:

- a) The development of a landmark building incorporating adaptive reuse and restoration of existing heritage structures.
- b) A transition in building height between existing high density commercial development south of the subject site (Novotel Hotel) and existing high density residential development north of the subject site.
- c) A more active streetscape through active ground floor uses enabled by an increase in the permissible scale of development.

-
- d) Increased housing supply and choice within the walking catchment of the Brighton-Le-Sands commercial centre through mixed use development.

As set out in documents prepared by others, this Planning Proposal responds to a number of strategic studies and reports prepared by Rockdale City Council which suggest a desired future character for the locality substantially different to existing character. The desired future character is summarised as follows:

- Mixed use development;
- Active street frontage;
- Increased residential population in and proximate to town centres; and
- Development of new iconic/landmark buildings in highly visible locations.

1.3 Authorship

This HIS was prepared by Peter Duggan, B.Sc.(Arch), B.Arch.(Hons), M.Herit.Cons., Alice Fuller, B.App.Sc., M.Herit.Cons.(Hons), and James Phillips, B.Sc.(Arch.), B.Arch., M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.4 Limitations

While a title search was carried out, no search of Council records was provided for. No archaeological assessment has been undertaken.

No. 68 The Grand Parade is in a dilapidated state and could not be entered.

Access to the rear yards of some of the terraces was restricted at the time of the site visit.

1.5 Methodology

A site visit was conducted in April 2014. Unless otherwise stated, the photographs contained in this statement were taken on this occasion by the authors. No work has been carried out to the site since this time. These photographs are supplemented by additional photographs provided by the client, as identified.

This statement was prepared with an understanding of the NSW Heritage Office's (now Branch) publication *Statements of Heritage Impact* (2002 update) and with reference to the Rockdale City Council planning documents listed in Section 1.5.

1.6 References

The following resources were consulted for the preparation of this report:

1.6.1 Proposal Documents

- Drawings prepared by AB Works.
- Urban Design Analysis by AE Design.

1.6.2 Planning Documents

- *Rockdale Local Environmental Plan 2011.*
- *Rockdale Development Control Plan 2011.*

1.6.3 General References

- Attenbrow, Val, *Sydney's Aboriginal Past: investigating archaeological and historical records*, NSW, UNSW Press, 2002.
- Geeves, P. and Jervis, J., *Rockdale: Its Beginning and Development*, NSW, Municipal Council of Rockdale, 1954

- Geeves, P., 'Saywell, Thomas (1837 – 1928)', in *Australian Dictionary of Biography*. Online reference: adb.anu.edu.au/.
- Hatton, D.J., *Hurstville 1770-1850*, NSW, Hurstville Historical Society, undated.
- John Sands Ltd, *John Sands' Sydney and Suburban Directories*, NSW, John Sands Ltd, various dates.
- Keenan, D., *The Rockdale & Enfield Lines of the Sydney Tramway System*, Petersham, Transit Press, 1994
- Rathbone, R.W., *A Village Called Arncliffe*, NSW, The Author, 1997.
- Rathbone, R., *Brighton le Sands: The Suburb that grew from the sand hills*, NSW, Rockdale City Library, 2000.
- 'The Suburbs of Sydney, No. XXVII-Hurstville: A History of its Progress', *Sydney Morning Herald*, 23 October, 1925(?). Mitchell Library Newspaper Cuttings, Vol. 159. State Library of NSW.

1.6.4 Maps and Plans

- *New Brighton Estate, Lady Robinsons Beach*, 1886. National Library of Australia.
- *Plan of the Parish of St George, County of Cumberland*, New South Wales. Unattributed and undated. NSW Parish Map Preservation Project.
- Geoffrey Ansell Robin, *Plan of Subdivision of the Land in C.T. Vol.4276 Folio 179, Parish of St. George, County of Cumberland*, 31 July, 1952. NSW LPI.

1.6.5 NSW LPI Primary Application and Certificate of Titles

(In date order)

- *Application to Bring Lands Under the Provisions of the Real Property Act*, Application No. 6574.
- Certificate of Title, Volume 801, Folio 240.
- Certificate of Title, Volume 897, Folio 10.
- Certificate of Title, Volume 4276, Folio 179.
- Certificate of Title, Volume 6831, Folio 222.

1.6.6 Historic Photographs

- *(Aerial photograph over Brighton Le Sands)*, 1943. NSW Lands Department.
- *The Grand Parade and Thomas Saywell's Brighton Baths*, c.1910. Rockdale City Council.
- *Saywell's Baths at Lady Robinson Beach*. National Archives of Australia.
- *The terrace cottages built by Thomas Saywell along The Grand Parade at Brighton-Le-Sands*. Two photographs from different periods, undated. Rockdale City Council.
- *Thomas Saywell*, undated. Rockdale City Council.

1.6.7 Heritage Inventory Sheets

- *Brighton Baths*, The Grand Parade, Brighton Le Sands. State Heritage Inventory. Database No. 2330145.
- *Cook Park*, General Holmes Drive, The Grand Parade, Brighton Le Sands. State Heritage Inventory Database No.: 2330174
- *Row of Terraces*, Nos. 64-68 The Grand Parade, Brighton Le Sands. State Heritage Inventory. Database No. 2330079.
- *Street Trees*, Princess Street, Brighton Le Sands. State Heritage Inventory. Database No. 2330191.

1.7 Site Location

Nos. 64-68 The Grand Parade is located on the western side of The Grand Parade, on the northern corner with Princess Street (Figure 1). The site is identified as Lot 1 D.P. 798421 (No. 68), Lot 11 D.P. 654651 (No. 67), Lot 10 D.P. 662061 (No. 66), Lot 9 D.P. 651072 (No. 65) and Lot 8 D.P. 33420 (No. 64).

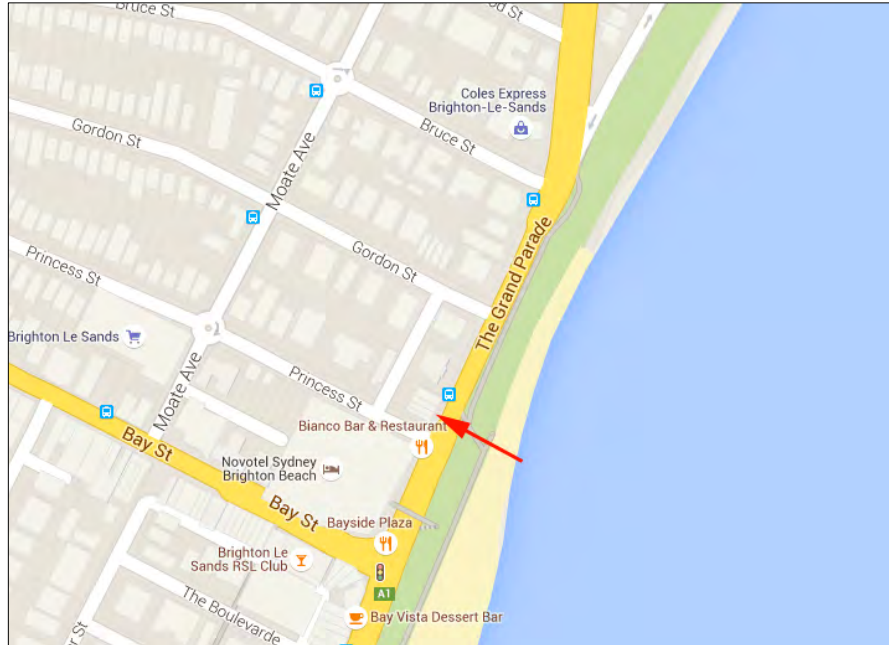


Figure 1: Site Location. The site is indicated by the red arrow.

Google Maps; annotation WP Heritage.

2.0 HISTORICAL DEVELOPMENT

2.1 Original Occupation

Three major language groups were thought to have occupied the Sydney region prior to the arrival of the First Fleet in January 1788. Dharug was the most predominant language over much of the Cumberland Plain. The eight known coastal Dharug-speaking bands are frequently referred to as the Eora, meaning 'here' or 'from this place'.¹ The Eora occupied the area across the southern shores of Sydney Harbour, from Botany Bay in the south to Parramatta in the west. The area that is now the suburb of Brighton Le Sands was occupied by a Dharug-speaking people known as the Kameygal, one of the "Water People." The band's territory is thought to have extended from Cooks River in the north to the Georges River in the south.

The first contact between the Aboriginal people of the Botany Bay area and Europeans occurred eighteen years before the arrival of the First Fleet when the *Endeavour*, under Lieutenant James Cook, anchored in Botany Bay on 29 April, 1770 and stayed for eight days. Cook explored the area immediately surrounding Botany Bay, noting the mouths of the two rivers that would later be known as the Cooks and Georges Rivers. Little contact occurred between the two peoples.

¹ The term Eora is problematic. It is used today in a variety of contexts to refer to the people of the whole of the Sydney region or just those of the Port Jackson and Botany Bay area. Refer to Val Attenbrow, *Sydney's Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press Ltd, 2002, pp. 33-4. The meaning of the term is also contested, with other sources suggesting that it combined the words 'yes' and 'country' or 'place.'

The Aboriginal people within reach of Port Jackson and Botany Bay absorbed the full impact of the European invasion of 1788. With no resistance to European diseases, the Eora were decimated by an outbreak of smallpox in 1789-90. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Conflict followed from the meeting of two fundamentally different cultures. Within 40 years the pre-colonial way of life had all but disappeared from the Sydney region.² Much of the physical evidence of Aboriginal occupation in the Rockdale area has been lost.

2.2 1790-1830: Early European Settlement

Encouraged by Cook's accounts of Botany Bay and the reports of the accompanying botanists, Joseph Banks and Daniel Solander, the British Government chose the bay as the site for a new penal settlement. The man placed in charge of this settlement, Captain Arthur Phillip, did not share the Cook's enthusiasm for the bay when he arrived at the head of the First Fleet in 26 January, 1788. Lieutenants Dawes and King explored along the Georges River as far as Lugarno Point, where they found deep coves and some lagoons, but no fresh water. Botany Bay was clearly not a suitable place for immediate settlement. With the departure of the First Fleet for Sydney Cove soon after, the area inland from Botany Bay and away from the waterways was left essentially undisturbed by the colonists, except by exploratory parties, during the earliest period of settlement.

In 1795, George Bass and Mathew Flinders traced the Georges River twenty miles further than previous exploratory parties. Their reports of good soil along the river bank- 'equal to any on the banks of the Nile of New South Wales'- prompted the foundation of a new settlement at Bankstown in 1797.³ The suitability of land for farming was not the only characteristic of interest to the early colonists. As the number of brick buildings in Sydney began to increase, the search for sources of lime for mortar extended to the Aboriginal middens along the shores of Botany Bay and the Cooks and Georges Rivers. Equally attractive were the thick forests of iron bark, blackbutt, stringybark and blue and red gum that covered the area.

For the greater part of the nineteenth century, European use of the area would be limited by the difficulties of access into and out of the area. The earliest principal mode of access was by river; travel overland was slow and depended on a limited number of river crossings. The main land route was by way of Punchbowl Road, through Enfield to the Liverpool Road.⁴ Alternatively, the traveller could attempt to ford the river at Tempe; this crossing however, was both tidal and deep. These transport challenges would, in turn, dictated patterns of settlement.

At the time of settlement, all land in the Colony was declared to be Crown land. In 1792, Phillip marked out the first boundaries of the Township of Sydney. This boundary stretched from Woolloomooloo Bay to the head of Cockle Bay (Darling Harbour). Modern day Rockdale was thus located well outside these boundaries. From 16 January, 1793 successive colonial governors granted land outside these limits to military officials, civilians and emancipated convicts, in order to further the purposes of settlement.⁵

The earliest land grants in what was later declared the Parish of St. George (declared in 1835) were made on the western side of the Parish, the first being a 500 acre grant made to Hannah Laycock and known as *King's Grove Farm* in August 1804. Immediately to the south of Laycock's grant, a substantial grant of 1,950 acres was made to Captain John Townson on 9 July, 1808 by the Lieutenant-Governor, Major George Johnston. Closer to present-day Brighton Le Sands, Patrick Moore was granted 60 acres made on 28 August,

² Val Attenbrow, *op.cit.*, 2002, p. 24.

³ Mathew Flinders, cited in D.J. Hatton, *Hurstville 1770-1850*, NSW, Hurstville Historical Society, undated, p.3.

⁴ 'The Suburbs of Sydney, No. XXVII-Hurstville: A History of its Progress', *Sydney Morning Herald*, 23 October, 1925(?). *Mitchell Library Newspaper Cuttings*, Vol. 159.

⁵ The granting of land occurred in stages. Governor Phillip had granted land to individuals as early as 1791.

1812, which he called *Moorefield*.

The Census of 1828 indicates that there were only 184 people in the whole district known as Botany Bay. The population was overwhelmingly male and emancipist. Close to 4,800 acres were nominally under European ownership; of this, 824 acres had been cleared and 558 were under actual cultivation.⁶ The settlers south of the Cooks River made a number of unsuccessful petitions to the Colonial authorities for a road to be constructed so that their produce could be conveyed more easily to the Sydney markets.

The subject site remained in Crown hands at this time.

2.3 1830-1880: Early Land Holdings

The wider area comprising the Parish of St. George developed slowly during the 1830s and early 1840s. Much of the area remained covered by bushland. On 16 May 1835, the Parish of St. George was gazetted. The parish encompassed the later Municipalities of Rockdale, Kogarah and Hurstville, as well as part of Canterbury. The 1841 census records that there were 453 people living within the Parish of St. George. Of the 87 houses in the Parish at this time, 80 were of timber and 7 of stone or brick. At the time of the next census, held in 1846, the population had grown to 611 people. This population was engaged in charcoal burning, splitting, small scale farming and market gardening. There were, as yet, no well defined settlements.

In 1839, the Cooks River Dam was completed. While unsuccessful in its purpose of improving Sydney's fresh water supply, the dam wall provided the first direct land route between Sydney and the St. George District. The road across the Cooks River Dam was incorporated into Mitchell's Line of Road to the South Coast in 1843. This road would be among the last major projects carried out by convict labour in New South Wales and is sometimes referred to as the Illawarra or Wollongong Road. The road ran from Newtown, Arncliffe, through Gannon's Forrest and on to Lugarno.

Settlement along these early roads began to increase from the mid 1840s as the colonial economy began to recover from a severe economic depression and as the pioneers now associated with the foundations of the district took up land in the area, including Peter Moore, James Beehag, Simeon Henry Pearce and James Pearce and Thomas Holt.⁷ These properties cover what were later to become the modern suburbs of Banksia and Brighton Le Sands (Figure 2). The subject property is located on a grant of 9 acres made to Simeon Henry Pearce and James Pearce on 28 February, 1853 (Portion 49).

The local population continued to grow in the post Gold Rush years of the late 1850s and 1860s. A description from this period, published in the *Sydney Mail* in 1865, also provides an image of a developing district:

‘The country on either side bears all the characteristics of the bushland of the County of Cumberland...with here and there knotted and gnarled trees of the primeval forrest, some still standing but most of them laid low by enterprising hornyhanded men, who are fast converting the wilderness into fruitful fields and market gardens.’⁸

Within forty years of the building of the Cooks River Dam, identifiable communities had emerged along the Rocky Point Road at Arncliffe, Rockdale and Kogarah; and along the Forest Road, at Hurstville.⁹ The 1861 Census of New South Wales gives the population of St. George as 1,619, consisting of 870 males and 749 females. The numbers were

⁶ Statistics cited in R.W. Rathbone, *A Village Called Arncliffe, NSW, The Author, 1997*, p.6.

⁷ This and other names cited in P. Geeves and J. Jervis, *Rockdale: Its Beginning and Development*, NSW, Municipal Council of Rockdale, 1954, p.45.

⁸ Cited in J. Fletcher and D. Kingston (ed.), *op.cit.*, 1985, p.44.

⁹ J. Fletcher and D. Kingston (ed.), *op.cit.*, 1985, p.44.

increasing every month, although in such a large district 'the increase was hardly perceptible.'¹⁰



Figure 2: Detail from an undated map of the Parish of St. George, County of Cumberland showing original grants. The arrow points to the site.
NSW LPI Parish Map Preservation Project.

2.4 1880-1890: Thomas Saywell and the Suburb of Brighton Le Sands

The value of land within the future Rockdale Municipality, still a rural district at this time, greatly improved with the planning, and then construction, of the Illawarra Railway line during the 1880s. The construction of a railway line to the south of the Cooks River had taken many years to eventuate. An advertisement for land at Cook's River in 1855, for example, had referred to the intended railway between the Cooks River and Newtown.¹¹ There were numerous subdivisions within reach of the proposed line in the 1870s and 1880s. In 1881, a tender was accepted to construct the first 23 miles of line, including the bridge over the Georges River, for £250,000. The section of line to Hurstville was officially opened in October 1884, with stations at Arncliffe, Rockdale, Kogarah and Hurstville.

The land title of the subject site between 1853 and 1874 has not been fully ascertained for the purposes of this statement. By 1874, the site was part of a larger area of 48 acres, 3 roods and 33 perches owned by The Metropolitan Mutual Building and Investment Association. When they applied to bring the land under the provision of the *Real Property Act* in 1885, only the Association's caretaker was listed as the occupant.¹² The land was subsequently subdivided.

Capitalising on the opening up of the district to land speculation was Thomas Saywell (1837-1928), a tobacco merchant. Saywell was the main driving force behind The Metropolitan Mutual Building and Investment Association.¹³ As set out below, it was Saywell who erected the terraces on the subject site.

¹⁰ P. Geeves and J. Jervis, *op.cit.*, 1985, p.51.

¹¹ Cited in D.S. Hatton, *op.cit.*, 1976.

¹² *Application to Bring Lands Under the Provisions of the Real Property Act*, Application No. 6574. NSW LPI.

¹³ Certificate of Title Volume 801 Folio 240, now Volume 897 Folio 10. NSW LPI.

Thomas Saywell was born in Radford, Nottinghamshire, England and received his early education in France before his family migrated to Sydney in 1848 (Figure 3). After some time on the goldfields Saywell set up as a tobacconist in 1863 where his business prospered. Successful investments in coal mining and brick production led him to sell his tobacco interests and he invested heavily in real estate.¹⁴

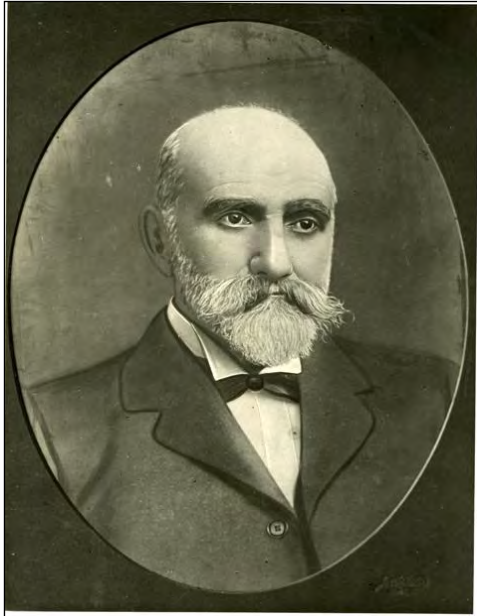


Figure 3:
Thomas Saywell, undated.
Rockdale City Council.

In the early 1880s Saywell had foreseen that the construction of the Illawarra Railway Line would create new suburbs in the sparsely settled areas south of the Cooks River. Consequently, he purchased about 100 acres of land at Lady Robinson's Beach, on the western shore of Botany Bay. Saywell developed his land during the 1880s as a pleasure resort for the working class families of Sydney and called his estate development New Brighton, to identify it with England's famous seaside resort. He sought to construct a number of facilities as part of his vision consisting of a two storey hotel; a large bathing enclosure and jetty on the beach; a picnic reserve with grass areas, a merry go-round and refreshment shops; a pavilion where entertainment such as dancing could be provided; and later on a racecourse (Figures 4 and 5).



Figure 4: Saywell's Baths at Lady Robinson Beach.
National Archives of Australia.

¹⁴ P. Geeves., 'Saywell, Thomas (1837-1928)', *Australian Dictionary of Biography*, ANU



Figure 5: Drawing by Gif Eardley depicting a steam tram turning from Bay Street. The dancing pavilion is depicted in the background with the New Brighton Hotel on the right. Keenan, David R., *The Rockdale & Enfield Lines of the Sydney Tramway System*, 1994.

At first, access to the beach was provided by a horse drawn drag from the City to the northern end of the beach. In 1883 Saywell, before completion of the train line, made an application to the West Botany Municipal Council for the construction of a privately run tramway to connect Rockdale station down to the beach by the shortest distance in a straight line by what is now Bay Street.¹⁵ To authorise construction of the line an Act of Parliament was written, *Saywell's Tramway Act 1884*, which granted Saywell the right to lay, maintain and operate the tramway for a period of 30 years. The tramway was opened for traffic on November 9, 1885. A contemporary newspaper reported of the event:

‘The bulk of Sydney holiday folk travelled to Rockdale, this being no doubt due to the enterprise of Mr. Saywell in affording facilities for easy transport to Lady Robinson’s Beach. But judging from the manner in which the new tramway was patronised, it is quite clear that the number of cars will have to be increased on special occasions and the trips will have to be more frequent.’¹⁶

Despite its popularity as a weekend resort Saywell’s venture did not at first prove profitable with the tramway having made a loss of £1,400 in its first year. As the planned permanent settlement of the area was slow to develop the tram relied heavily on weekend and holiday traffic. To further increase visitors to the area Saywell completed by September 1887 a huge dancing pavilion ‘in the Russian tradition with typical onion towers ornamenting the roof’¹⁷.

From 1887 until the end of the century Saywell spent vast sums developing his extensive property at the beach. Streets were formed and rows of cottages built within the suburb of ‘New Brighton’, which was later renamed ‘Brighton-le-Sands’ in order to avoid mail being sent to Brighton, England (Figure 6). Saywell’s energy in developing New Brighton was praised at the time with a contemporary newspaper report stating:

¹⁵ D. Keenan, *The Rockdale and Enfield Lines*, Petersham, Transit Press, 1994, p. 4.

¹⁶ P. Geeves and J. Jervis, *op.cit.*, 1985, p.89.

¹⁷ Keenan, D., *op cit.*, p. 6.

‘Through the energy and enterprise of Mr. Saywell, whose capital has been invested in the development of this hitherto neglected seaside resort, works are being carried out on a scale surpassing anything before attempted ... in the neighbourhood of Sydney.’¹⁸

Brighton-Le-Sands was not always as idyllic as the above pictures would suggest. In 1893, the New Brighton Hotel lost its licence because of the violet behaviour of its patrons. Thomas Saywell leased the hotel to the newly formed Scots College, an independent Presbyterian school run by Reverend Arthur Aspinall. The public areas on the ground floor were converted for use as classrooms and dormitories were located within the former first floor hotel rooms. The distracting influences of the beach across The Grand Parade, however, and the newly opened racecourse saw the College relocate to its now current home in Bellevue Hill in 1895. Within a year the hotel was reopened as a licensed premises.

The population grew slowly at first. When the Municipal District of West Botany was first proclaimed in 1871, it had a population of 764 people and around 100 dwellings. In 1881 the population had only risen to 1,959 people and 370 dwellings. By 1891, however, the population had increased to 4,915 people and 1,137 houses. This was largely due to the construction of the Illawarra Railway Line and subsidising of train fares, which allowed workers to reach their places of employment cheaply and easily. The rise in population slowed due to the economic depression of the 1890s ‘which caused widespread unemployment and slowed down land sales and home building.’¹⁹

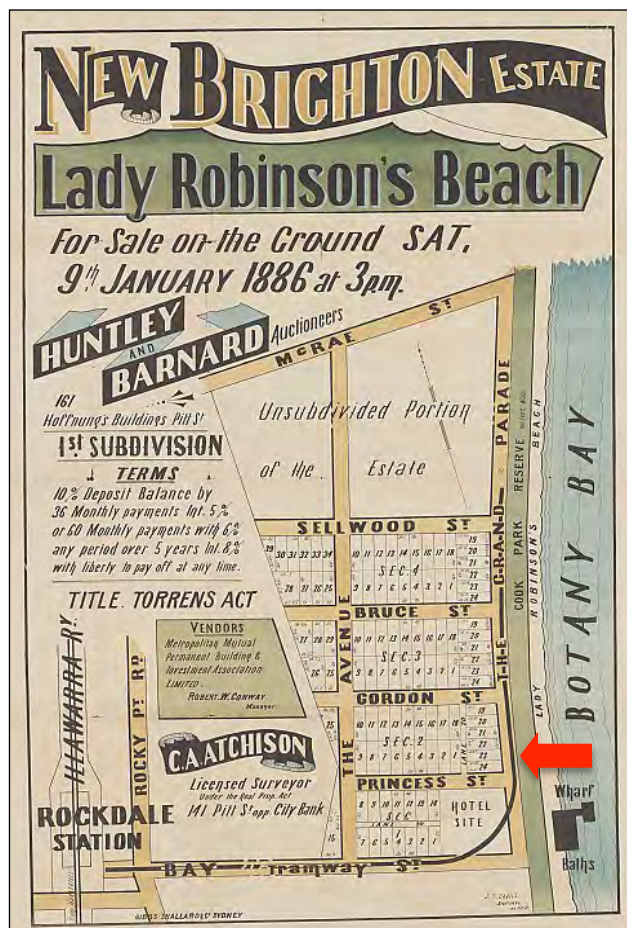


Figure 6:
New Brighton Estate, Lady Robinson's Beach, 1886. The red arrow points to the site.
National Library of Australia.

¹⁸ Cited in P. Geeves and J. Jervis, *op.cit.*, p.91.

¹⁹ *Ibid*, p.174.

2.5 1890 Onwards: Nos. 64-68 The Grand Parade, Brighton Le Sands

2.5.1 Construction of *Saywell's Terrace*, later *Brighton Terrace*

Following slow initial sales on this New Brighton Estate, Thomas Saywell constructed a row of terrace houses, being the subject terraces, fronting The Grand Parade, to the north of the New Brighton Hotel, as an enticement for prospective investors and residents. Saywell employed William Kenwood, of Kenwood and Kerle, architects and consulting engineers, the same architects who had designed the tramway, the New Brighton Hotel and the swimming baths at Lady Robinson's Beach.²⁰

On the 3 September, 1888, ownership of the land on which the terraces stand was transferred from the Metropolitan Mutual Building and Investment Association to Thomas Saywell. The title would later be vested in Saywell's Tramway and Estates Limited (1901).²¹

Terraces part of the subject row first appears in the *John Sands Sydney and Suburban Directories* in 1890 as *Saywell's Terrace*, providing a likely construction date of 1889 or the immediately preceding years. New Brighton is listed as Lady Robinsons Beach at this time. A construction date of c.1889 is consistent with the architectural style of the terrace row. Saywell was a resident of The Grand Parade at this time. In the *Sands' Directory* of 1889 he is listed as living in 'Tarana', The Grand Parade. Thomas Saywell would later be listed as residing at No. 8 *Saywell's Terrace* (1893).

By 1893, eleven of the twelve terrace houses that would ultimately comprise the row had been constructed. Saywell would remain at No. 8 until 1897, in which year it is identified as *Nevada*. The row of terrace houses was renamed in this year *Brighton Terrace*. Thomas Saywell would later reside at No. 12, which he called *Osbourne House*, from 1907 until 1926.

After 1926, Thomas Saywell moved to his new residence *Nottingham*, Mosman where he died on 23 November 1928 at the age of 91.

2.5.2 The Occupants to 1932-3

As demonstrated by the Table 1 below, the occupants at the subject row of terraces changed frequently in the period to 1932-3, when the last *Sands' Directory* was published, suggesting the buildings were leased by Thomas Saywell as short term rental tenancies. *Sands Directory* reveal that the terraces were originally let to middle class tenants with occupations such as auctioneer, accountant, commercial traveller being listed. Saywell's Tramway and Estates Ltd continued to own the properties until 1953, when they were sold into individual ownership. Figure 7 reproduces a survey showing the footprints of the terrace at this time.

²⁰ P. Geeves and J. Jervis, *op.cit.*, p.97.

²¹ Certificates of Title Volume 180 Folio 240; Volume 897 Folio 10; Volume 4276 Folio 179. NSW LPI.

Owner: Simeon Henry Pearce & James Pearce 1853				
Owner: The Metropolitan Mutual Building and Investment Association 1874				
Owner: Thomas Saywell (Tobacco Merchant) 1888				
Owner: Saywell's Tramway and Estates Limited 1901 to 1959				
Occupants: 1890 (<i>Sands' Directory</i>) <i>Saywell's Terrace:</i> Henry A. Sheridan Tresseder -, florist W. G. Miller, merchant John Downes M. Burnridge, carpenter E. Hordern, draper, 'Tarana'				
Occupants from 1892 (<i>Sands' Directories</i>)				
No. 68 The Grand Parade	No. 67 The Grand Parade	No. 66 The Grand Parade	No. 65 The Grand Parade	No. 64 The Grand Parade
• 1892-1894: Emanuel Saber • 1894: Emanuel Saber/Scot's College – Rev. A. A. Aspinall • 1895: Scot's College – Rev. A. A. Aspinall, principal • 1900-1905: Hugh McPherson • 1909-1913: Alexander Reid • 1915: James Weeks • 1918: T. Maris • 1920-1924: Henry D. Kellett • 1926-1928: Leslie C. Newland, J.P. • 1930-1932: Henry Davey	• 1892-1893: George Saywell • 1895: M. Woodruff • 1902: James Reid, accountant • 1905-1907: John Barsby • 1909: Albert Toose • 1913: Alfred Dunn • 1915: - Martin • 1920-1924: Mrs M. Percival • 1926: William Cotterell, jnr. • 1930: Albert Russell/ Madame Saber, hairdresser • 1931: Madame Saber, hairdresser • 1932: V. O. Womsley	• 1894: Rev. Alexander Smith (Pres. Scot's College) • 1895-1897: Oswald Mutton • 1905: Alfred Haywood • 1907: W. J. Burcher • 1909: Denis McGrath • 1913: A. J. Evans • 1915: - Shropland • 1918: H. J. Gee • 1920-1924: William Foster • 1926: Neil Matterson • 1928: Herbert A. Royal • 1930-1931: Francis Hogg	• 1891-1893: Mrs J. J. Williams • 1894: W. W. Bain • 1895: George F. Saywell • 1897: James Lawson, auctioneer • 1900: Oswald Mutton, commercial traveller/W. M. Doherty, assistant government analyst • 1902-1909: Oswald Mutton • 1913: John J. Earl • 1915-1918: Frank Fullagar • 1920: William Hodgson • 1922: Walter Fitzgibbon • 1924-1931: William Cotterill • 1932: Alexander Grieg	• 1891: Bishop Lyne • 1894-1895: Patrick Bourke • 1897: Thomas W. Marshall • 1902: Rev. E. T. Dunston • 1907-1909: John Partridge • 1915: Mrs Agnie O'Brien • 1918: John Yatman • 1920-1931: Rowland Daniels • 1932: Jas. A. Heywood

Table 1: Residents of Nos. 64-68 The Grand Parade 1890-1931/2
Sands' Directories.

During the twentieth century a number of events would affect the original row of terraces. Around 1970 seven of the terraces at the northern end were demolished to make way for *Mistral*, the existing residential tower at No. 58-63 The Grand Parade.

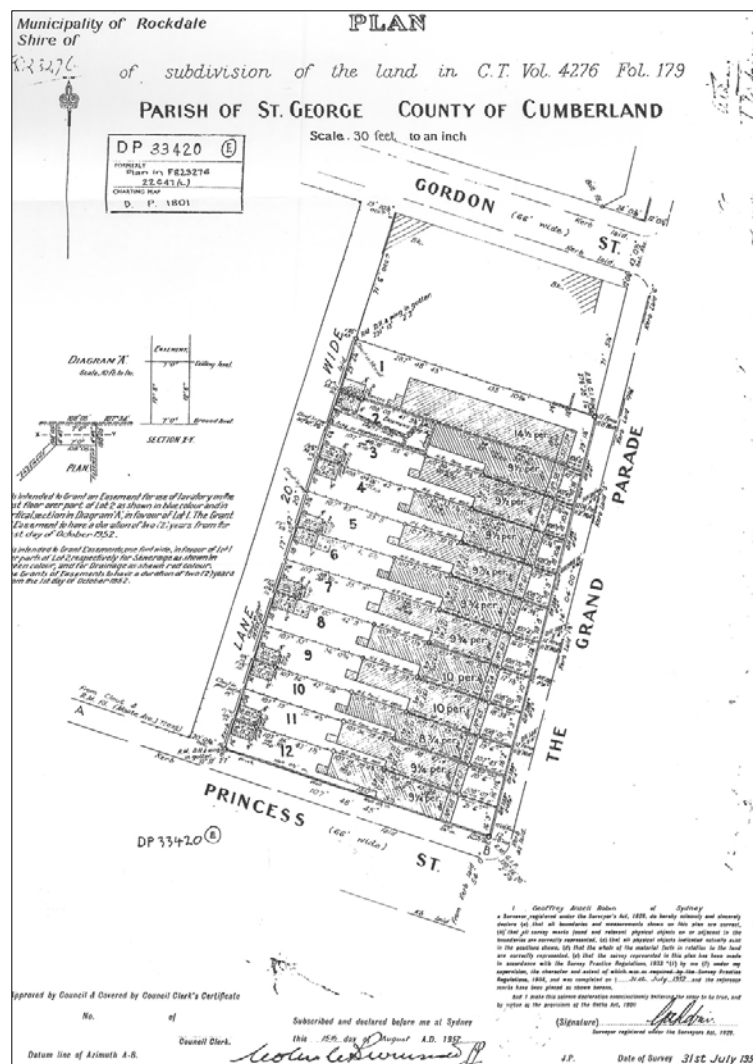


Figure 7:
Geoffrey Ansell
Robin, Plan of
Subdivision of the
land in C.T. Vol.4276
Folio 179, Parish of
St. George, County
of Cumberland, 31
July, 1952.
NSW LPI.

2.5.3 Pictorial Evidence

Figures 8 to 10 provide a number of early to mid twentieth century photographs of the subject site. These photographs show the original twelve terrace houses comprising the row. The photographs also show that the front first floor verandahs of some of the terraces enclosed with fibre cement cladding and glazing, possibly during the early twentieth century. Also shown, is the row of Norfolk Island Pines that originally lined the western side of the street adjacent to the row prior to the widening of the Grand Parade in the late twentieth century. This road widening has reduced the front yards to their present size.

Figure 11 provides a 1943 aerial photograph over the site and the surrounding area. It indicates that the Saywell Baths were still intact at this time, albeit in a ruinous state. The original New Brighton Hotel, since demolished for the construction of the Novotel Hotel, is also in evidence. Since this time, the density of housing within the surrounding area has increased substantially, with the construction of a number of housing units and residential towers from the 1960s onwards.



Figure 8:
The Grand Parade
and Thomas
Saywell's Brighton
Baths, c.1910.
Rockdale City
Council.



Figure 9:
The terrace cottages
built by Thomas
Saywell along The
Grand Parade at
Brighton-Le-Sands.
Undated. Rockdale
City Council.



Figure 10:
The terrace
cottages built by
Thomas Saywell
along The Grand
Parade at
Brighton-Le-
Sands. Undated.
Rockdale City
Council.



Figure 11:
The Grand Parade in 1943.
The arrow points to the site.
NSW Lands Department.

3.0 SITE ASSESSMENT

3.1 Preamble

The purpose of this section is to identify the site and the characteristics of the surrounding area.

3.2 The Site

Figure 12 provides a recent aerial photograph over the site, showing the general layout. Refer also to the survey that accompanies this application.



Figure 12:
Aerial photograph over the site.
NSW Lands Department.

The site is located on the western side of The Grand Parade, adjoining its intersection with Princess Street. The site comprises five lots with a combined eastern (front) boundary to The Grand Parade of approximately 24m; a northern boundary of approximately 40m; a western (rear) boundary of approximately 27m; and a southern boundary of approximately 38m. The site area is approximately 1,114 square metres in size. The site is generally level.

Each lot comprising the site is long and narrow with a front boundary of approximately 5m. The terraces, described below, are located to the front of their lot, providing for a small front garden. The front boundary of the site is defined by the various brick walls of each terrace lot. None of these walls are original. Concrete steps and paths lead to the porch from the pedestrian gate at the front of each terrace.

The principal building forms of the terraces are built side boundary to side boundary. The rear wings are built to their northern lot boundaries and are narrower than the principal building form, providing for an L-shaped rear yards. The exception to this pattern is No. 66 The Grand Parade, which is provided with a larger rear wing built to both lot side boundaries with an enclosed light well. The boundary walls between each terrace are constructed of brick. The rear yards are variously comprised of paving, gravel or grass.

The rear boundary of the site is defined by the brick and metal-clad garage structures of each terrace, built up to the line of the boundary with their roller panel doors opening directly onto Princess Lane. Shallow concrete driveway crossovers provide access onto Princess Lane.

The northern boundary is defined by the side elevation of No. 64 The Grand Parade. The exterior of the chimney flue riser of the now demolished adjoining terrace was exposed in the 1970s.

The southern boundary of the site is defined by a high rendered brick fence and the side elevation of No. 68 The Grand Parade.

Planting on each lot is sparse and generally comprises of low lying planting and small trees within the front gardens and a single tree typically to the rear yard of each terrace.

3.3 The Existing Terraces

3.3.1 General Description

Nos. 64-68 The Grand Parade is a row of two storey terraces constructed of rendered and painted masonry with two storey, mostly painted brick, rear wings.

The principal elevation is the southern elevation, addressing The Grand Parade. Every second terrace in the row has a street facing gable, with half timbering and terracotta panels to the gable infill, side timber barge boards and a finial. Intervening terraces have pitched roofs, some with dormer windows. There are regularly spaced tall, rendered, masonry chimneys with multiple chimney pots. Each terrace originally had a two storey front verandah, some of which have been in-filled. The exterior of each terrace is discussed individually below.

Figures 13 to 15 illustrate the front of these terraces as they address The Grand Parade.



Figure 13: Street front elevation of (from left to right) Nos. 68, 67 and 66 The Grand Parade.



Figure 14: Street front elevation of (from left to right) Nos. 68, 67, 66 and 65 The Grand Parade.



Figure 15: Street front elevation of (from left to right) Nos. 67, 66, 65 and 64 The Grand Parade.

3.3.2 Exterior

3.3.2.1 No. 68 The Grand Parade

No. 68 The Grand Parade is located at the southern end of the row. The front wall of the terrace is set back from The Grand Parade to provide a shallow, concrete paved front yard. A low, textured brick wall and metal pedestrian gate separates the property from the street. The ground floor elevation has an offset arched opening leading into a shallow porch. To the south of the archway is a timber framed window opening set within the rendered façade. The external rendered masonry wall is a later infilling of the original street front verandah.

At first floor level there is a single timber framed window centrally located in the elevation. The ends of the party wall and side wall are detailed with decorative moulds divided into a classically inspired segments. Above first floor level, the elevation rises to a street facing gable which extends back to the main hipped and gable roof. The street gable is half timbered with intricate raised terracotta panels. The gable roof end is a shaped timber fascia with a timber finial. There are two chimneys with terracotta chimney pots on the south wall and a single chimney with four chimney pots on the party wall shared with No. 67 The Grand Parade. Both the front and main gable roofs are clad in corrugated steel.

The southern (side) elevation of the principal building form is constructed of painted and rendered masonry with lightly incised ashlar lines. There are two openings at ground floor level comprised of timber framed double hung windows set on rendered masonry sills with raised, moulded architraves. At first floor level, above a moulded string course, are two double hung timber framed windows directly above the ground floor windows. These windows have raised and moulded architraves surmounted by broken pediment window hoods. A later window has been inserted within the elevation to provide additional light to the front first floor room. This has obscured an early painted terrace name. Between the two chimneys is a projecting gable end with half timbering and terracotta panels. The gable end of the roof consists of a cut down timber finial and filigree fan shaped bracket. The rear elevation of the principal building form, where standing clear of the rear wing, contains a timber framed French door that once led onto a first floor balcony, since removed.

The rear wing is constructed of rendered and painted masonry and has a corrugated steel skillion roof. The rear wing is set on the northern boundary. The exterior of the rear wing could not be examined in detail at the time of the site visit because the rear yard was not accessible. The southern elevation, where visible from the public domain, is characterised by timber framed double hung windows with moulded frames and rendered sills. There is a small outhouse attached to the rear of the rear wing. The rear wing retains a masonry chimney. This is the only chimney above a rear wing along this row; the original chimneys above the rear wings of the other terraces within the row have all been removed.

Within the rear yard there is a single storey attached brick outbuilding and a turf car parking bay beyond. To the southern boundary lies a tall rendered masonry wall with shaped coping with a single door opening adjoining the rear of the main building form, since boarded over.

Figures 16 to 19 illustrate the exterior of No. 68 The Grand Parade as seen from the public domain.



Figure 16:
No. 68 The Grand Parade from the street.
 Architecture and Building Works. Modified
 by Weir Phillips.



Figure 17: South elevation of No. 68 The Grand Parade viewed from across Princess Street.
 This is the only wing along the row still retaining its original chimney.



Figure 18:
View of the south elevation and rear wing of No. 68 The Grand Parade looking northeast.



Figure 19:
Rear yard showing the uncovered car space.

3.3.2.2 No. 67 The Grand Parade

No. 67 The Grand Parade is an attached two storey terrace house with rendered masonry external walls and concrete tiled roof. The front wall of the terrace is set back from The Grand Parade to provide for a narrow front yard set behind a low painted brick wall. There is a shallow two storey verandah across the front elevation. The ground floor verandah is finished in tessellated tiles. The party walls to either side of the terrace extend to form the sides of the verandah and support the first floor verandah; there are blind arches in these walls. The ends of the party walls are decorated with classically inspired moulding in the form of two pediments with capitals, shafts and bases divided over the two floors. The first floor verandah has a cast iron lace balustrade.

At ground floor level, there is an offset glazed panel timber front door with an arched fanlight above a moulded transom. Towards the centre of the ground floor elevation are two timber framed double hung windows with a moulded string course and architraves articulating the façade and window openings. The windows are set on a common rendered and painted masonry sill. At first floor level, the verandah contains a cast iron lace balustrade with later timber handrail and supported on timber joists and beam with two cast iron columns supporting the verandah floor and roof midspan. Beyond the

verandah, the street front elevation at first floor level contains two French windows with moulded architraves. At roof level the party wall extends upwards and follows the slope of the roof ending at the ridge line with painted and rendered masonry chimneys.

The western (rear) elevation of the principal building form is constructed of painted brick with a timber frame double hung window at ground floor level. At first floor level a timber framed glazed French door leads onto a narrow timber balcony with cast iron lace balustrade.

There is a narrow, painted two storey brick rear wing running along the northern boundary. The rear wing has a skillion roof clad in corrugated iron. The southern and western elevations of the rear wing are characterised by timber framed double hung windows and timber framed doors of varying periods. There is a small outhouse attached to the rear of the rear wing.

Separated from the rear wing and adjoining the rear boundary is a brick single storey garage with a brick and concrete paved courtyard between.

Figures 20 to 22 illustrate the exterior of this building.



Figure 20:
Street view of No. 67 The Grand Parade.

Architecture and Building Works.
Modified by Weir Phillips.



Figure 21:
Rear of No. 67 The Grand Parade.
Architecture and Building Works.



Figure 22:
View of the garage and rear courtyard of No. 67 The Grand Parade.

3.3.2.3 No. 66 The Grand Parade

No. 66 The Grand Parade is an attached two storey terrace house with rendered masonry external walls. The front wall of the terrace is set back from The Grand Parade provide a narrow front yard set behind a low painted brick wall. There is a narrow two storey verandah across the front elevation. The ground floor verandah is lined in tessellated tiles. The party walls to either side of the terrace extend to form the sides of the verandah and support the first floor verandah. The detailing of the ends of the party walls matches those on the adjoining dwelling as described above. The first floor verandah has a cast iron lace balustrade.

The front elevation, including the door and window placement, matches those at No. 67 The Grand Parade, as described above. The windows and front door at ground floor level are barred. The front door is offset to the north. Matching those at No. 68 The

Grand Parade the projecting street front gable is detailed with half timbering and terracotta panels, although more intact. Within the plane of the main gable roof a gable dormer window with glazed cheeks has been constructed. The front gable roof and main roof are clad in corrugated steel.

This terrace has a two storey rear wing. The original wing has been modified or rebuilt to run boundary to boundary. The roof is pitched and clad in Colorbond; there are two skylights. A second addition extends to the rear, beyond the line set by the rear wings of Nos. 67 and 68 The Grand Parade. The exterior of the rear wing could not be examined at the time of the site visit because the rear yard was not accessible.

A brick and metal clad garage adjoins the rear boundary of the site.

Figures 23 to 25 illustrate this building as seen from the public domain.



Figure 23:
Street view of No. 66 The Grand Parade.
Architecture and Building Works. Modified by
Weir Phillips.



Figure 24:
View of the ground floor verandah and elevation of No. 66 The Grand Parade.



Figure 25:
View of the west elevations of the garage structures behind (from left to right) Nos. 64, 65 and 66 The Grand Parade.

3.3.2.4 No. 65 The Grand Parade

No. 65 The Grand Parade is an attached two storey terrace house with rendered masonry external walls forming part of the row of terraces being Nos. 64-68 The Grand Parade. The front wall of the terrace is set back from The Grand Parade to provide a narrow front yard set behind a low painted and rendered masonry wall with palisade picket fence and gate. There is a narrow two storey verandah cross the front elevation. The party walls to either side of the terrace extend to form the sides of the verandah and support the first floor verandah. The detailing of the ends of the party walls matches those on the adjoining dwelling as described above. The first floor verandah has a cast iron lace balustrade.

The front elevation, including the door and window placement, also matches those on No. 67 The Grand Parade, as described above. The windows and front door at ground floor level are barred. The front door is offset to the north.

At roof level facing the street a skillion roof dormer with a bi-fold sash window has been constructed. The roof and dormer are clad in corrugated steel.

This terrace has a two storey rear wing, with a single storey skillion attached to the rear. The rear wing is constructed of painted brickwork and has been extended to the rear. The exterior of the rear wing could not be examined at the time of the site visit because

the rear yard was not accessible. A timber framed double hung window is visible at first floor level within the rear elevation of the rear wing.

A painted and rendered garage with steel gates adjoins the rear boundary of the site.

Figures 26 and 27 illustrate this building from the public domain. Refer also to Figure 30 below.



Figure 26:
Street view of No. 65 The Grand Parade.
Architecture and Building Works. Modified
by Weir Phillips.



Figure 27:
View through rear garage
into courtyard of No. 65
The Grand Parade.

3.3.2.5 No. 64 The Grand Parade

No. 64 The Grand Parade is located at the northern end of the row. It is a two storey terrace house with rendered masonry external walls. The front wall of the terrace is set back from The Grand Parade to provide for a narrow front yard set behind a high textured brick wall and boarded timber gate. There is a shallow two storey verandah across the front elevation. The party walls to either side of the terrace extend to form the

sides of the verandah and support the first floor verandah. The detailing of the ends of the party walls matches those on the adjoining terraces as described above. The first floor verandah has a cast iron lace balustrade.

The front elevation, at ground and first floor level, including the door and window placement also matches those on the adjoining terraces as described above. The front door is offset to the north. The projecting street front gable has been modified and is clad with timber shingles with a timber framed window divided into six sashes. The front gable roof and main roof are clad in corrugated steel.

The north (side) elevation presents as a two storey, painted brick wall sloped to follow the line of the roof. This wall originally formed the party wall to an adjoining terrace within the row demolished in the 1970s. A single timber framed window has been inserted into the rear section of the wall at the second storey. The horizontal parapet wall of the rear wing of the terrace is blind and runs along the northern boundary.

The rear elevation of the principal building form, where standing clear of the rear wing, is characterised by a timber framed double hung window at first floor level and french doors opening onto a timber framed verandah with timber balustrade at first floor level.

There is a two storey rear wing attached to the rear of the principal building form. This wing has painted brick walls and a skillion roof clad in Colorbond. Windows within the rear wing are timber framed and double hung. There is an attached outhouse.

A painted brick and metal clad garage adjoins the rear boundary of the site.

Figures 28 and 33 illustrate this terrace.



Figure 28:
Street view of No. 64 The Grand Parade.
Architecture and Building Works.
Modified by Weir Phillips.



Figure 29: View looking Southwest of the side elevation of No. 64 The Grand Parade.



Figure 30: View from Princess Lane showing the rear wing and garage.



Figure 31: Rear of the principal building form.
Architecture and Building Works.

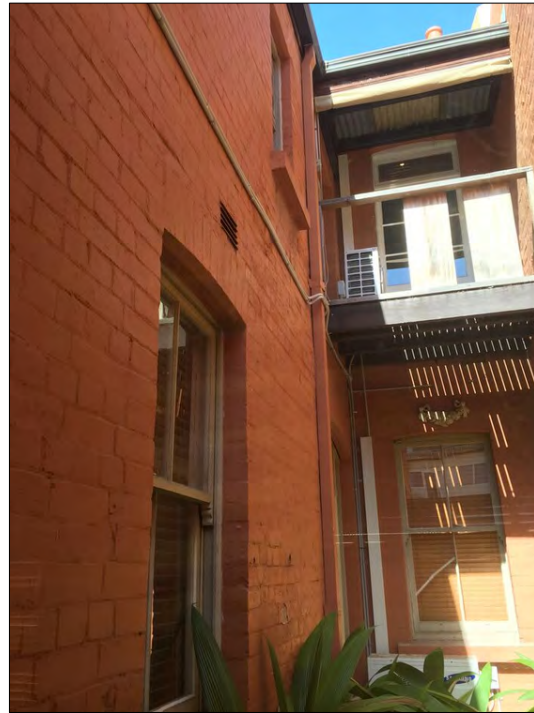


Figure 32: Southern elevation of the rear wing.
Architecture and Building Works.



Figure 33:
Outhouse attached to the rear wing.
Architecture and Building Works.

3.3.3 Interior

Figure 34 reproduces the available floor plans for the terraces.

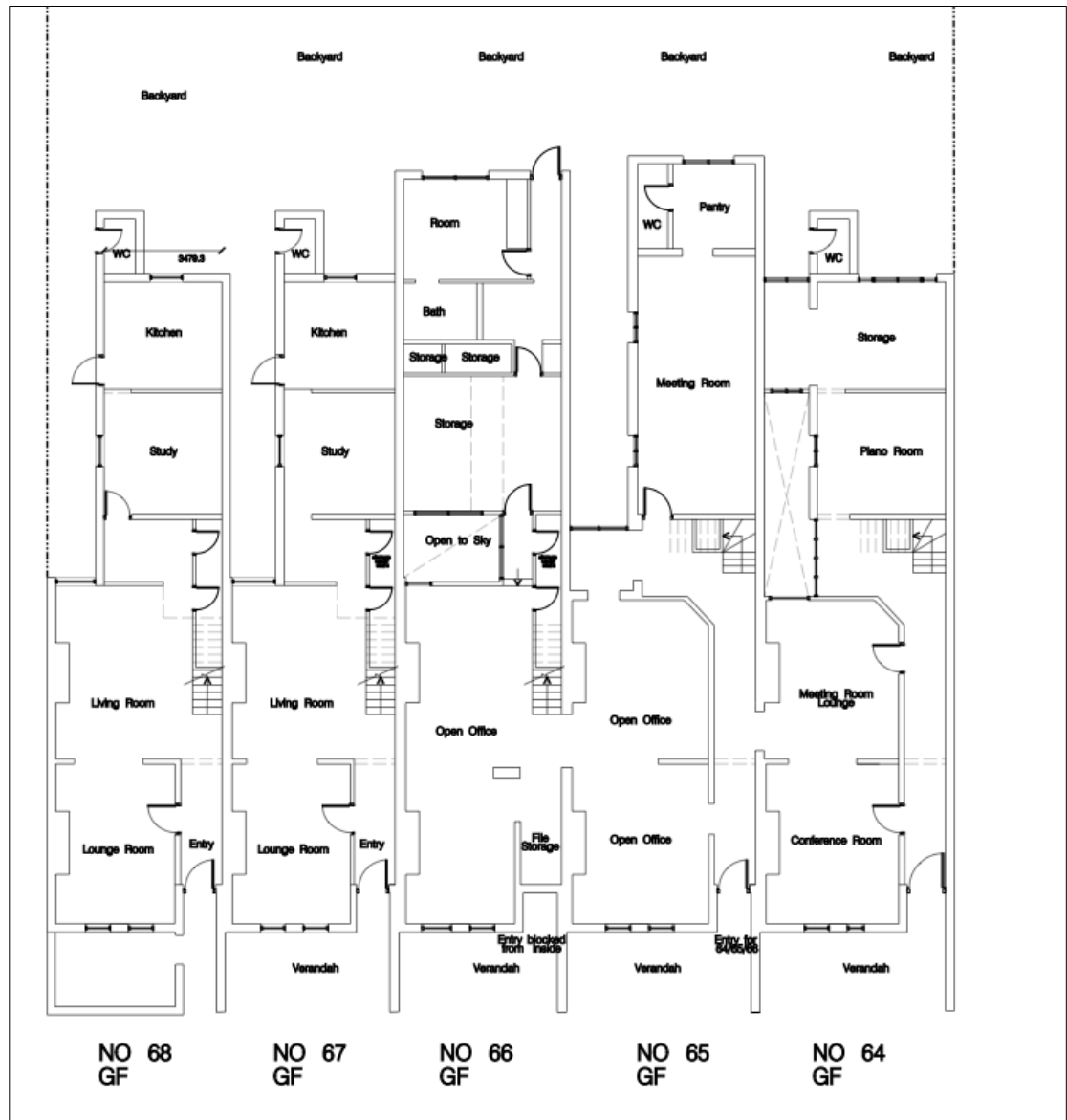


Figure 34(a) Ground Floor Plan.
Architecture and Building Works.



Figure 34(b) First Floor Plan.
Architecture and Building Works.

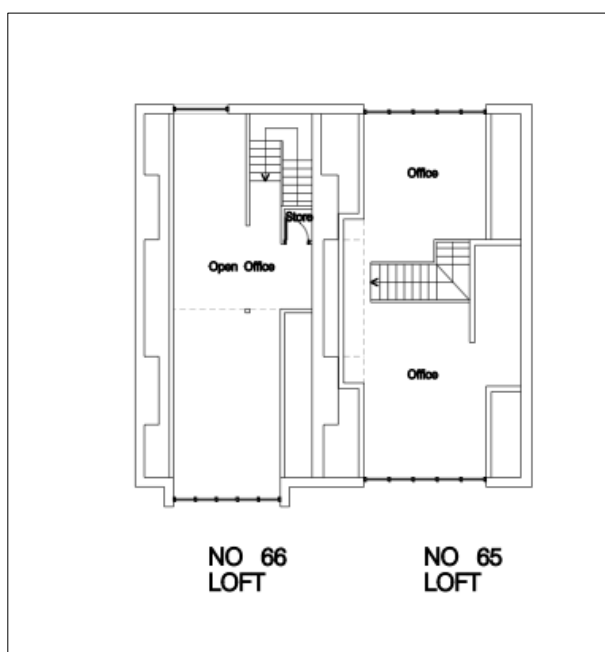


Figure 34(c) Attic Floor Plan.
Architecture and Building Works.

3.2.3.1 No. 68 The Grand Parade

The interior of this dwelling was not recorded for the purposes of this report. The terrace is in a dilapidated state and could not be safely entered beyond the ground floor hallway. Figures 35 and 36 provides a photograph of the front hall and staircase.



Figure 35: Ground floor hallway.

Architecture and Building Works.



Figure 36: Staircase.

Architecture and Building Works.

3.2.3.2 No. 67 The Grand Parade

At ground floor level, two rooms in sequence, open from the front entrance hall; a large square arched opening connects the two rooms internally. Each room has a fireplace with register grate and timber mantelpiece. The timber architraves and skirting boards in these rooms, plaster wall finishes and moulded cornices are typical of the Late Victorian Italianate Style and are original. The painted timber staircase, with timber treads and rises; a timber stringer with applied detailed; and a turned timber balustrade. The dining room opens to the rear wing which contains the kitchen and laundry. The laundry is accessible only from the rear yard.

The first floor level is split level with a small number of rooms opening off the stair hall. A hallway leads from the staircase landing to the main bedroom at the front of the terrace. This room occupies the full width of the terrace and opens onto the verandah via two timber framed French windows. The bedroom has plaster walls with plaster cornices and ceiling. The room retains its original marble fireplace and register grate. Directly behind this room is a second bedroom with access onto a small verandah at the rear overlooking the light well.

Within the rear wing, accessed from the staircase landing, lies a bathroom (with Post 1970s fit out) and a third bedroom with original skirting boards, architraves and four panel door and later ceiling and cornice.

Figures 37 to 44 illustrate typical interiors within this building.



Figure 37:
Ground floor, front room,
showing the cast iron register
grate and timber
chimneypiece.



Figure 38:
Ground floor, rear room
within the principal building
form.

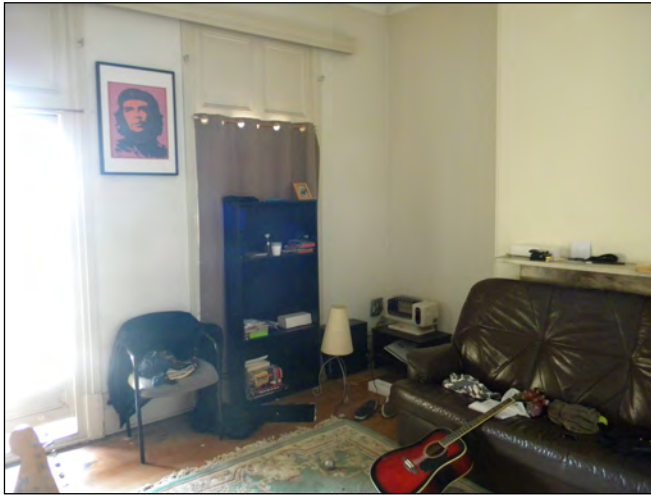


Figure 39:
First floor, front bedroom.



Figure 40: First floor, rear bedroom. French doors opening onto the rear balcony.
Figure 41: First floor, rear bedroom within the principal building form, with original skirting boards and architraves and later ceiling and cornices.



Figure 42: First floor, hallway within the rear wing.



Figure 43: First floor, bathroom within the rear wing with later ceiling and cornice and Post 1970 fitout.



Figure 44: Rear bedroom within the rear wing, with original architraves and skirting boards and later ceiling and cornice.

3.2.3.3 Nos. 64, 65 and 66 The Grand Parade

The interiors of Nos. 64, 65 and 66 The Grand Parade have been heavily modified in the late twentieth century and combined into one commercial tenancy currently used as an architectural office. On the ground and first floor levels, the party walls between each terrace have been altered to include both wide and narrow openings to provide access between the former terrace rooms and to create an enlarged open office space. The original rooms have been converted for use as conference rooms, reception, open plan and individual offices and storage rooms. Original fabric and joinery has been retained in part, including a number of marble fireplaces, original skirting and cornices, timber staircases, timber panelled doors and timber framed windows. New bathroom fit outs

have been installed within rear wing rooms at both ground and first floor levels. New modern staircases provide access to new attic rooms constructed within the roof space.

Figures 45 to 56 illustrate the interior of Nos. 64 to 66 The Grand Parade.



Figure 45:
Ground floor level, rear room within the principal building form at No. 64 The Grand Parade.

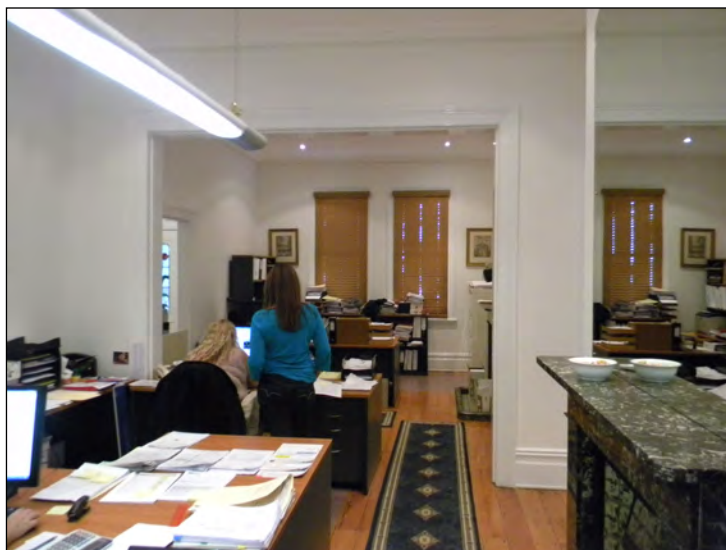


Figure 46:
Ground floor level, looking towards the front room of No. 65 The Grand Parade. Now open offices and reception area.

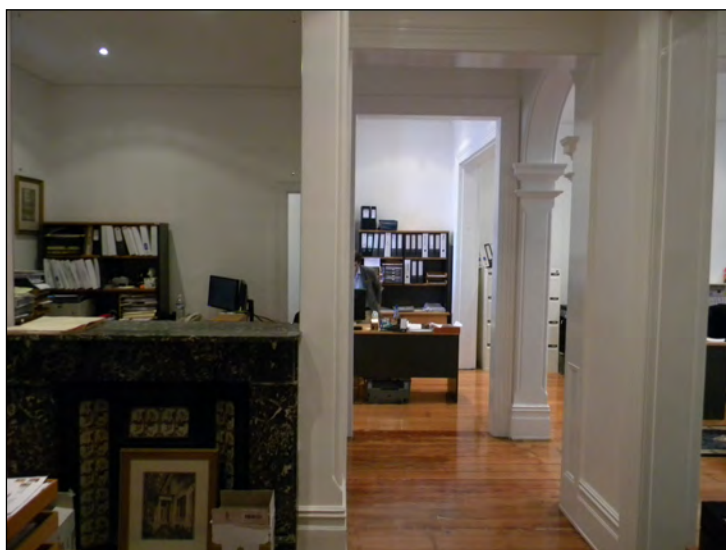


Figure 47:
Ground floor level within the principal building form of No. 65, looking through the later openings to No. 66 The Grand Parade.

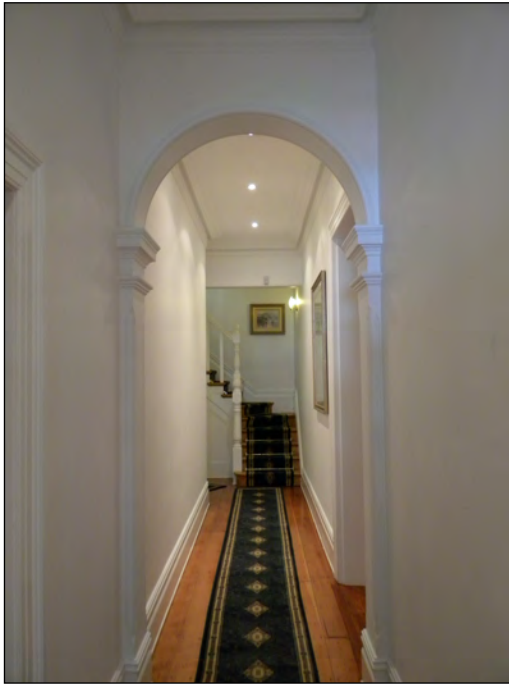


Figure 48:
Original archway within the ground floor hallway of No. 66 the Grand Parade.



Figure 49: Kitchen within the rear wing, ground floor of No. 66 The Grand Parade.

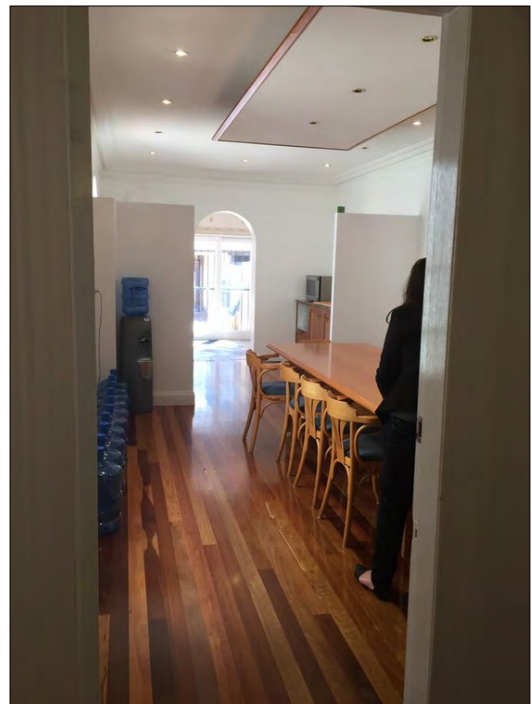


Figure 50: Looking through the rear wing, towards the rear yard, ground floor of No. 65 The Grand Parade.



Figure 51:
First floor, front room of
No. 66 The Grand
Parade.



Figure 52:
First floor, front room of
No. 64 The Grand
Parade.



Figure 53: First floor, rear room within the principal building form of No. 64 The Grand Parade.

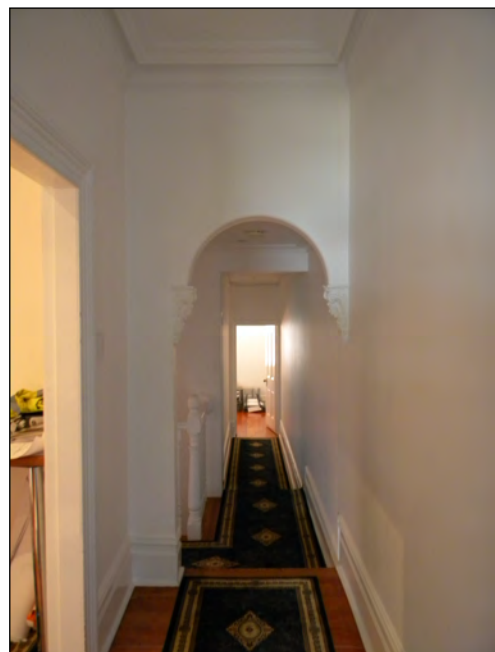


Figure 54: First floor hallway within No. 64 The Grand Parade.



Figure 55:
Stairs to attic level in No. 65.



Figure 56:
Later attic facing east
within the roof space of
No. 66 The Grand
Parade.

3.5 The Surrounding Area

3.5.1 General Area

For the following refer to Figure 57, a recent aerial photograph over The Grand Parade and the wider area. The red arrow locates the site.



Figure 57: Aerial photograph over the site and surrounding area.

NSW Lands Department, 2015.

The site is located on the edge of a densely developed part of Brighton Le Sands. Away from the main roads the area predominantly consists of medium to high density residential townhouses and towers. The original late nineteenth century and early twentieth century subdivision pattern is no longer discernable within the immediate area of the site; many of the original narrow allotments have been amalgamated for higher density housing. To the northwest, approximately 2km in this direction along Bay Street, lies the Rockdale CBD.

3.5.2 The Grand Parade

The Grand Parade runs for 4.7kms in a gentle curve around the western side of Botany Bay from Bestic Street, Kyeemah in the north, to Sandringham Street, Sans Souci, in the south. The street is generally level along its length. The street, in the vicinity of the site, carries three lanes of traffic in both directions with parking provided in a clearway lane on the opposite side of the street. There is a wide nature strip and cycle paths on the eastern side of the street, with a wide concrete footpath on the western side, adjacent to the subject site. Street planting is sparse along the western side of the street. There is a row of mature Norfolk Island Pines on the eastern side, adjoining the beachfront reserve.

Figures 58 to 60 illustrate the general character of The Grand Parade within the vicinity of the subject site.



Figure 58:
View south along The Grand Parade from the corner of Princess Street.



Figure 59:
View north along The Grand Parade. Nos. 64-68 are visible on the left.



Figure 60:
View north along The Grand Parade. Looking towards Cook Park and Lady Robinson's Beach.

The streetscape to the south of the subject site is predominantly retail in character and includes the adjoining two storey café and restaurants linked to the fifteen storey Novotel Hotel behind. Beyond the Hotel lies the retail and café strip fronting Bay Street

and The Grand Parade. Figures 61 to 53 illustrate the streetscape along the western side of the Grand Parade to the south of the subject site.



Figure 61:
Café and restaurant strip adjoining the Novotel Hotel across Princess Street from the subject site.
Google Maps.



Figure 62:
View of the Novotel Hotel from the intersection of The Grand Parade and Bay Street.



Figure 63:
View of the café strip on the southwestern corner of Bay Street and The Grand Parade.
Google Maps.

To the north of the subject site The Grand Parade is characterised by free standing four and eight storey residential towers and unit blocks set within garden surrounds. Most of these buildings are set back from the street, providing turf and landscaped front yards. Side setbacks are generally wide, producing a pattern of openly spaced buildings. The buildings within the vicinity of the site range in date from the mid to late twentieth century. Figures 64 to 66 illustrate the streetscape along the western side of the Grand Parade to the north of the subject site.



Figure 64:
No. 58-63 The Grand
Parade, an eight storey
1970s residential tower.



Figure 65:
No. 55 The Grand Parade,
a late twentieth century
residential tower.



Figure 66:
No. 51-54 The Grand
Parade, a late twentieth
century residential flat
building on the corner of
Gordon Street and The
Grand Parade.
Google Maps.

3.5.3 Princess Street and Princes Lane

Princess Street runs in a westerly direction from The Grand Parade to Francis Avenue. The street is wide, straight and carries traffic in both directions. There are footpaths and narrow nature strips to both sides of the street. Trees line both sides of the street except for the section adjoining the southern boundary of the subject site. The street is mixed in character.

Opposite the subject site, lies the vehicular entrance and service areas of the Novotel Hotel. The Hotel adjoins a vacant site currently being developed for a residential flat building. A row of Norfolk Island Pines partially screen the rear of the Novotel Hotel. As discussed further below, the pine trees are listed as a heritage item by the *Rockdale LEP 2011*.

Figures 67 to 69 illustrate the southern side of Princess Street, in the vicinity of the site.



Figure 67:
View looking west along Princess Street. The Norfolk Island Pines on the south side of the street are listed as a heritage item by the *Rockdale LEP 2011*.



Figure 68:
The vehicle entrance and parking bay at the rear of the Novotel Hotel facing onto Princess Street.



Figure 69:
Vacant site currently being developed for residential units.
Google Maps.

Adjoining the subject site to the west, and on the opposite side of the rear lane, is No. 1 Princess Street, a free standing, late twentieth century residential flat building. This building is three storey, with walls of textured brick and cement render. The building is set back from the street with a landscaped front lawn surrounded by a low brick wall. A driveway ramp down to basement parking and street level parking bay lie on its eastern boundary fronting Princess Lane.

Continuing along to the west lies No. 3-11 Princess Street, an eight storey residential flat tower with basement parking. This building is set back from the street providing a landscaped front yard at both basement level and street level.

Figures 70 and 71 illustrate the Princess Street streetscape to the immediate west of the site.



Figure 70: View looking northwest towards No. 1 Princess Street with car parking bays fronting Princess Lane on the right.



Figure 71: No. 3-11 Princess Street, an eight storey late twentieth century residential tower.

Princes Lane is narrow and, with the exception of the subject terrace row, lined with four plus storey residential flat buildings.

3.5 View Corridors

The most significant view corridors towards Nos. 64-68 The Grand Parade are obtained from directly outside of the terraces on The Grand Parade (refer back to Figures 13 to 15). The distant view corridors of the front part of the end walls and across the front elevations of Nos. 64-68 The Grand Parade when approaching along The Grand Parade in either direction are also of significance (refer to photographs in preceding sections). This view is interrupted as approached from the south until close by the site by the pedestrian bridge near the intersection of Bay Street and The Grand Parade. These view enables an understanding of the row as a substantially intact example of a late Victorian period row of terraces.

There are also views, albeit of lesser significance, towards the intact south elevation of No. 68 The Grand Parade as it is approached from the west along Princess Street (Figure 72) and from directly outside of the south elevation of No. 68 The Grand Parade on Princess Street. The rear wings of other terraces part of the row are screened by vegetation and, unless standing at a wide angle, the neighbouring residential flat building. It is noted that this end of Princess Street does not have a 'historic' character. Most of the buildings at this end of the street are 1970s and later buildings. These buildings dominate the earlier surviving buildings.

In all view corridors towards the site, whether of significance or otherwise, high density residential flat buildings form part of its immediate setting.



Figure 72:
View of the
south elevation
of No. 68 The
Grand Parade
on approach
along Princess
Street from the
west.

3.6 Integrity

3.6.1 Site

The lot and D.P numbers for these terraces post-date their construction because they were in common ownership until the early 1950s. The long, narrow lot associated with each terrace is reflective of the nineteenth century pattern of construction. None of the terraces retain original fencing. Further research would be required to determine what this fencing was.

3.6.2 The Terraces

3.6.2.1 Exterior

The principal building form of the row is substantially intact. It is noted, however, that the row originally comprised twelve terraces, seven of which have been demolished. The northern elevation of No. 64 The Grand Parade, was never intended to be seen from the public domain. The terraces have undergone vary degrees of alteration with regard to fabric and finishes, including:

- The roofs have been re-clad. Further research is required to establish the original cladding material.
- Dormer windows have been added to the roofs of Nos. 65 and 66 The Grand Parade.
- The front gables of Nos. 64, 66 and 68 have been altered to varying degrees and/or are in poor condition.
- The front verandah of No. 68 has been in-filled with masonry.
- Verandahs, particularly rear verandah, have undergone varying degree of alteration to floor finishes and balustrades.

The rear wings demonstrate mixed integrity with regard to form. The most intact rear wing in terms of exterior form is No. 68 The Grand Parade. Nos. 65 and 67 The Grand Parade have been substantially altered. Nos. 64 and 66 demonstrate moderate integrity.

3.6.2.2 Interior

The internal integrity of No. 68 The Grand Parade is not known. This terrace is in a dilapidated state.

The interior of No. 67 The Grand Parade is substantially intact internally, albeit with later bathroom and kitchen fit-outs.

Nos. 64-66 The Grand Parade have undergone a greater degree of internal alteration, particularly with regard to the rear wings.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Heritage Listings

The following considers statutory heritage listings only.

4.1.1 The Site

Current Statutory Listings

Nos. 64 - 68 The Grand Parade, Brighton Le Sands:

- Are not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Are listed as a heritage item by Schedule 5 Part 1 of the *Rockdale LEP 2011*.
- Are not located within the a heritage conservation area as defined by Schedule 5 Part 2 of the above plan.
- Are located within the vicinity of heritage items as identified by Schedule 5 Part 1 of the above plan.

4.1.2 Heritage Items in the Vicinity

For the following 'in the vicinity' has been determined by the distance between the site and the item, view corridors, the character of intervening development and the nature of the proposed works.

4.1.2.1 State Heritage Register

There are no heritage items listed on the State Heritage Register under the auspices of the NSW *Heritage Act 1977* within the vicinity of the site.

4.1.2.2 Rockdale LEP 2011

Figure 73 provides a detail from the Rockdale Heritage Map. Heritage items are coloured brown and numbered. Conservation Areas are hatched in red and numbered. The site is marked by the arrow.

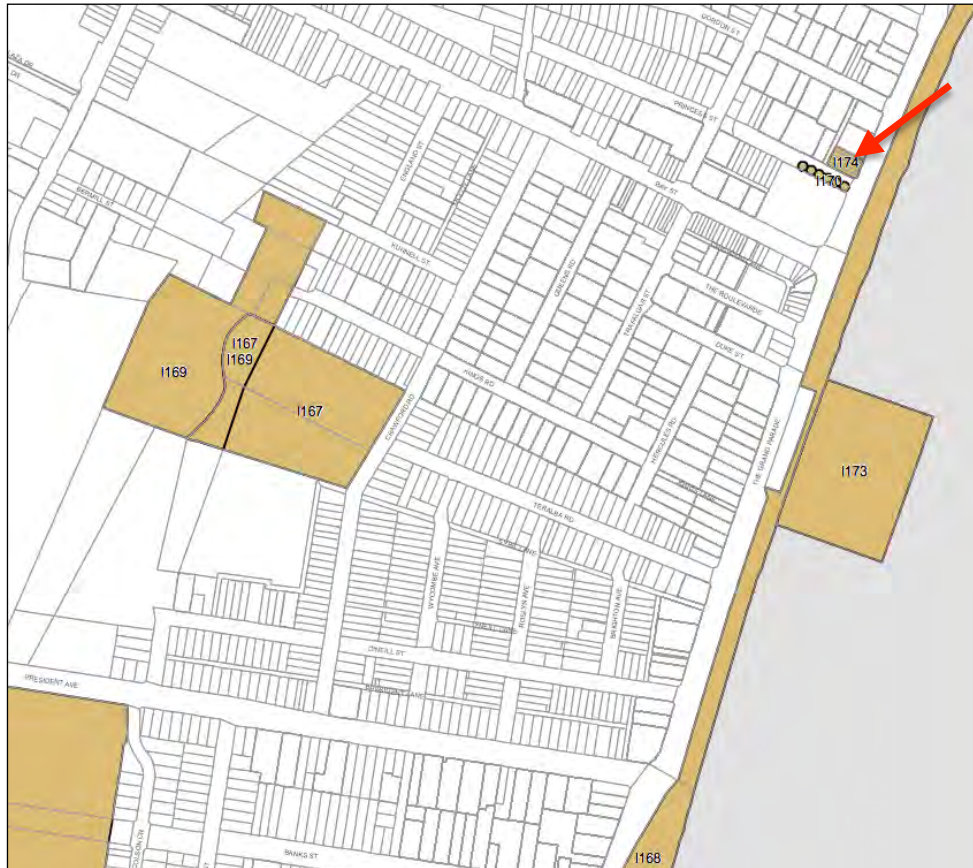


Figure 73: Detail from the Rockdale Heritage Plan. The site is marked by the red arrow. Heritage items are coloured brown.

Rockdale LEP 2011 with annotations by WP Heritage.

As shown by Figure 73, there are no conservation areas listed by Schedule 5 Part 2 of the *Rockdale LEP 2011* within the vicinity of the site.

The following heritage items, identified by Schedule 5 Part 1 of the *Rockdale LEP 2011*, are located within the immediate vicinity of the subject site:

- *Street Trees*, Princess Street, Brighton Le Sands. Local significance. Marked '1170' in Figure 73 above.

The statement of significance for this item provided by the State Heritage Inventory is as follows:

‘An historic street tree planting of Norfolk Island pines contributing to the character and amenity of Brighton Le Sands and associated with the 1886 Fairlight (New Brighton) Estate. The trees are aesthetically significant linking

with plantings of pine trees in the Grand Parade and contributing to the character of Brighton Le Sands beachfront.²²

Refer back to Figure 67 for a photograph looking west along the length of this item. The subject site forms part of the setting of this item. The terraces and the row of street trees belong to the same estate development carried out by Thomas Saywell in the late 1880s and thus have a historic relationship with one another. The principal view corridor towards this item is obtained when approach in either direction along Princess Street and from Cook Park adjacent to the intersection of Princess Street and The Grand Parade. The subject site informs the significance of this item.

- *Cook Park*, General Holmes Drive and The Grand Parade, Brighton Le Sands. Local significance. Marked '1168' in Figure 73 above.

The statement of significance for this item provided by the State Heritage Inventory is as follows:

‘Cook Park is major open space on the edge of Botany Bay with distinctive Norfolk Island pines and historical associations with early developers Saywell and Cook. Established in 1886 Cook Park provides evidence of the late 19th century development of the area as the creation of the park was in direct response to the expanding urbanization. Aesthetically the park is significant in its role as defining the character of the suburb and the edge of Botany Bay.’²³

Refer to Figure 74 for a photograph looking north along the promenade cycleway adjacent to this item.

The subject site forms part of the visual setting of this item. The row of terraces informs the significance of this item because Thomas Saywell and Samuel Cook (who the park is named after) were pivotal in developing the suburbs along the western shore of Botany Bay and were both responsible in planting the row of Norfolk Island Pine trees along the foreshore. The principal view corridors are obtained along the length of this item, on approach in either direction along The Grand Parade and Lady Robinson’s Beach.



Figure 74:
View looking
north along the
cycle and
footpath
adjoining Cook
Park and Lady
Robinson
Beach.

²² *Street Trees*, Princess Street, Brighton Le Sands. State Heritage Inventory Database No.: 2330191

²³ *Cook Park*, General Holmes Drive, The Grand Parade, Brighton Le Sands. State Heritage Inventory Database No.: 2330174

- *Brighton Baths*, The Grand Parade, Brighton Le Sands. Local significance. Marked '1173' in Figure 73 above.

The statement of significance for this item provided by the State Heritage Inventory is as follows:

'Brighton Baths has historic significance as a remnant of the establishment of Brighton as a pleasure ground. The remaining Brighton Baths structure is symbolic of the important part the baths played in the social and leisure life of local and Sydney people during the early part of the twentieth century. Brighton Baths are associated with Annette Kellerman swimmer, aquatic performer and movie star. Brighton baths has the potential to reveal more about the early bathing habits of Australians in the early to mid 20th century period.'²⁴

Refer to Figure 75 for a photograph of this item. The principal view corridors towards this item are obtained from directly outside the item and on approach along The Grand Parade. Angled view corridors are obtained from either direction along Lady Robinson Beach. There are no direct visual relationships between this item and the subject site.



Figure 75:
View of the
east elevation
of the
Brighton
Baths.

4.2 Assessing the Significance of Nos. 64-68 The Grand Parade

4.2.1 NSW Heritage Office Criteria

The following assesses the significance of the Nos. 64-68 The Grand Parade under the criteria of the NSW Heritage Division. This assessment is reproduced from the State Heritage Inventory listing sheet for the row. This assessment is adopted for the purposes of this statement, with the exception of the additional remarks below.

²⁴ *Brighton Baths*, The Grand Parade, Brighton Le Sands. State Heritage Inventory Database No.: 2330145

4.2.1.1 Criterion (a) - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

From the State Heritage Inventory Listing Sheet:

‘The row of terraces is historically significant as evidence of the early development of Brighton Le Sands as a pleasure grounds.’²⁵

4.2.1.2 Criterion (b) - An item has strong or special associations with the life or works of a person, or a group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

From the State Heritage Inventory Listing Sheet:

‘The row of terraces is associated with Thomas Saywell one of the early founders of Brighton Le Sands who resided in two of the original group of twelve houses.’²⁶

4.2.1.3 Criterion (c) - an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

From the State Heritage Inventory Listing Sheet:

‘The terrace row is aesthetically significant as a prominent group of buildings located on The Grand Parade and contributes to the historic character of the eastern end of Princess Street.’²⁷

Additional remarks: it is noted that the terrace row originally comprised twelve terraces, that the principal building forms of some of the terraces comprising the row have been altered (including the infilling of verandahs and the addition of dormer windows) and that the nineteenth century setting of the row has been lost through the demolition of buildings of the same period on neighbouring sites and the erection of high density residential development on these sites.

The use of terracotta panels in the front gables is of some technical significance. The terrace row is transitional between the Victorian and Federation period styles. The classical detailing, moulding around windows and cast iron are typical Victorian period details. The gables in the roof form and timber and terracotta detailing hint at the emerging Federation period.

The eastern end of Princess Street does not have a ‘historic character.’ The majority of buildings at this end of the street are c.1970s buildings and later. These buildings are of a considerably greater massing and scale than the surviving earlier buildings. The contribution that the rear of the terraces makes to Princess Street is compromised by the adjacent residential flat buildings and the hotel on the opposite corner. On approach along the street, the garages to the rear are dominant. As discussed above, the significant view corridors towards the property from Princess Street are obtained from directly opposite the site and primarily involve side elevation of the rear terrace.

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

From the State Heritage Inventory Listing Sheet:

‘No. 64-68 The Grand Parade is not significant under this criteria.’²⁸

²⁵ *Row of Terraces*, Nos. 64-68 The Grand Parade, Brighton Le Sands. State Heritage Inventory. Database No. 2330079.

²⁶ *Ibid.*

²⁷ *Ibid.*

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

From the State Heritage Inventory Listing Sheet:

‘No. 64-68 The Grand Parade is not significant under this criteria.’²⁹

Additional remarks: The terrace row illustrates Thomas Saywell's vision for ‘New Brighton.’

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

From the State Heritage Inventory Listing Sheet:

‘The group of terraces are a rare grouping of Victorian row houses in Rockdale, other two storey Victorian terrace houses are only found in pairs or individually.’³⁰

4.2.1.7 Criterion (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, or a class of the local area's**
- **cultural or natural places; or**
- **cultural or natural environments).**

From the State Heritage Inventory Listing Sheet:

‘The terrace row is a good representative example of the Victorian terrace house.’

4.2.2 Statement of Significance

The State Heritage Inventory provides the following statement of significance for the site:

‘The row of terrace houses is historically significant as evidence of the early development of Brighton Le Sands as a pleasure ground. The row of terraces is associated with Thomas Saywell one of the early founders of Brighton Le Sands who resided in two of the original group of twelve houses. The terrace row is aesthetically significant as a prominent group of buildings located on the Grand Parade and contributes to the historic character of the eastern end of Princess Street. The group of terraces are a rare grouping of Victorian row houses in Rockdale, other two storey Victorian terrace houses are only found in pairs or individually. The terrace row is a good representative example of the Victorian terrace house.’³¹

The information contained in the assessment within this statement suggests the following amended statement of significance:

The row of terraces at Nos. 64-68 The Grand Parade Brighton Le Sands have local historic and aesthetic significance. Erected from c.1889 by Thomas Saywell, one of the early founders of ‘New Brighton’ (later Brighton Le Sands), they demonstrate his vision for the area as a pleasure ground and residential suburb. Saywell resided for some

²⁸ *Row of terraces*, 64-68 The Grand Parade, Brighton Le Sands. State Heritage Inventory Database No.: 2330079.

²⁹ *Ibid.*

³⁰ *Row of terraces*, 64-68 The Grand Parade, Brighton Le Sands. State Heritage Inventory Database No.: 2330079.

³¹ *Ibid.*

years in one of the terraces. Originally a row of 12 terraces, the demolition of part of the row, the loss of other buildings of the same period within its immediate setting and the erection of high density residential flat buildings on these sites, together with alterations to the front elevation, have impacted upon its aesthetic significance. The row are, nevertheless, are a rare grouping of Victorian row houses within the City of Rockdale and a good representative example of the Victorian terrace house, with Federation Style overtones.

5.0 HERITAGE IMPACT

5.1 Method of Assessment

The NSW Heritage Office (now Branch) publication *Statements of Heritage Significance* (update 2002) provides three questions that should be answered when considering works to heritage items and/or within Conservation Areas. These questions are used below. The proposal is assessed with an understanding of heritage objective and controls provided by the *Rockdale LEP 2011* and the *Rockdale Development Control Plan 2011*.

The following is a merit based assessment only of the heritage impact of the proposal. It should be read in conjunction with the documents prepared for the Planning Proposal that seeks an increase of height and floor space ratio to allow a twelve storey residential flat building.

5.2 Description of Proposal

As set out in Section 1.0 of this statement, this Planning Proposal seeks to amend the footprint, height and FSR controls for the subject site. Detailed elevations, floor plans, material finishes and landscaping will be the subject of later development applications.

The following works are envisaged to form part of future applications:

- Remove the rear wings, rear yard walls and any structures/planting that lies to the rear of the principal building form.
- Construct a new twelve storey mixed use commercial/residential building, with four levels of basement parking and parking at ground floor level on the rear of the site. Levels 1-4 will be set back from the principal building form of the terraces. Levels 5-11 will cantilever over the rear roof of the principal building form.
- Carry out extensive and thorough restoration works to the principal building form of the terraces. Each will be converted to a separate commercial tenancies. The openings between Nos. 64 to 66 The Grand Parade will be infilled.

A detailed schedule of restoration works will be prepared as part of subsequent DA phases. Restoration works are to include:

- Reinstating the original eastern facade to No. 68 The Grand Parade including first floor verandah and ground floor verandah to replace non original rendered masonry wall and timber framed windows. The design of the reconstructed wall and verandah will be based on surviving front elevations within the terrace group and documentary and physical evidence.
- Restoration of the original half timbered gable to Nos. 66 and 68 The Grand Parade, including the reconstruction of missing terracotta panels.
- Restoration of the original half timbered gable to No. 64 The Grand Parade to replace non-original timber shingle cladding. Restoration will be based on the surviving gable at No. 66 The Grand Parade and documentary and physical evidence.
- Replacement of the roofing. The appropriate finish requires further investigation.

- Replacing the existing masonry front boundary walls with historically sympathetic palisade fencing.
- Removing modern unsympathetic fabric including timber balustrades, Colorbond flashing, air conditioning units, etc from the front and side elevations.
- Removing non-original window to south elevation of No. 68 The Grand Parade.
- Replacing missing, and repair damaged, original external fabric including rendered mouldings.
- Carry out appropriate measures to ameliorate rising and falling damp.
- Repainting exterior of terrace row based on paint scrape samples or historically accurate colour scheme. The terrace row will be painted in one scheme.
- Retaining original fabric in new works to the interiors of Nos. 64-68 The Grand Parade, including original doors and window openings, door and window hardware, fire places, architraves, skirting, cornices and original timber staircases.

The restoration works are to be carried out under the supervision by a experienced heritage architect.

5.3 Effect of Work on the Site

5.3.1 Question 1

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposed works will provide the funding and incentive for the accurate and thorough restoration of the principal building forms of the terrace. Restoration, or reconstruction where required, will be guided by physical evidence and historic photographs. A colour scheme will be developed which will enhance the presentation of the row.
- The new building is located to the rear of the principal building form. It will not block the principal view corridors towards the row as approached along The Grand Parade in either direction or from directly outside of the row on Princess Street. The new building will be visible within these view corridors, the impact of which is discussed below.
- The new building will not impact upon significant view corridors out of the heritage item, which are over The Grand Parade to Botany Bay.
- The southern wall of the retail/commercial space directly adjoining the rear of Nos.68-66 The Grand Parade, opening onto Princess Street, interprets the line of the rear wing of No. 66 The Grand Parade.

5.3.2 Question 2

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed development will result in the removal of the rear wings. The removal of the rear wings is necessary to enable a economically viable use of the subject site that is in line with Council's objective to:
 - Increased residential population in and proximate to town centres; and
 - Development of new iconic/landmark buildings in highly visible locations.
 The impact is mitigated by the fact that the rear wings are secondary to the principal form in terms of what they contribute to understanding the significance of the site. They are not finished to the same degree as the principal building form; are not readily appreciated as a row of rear wings in the public domain; and

do not demonstrate the same degree of integrity as the principal building form. Only one rear chimney, for example, remains. The rear wings do not address an intact lanescape. The lane they address is otherwise lined with high density residential development. The rear wings are not pivotal to the ability to understand this terrace row as being of the Late Victorian period and as being transitional between the Victorian and Federation period styles.

- The new building is separated from the terraces by courtyards to ensure that the existing terrace row remains the dominant element experienced at street level on The Grand Parade and to maintain the integrity of the principal building form.
- There is an inherent impact on heritage items of a modest scale when larger scale developments are proposed in proximity to them. In this instance the impact is mitigated by the character of the immediate setting of the item, which is dominated by residential tower blocks and the fifteen storey Novotel Hotel to the south. A building of the proposed massing and scale will provide a transition between the high density commercial development that forms the setting of the item to the south and the high density residential development that forms the setting of the item to the north.
- There are ways of managing the impact of a building of larger massing and scale in close proximity to a heritage item. As demonstrated by the montages that accompany this application, the new building should be contemporary in form and detailing. It should not seek to replicate the hipped and gabled roof form of the heritage item or the fine grain detailing of the Victorian/Federation period detailing of the principal elevation. Replicating such detailing in a building of the proposed massing and scale would be overwhelming. Massing and scale can be broken down through the use of vertical and horizontal elements, materials and finishes and modulation.
- The proposed plans show that the balconies of the new building will cantilever over the rear roof planes of the terrace from Level 5 and above. This allows a viable floor plate to be achieved. The cantilever will not be readily read from The Grand Parade at street level and will bring the new building in line with the residential flat buildings to the east of the site.
- The new development provides an opportunity to interpret the history and significance of this site.

5.3.3 Question 3

The following sympathetic solutions have been considered and discounted for the following reasons:

The planning proposal has been developed in consultation with Council and with advice from a heritage consultant. A smaller scale development has been contemplated though, as discussed above, a viable use of the existing site necessitates a greater yield of apartments. This will generate funds to restore the principal building form of the existing row of terrace houses.

5.4 Impact on Nearby Heritage Items

With regard to the street trees in Princess Street:

- The identified works will not impact upon the ability to understand their historic significance as a remnant nineteenth/early twentieth century planting.
- The principal view corridors towards the street trees, as described above, will not be blocked by the proposed building. Views of the top of the trees obtained on approach from the north along The Grand Parade may be partially obscured by the proposed building. This is not a significant view corridor.
- There are already mixed use tower blocks in the vicinity of these trees. The proposed new building is consistent with the character of the trees' existing setting.

With regard to Cook Park, General Holmes Drive and The Grand Parade, Brighton Le Sands:

- The proposed building will not impact upon the ability to understand the historic significance of this item.
- The proposed building will read as one of several buildings of a similar massing and scale on this side of The Grand Parade when viewed from Cook Park.
- Any visual relationships that exist between this item and the subject site are retained and improve through the proposed restoration of the principal building forms of the terrace.
- The proposed building will not block the principal view corridors towards Cook Park, as described above.
- The proposed building can be designed to be well articulated and detailed, thereby providing an interesting visual backdrop when viewed from and in conjunction with Cook Park.

With regard to the impacts of the proposal on the setting and curtilage of Brighton Baths, the following is noted:

- There is sufficient distance from the proposed building and the Brighton Baths to mitigate the impact of a building of this massing and scale.
- The proposed building will not block view corridors towards or out of the Brighton Baths.

6.0 CONCLUSION

This heritage impact statement has outlined the history and significance of Nos. 64-68 The Grand Parade, Brighton-le-Sands. Erected c.1889 for Thomas Saywell, one of the principal figures in the development of 'New Brighton', the terrace row has local historic and aesthetic significance. They are, despite alteration and the demolition of seven of the original twelve terraces, rare examples of a terrace row of this length and style in the Rockdale Area. The original setting of this row has been considerably altered over the past fifty years, with the construction of residential towers in the immediate area.

It is proposed to rezone the land on which the terraces stand to permit a 40m maximum building height. The principal building forms will be retained and restored. The proposal reviewed by this HIS is a preliminary proposal only that seeks to establish a suitable footprint, height and FSR for the future development of this site. Detailed elevations, floor plans, material finishes and landscaping will be the subject of later applications.

The proposal will have an acceptable impact on the heritage significance of the existing row of terrace houses because:

- The development provides the incentive and opportunity to restore the principal building forms. An appropriate colour scheme will be provided. The front yards and fences will also be reconstructed. The presentation of the row to the public domain will be greatly enhanced.
- The new building is set back and separated from the retained principal building forms. The two storey building form of the row of terrace houses thus remains dominant from street level.
- The setting of this row is already one of high density residential buildings and commercial premises. The proposal is consistent with this setting.

-
- The design of the new building can be further developed in later stages to mitigate the inherent impact that a building of a larger massing and scale has on a heritage item in close proximity to it.

The proposal will have no impact on the heritage significance of nearby heritage items and an acceptable impact on their setting. No view corridors to or from these items will be blocked.