

HERITAGE IMPACT STATEMENT



11-19 Frenchmans Road, Randwick

November 2020 | J3404

**Weir
Phillips**
Heritage
and Planning

Level 19, 100 William Street Woolloomooloo NSW 2011

Phone: (02) 8076 5317

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for the removal of all existing structures and the construction of a new aged care facility at Nos. 11-19 Frenchmans Road, Randwick, New South Wales.

The site is located within the Municipality of Randwick. The principal planning control for the site is the *Randwick Local Environmental Plan 2012 (LEP 2012)*. The subject buildings are not heritage items as defined by Schedule 5, Part 1 of the *LEP 2012*. They are, however, located adjacent to and within the vicinity of a number of heritage items as defined by Schedule 5, Part 1 of the *LEP 2012*. They are also located within the vicinity of Heritage Conservation Areas as defined by Schedule 5, Part 2 of the *LEP 2012*. Under Part 5.10 of this plan:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Boffa Robertson Group.

1.2 Authorship and Acknowledgements

This HIS was prepared by Elliot Nolan, B.A. (Anc.Hist. Hons), M. Mus.Herit.Stud., M.Herit.Cons. (cand.), and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

1.3 Limitations

The history contained in this statement was prepared using readily available resources.

No Aboriginal or historical archaeology was carried out on the site.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

A site visit was carried out in January 2019. Unless otherwise stated, the photographs contained in this statement were taken by the authors on this occasion.

1.6 Documentary Evidence

1.6.1 General References

- Curby, P. *Randwick* (Randwick: Randwick City Council, 2009).
- *Daily Telegraph*, 'Advertising', 9 February, 1918.
- *Dubbo Liberal and Macquarie Advocate*, 'Death of Mr. J. McLeish', 5 May, 1922.
- *John Sands Sydney, Suburban and Country Commercial Directory*. Various dates.
- Lawrence, J., *Pictorial History of Randwick* (Sydney: Kingsclear Books, 2001).
- *Sydney Morning Herald*, 'Advertising', 2 March, 1855.
- *Sydney Morning Herald*, 'Advertising', 3 July, 1862.
- *Sydney Morning Herald*, 'Crown Land Auction Sale', 24 September, 1862.
- *Sydney Morning Herald*, 'Advertising', 4 August, 1863.
- *Sydney Morning Herald*, 'Advertising', 6 February, 1892.
- *Sydney Morning Herald*, 'Randwick Heights', 29 April, 1892.

1.6.2 Historic Plans and Photographs

- Map, 'Hardie & Gorman's "The Pick of Randwick Astolat Estate"' (1911). State Library of New South Wales.
- Map, 'Hardie & Gorman's "Astolat House Estate"' (1912). State Library of New South Wales.
- Map, 'Randwick' (1943). SIX Maps.
- Map, 'W. Pritchard's "Randwick Heights"' (1882). State Library of New South Wales.

1.6.3 Planning Documents

- *Randwick Development Control Plan 2013*.
- *Randwick Local Environmental Plan 2012*.

1.6.4 NSW LPI Records

- Certificate of Title, Volume 3358-Folio 63.
- Certificate of Title, Volume 3978-Folio 27.
- Certificate of Title, Volume 3978-Folio 193.
- Certificate of Title, Volume 4862-Folio 201.

1.7 Site Location

The subject sites are located on the northern side of Frenchmans Road and comprises three separate lots with four buildings (Figure 1):

- Nos. 11-15 Frenchmans Road is identified as Lot 10, D.P. 845575.
- No. 17 Frenchmans Road is identified as Lot 3, D.P. 13779.
- No. 19 Frenchmans Road is identified as Lot 4, D.P. 13779.

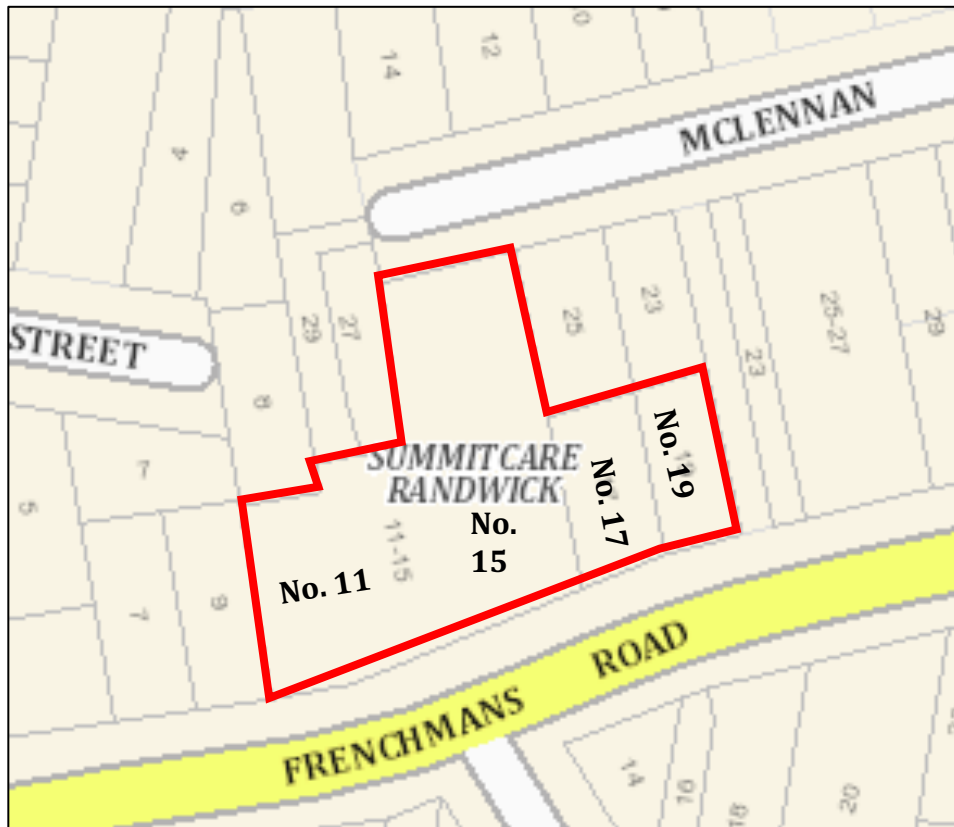


Figure 1: The subject site is outlined in red.
SIX Maps, 2019

2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

2.1 Land of the Gadigal

While an Aboriginal history is not provided for, it is acknowledged that the Gadigal people were the original inhabitants of the Municipality of Randwick.

2.2 Early European History

Following the arrival of the First Fleet in Sydney Cove in January 1788, the Township of Sydney was established by Governor Arthur Phillip. Randwick lay outside the boundaries made. From January 1793, successive governors granted land outside of the township in order to open up the country and augment the colony's food supplies. Much of the land in present day Randwick was considered unsuitable for agriculture, which was a necessity for the colony as it often suffered food shortages. Of the land between Sydney and Botany Bay, Captain John Hunter recorded:

It is all thick, low woods or shrubberies, barren heaths, and swamps, the land near the sea, although covered in many places with good, is rocky from the water-side to the very summit of the hills.¹

2.3 Development of Randwick

The foundations of Randwick lie in the activities of Simon and James Pearce, who was one of the large landowners in the area. Simon Pearce had arrived in Sydney in 1841 and worked for first a butcher and then an innkeeper. Simon purchased four-acres of market garden to the east of what is now Botany Street. In 1848 he laid the foundation stone of his dwelling and named the property 'Randwick' in honour of his birthplace. The two-storey sandstone dwelling, on the other hand, was named 'Blenheim House', which was somewhat incongruous with the eponymous country house.²

In partnership with his brother James, the two made extensive land purchases in the area. So too did other speculators, but even by the 1850s the area around Randwick was broadly unfamiliar to many Sydneysiders. The population only began to increase when in 1856 the Asylum for the Relief of Destitute Children was established, and one year later St. Jude's church followed.³

Simeon Pearce was instrumental in the incorporation of the Municipality of Randwick was formed on 22 February, 1859 following a petition made by residents. Although it was one of the earliest municipalities, Randwick was sparsely populated. Pearce had inflated the number of residents to obtain municipal status by counting the residents of the Asylum for Destitute Children. There were in fact only around 1,200 people living in the area at this time.

In 1862, 116 allotments were offered for sale within Randwick upon the condition that only one substantial residence was to be erected within each allotment.⁴ Additionally, as an advertisement for the sale records, 'no manufacture or trade of a noxious character be carried on upon the lands'.⁵ Despite the efforts of Simeon Pearce and his brother James, development in the area was slow during the years following incorporation. Part of this was due to the desire for exclusivity on the part of villa estate owners, but there were also market gardens, orchards and piggeries. The natural water reserves of the area too encouraged the presence of noxious industries, such as tanneries and wool washing establishments.

Large-scale urban subdivision and development reached the Randwick area in the early 1880s. The population of the Municipality of Randwick would increase threefold from 1891 to 1911. Many of the estates were broken up in this period, although there remain numerous surviving villas on large allotments.

2.4 No. 11 Frenchmans Road

No. 11 Frenchmans Road lies on land that was originally granted to Lawrence Bergin in 1862. Bergin was a grocery merchant at George Street in Brickfield Hill (now Surry Hills).⁶ There is no evidence of a dwelling on the site throughout the 1860s. In 1869, the title was transferred to West Gleadow and Andrew Sievers, accountants. A mortgage was taken out in their name in 1871 and again in 1879. In 1880, the title was transferred to Amy, husband of William Whiting, accountant. A mortgage was taken by out in 1880. The 1885 *Sands*

¹ Joan Lawrence, *Pictorial History of Randwick* (Sydney: Kingsclear Books, 2001), p. 2.

² Pauline Curby, *Randwick* (Randwick: Randwick City Council, 2009), p. 51.

³ Curby, *Randwick*, p. 56.

⁴ Curby, *Randwick*, pp. 147-48.

⁵ *Sydney Morning Herald*, 'Crown Land Auction Sale', 24 September, 1862.

⁶ *Sydney Morning Herald*, 'Advertising', 2 March, 1855.

Directory shows a dwelling on the site named 'Astolat'. The dwelling was on a grand scale as an advertisement to let described it in 1892:

[Astolat] contains drawing-room, large dining room, library, ballroom, 6 bedroom, and 3 servants' bedrooms... large kitchen and scullery, housemaid's pantry, storeroom, larder and dairy, separate laundry... extensive cellars, coachhouse and stables, and other outhouses; the grounds comprise an area of 6 acres, flower garden, bushhouse, orchard, paddocks and lawns.⁷

The Certificate of Title shows Amy Whiting attempted to construct more dwellings on the allotment. A mortgage was given by Whiting to John MacPherson, Robert Anderson and Theodore Powell on 14 July, 1903. Within a month, as a handwritten note on the Certificate tells us, the mortgage was discharged and the mortgagees released from any debt. This was because the original grant given to Bergin was made on the basis that only 'one residence with the necessary outbuildings' should be erected and the same applied to anyone who thereafter owned the land.

In 1911-1912, the estate was subdivided into several lots as demonstrated by Figure 2. Many of the allotments, however, did not sell for several years. Lot 10 contained 'Astolat' which was purchased by Florence O'Brien. It was for a time a girls' school and is visible in the 1943 aerial (Figure 40) but has since been demolished. Figure 2 also shows Lot 7, which was purchased by Constance Phillipson in 1920.

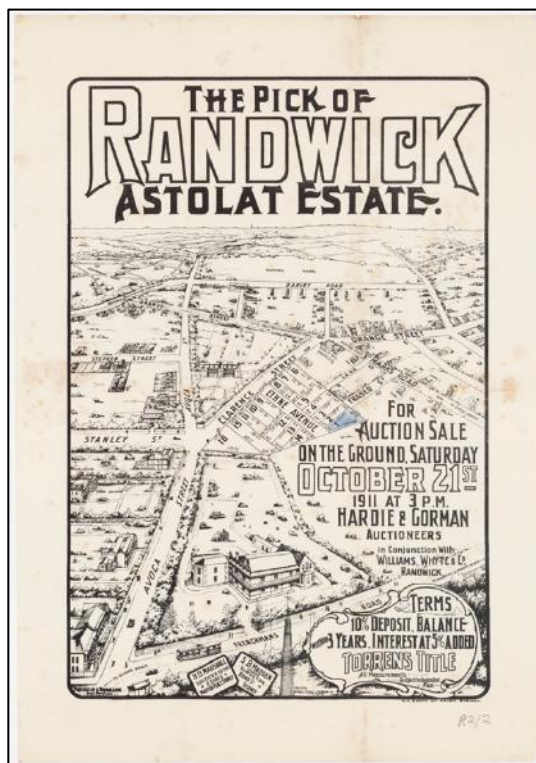


Figure 2: 'The Pick of Randwick Astolat Estate' (1911).
This advertisement provides a visual depiction
of the manor and surrounding area.

State Library of New South Wales

⁷ *Sydney Morning Herald*, 'Advertising', 6 February, 1892.

The allotment was then subdivided again into two lots. The southernmost bordering Frenchmans Road is the subject site. This was purchased by Elsie Ryan in 1922. On 30 July, 1925, the title was transferred to John Marron, contractor and again on 23 October, 1925 Marron transferred the title to Florence, wife of Leslie Nettleton, builder. A mortgage was subsequently taken out.

Following its presumed construction in 1925-26, the dwelling was thereafter owned by Veronica Fay (1935-1988); Peter and John Fay (1989); and was then purchased by Emmerich and Elizabeth Wohl in 1990. The site is now part of the SummitCare Randwick complex.

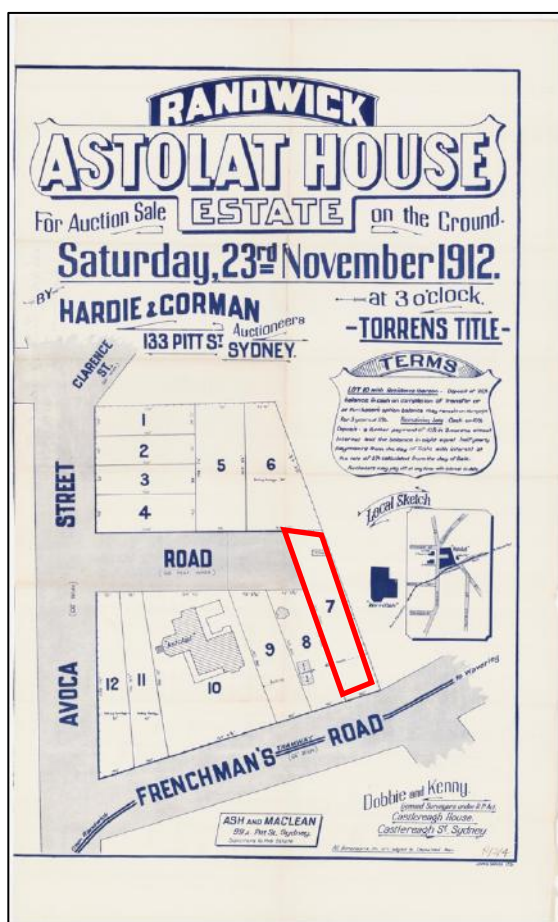


Figure 3: 'Astolat House Estate' (1912) shows the extent of subdivision. The red outline shows the allotment containing No. 11 Frenchmans Road.
State Library of New South Wales

2.5 Nos. 15-19 Frenchmans Road

Nos. 15-19 Frenchmans Road lie on land that is part of two grants: one given to John Rowling and the other to The Reverend John Pendrill and George James Armytage in 1862. Pendrill was an Oxford graduate who tutored students at 'Eglinton House' in Glebe.⁸

⁸ *Sydney Morning Herald*, 'Advertising', 3 July, 1862.

Armytage was a co-director of the Phoenix Investment and Building Society.⁹ Nothing is known about Rowling.

In the early 1880s, the land was subdivided. It is unclear who first purchased the land to do so. The first auction was made in 1882 and comprised 57 'villa allotments'. Frenchmans Road was described as 'decidedly the prettiest about Sydney'.¹⁰ Several of these allotments were sold to Charles Augustus Goodchap and Archibald Colquhoun Fraser. They in their turn resold the land to others. One of these - Lot 19 - was purchased by Edwin Levertton in 1883 as shown by Figure 4.

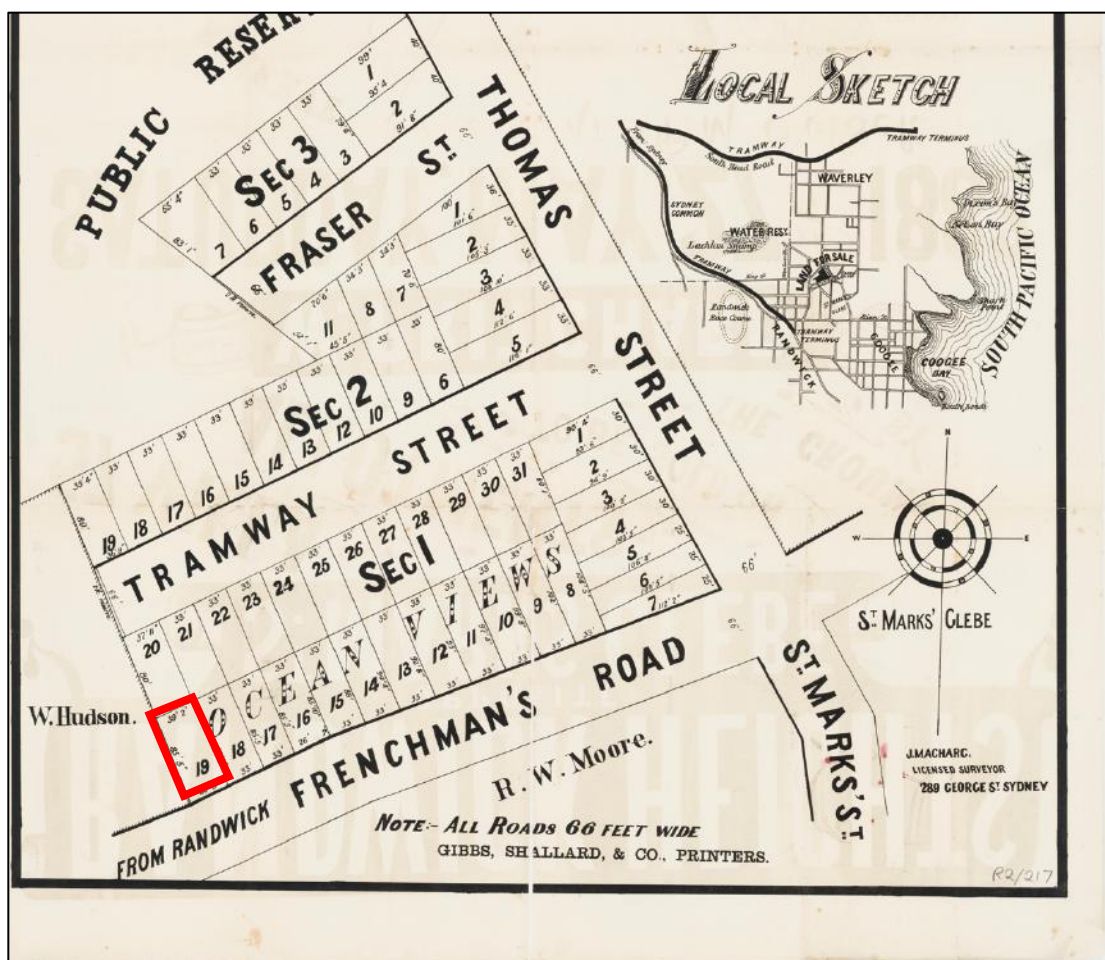


Figure 4: W. Pritchard's 'Randwick Heights' (1882). Tramway Street is now McLennan Avenue and Thomas Street is Clovelly Road.

State Library of New South Wales

In 1889, the land was sold to Edward Rich, merchant. A dwelling named 'Seville' first appears in the 1891 *Sands Directory* which provides a construction date of c. 1889-1891. In 1903, Alfred and Ann Hill purchased Lots 19 and 20. The dwelling was then renamed 'Wirrillah'.

'Wirrillah' was what later became No. 15 Frenchmans Road. It was on a similar scale to 'Astatat', as the *Daily Telegraph* described it thus when it came up for sale in 1918:

⁹ *Sydney Morning Herald*, 'Advertising', 4 August, 1863.

¹⁰ *Sydney Morning Herald*, 'Randwick Heights', 29 April, 1882.

Substantially built of brick, with slate roof, and contains: -Tiled Verandah on three sides, spacious entrance hall (tiled), Dining and Drawing Rooms, Smoke Room or Library, and Study. Fitted pantry with hot and cold water, storeroom. Kitchen fitted with range and gas stove, scullery (hot and cold water). Under are Laundry, Storeroom, and Wine Cellar. On first floor: 4 bedrooms, dressing room, linen room, bathroom (hot and cold water), two maids' rooms.¹¹

'Wirrillah' was purchased by James McLeish in 1918. McLeish was remembered in his obituary in 1922 as a 'prominent pioneer station-owner' in the Central West.¹² 'Wirrillah' was thereafter occupied by McLeish's widow, Grace until 1925 when it was purchased by Elizabeth Foley, a widow. Foley subdivided the land into several lots in 1926. From this was ultimately created No. 17 and No. 19 Frenchmans Road.

No. 15 Frenchmans Road, i.e. 'Wirrillah', was bought by Hubert Dunnell, tennis court expert, in 1926. Later owners include but are not limited to: Muriel Marron (1927-1930); Bernard Rollingdale (1930-1936); the Vassilia Memorial International Hospital (1936-1948). The last known owner prior to computerisation of records was Maisie Faircloth in 1965. The building is now owned by SummitCare Randwick and serves as an aged care home.

No. 17 Frenchmans Road was purchased from Elizabeth Foley by George Cook, builder, in 1927. The land was immediately transferred that same year to Jane Griffiths who lived there until her death in 1941. The chain of ownership from this point on is unclear, although the Certificate of Title states that the Wentworth Convalescent Hospital became the registered proprietor in 1971. In 1979, it was purchased by Peter Wohl. The building is now owned by SummitCare Randwick and serves as a corporate office.

The land on which No. 19 Frenchmans Road stands was purchased from Elizabeth Foley by Elsie Azer, secretary, in 1927, and the present dwelling was constructed in the same year. The last known owner prior to computerisation of records was Yvette Parsons (1967-?). The dwelling is now owned by SummitCare Randwick and is leased to tenants.

3.0 THE SITE

For the following, refer to Figure 5, an aerial photograph over the site, and to the survey that accompanies this application.

¹¹ *Daily Telegraph*, 'Advertising', 9 February, 1918.

¹² *Dubbo Liberal and Macquarie Advocate*, 'Death of Mr. J. McLeish', 5 May, 1922.



Figure 5: Aerial photograph showing subject site. Each building is identified by their street number.

SIX Maps, 2019

The site is located on the northern side of Frenchmans Road, opposite the intersection with Chapel Street to the south.

3.1 Nos. 11-15 Frenchmans Road

No. 11 Frenchmans Road is a rectangular shaped building with frontage to Frenchmans Road facing south. It has a low brick fence at the front with a driveway on the eastern side. The façade is obscured by vegetation in the front garden.

No. 15 Frenchmans Road is an irregularly shaped rectangular building with frontage to Frenchmans Road and McLennan Avenue to the north. It has a low brick fence with a high hedge running across the southern boundary as well as a metal gate providing access to the driveway in the centre. The northern boundary comprises a green metal fence.

Nos. 11-15 Frenchmans Road has a total area of 2,053m².

3.2 No. 17 Frenchmans Road

No. 17 Frenchmans Road is a rectangular shaped building with frontage to Frenchmans Road. It shares the same brick fence with hedge as No. 15 Frenchmans Road. There is a driveway on the eastern side.

No. 17 Frenchmans Road has a total area of 342m².

3.3 No. 19 Frenchmans Road

No. 19 Frenchmans Road is a rectangular shaped dwelling with frontage to Frenchmans Road. It has a low brick fence running along the southern boundary. There is a driveway

with metal gate on the western side. The façade is heavily obscured by vegetation in the front garden.

No. 19 Frenchmans Road has a total area of 300m².

4.0 THE BUILDINGS

4.1 No. 11 Frenchmans Road

4.1.1 Exterior

No. 11 Frenchmans Road is a one-storey dwelling in the Inter-War Californian Bungalow style. It is made from brick and has an orange terracotta tile pitched roof. The dwelling presents a simple three-gabled façade. The western gable projects forward of the building, while the eastern and centre gables are set back from the street. The porch contains the front door and is partially enclosed by the western gable. The ceiling here is made from plaster. Behind this gable and within the porch appears to be original façade of the dwelling which is a simple projecting window frame. The northern, eastern and western elevations were not inspected.

Refer to Figures 6 to 8 which illustrate the exterior of No. 11 Frenchmans Road.



Figure 6: Eastern side of front elevation.



Figure 7: Western side of front elevation.



Figure 8: The porch behind the western gable.

4.1.2 Interior

The interior of No. 11 Frenchmans Road is characterised by decorative plaster ceilings, plaster walls and timber picture rails, architraves and skirting boards. Some of the ceilings have been replaced (see Figure 10), although most of the original detailing in the rooms inspected are intact.

Refer to Figures 9 to 11 which illustrate the interior of No. 11 Frenchmans Road.



Figure 9: Hallway facing the front door.

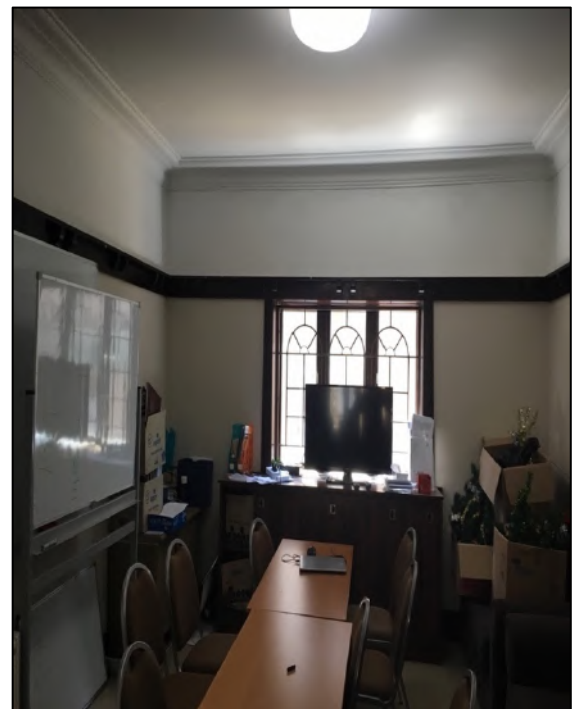


Figure 10: The meeting room faces Frenchmans Road on the western side of building.



Figure 11: A largely empty room facing Frenchmans Road on the eastern side of building.

4.2 No. 15 Frenchmans Road

4.2.1 Exterior

No. 15 Frenchmans Road comprises two components: 'Wirrillah', the c. 1889-91 Victorian dwelling and the modern additions that now obscure much of the original dwelling.

The extant part of the original dwelling is visible on the eastern and northern elevations. The modern part of the building is made from brick painted light tan brown with a brown terracotta tiled roof. The eastern elevation presents a plain façade with several windows without any regularity in size and shape. Many appear to be new with the exception of a timber-framed arched window at the stairwell. Most of the eastern elevation is otherwise obscured by building services. An external staircase provides access to the interior. The northern elevation was extensively altered in the modern period.

The modern additions comprise the majority of the subject building which principally constitutes the southern elevation. The building here is made from tan brick with a metal roof painted olive green. The southern elevation shows seven groups of square framed windows. A covered porch leads to the entrance door.

Refer to Figures 12 to 16 which illustrate the exterior of No. 15 Frenchmans Road.



Figure 12: The southern elevation of No. 15 Frenchmans Road as viewed from outside the street gates.



Figure 13: No. 15 Frenchmans Road as viewed from across the street.



Figure 14: The eastern elevation. The original part of the dwelling begins here.

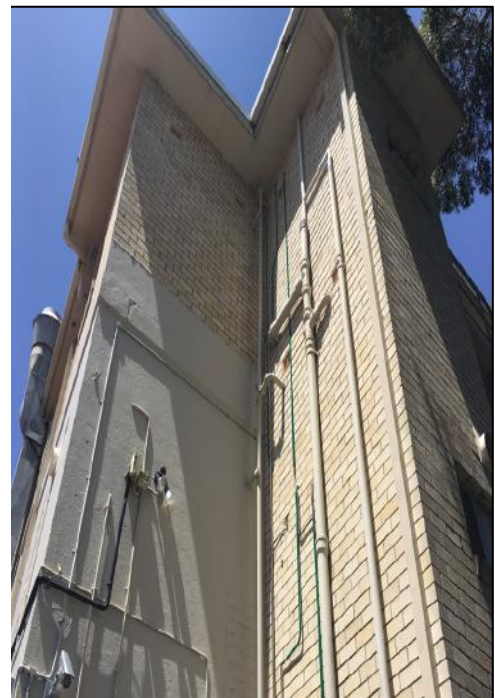


Figure 15: The northern elevation. Part of the dwelling was removed to make way for the addition above and to the right.



Figure 16: The northern elevation of subject site.

4.2.2 Interior

Elements of the Victorian dwelling remain on the ground-floor and first-floor of the eastern elevation. This constitutes a timber staircase, ornate pilasters, arched window and several archways, particularly in the hallway leading to the staircase. The modern additions are characterised by timber or carpeted floors, plaster ceilings and walls.

Refer to Figures 17 to 22 which illustrate the interior of No. 15 Frenchmans Road.



Figure 17: Archway over staircase showing window.



Figure 18: Hallway on first-floor.



Figure 19: Detail, timber staircase on ground-floor.



Figure 20: Detail, pilaster adjacent to staircase.



Figure 21: Archway in lounge room on first-floor.



Figure 22: Hallway on first-floor.
SummitCare, 2019

4.3 No. 17 Frenchmans Road

4.3.1 Exterior

No. 17 Frenchmans Road presents as a highly modified two-storey Inter-War building. It is made from tan brick and has a hipped roof of brown terracotta tiles. The building is heavily obscured by vegetation in the front garden. On the western side of the front elevation there

is an entrance door with opaque windows. On the eastern side of the front elevation is a balcony on the first-floor. The northern, eastern and western elevations were not available for inspection.

Refer to Figures 23 and 24 which illustrate the exterior of No. 17 Frenchmans Road.



Figure 23: Front elevation of No. 17 Frenchmans Road as viewed from across the street.



Figure 24: Entrance door as seen from within the front garden.
SummitCare, 2019

4.3.2 Interior

The interior of No. 17 Frenchmans Road presents as a modern office environment with grey carpeted floors, plaster walls and ceilings painted white.

Refer to Figures 25 and 26 which illustrate the interior of No. 17 Frenchmans Road.



Figure 25: A meeting room on the southern elevation overlooking Frenchmans Road.
SummitCare, 2019

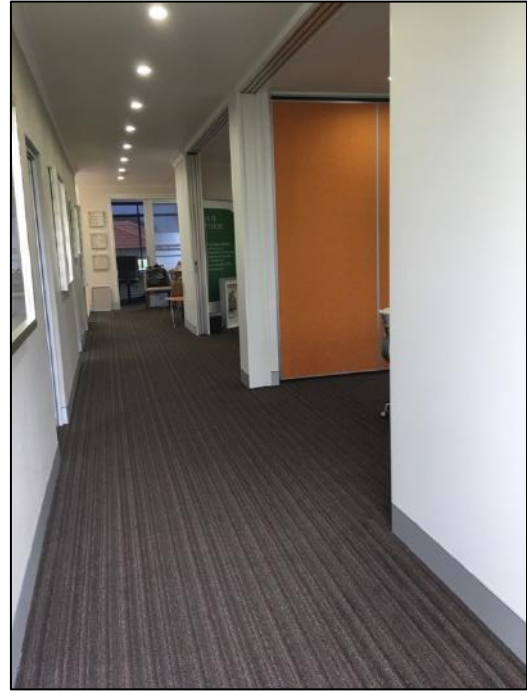


Figure 26: Hallway facing south.
SummitCare, 2019

4.4 No. 19 Frenchmans Road

4.4.1 Exterior

No. 19 Frenchmans Road is a one-storey Inter-War Californian Bungalow made from dark brown brick with a brown terracotta tile low-pitched roof. Timber lined eaves overhang both southern and western elevations.

The southern elevation comprises a covered porch with brick fence on the eastern side and on the western side a gable projecting forward of the building line. The gable has three framed leadlight windows. The porch contains a timber entrance door set between two framed leadlight windows. The western elevation of the dwelling contains three framed leadlight windows and a timber entrance door with square framed windows.

The northern and eastern elevations were not inspected.

Refer to Figures 27 to 29 which illustrate the interior of No. 19 Frenchmans Road.



Figure 27: Western side of front elevation.



Figure 28: Eastern side of front elevation.



Figure 29: The western elevation of dwelling.

4.4.2 Interior

The interior of No. 19 Frenchmans Road was not available for inspection due to the privacy of tenants.

4.5 The Surrounding Area

4.5.1 The General Area

For the following, refer to Figure 30, an aerial photograph of the site and its surrounds.

The surrounding area is characterised by dwellings that are typically one and two-storeys in height as well as residential flats that are usually two to four-storeys in height. Most dwellings in this part of Randwick date from the late Victorian through to Federation periods, although there are Inter-War and post-World War II dwellings as well. The roads and footpaths are wide. Road traffic is carried in both directions. Street vegetation is abundant.



Figure 30: Aerial photograph of subject site and surrounding area.

4.5.2 Frenchmans Road

Frenchmans Road runs from the intersection with Avoca Street in the west until it reaches the intersection with Carrington Road in the west and becomes Albion Street. The block in which the site is located, that is, between Avoca Street and Clovelly Road, has two lanes and carries traffic in both directions. There are concrete footpaths with grass verges to either side. Street planting is abundant. Dwellings in this part of Frenchmans Road are typically on large blocks and setback from the street. Dwellings are between one and four-storeys in height and range from Victorian terraces to Inter-War Californian Bungalows and post-World War II residential flats.

Refer to Figures 31 and 32 which illustrate the streetscape of Frenchmans Road.



Figure 31: No. 1 Frenchmans Road lies to the west of the subject site.



Figure 32: No. 21 Frenchmans Road is adjacent to the east of No. 19 Frenchmans Road.

4.5.3 McLennan Avenue

McLennan Avenue runs from Clovelly Road in the east and terminates in a cul-de-sac in the west. It has two lanes and carries traffic in both directions. There are concrete footpaths with grass verges to either side. Street planting is abundant. Dwellings on McLennan Avenue are typically on large blocks and close to the street. They are also between one and four-storeys in height and range from Inter-War Californian Bungalows to post-World War II residential flats.

Refer to Figures 33 and 34 which illustrate the streetscape of McLennan Avenue.



Figure 33: No. 27 Frenchmans Road lies directly to the east of the subject site on McLennan Avenue.



Figure 34: No. 6 McLennan Avenue lies to the northeast of the subject site.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Summary of Statutory Heritage Listings

No. 17 Frenchmans Road, Randwick:

- Is not listed as a heritage item as defined by Schedule 5, Part 1 of the *Randwick LEP 2012*.
- Is located adjacent to and within the vicinity of a number of heritage items as defined by Schedule 5, Part 1 of the *Randwick LEP 2012*.
- Is located within the vicinity of a number of Heritage Conservation Areas as defined by Schedule 5, Part 2 of the *Randwick LEP 2012*.

5.2 Heritage Items

Figure 35 shows a detail of the Heritage Plan for *Randwick LEP 2012* of the location of heritage items within the vicinity of and adjacent to the site. In this plan, heritage items are coloured brown and numbered and conservation areas are hatched red. The blue outline defines the boundaries of the subject site.

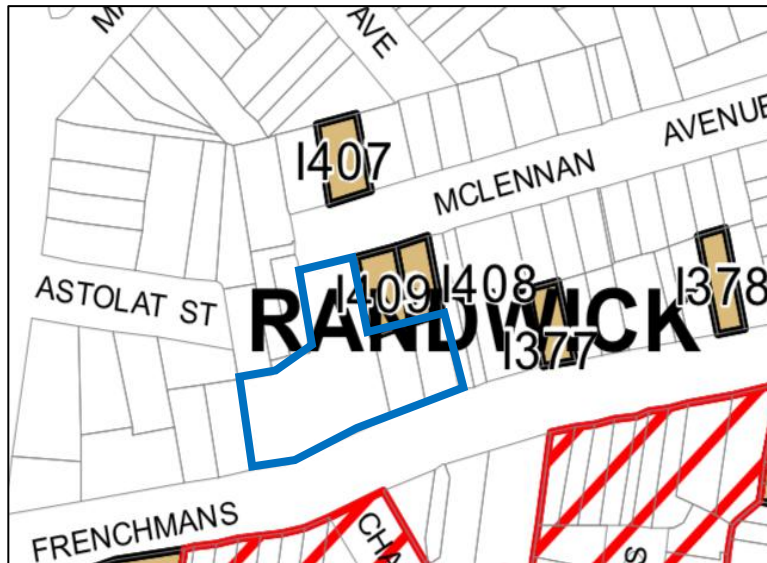


Figure 35: Detail, HER_006 showing location of heritage items and Conservation Areas.
Randwick LEP 2012

5.2.1 Heritage Items Within the Vicinity of the Site

For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

There are three heritage items located within the vicinity of the site as defined by Schedule 5, Part 1 of the *LEP 2012*. These are as follows:

- **'Californian Bungalow', 12 McLennan Avenue, Randwick**

This item lies to the north of the site and is separated from it by McLennan Avenue. It is marked 1407 in Figure 35 above.

The State Heritage Inventory does not provide a Statement of Significance for this item; however, it likely has significance as an example of an intact Californian Bungalow.¹³

Refer to Figure 36.

¹³ Office of Environment & Heritage, 'Californian Bungalow', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310320>, accessed 17 January, 2019.



Figure 36: No. 12 McLennan Avenue.

- **'Two-storey Residence', 29 Frenchmans Road, Randwick**

This item lies to the east of the site and is separated from it by intermediate dwellings. It is marked I377 in Figure 35 above.

The State Heritage Inventory provides the following Statement of Significance for this item:

Fine example of transitional late Victorian/early Federation style.
Almost intact down to original style fence.¹⁴

Refer to Figure 37.



Figure 37: No. 29 Frenchmans Road.

¹⁴ Office of Environment & Heritage, 'Two-storey Residence', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310260>, accessed 14 January, 2019.

5.2.2 Heritage Items Adjacent to the Site

For the following 'adjacent to the site' is defined as heritage items that share the same boundary.

There are two heritage items located adjacent to the site as defined by Schedule 5, Part 1 of the *LEP 2012*.

- **'Californian Bungalow', 23 McLennan Avenue, Randwick**

This item lies adjacent to the northeast of the site. It is marked I408 in Figure 35 above.

The State Heritage Inventory provides the following Statement of Significance for this item:

With No. 25, one of the few old houses in the Municipality in almost original condition. Fine example of the typical Bungalow built in the Depression years.¹⁵

Refer to Figure 38.



Figure 38: No. 23 McLennan Avenue.

- **'Californian Bungalow', 25 McLennan Avenue, Randwick**

This item lies adjacent to the northeast of the subject site. It is marked I409 in Figure 35 above.

The State Heritage Inventory provides the following Statement of Significance for this item:

¹⁵ Office of Environment & Heritage, 'Californian Bungalow', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310321>, accessed 14 January, 2019.

With No. 23, one of the Municipality's few old houses to survive almost intact. Fine example of the classic Bungalow, built in the Depression years.¹⁶

Refer to Figure 39.



Figure 39: No. 25 McLennan Avenue.

5.2.3 Heritage Conservation Areas Within the Vicinity of the Site

There are two Heritage Conservation Areas within the vicinity of the site as defined by Schedule 5, Part 2 of the *Randwick LEP 2012*. These are as follows:

- **Caerleon Crescent Heritage Conservation Area, Randwick**

This Conservation Area lies to the south of the site and is separated from it by Frenchmans Road.

The State Heritage Inventory provides the following Statement of Significance for this Heritage Conservation Area:

An unusual cul-de-sac subdivision with a wide planted median, featuring dwellings from the turn of the nineteenth century. The area covers Caerleon Crescent properties and also includes a number of properties in Frenchmans Road and Chapel Street. Caerleon Crescent is a rare example of a heritage cul-de-sac in Randwick. Its proximity to Frenchmans Road, the region's oldest thoroughfare and its place on the plateau of upper Randwick gives the Crescent quite a prominent place in the locality. It is one of the few subdivisions in Randwick that is separate from the main street grid, Caerleon Crescent is an intimately-scaled contained precinct, with a wide central planted median and sandstone kerbing edged by single-storey houses with narrow setbacks from the front boundary. Some of the houses have unsympathetic alterations such as painted

¹⁶ Office of Environment & Heritage, 'Californian Bungalow', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310322>, accessed 14 January, 2019.

face brickwork and high front fences but the overall form, particularly the cohesive roofscape, is largely intact.¹⁷

- **St Marks Heritage Conservation Area, Randwick**

This Conservation Area lies to the south of the site and is separated from it by Frenchmans Road.

The State Heritage Inventory provides the following Statement of Significance for this Heritage Conservation Area:

A fine collection of residential buildings, including nineteenth century villas and terraces and twentieth century cottages, adjacent to an important area of remnant bushland. The area extends west from Glebe Gully to include parts of Dutruc Street, St Marks Road, Rae Street and Wood Street.¹⁸

5.3 Integrity

For the following, refer to Figure 40, a 1943 aerial photograph showing the subject site.



Figure 40: The buildings are identified by their street numbers. On the far left, 'Astolat' is visible.
SIX Maps, 2019

¹⁷ Office of Environment & Heritage, 'Caerleon Crescent Heritage Conservation Area', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310531>, accessed 5 February, 2019.

¹⁸ Office of Environment & Heritage, 'St Marks Heritage Conservation Area', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310529>, accessed 5 February, 2019.

No. 11 Frenchmans Road

No. 11 Frenchmans Road demonstrates a moderate degree of integrity. The following is noted:

- The western gable was added at a later date which partially enclosed the original porch.

No. 15 Frenchmans Road

No. 15 Frenchmans Road demonstrates a low degree of integrity. The following is noted:

- The allotment boundaries have changed, specifically as a result of the 1926 subdivision which created the surrounding allotments to the north, east and west.
- The dwelling was subsumed into the existing late 20th century hospital. This required the removal of both exterior and interior fabric. The original dwelling is only recognisable on the eastern and part of the northern elevations from the exterior.
- The interior is mainly recognisable from the ground-floor hallway and staircase and elements on the first-floor but is otherwise obscured by later alterations.
- The door openings on the ground-floor and first-floor have been altered for use as an aged care home.

No. 17 Frenchmans Road

No. 17 Frenchmans Road demonstrates a low to moderate degree of integrity, however, without accessing Council records, it is difficult to determine exactly what alterations and additions have been made.

No. 19 Frenchmans Road

No. 19 Frenchmans Road demonstrates a moderate to high degree of integrity, however, without accessing Council records or inspecting the interior, it is difficult to determine exactly what alterations and additions have been made.

5.4 View Corridors

The principal view corridors towards the site are obtained from directly across the street on Frenchmans Road. All four buildings can be seen from this view. Due to the curve of Frenchmans Road and the density of street and garden vegetation, views of the principal building forms from the east and west are limited, although the rooflines are visible.

Secondary view corridors towards the site can be obtained from McLennan Avenue which shows the rear of No. 15 Frenchmans Road. The building can clearly be seen across the road from the north on McLennan Avenue, but is heavily obscured by street vegetation from the east.

The principal view corridors from the street are to the south down Chapel Street. The Tasman Sea is clearly visible over the horizon. View corridors to the east and west are limited, again due to the curve of the road.

Secondary view corridors from the site on McLennan Avenue show No. 12 McLennan Avenue. There are no views to the west as the site is positioned where the street terminates in a cul-de-sac. There are limited views to the east where McLennan Avenue meets the intersection with Clovelly Road.

Refer to Figures 41 to 48 which show view corridors towards and from the subject site.



Figure 41: View towards site from the south along Chapel Street.



Figure 42: View towards site from the east along Frenchmans Road.



Figure 43: View towards site from the west along Frenchmans Road.



Figure 44: View towards site from the south along McLennans Avenue.



Figure 45: View from site looking east along Frenchmans Road.



Figure 46: View from site looking west along Frenchmans Road.



Figure 47: View from site looking south along Frenchmans Road.



Figure 48: View from site looking east along McLennan Avenue.

6.0 THE PROPOSAL

The following works are proposed and should be read in conjunction with the plans prepared by Boffa Robertson Group:

It is proposed to remove all structures at Nos. 11-19 Frenchmans Road and to construct a new three-storey (plus attic) purpose-built aged care facility. The following is noted:

- Basement parking to provide space for 18 cars.
- Ground-floor to provide 17 rooms for residents.
- First-floor to provide 32 rooms for residents.
- Second-floor to provide 30 rooms for residents.
- Attic level to provide seven rooms for residents.

The following materials and finishes are proposed:

- Rendered painted walls.
- Aluminium framed doors
- Glass balustrades.
- Aluminium louvres.
- Timber look prefinished cladding.
- Stone cladding.

For a full list, refer to the attached plans.

7.0 EFFECT OF WORK

7.1 Response to Pre-DA Advice (PL/12/2020)

The following assesses the proposal against the pre-DA advice given by Randwick Council on 10 July 2020.

Council	Response
<p>The streetscape on the southern side of Frenchmans Road includes a single storey early twentieth cottage to the west, two storey Victorian dwellings to the east and several post war residential flat buildings comprising three storeys and three stories over ground level carparking. The existing nursing home and the separate building to the east of it have 2 storey front facades to Frenchmans Road. The proposed 3 storey elevation to Frenchmans Road attempts to articulate and make sense of a hugely complex building footprint, however its scale, bulk and stylistic treatment have more in common with the post war residential flat buildings than the nineteenth and twentieth century buildings adjacent.</p>	<p>The proposal has achieved a more sympathetic relationship to the Conservation Area by taking its cues with respect to massing, height and scale from the adjacent two to four-storey buildings along the northern side of Frenchmans Road which do not have any impact on the streetscape to the south.</p> <p>The fall of the land to the east allows the proposal to remain consistent with or below the roof ridge line of these buildings thus ensuring views from the Conservation Area are not reduced.</p> <p>The proposal would be for a well-articulated building with a simple hipped roof form and façade composition that includes vertically proportioned openings separated into bays. This enables the proposal to break up the massing while remaining recessive to the more complex form and detailed contributory items on the opposite side of the road. It would be an improvement on the existing streetscape when compared with the bulk and massing presented by Nos. 1-5 Frenchmans Road nearby to the site.</p>
<p>The streetscape at the western end of McLennan Avenue, which includes three heritage items, comprises predominantly single storey early twentieth century cottages. The existing nursing home building has a 3-storey rear elevation to McLennan Avenue. The proposed 3 storey elevation to McLennan Avenue perpetuates the poor bulk and scale</p>	<p>The proposal would be for a T-shaped building with the bulk of the building located to the south. This would reduce the massing of the northern elevation with respect to the contributory items. This would be further improved by the increased setbacks of the upper storeys, allowing the proposal to be recessive. Where viewed from McLennan Avenue,</p>

relationship between development on the site and surrounding single storey development.	the proposal would present as two-storeys with a low hipped roof and would be constructed from timber look cladding with a fenestration pattern defined by vertically proportioned windows. This would improve significantly on the existing arrangement and allow an appropriate relationship with the streetscape.
At both basement levels, the proposed development will have a minimal setback from the side boundary of the heritage item at No. 25 McLennan Avenue. The proposed development somewhat increases the side setback to the adjacent heritage item at No. 25 McLennan Avenue, but does not increase the front setback which restricts views to and from the heritage item.	As outlined above, the northern elevation has been modified to better demonstrate the scale of the building in relation to the heritage item at No. 25 McLennan Avenue. Significant view corridors towards and from the item are typically from directly outside the dwelling and it is not considered that these would be restricted by the proposal.
Further, the proposal will replace the separate two-storey building and the single storey cottage in the south east corner of the site with an enlarged 3-storey building and the vehicular access ramp to the building basements. The new development will therefore directly adjoin the rear boundaries of the heritage items at No. 23 and 25 McLennan Avenue. Although the upper levels of the building are setback from the rear boundaries of the heritage items by the vehicular access ramp, there are concerns that the proposed development and the use of the ramp by heavy vehicles will considerably impact on the amenity and liveability of the heritage items and their private open space.	The vehicular access ramp would have a similar quantity of traffic as the existing arrangement. The proposed vegetation which comprises a non-accessible roof garden over the driveway entrance and large trees and hedge screen planting along the boundary to Nos. 23 and 25 McLennan Avenue would mitigate any impact with respect to noise and traffic and would be a significant visual improvement over the existing view from the items.
The required heritage impact assessment should address the impact of the proposal on the fabric, setting and views to and from the heritage items to the east and north of the site in Frenchmans Road and McLennan Avenue.	This HIS assesses the impact of the proposal against the heritage items in Section 7.7 below.

7.2 Method of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. Refer to the Statement of Environmental Effects that accompanies this application.

The following assessment is made with an understanding of the objectives and controls provided by the *Randwick LEP 2012* and *Randwick DCP 2013*.

7.3 Effect of Work on No. 11 Frenchmans Road

No. 11 Frenchmans Road is a modest example of an Inter-War Californian Bungalow. While it remains moderately intact, it does not demonstrate any architectural characteristics that would make it a good or rare example of the period and it is not associated with any persons of historical note. The building thus does not demonstrate any level of significance that would warrant its listing as an individual heritage item. This is further reflected in the fact that Randwick Council has not listed it, nor is it located in a Conservation Area. Its removal will have an acceptable impact.

7.4 Effect of Work on No. 15 Frenchmans Road

No. 15 Frenchmans Road is a highly modified example of a Victorian building that is not associated with any persons of historical note. While it was once a substantial villa, it has been subsumed into the existing aged care facility. Externally, it has been stripped of much of its original detailing. The interior, too, has undergone a similar treatment. There are only a few elements of original fabric, including the timber staircase, pilasters, archways and arched window. The following is noted:

- The roof has been replaced.
- The chimneys have been removed.
- The front elevation is no longer intact.
- Nearly all the windows have all been replaced. They would originally have been timber-framed.
- The first-floor has been partly removed.
- Many of the original internal finishes and detailing have been removed.
- The original doors have been replaced.
- The light fittings are modern.

As a result of these changes, the fabric record is confused and the original building can no longer be considered a good or intact example of the style. The building does not demonstrate any level of significance that would warrant its listing as an individual heritage item. This is reflected in the fact Randwick Council has not listed it, nor is it located in a Conservation Area. The removal of the building will thus have an acceptable impact.

7.5 Effect of Work on No. 17 Frenchmans Road

No. 17 Frenchmans Road is a highly modified example of an Inter-War building that is not associated with any persons of historical note. Externally, it has been stripped of much of its original detailing. The interior has also had many of its finishes removed. The following is noted:

- The windows have all been replaced. They would originally have been timber-framed.
- All the original internal finishes have been removed.
- All the doors have been replaced.

The building does not demonstrate any level of significance that would warrant its listing as an individual heritage item. This is reflected in the fact Randwick Council has not listed it, nor is it located in a Conservation Area. The removal of the building will thus have an acceptable impact.

7.6 Effect of Work on No. 19 Frenchmans Road

No. 19 Frenchmans Road is a modest example of an Inter-War Californian Bungalow. While it remains moderately intact, it does not demonstrate any architectural characteristics that would make it a good or rare example of the period and it is not associated with any persons of historical note. The building thus does not demonstrate any level of significance

that would warrant its listing as an individual heritage item. This is further reflected in the fact that Randwick Council has not listed it, nor is it located in a Conservation Area. Its removal will have an acceptable impact.

7.7 Effect of Works on Adjacent Heritage Items

Nos. 23 and 25 McLennan Avenue

The proposed works will have an acceptable impact on Nos. 23 and 25 McLennan Avenue for the following reasons:

- This part of McLennan Avenue is characterised by two to four-storey buildings. The proposal will thus be in character with the setting of the items.
- The proposal is for a T-shaped building with the bulk located to the south. This will help reduce the massing of the northern elevation and improve its scale in relation to the items.
- The upper-storeys will be set back, allowing the proposal to be visually recessive. Where viewed from McLennan Avenue, the proposal will present as two-storeys which is consistent with the items as they both have first-floor additions.
- The proposal will have a low hipped roof and the northern elevation will be constructed from timber like cladding with a fenestration pattern defined by vertically proportioned windows which is consistent with and sympathetic to the items.
- This will improve the proposal's relationship to the streetscape over the existing arrangement.
- The proposed building is contemporary with well-articulated elements that will help break up the massing and add visual interest where visible.
- The proposed landscaping, particularly around the vehicular access ramp, would mitigate any impact with respect to noise and traffic and will be a significant visual improvement over the existing view from the items and improve the amenity of the streetscape.
- The proposed building will not obstruct significant view corridors towards the item which is best viewed from directly outside on McLennan Avenue.

7.8 Effect of Work on Heritage Items Within the Vicinity

No. 12 McLennan Avenue

The proposed works will have an acceptable impact on No. 12 McLennan Avenue for the following reasons:

- The south side of McLennan Avenue is already characterised by two to four-storey buildings. The proposed building is thus in character with the setting of the item.
- The proposal is for a T-shaped building with the bulk located to the south. This will help reduce the massing of the northern elevation and improve its scale in relation to the item.
- The proposal will have a low hipped roof and the northern elevation will be constructed from timber like cladding with a fenestration pattern defined by vertically proportioned windows which is consistent with and sympathetic to the item.
- This will improve the proposal's relationship to the streetscape over the existing arrangement.
- The proposed building is contemporary but sympathetic in form and design with well-articulated elements that will help break up the massing and add visual interest where visible.
- The proposed landscaping, particularly around the northern boundary, would be a significant visual improvement over the existing view from the item and improve the amenity of the streetscape.
- The proposed building will not obstruct significant view corridors towards the item which is best viewed from directly outside on McLennan Avenue.

No. 29 Frenchmans Road

The proposed works will have an acceptable impact on No. 29 Frenchmans Road for the following reasons:

- This part of Frenchmans Road is already characterised by two to four-storey buildings. The proposal is thus in character with the setting of the item.
- The proposal is for a T-shaped building so that the bulk of the building is evenly distributed. This will help reduce the massing of the eastern elevation and improve its scale in relation to the item, which would generally be blocked from view by the four-storey residential flat building at Nos. 25-27 Frenchmans Road.
- The proposal will have a low hipped roof and the eastern elevation will be constructed from stone cladding and rendered brick with a fenestration pattern defined by vertically proportioned windows which is consistent with and sympathetic to the item.
- This will improve the proposal's relationship to the streetscape over the existing arrangement.
- The proposed building is contemporary but sympathetic in form and design with well-articulated elements that will help break up the massing and add visual interest where visible.
- The proposed landscaping, particularly around the southern boundary, would be a significant visual improvement over the existing view from the item and improve the amenity of the streetscape.
- The proposed building will not obstruct significant view corridors towards the item which is best viewed from directly outside on Frenchmans Road.

7.9 Effect of Works on Heritage Conservation Areas Within the Vicinity of the Site

Caerleon Crescent Heritage Conservation Area

The proposed works will have an acceptable impact on the Conservation Area for the following reasons:

- This Conservation Area lies to the southwest of the subject site and is separated from it by Frenchmans Road. This will help reduce its visual impact.
- The proposed building lies in a similar location to the existing main building at No. 15 Frenchmans Road. It will read as having a similar massing and scale, however, will be more evenly distributed due to its T-shape structure.
- The proposed building is contemporary but sympathetic in form and design to the predominantly turn of the century dwellings.
- The proposed building will not impact on the curtilage of the Conservation Area.
- The heritage significance of the Conservation Area will be retained.

St Marks Heritage Conservation Area

The proposed works will have an acceptable impact on the Conservation Area for the following reasons:

- This Conservation Area lies to the southwest of the subject site and is separated from it by Frenchmans Road. This will help reduce its visual impact.
- The proposed building lies in a similar location to the existing main building at No. 15 Frenchmans Road. It will read as having a similar massing and scale, however, will be more evenly distributed due to its T-shape structure.
- The proposed building is three-storeys which is consistent with buildings in the Conservation Area.
- The proposed building is contemporary but sympathetic in form and design to the predominantly turn of the century dwellings.
- The proposed building will not impact on the curtilage of the Conservation Area.
- The heritage significance of the Conservation Area will be retained.

8.0 RECOMMENDATIONS

The original building at No. 15 Frenchmans Road is effectively built out and has little original fabric remaining, however, it is recommended that the building be comprehensively documented via an Archival Recording prior to demolition.

9.0 CONCLUSION

This Heritage Impact Statement has been prepared to accompany a Development Application for the removal of all structures at Nos. 11-19 Frenchmans Road and the construction of a new residential aged care facility. The subject site is not listed as a heritage item; however, it lies within the vicinity of local heritage items under Schedule 5, Part 1 of the *Randwick LEP 2012* and Conservation Areas under Schedule 5, Part 2 of the *Randwick LEP 2012*.

The removal of the buildings at No. 11 and No. 19 Frenchmans Road will have an acceptable impact as they are simple Inter-War Californian Bungalows and are otherwise not a rare example of the style. The removal of No. 15 and No. 17 Frenchmans Road will have an acceptable impact as there is little original fabric remaining in either building which have both been significantly obscured by later modifications.

The proposed works will have an acceptable impact on nearby heritage items. The new building is consistent in massing and scale to the existing building, although the footprint as a single building is greater. It is contemporary but sympathetic to surrounding dwellings and has well-articulated elements that will break up the massing and reduce its visual impact. The building will not reduce or block significant view corridors towards any of the items. They will continue to retain their heritage significance.

The proposed works will have an acceptable impact on Conservation Areas within the vicinity as the new building is sympathetic in form and design to the predominantly turn-of-the-century dwellings that characterise the Conservation Areas. The new building is separated from these areas by Frenchmans Road which will help reduce its visual impact. The heritage significance of the Conservation Areas will be retained.

The proposed works fulfil the aims and objectives of the *Randwick LEP 2012* and *Randwick DCP 2013*. The residential aged care facility will provide a high quality of service and purpose-built accommodation for the ageing population of Randwick.