

Attachment J

**Revised Inventory Sheet - Roslyn Gardens,
74-76 Roslyn Gardens, Rushcutters Bay**

Item Name Roslyn Gardens, excluding apartment interiors			
Address	74–76 Roslyn Gardens, Rushcutters Bay	Lot number	Lot 3 DP 407610, Lots 1–90 SP 1719
Architect	Douglas Snelling	Construction date	1962–1963
Builder	AF Little	Developer	Mutual Acceptance Co
Listings	Sydney Local Environmental Plan 2012: Within the Elizabeth and Rushcutters Bays Heritage Conservation Area (C20), identified as detracting on the Sydney Development Control Plan building contributions map. Australian Institute of Architects (NSW Chapter) Register of Significant Buildings No. 4703080		

Historical overview

The Cadigal people of the Eora nation have lived in the Sydney area for thousands of years and have shaped its landscape and nurtured its plants and animals. The Cadigal people called Rushcutters Bay 'Kogerah'. It was a place where Aboriginal people and Europeans gathered rushes, used respectively for crafting light-weight fishing spears and for thatching settler huts. According to Dr Paul Irish, settlers were cutting rushes in this bay within weeks of the arrival of Europeans in Australia in 1788.¹ Irish further records several different Aboriginal settlements, at different times, occupying land on either side of the Rushcutters Creek (through the present Rushcutters Bay Park) and on higher grounds on either side of the bay.

The subject site is located on part of Lot 32 of the Elizabeth Bay House Estate. The property (Lots 32 and 33) was conveyed in 1909 to Alfred Herbert Streatfield, a slate, marble and tile merchant. By the 1880s the land was occupied by Lorne Villa. Streatfield leased the villa to boarding house proprietors in 1915. Lots 32 and 33 were subdivided and part of Lot 32 was variously occupied as a boarding house, private hotel, youth centre, hostel, chapel and residential quarters for a minister of religion of the Methodist Church (East Sydney Methodist Mission). Although the subject site was sold in 1961 it was not formally conveyed until early 1962 to Mutual Acceptance Co Ltd.

In December 1961 architect Douglas B Snelling lodged a development application (DA) to the City of Sydney on behalf of Mutual Acceptance Co to erect a building of basement, ground and up to eight floors of rental 'bachelor flats' estimated to cost £150,000 at 74-76 Roslyn Gardens.

Snelling was already designing another larger apartment building, called Bibaringa, on New South Head Road in Double Bay. Mr RG Gale, Snelling's father-in-law, was a part investor and owner of Mutual Acceptance Co. Unlike 74-76 Roslyn Gardens, Bibaringa was designed with two and three bedroom apartments on a larger landscaped site.

Davina Jackson in *Douglas Snelling Pan-Pacific Modern Design and Architecture* notes regarding 74-76 Roslyn Gardens:

*'To design this nine storey block of "bachelor flats" on a Roslyn Gardens site, Snelling researched the likely daily needs of potential tenants (young single occupants or couples). He decided that this building, intended to be a prestigious and prescient example of a newly emerging type later known as studio apartments, should have significantly larger unit floor areas, 35 sqm, than the 23 sqm sometimes allocated by low budget developers. Snelling's client Mutual Acceptance company (owned by his wife's family, the Gales), expected long-term tenants. He planned the sixty-four units to allow occupants to install their own storage cabinetry and to screen off one corner alcove of the living-dining area as a bedroom. The dining table, included in the kitchen zone, also could be screened behind sliding doors. Bathrooms were between the kitchen-dining area and front door of each unit.'*¹

¹ Davina Jackson, 2017, *Douglas Snelling: Pan-Pacific Modern Design and Architecture*, Routledge, New York, p 196.

Historical overview

The City Building Surveyor's report on the DA recommended that the application be submitted for consideration of Council. The principal issue with the application was that the proposal exceeded the height levels in the Foreshore Scenic Protection Area. However, the opinion of the surveyor was that 'the building complied substantially with Schedule Seven of the Local Government Act ... [and] will not seriously interfere with the views to and from the harbour'.²

The Cumberland County Council had been established in 1945 to coordinate planning and growth between metropolitan Sydney's many councils, and preserve the 'green belt' that would prevent urban sprawl and had recently identified Foreshore Scenic Protection zones where building heights were limited.

The Cumberland County Council objected to the proposed development as it did not comply with the Foreshore Scenic Protection Area Code 'because of its proximity to the road alignment and side boundaries views to and from the harbour would be adversely affected and the amenity of the neighbourhood would be injured'.³ In response to these objections, in September 1962 Snelling lodged amended plans complying with Council's requirement for a building of eight floors with more than 23 foot boundaries on three sides and contained within an area less than 56 feet x 67 feet, which would lessen the adverse effect on views to and from the harbour.

At this date Council approved the amended application and demolition of the existing buildings on the site was underway. The building was built by AF Little, builder of Bibaringa.

The building was completed by November 1963 when Snelling applied for an occupancy certificate, which would allow tenants to move into the building early the next month. The new 'bachelor apartments' at 74-76 Roslyn Gardens were advertised to rent from November.

Max Dupain photographed the site twice in 1963 including a display apartment showing Snelling's scheme for furnishings and flexible room divisions using folding doors. An article on the buildings was published in the *Sydney Morning Herald* in 1964, noting the internal arrangement of apartments with storage units as room dividers and a plastic sliding screen dividing sleeping and living areas.⁴

The building operated as rental apartments managed by Mutual Acceptance Co. In 1965, 74-76 Roslyn Gardens was strata subdivided into 90 lots as SP 1719. It is thought the individual apartments were sold shortly after this date.

Douglas B Snelling

Douglas Burrage Snelling (1916–1985) was an English-born designer and architect who worked in Sydney between 1942 and 1975. He spent his childhood after the age of eight in New Zealand and in 1938 travelled to Los Angeles (and again in 1947). Later in the 1960s he travelled extensively in the Pacific Islands and Southeast Asia, all of which influenced his design and architectural practice.⁵

Snelling rose to prominence in Sydney in the late 1940s with the nationally renowned range of furniture called The Snelling Line (said to be the first Australian-designed chairs of the modernist style) sold widely through major department stores to the mid-1950s. During the late 1940s his interiors were featured in prominent magazines including *Decoration and Glass* and two of his houses featured in 1949 and 1950 editions of California's seminal *Arts & Architecture* magazine.⁶

Travelling to Beverly Hills, California, in 1947 Snelling worked for architects Douglas Honnold and John Lautner. During this time Snelling also became acquainted with the works of other prominent Californian architects such as Richard Neutra and Harwell Harris, which influenced

² City Building Surveyor's Dept, 19 February 1962, 'Premises, No 76 Roslyn Gardens and Clement Street, Elizabeth Bay – erection of building – development application', DA 6365/58, 1961 No 7258 City of Sydney Archives.

³ Corres. Cumberland Country Council to the Town Clerk, 9 February 1962, DA 6365/58, 1961 No 7258 City of Sydney Archives.

⁴ *Sydney Morning Herald*, 'Interesting features in flats', 12 May 1964, p 23.

⁵ Jackson, Davina, 2017, *Douglas Snelling: Pan-Pacific Modern Design and Architecture*, Routledge, New York.

⁶ Jackson, Davina, 2017, *Douglas Snelling: Pan-Pacific Modern Design and Architecture*, Routledge, New York, p 31.

Historical overview

Snelling's works on his return to Sydney including the Kelly House I (1953–1955) and Mueller House.⁷

By the early 1960s, his works also included elements of Scandinavian Functionalist design and in the third stage of his career Snelling's works often drew from Tiki-style architecture of the Pacific region. Prominent works from this era include Kelly House II, Vaucluse (1965–1966); Yoorami, Clareville (1964–1965); and several resorts and villas in Fiji and New Caledonia. Snelling only designed two apartment buildings during his career: Bibaringa in Double Bay (1961–1962) and 74-76 Roslyn Gardens (1962–1963), both for Mutual Acceptance Co, which was owned by his wife's family, the Gales.

After completing an architecture degree mid-career, Snelling was registered as an architect in NSW in 1953 but largely saw himself as an outsider. While shying away from entering his works at Royal Australian Institute of Architects awards due to his personal differences with the Institute, Snelling courted many leading architectural editors for publicity and recognition.⁸ Although better known for his furniture, for some years Snelling's architecture has been highly regarded with 10 of his buildings listed on the Australian Institute of Architects (NSW Chapter) Register of Significant Buildings and several of his designs recognised by local heritage listings.

Description

A site visit was undertaken by GML in September 2024 viewing external areas and the interior of one apartment. The physical assessment is based on that inspection and other available documentation of the site.

Setting and context

The subject building is located on a lot that falls steeply to the southeast, from Roslyn Gardens towards Clement Street. The character of the street is mixed, with Edwardian houses directly to the west and a residential flat building of similar scale and period adjacent to the northeast. Due to the setback of both residential flat buildings, from the street and between allotments, there are a number of mature trees that give this part of Roslyn Gardens a landscape canopy. Due to its height and location on a curve in the street, 74-76 Roslyn Gardens is prominent in the context of the immediate area.

Physical description

74-76 Roslyn Gardens is a nine-storey cream brick and reinforced concrete residential flat building containing 64 studio apartments.

The building is orientated northwest and southeast, in response to the alignment of Roslyn Gardens. Concrete ramps for vehicles are located on both sides of the lot that lead from Roslyn Gardens, at the western side to the ground floor and pedestrian entry, and to the northeast down to the underground basement carparking. The site connects to Clement Street at the rear with an entry gate and ramp down to the basement carparking. A large reinforced concrete retaining wall forms the rear boundary to the property to the southeast. The wall contains paired zigzag forms with open vents to the parking level below.

The building form is rectangular with a stepped façade on the east and west elevations, in plan forming two slipped rectangles. This provides an efficient way of distributing the eight apartments per floor around a central lift and stair core. Three apartments are aligned along each of the main elevations with a single apartment located on the lesser elevations, giving each a full width recessed balcony. The structure is minimal and pushed to the building edges, with blade walls to balconies and thin internal columns providing the structural frame with external face brick infill panels.

Windows are aluminium, with large double sliding doors to balconies and double hung opening sash to kitchen and on the side elevations. The concrete frame is rendered and painted including a spandrel panel below the windows. Reinforced concrete retaining walls to the basement

⁷ Clive Lucas, Stapleton & Partners, 2005, *Woollahra Contemporary Buildings Heritage Study*, pp 19–20.

⁸ Jackson, Davina, 2017, *Douglas Snelling: Pan-Pacific Modern Design and Architecture*, Routledge, New York, pp 42–43.

Description

carpark are also rendered and painted. Typically the brickwork is finished with raked joints. Balconies are set between concrete blade walls providing shade and privacy, with open metal balustrades. The lift tower at roof level is constructed of face brick.

Each flat was designed to have a floor area of 35 square metres, which was unusually large for 'bachelor flats' of the period. The apartments are wide, with a full width balcony increasing a sense of spaciousness. Originally planned to have flexible internal room divisions, it is unclear how many of these layouts remain. Kitchens are aligned to the external windows with bathrooms located behind the kitchens and mechanically ventilated.

Douglas Snelling was known for a high level of decorative finish in his designs and for his interest in interior and landscape design. This is evident in the lobby spaces, which included a lily pond and bridge element from the western entry. Remnants of these elements appear to remain but are not intact. The rear entry lobby, on the eastern side of the building, includes the original terrazzo paving, rockery garden and lighting elements, and glass entry doors (as photographed by Max Dupain in 1963). Internally, a glass wall to the northwest of the lobby, with dense planting behind, remains a feature.

The internal circulation corridors retain original vinyl flooring and recessed low set lighting. Some apartments retain parquet flooring and timber veneer built-in units.

Landscaping

A thin area of landscaping is located between the building and Roslyn Gardens providing mature trees that screen the building from the street. Mature trees are also located between the building and the property directly to the west along Roslyn Gardens.

Modifications/integrity

The interior of the main entry lobby has been refitted. Some folding doors in apartment interiors have been removed. The original lily pond and bridge feature have been removed or modified. Other elements of the original lobby design appear to remain.

Council records since 2004 do not indicate any significant works to 74-76 Roslyn Gardens aside from a new recycling and waste storage structure added in 2007.

Condition

The windows appear to be in poor condition and may require replacement.

The building exterior appears to be in good condition.

Condition of apartment interiors is unknown.

Comparative analysis

Roslyn Gardens is significant as an example of the work of Douglas Snelling, a highly regarded modernist architect working in Sydney in the mid twentieth century. Snelling has 10 buildings listed on the Australian Institute of Architects Register of Significant Buildings and several of his designs have local heritage protection. Snelling's work was widely published, and he was the subject of a monograph in 2017. Although prolific in designing houses, commercial interiors and other buildings, Snelling designed only two apartment buildings: Bibaringa and 74-76 Roslyn Gardens, both designed around 1961.

Bibaringa was a large-scale and celebrated design published in the journals *Building Ideas*, *Constructional Review* and *Architecture and Arts*. Designed for the homeowner market with two or three bedroom apartments, Bibaringa was more highly finished than 74-76 Roslyn Gardens. However, both designs show similarities in materials: cream brick and a concrete structure of a thin grid of columns. In both projects Snelling used similar window dimensions, balcony arrangements and landscaped entrances, providing back and front access to ground floor lobbies, with floor to ceiling glazing and Japanese-style ponds (ponds now removed or modified). At Bibaringa visitors crossed a pond via slabs that appeared to hover over the water.⁹ Plans for 74-76 Roslyn Gardens also show an entry with a terrazzo bridge element beside a lily pond.

⁹ Jackson, Davina, 2017, *Douglas Snelling: Pan-Pacific Modern Design and Architecture*, Routledge, New York, p 192.

Comparative analysis

Both projects can be seen to reflect Snelling's particular application of modernism and his focus on internal planning and landscape design. Snelling came later to the Bibaringa development and appears to have adapted an existing design. Both projects are seen as good representative examples of his work but as 74-76 Roslyn Gardens is Snelling's only complete apartment design it is considered rare, has particular significance as a rare example of Snelling's economical design for 'bachelor flats'.

Previous studies of Douglas Snelling's work have noted that many of his houses and interiors have been demolished or significantly modified. Bibaringa remains, with some modifications. As a largely intact example of Snelling's work, 74-76 Roslyn Gardens is also seen as rare.

When compared to other apartment designs in the area from the 1960s, 74-76 Roslyn Gardens demonstrates innovation in planning, with larger size studios, full width balconies, large areas of glazing and flexible internal room layouts, some including their original folding door elements.

74-76 Roslyn Gardens is considered to have representative significance as one of a group of 1960s apartment projects designed by architects in the local area, which are collectively highly significant. Other prominent architects working in this period in the area include Harry Seidler, Douglas Forsyth Evans, Hugo Stossel, Hans Peter Oser and Aaron Bolot. 74-76 Roslyn Gardens displays key characteristics of this significant group of apartment projects and is an important representative example of a modernist residential flat building in the local area.



Figure 1 Home units, Bibaringa, at Double Bay, NSW. Architect: Douglas Snelling; builder: AF Little Pty Ltd; photographer of the architectural drawings: not known. (Source: *Cross-Section*, no. 113, March 1962)



Figure 2 Assef House, Bellevue Hill, 1964, is typical of Snelling's more Functionalist style of architecture. (Source: Max Dupain, in Jackson, 2017, *Douglas Snelling: Pan-Pacific Modern Design and Architecture*, Routledge, New York)

Assessment of significance

Criterion A (Historic significance)

74-76 Roslyn Gardens is an example of a modern mid-rise residential flat building and reflects the changing development, built environment and demographic of the Potts Point and Elizabeth Bay areas through the mid-twentieth century along with others of its type in the area. However, independently, the building is not a key example of these changes.

The property does not have cultural significance at a local or state level under this criterion.

Criterion B (Historical association)

74-76 Roslyn Gardens has a historical association with architect Douglas Snelling.

It is a good and representative example of the work of Douglas Snelling, a significant modernist architect active in Sydney in the

Assessment of significance

	years following World War II, who has made a notable contribution to the development of Sydney's cultural environment, in particular modernist furniture, interiors and houses in the eastern suburbs. As one of only two apartment projects he designed and one of few Snelling projects to remain largely intact this association is considered important. The property has cultural significance at a local level under this criterion. The property does not have cultural significance at a state level under this criterion.
Criterion C (Aesthetic/creative/technical achievement)	74-76 Roslyn Gardens shows innovations in planning and construction that make it a noteworthy example of a 1960s modernist apartment building. The building displays typical elements of the work of architect Douglas Snelling applied to a compact residential flat building. It shares aesthetic characteristics with some of Snelling's notable projects, including Bibaringa, and displays unique aspects in its design and construction that demonstrate Snelling's creative and technical innovation and achievement. In its construction, planning and detailing it demonstrates Snelling's application of modernism, innovation in structural design, concern with interior planning and landscape design. The building is substantially intact externally, and its original modernist design qualities are able to be appreciated. The building also makes a positive contribution to the streetscape. 74-76 Roslyn Gardens is a noteworthy example of the work of an important designer. The property has cultural significance at a local level under this criterion. The property does not have cultural significance at a state level under this criterion.
Criterion D (Social, cultural and spiritual significance)	Roslyn Gardens is not known to have special associations with a particular group or to have contemporary esteem within the local community beyond housing amenity. Roslyn Gardens does not have cultural significance at a local or state level under this criterion.
Criterion E (Research potential)	Roslyn Gardens is not considered to have the potential to yield significant further or new information not available elsewhere. Roslyn Gardens does not have cultural significance at a local or state level under this criterion.
Criterion F (Rare)	74-76 Roslyn Gardens is considered rare as one of only two apartment projects designed by notable and highly acclaimed architect Douglas Snelling. The other example, Bibaringa, was an existing design that Snelling adapted. As a result 74-76 Roslyn Gardens can be seen as Snelling's only complete apartment project and is hence considered rare. The property has cultural significance at a local level under this criterion. The property does not have cultural significance at a state level under this criterion.
Criterion G (Representative)	74-76 Roslyn Gardens is considered to have representative significance as one of a group of 1960s apartment projects

Assessment of significance

designed by architects in the local area, which are collectively highly significant. Other prominent architects working in this period in the area include Harry Seidler, Douglas Forsyth Evans, Hugo Stossel, Hans Peter Oser and Aaron Bolot. 74-76 Roslyn Gardens displays key characteristics of this significant group of apartment projects and is an important representative example of a modernist residential flat building in the local area.

The property **has** cultural significance at a local level under this criterion.

The property does not have cultural significance at a state level under this criterion.

Statement of significance

74-76 Roslyn Gardens has historical significance for its associations with architect Douglas Snelling. Snelling was a significant modernist architect active in Sydney in the years following World War II, who has made a notable contribution to the development of Sydney's cultural environment, in particular through modernist furniture design, interiors and houses in the eastern suburbs. As one of only two apartment projects designed by Snelling, this association is considered important.

74-76 Roslyn Gardens has aesthetic significance as a well-designed and considered modernist residential apartment building. In its construction, planning and detailing it demonstrates Snelling's application of modernism, innovation in structural design, concern with interior planning and landscape design. The building is substantially intact externally, and its original modernist design qualities are able to be appreciated.

74-76 Roslyn Gardens is considered rare as one of few Snelling-designed buildings to remain intact and as one of only two apartment buildings that he designed.

The property is also considered to have representative significance as one of a group of 1960s apartment projects designed by architects in the local area, which are collectively highly significant. Other prominent architects working in this period in the area include Harry Seidler, Douglas Forsyth Evans, Hugo Stossel, Hans Peter Oser and Aaron Bolot. Douglas Snelling's contribution to this group of buildings is significant and adds to the collective importance of the group.

Recommendations

74-76 Roslyn Gardens meets the threshold for local listing for its historical association, aesthetic, rarity and representative values.

It is recommended for heritage listing on the City of Sydney Local Environmental Plan. Individual apartment interiors should be excluded from the listing.

Heritage approval pathway

The best way to conserve the heritage significance of places is to carry out minor works and regular maintenance and repairs.

Most minor works or maintenance works that do not affect the significance of a heritage item don't require development approval. However, consent is generally required for other works to be carried out on heritage items or items within heritage conservation areas. The following provides guidance as to when development approval is required.

Local heritage exemption

When undertaking minor works you need to apply for a local heritage exemption and receive written confirmation from us (Council) before you start.

This includes 'like-for-like' replacement or rectification works, and minor or maintenance works,

for example replacing failing gutters, replacement of downpipes to match original details or the upgrading of services.

Requests for local heritage exemptions should be lodged online using our ePlanning service. Fees may apply. (<https://www.cityofsydney.nsw.gov.au/development-applications/gain-exemption-development-consent-heritage-works>)

Development approval

Works of a more complex nature or that impact the fabric of the place, alter its external appearance or make changes to common areas require planning consent. In many cases these works will be approved after their potential heritage impacts have been assessed through a Statement of Heritage Impact (<https://www.environment.nsw.gov.au/publications/guidelines-preparing-statement-heritage-impact>).

This process requires submission of a development application through the NSW Planning Portal. When you are preparing an application, we (Council) can provide general advice about planning controls, application requirements and fees, and help identify potential issues including through our duty planner or pre-lodgement advice service (<https://www.cityofsydney.nsw.gov.au/development-applications/get-advice-city-development-application>).

Definitions

The following terms reference the definitions set out by Australia ICOMOS in the Burra Charter, or terminology utilised by Heritage NSW.

- **Heritage significance:** the historic, aesthetic, scientific or social value of a place, for past, present or future generations.
 - **Fabric:** all the physical material of a place, including its building materials, fixtures, finishes and other elements.
 - **Conservation:** all the processes of looking after a place so as to retain its heritage significance. This can include maintenance, preservation, restoration, reconstruction and adaptation.
 - **Maintenance:** the continuous protective care of a place and its fabric.
 - **Preservation:** maintaining the fabric of a place in its existing state and slowing down deterioration.
 - **Restoration:** returning existing fabric to a known earlier state, for example by removing later changes or reassembling existing parts.
 - **Reconstruction:** returning a place as nearly as possible to a known earlier state, usually by introducing materials.
 - **Adaptation / adaptive reuse:** changing a place to suit an existing or proposed use while respecting its heritage significance.
 - **Compatible use:** a use that respects the cultural significance of a place and has little or minimal impact on that significance.
 - **Setting:** the area around a place, which may contribute to how its heritage significance is understood and experienced.
 - **Local heritage exemption:** written confirmation from Council that minor works or maintenance can proceed without development consent because they will not adversely affect heritage significance. This requires a heritage exemption application to be lodged online using our ePlanning service and written confirmation from us (Council) before you start.
 - **Statement of Heritage Impact:** a report that explains how proposed works may affect the heritage significance of a place and how impacts can be avoided or reduced. This is consistent with NSW heritage guidance and common planning practice. (<https://www.environment.nsw.gov.au/publications/guidelines-preparing-statement-heritage-impact>)
 - **Like-for-like:** replacing or repairing an element using matching or very similar materials, design, dimensions, finish and appearance, so the heritage character is maintained.
 - **Sympathetic:** A sensitive approach wherein changes and alterations to the site do not impact the heritage significance.
-

Specific Guidelines

This guidance is provided so that owners and Council officers have a shared understanding of what elements of Roslyn Gardens do and do not contribute to its significance and what can be altered without detailed investigation.

These management recommendations outline general guiding principles for managing and maintaining significant elements of the place. They do not override strata by-laws; works must still be structurally adequate and installed in accordance with manufacturer's specifications and comply with the Building Code of Australia (BCA) and other planning controls. Heritage exemptions are assessed on a case-by-case basis and written confirmation from Council should be obtained before proceeding.

General management guidelines

All work undertaken to Roslyn Gardens should aim to be sympathetic to the place's identified heritage values and significance.

In general, works should seek to reinstate missing or altered original elements where possible. For example, replacement of non-original windows should seek to reinstate windows with a design and materials sympathetic to the originals.

Any proposal for non-minor work or work that will impact significant building features or fabric should be prepared in consultation with a heritage specialist and be assessed through a Statement of Heritage Impact. Works that will result in an impact to the heritage significance of the place should be avoided.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter) and under the supervision or guidance of a heritage specialist.

Where major changes are proposed to the item, a Heritage Asset Action Plan (HAAP) should be prepared for the place following the relevant Heritage NSW guidelines to guide future use, maintenance and development and ensure its heritage values are well understood by the building owners and managed appropriately.

It is recommended that unit owners or strata managers consult with the City of Sydney through its Duty Planner service prior to a heritage exemption application or DA submission to determine whether works are exempt from development consent or to develop strategies and mitigation measures to assist in the application and approval process.

Applications for any external or vertical additions to the item or ancillary development within the property boundary should be appropriately located, sympathetic to the identified heritage values and not have a major material or visual impact.

Face brickwork is to remain unpainted and unrendered.

The original terrazzo paving, rockery garden, glass entry door, glass wall to the lobby and lobby lighting elements should be retained and repaired.

The original concrete wall with zigzag forms with open vents to the carpark at rear (eastern side) should be retained.

Where removal of hazardous materials is required for health and safety purposes, they must be replaced with sympathetic, like-for-like alternatives.

The installation of a whole of building, coordinated air conditioning systems is encouraged in preference to single occupancy split systems, or window or wall mounted units.

General maintenance, repairs and service upgrades

The following works can typically be undertaken with Council's written confirmation after a **local heritage exemption application** provided they adopt a like-for-like approach to materials, colour schemes, dimensions and finishes, and do not impact the identified heritage values of Roslyn Gardens or alter its external appearance:

- maintenance, repairs and conservation works to building façades such as repainting of rendered surfaces, repairs to concrete spalling and blond face brickwork infill walls, and brick re-pointing;
-

-
- maintenance, repairs and conservation works to the metal balustrades;
 - maintenance, repairs and conservation works to gutters, downpipes and other rainwater goods and flashings;
 - works and activities associated with the ongoing maintenance of existing external communal areas, limited to roadways, carparks, verges, garden beds, plantings, drainage, pedestrian pathways and steps;
 - works associated with the maintenance, repair, renewal and upgrade of services and utilities including communications, water, gas and electricity—these works must utilise existing conduits and fixings where possible; if new penetrations are required, they should be located in less visually prominent areas and non-significant fabric;
 - installation of new services where this will not have an impact on the visual appearance of the building or exceed the existing building parapet; and
 - works and activities associated with the maintenance, repair or upgrade of mechanical plant where this does not increase the existing scale or exceed the height of the existing plant.

Apartment interiors

Individual apartment interiors are not included in the heritage listing. Internal renovations, repairs and maintenance work to bathrooms, kitchens, living rooms and bedrooms would not require heritage approvals provided they are not visible from common areas and do not impact structural walls and do not alter the size or pattern of windows or enclose external openings. These activities/works must be carried out in accordance with the building's strata by-laws and relevant planning controls.

Common areas

The following works can typically be undertaken with Council's written confirmation after a local heritage exemption application is submitted provided they adopt a like-for-like approach to materials, colour schemes, dimensions, placement and finishes, and do not impact the identified heritage values of Roslyn Gardens or alter its external appearance:

- installation of bike racks, safety mirrors and electric-vehicle charging facilities within the carparking area;
- maintenance, repairs and upgrades to the roof including waterproofing, repair or replacement and the installation, upgrade or maintenance of utilities; and
- works associated with the maintenance, repair, renewal and upgrade of services and utilities including communications, water, gas and electricity—these works must utilise existing conduits and fixings where possible; if new penetrations are required, they should be located in less visually prominent areas and non-significant fabric.

The following minor works to common areas works are unlikely to require heritage approval:

- the removal and replacement of non-original flooring;
- installation of non-slip surface treatments;
- repainting of common areas;
- upgrades and replacement of lighting and smoke alarms; and
- other minor repairs and maintenance.

Lifts

Maintenance, repair or upgrade activities to lifts which do not result in the vertical or horizontal expansion of the lift shaft and overrun can typically be undertaken without Council's written confirmation provided they do not materially or visually impact on the identified heritage values of Roslyn Gardens or alter its external appearance.

Major lift repairs or replacement may require a local heritage exemption application or development application, depending on the nature and extent of the works.

Windows

Replacement, refurbishment, repairs or modifications to aluminium window frames and glazing (such as the installation of double glazing, re-sealing, waterproofing, glazed panel replacement, removal of air conditioning units and hardware repair) can be carried out with Council's written

confirmation after a local heritage exemption application is submitted, provided works:

- adopt a like-for-like approach to replacing or reinstating natural anodised aluminium frames and clear glass windows;
- maintain the fenestration pattern and external masonry reveal depth defined by the large, double sliding doors to balconies and double-hung openings; and
- remove detracting elements such as air conditioning units (replacement with more sympathetic alternatives is encouraged).

Information sources

Type	Author	Title	Year	Repository
Site inspection (external)	GML		2024	GML

Information sources

Correspondence	Cumberland County Council	No. 74-76 Roslyn Gardens, Elizabeth Bay	1962	City of Sydney Archives
Development Application	City Planning and Building Department	Development Application Year 1961 No. 959 – 74-76 Roslyn Gardens, Elizabeth Bay	1961–196?	City of Sydney Archives
Building Application File	City Building Surveyor's Department	Building Application Files Year 1962 No. 2200 – 74-76 Roslyn Gardens, Elizabeth Bay	1962–1967	City of Sydney Archives
Building Application	City of Sydney	1961 No. 7528 74-76 Roslyn Gardens	1961–1962	City of Sydney Archives
Newspaper advertisement	<i>Sydney Morning Herald</i>	Elizabeth Bay, new bachelor apartments 74-76 Roslyn Gardens	16 Nov 1963	<i>Sydney Morning Herald</i> Archives 1955–1995
Publication	<i>Sydney Morning Herald</i>	'Interesting features in flats', p 23	12 May 1964	<i>Sydney Morning Herald</i> Archives 1955–1995
Publication	<i>Sunday Telegraph</i>	'You and your Home' - Bachelor Flats, 74-76 Roslyn Gardens,	18 September 1966	<i>Sydney Morning Herald</i> Archives

		Elizabeth Bay - Vol. 4 No. 1, pp 29–32		1955–1995
Publication	Davina Jackson	<i>Douglas Snelling: Pan- Pacific Modern Design and Architecture</i>	2017	Routledge

Image caption	Rental bachelor flats for Mutual Acceptance Co, 74-76 Roslyn Gardens, Douglas B Snelling, December 1961.				
Image year	1961	Image by	City of Sydney Archives 1962-A-00124593	Image copyright holder	Unknown

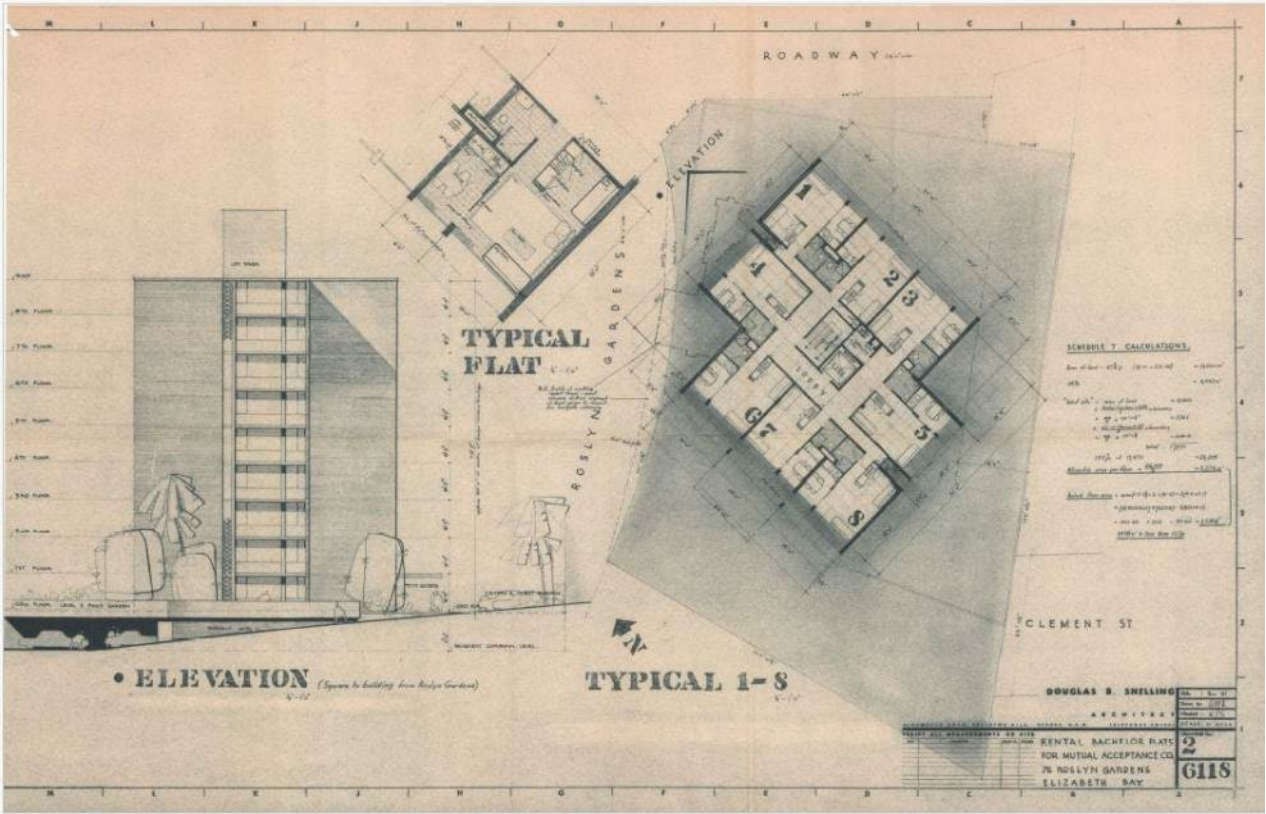


Image caption	Rental bachelor flats for Mutual Acceptance Co, 74-76 Roslyn Gardens, Douglas B Snelling, May 1962.				
Image year	May 1962	Image by	City of Sydney Archives 1962-A-00124593	Image copyright holder	Unknown

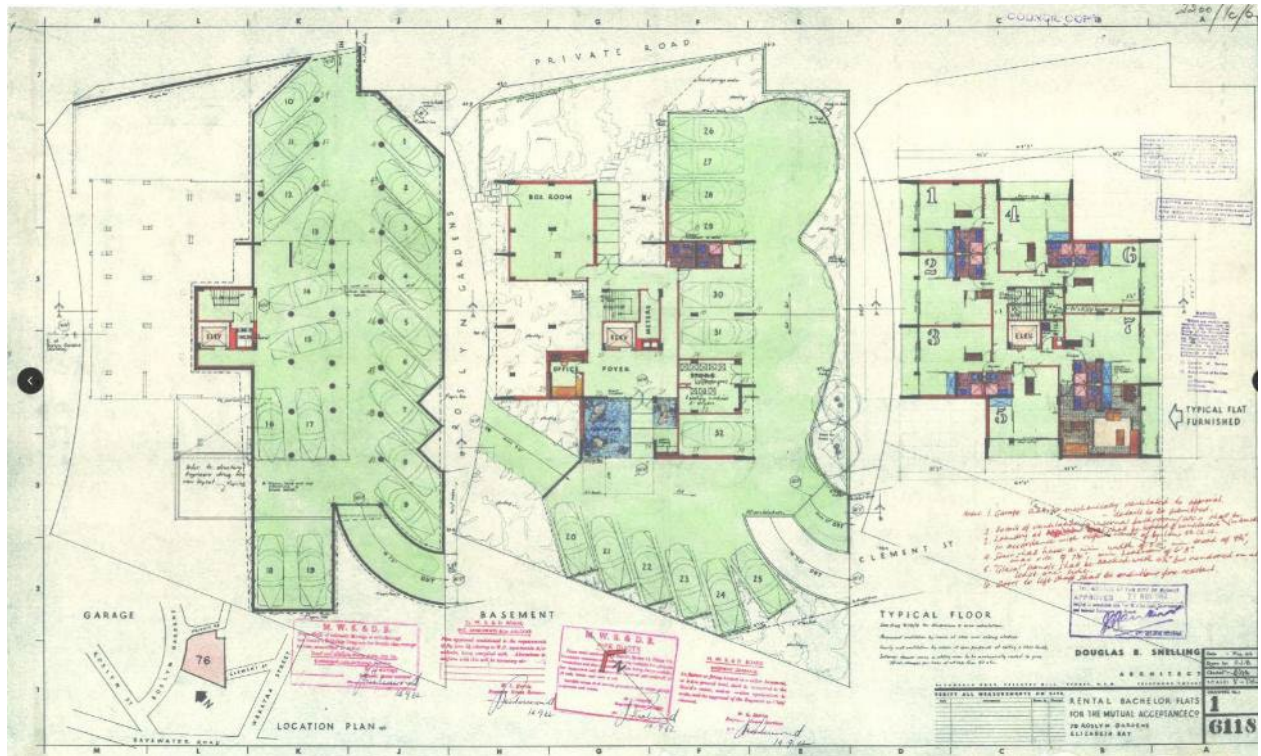


Image caption	Rental bachelor flats for Mutual Acceptance Co, 74-76 Roslyn Gardens, Douglas B Snelling, May 1962.				
Image year	1962	Image by	City of Sydney Archives 1962-A-00124593	Image copyright holder	Unknown

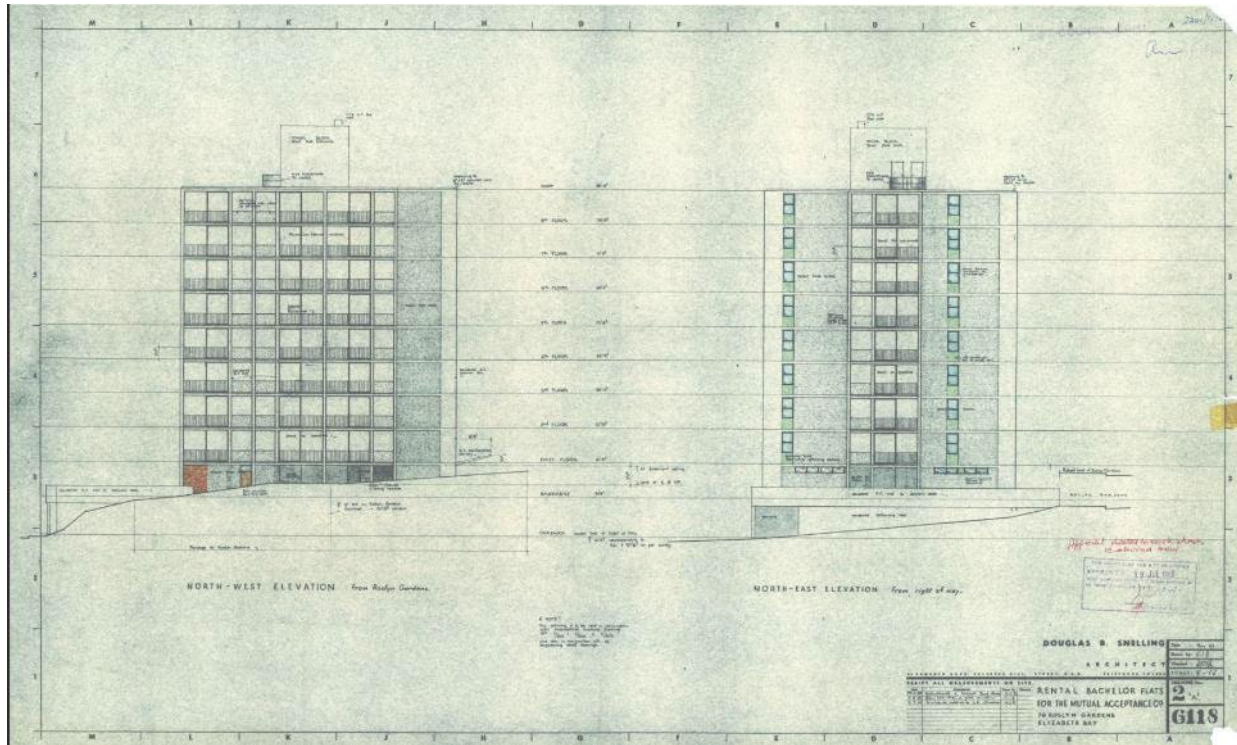


Image caption	Rental bachelor flats for Mutual Acceptance Co, 74-76 Roslyn Gardens, Douglas B Snelling, May 1962.				
Image year	1962	Image by	City of Sydney Archives 1962-A-00124593	Image copyright holder	Unknown

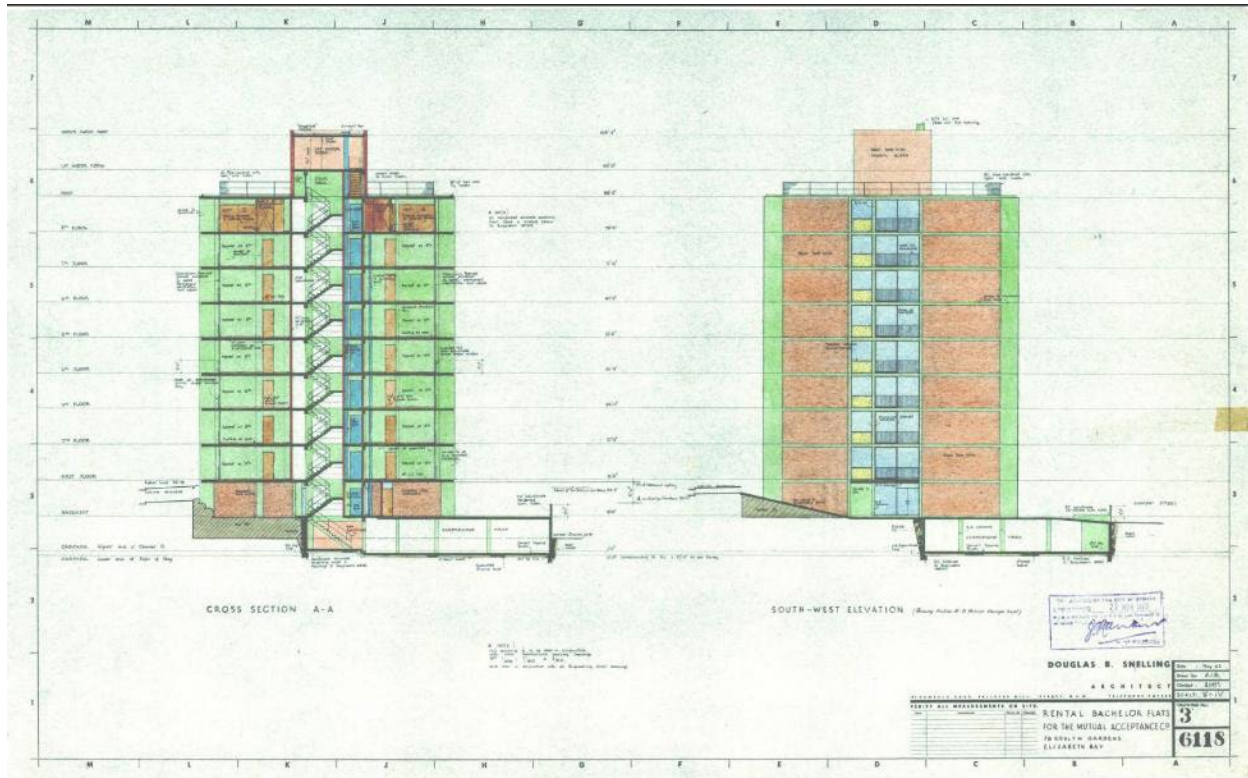


Image caption	'Interesting features in flats', <i>Sydney Morning Herald</i> , 12 May 1964, p 23.				
Image year	1964	Image by	SMH Archive	Image copyright holder	SMH

11/12/24, 9:37 AM

Sydney Morning Herald Archive | Tuesday, May 12, 1964

INTERESTING FEATURES IN FLATS

A block of 64 bachelor flats recently completed in Roslyn Gardens, Elizabeth Bay, has some interesting features.

DESIGNED by architect Douglas Snelling, the flats are bigger than most of this type, each being 380 sq. ft. (Some bachelor flats in Sydney are only 250 sq. ft.).

They look even bigger because the floor, ceiling and side walls of each flat extend 4½ft beyond the living room glass wall.

This extension beyond the glass line gives more privacy to the flats and protects them from sun and sky glare.

The plan allows for separation of sleeping and living areas by using a storage unit as a room divider. This permits private access to the bathroom without having to pass through either of the two areas.

Mr D. Snelling said: "This arrangement is desirable where two single people occupy a flat. Where a flat is to be occupied by a single person or a married couple, the storage unit may be built against a wall, leaving

one large area for living and sleeping."

An interesting feature is a plastic sliding screen which forms part of the storage unit dividing sleeping and living areas.

New to Australia, the screen folds and traverses, and is assembled using modular 3in colourfast polystyrene plastic squares. The screen is translucent and easy to clean.

Mr Snelling said: "Architecturally, it is an excellent way of dividing space, yet

allows full passage of light and air."

There are eight floors of flats, with eight flats on each floor.

Bathrooms are mechanically ventilated, and this made it possible to design each flat with a floor-to-ceiling glass wall in each living room and a full width window to each kitchen.

Laundry facilities are on the ground floor, and below this is an underground parking area for 19 cars.

The entrance foyer is approached underneath a canopy

tilvered porte cochere. A large lily pool, spanned by a terrazzo slab bridge, leads from the porte cochere to the elevator foyer.

The building is constructed with a reinforced concrete frame using the principle of columns and "flat plate" construction.

This eliminated the need for concrete beams between columns in the floor slabs and resulted in clean soffits.

External walls, where masonry, are of 1½in cavity brickwork. White face bricks have been used externally, and these have been repeated in the foyer and lift lobby.

The remainder of the external wall surfaces are glass in aluminium frames anodised to a gunmetal colour.

The architect for the building is Douglas B. Snelling; consulting engineers, H. C. Everingham and Platt; and the builder, A. F. Little Pty. Ltd.



An exterior view of the new bachelor flats at Roslyn Gardens, Elizabeth Bay.

Image caption	Landscaped entrance to the 74-76 Roslyn Gardens bachelor flats (rear entry). Reproduced from Davina Jackson, 2017, <i>Douglas Snelling: Pan-Pacific Modern Design and Architecture</i> , Routledge, New York.				
Image year	1963	Image by	Max Dupain	Image copyright holder	Snelling Estate and SLNSW MLMSS 8801

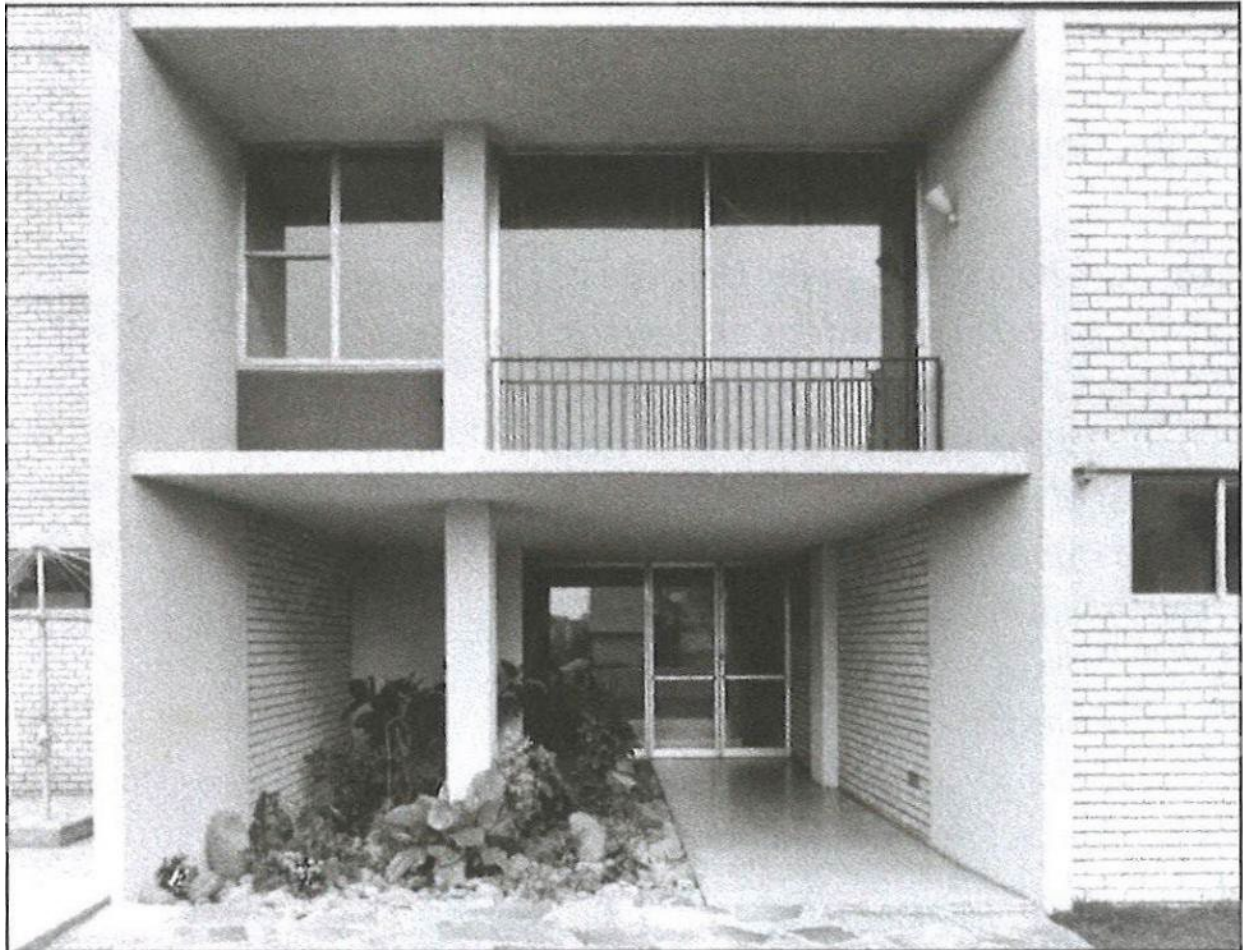


Image caption	Interior of a unit at 74-76 Roslyn Gardens bachelor flats. Reproduced from Davina Jackson, 2017, <i>Douglas Snelling: Pan-Pacific Modern Design and Architecture</i> , Routledge, New York.				
Image year	1963	Image by	Max Dupain	Image copyright holder	Snelling Estate and SLNSW MLMSS 8801

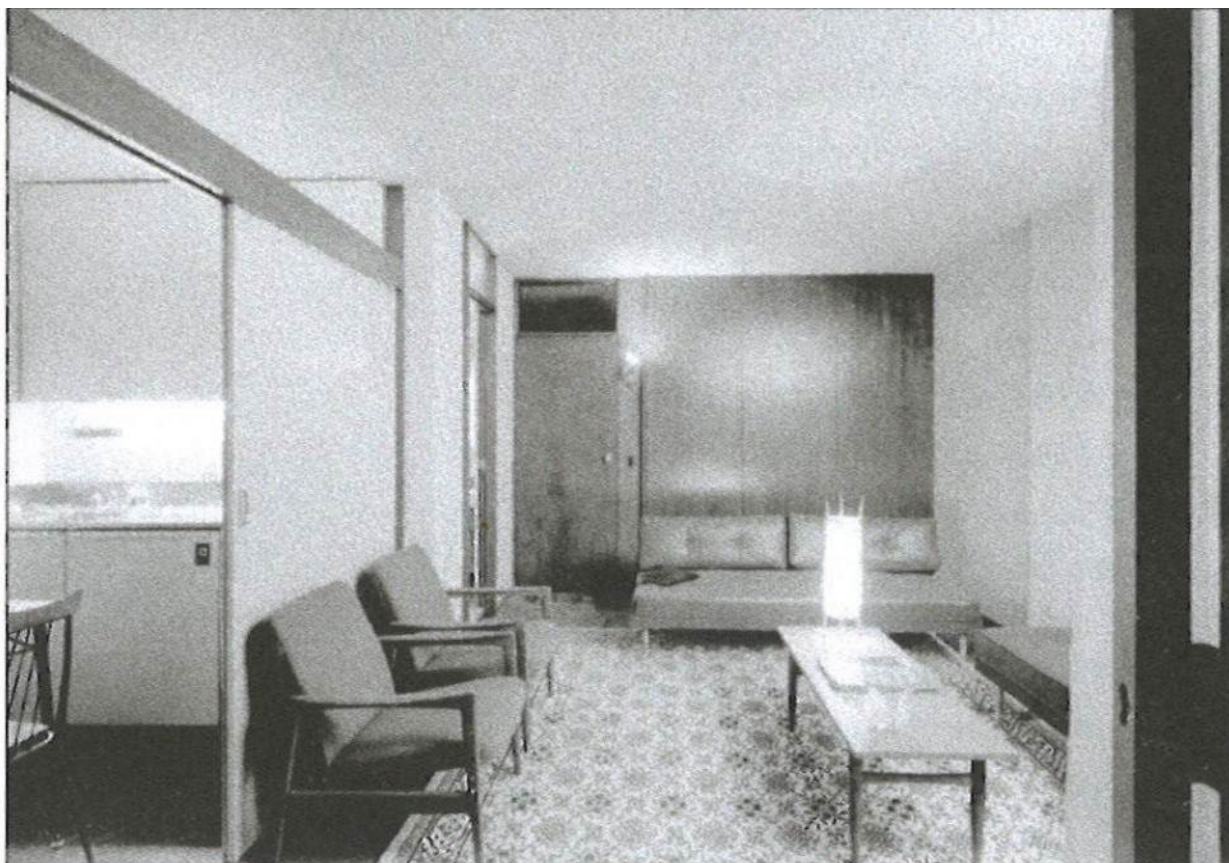


Image caption	Display suite for a 74-76 Roslyn Gardens bachelor unit. Reproduced from Davina Jackson, 2017, <i>Douglas Snelling: Pan-Pacific Modern Design and Architecture</i> , Routledge, New York.				
Image year	1963	Image by	Max Dupain	Image copyright holder	Snelling Estate and SLNSW MLMSS 8801



Image caption	74-76 Roslyn Gardens viewed from Roslyn Gardens, looking east. The building is set back from the street front as was required by Council at the time of construction to retain view corridors to the harbour.				
Image year	2024	Image by	Google Maps	Image copyright holder	Google Maps



Image caption	Rear elevation of 74-76 Roslyn Gardens, looking west from Clement Lane. The basement carparking level is visible.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	The main entry is constrained by a short steep ramp from Roslyn Gardens. The lobby is marked by a cantilevered awning.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Rear elevation looking west. The ground floor contains a mix of open carparking spaces and garage units with utility rooms.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Front elevation facing Roslyn Gardens. Due to the steep slope of the lot to the southeast the first floor apartments are close to the ground level on this elevation. The originally open undercroft has been enclosed with timber.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	The main entry lobby located on the southwestern elevation. The element to the left is shown on the drawings as a lily pond with a bridge (since removed). The original horizontal board-finished concrete finish to ceiling and walls remains.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	The lobby entry from the northeast appears to remain largely intact with terrazzo flooring, rock gardens, light brick with raked joints and glass entry doors.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	An apartment interior, looking northwest to Roslyn Gardens. A typical arrangement of double sliding doors to balcony and double sash windows to kitchen. Original parquetry flooring remains.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	A typical balcony. The metal balustrade appears to have been replaced, but its design is similar to that shown on the plans.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	The internal corridors feature recessed low set floor lights and appear to contain original vinyl floor tiles and timber veneer finished apartment doors.				
Image year	2024	Image by	GML	Image copyright holder	GML



¹ Paul Irish, *Hidden in Plain View*, 2017.