

Attachment A7

**Draft Inventory Sheet – 41-49 Roslyn
Gardens, Elizabeth Bay - Bayview**

Name		Bayview	
Address	41–49 Roslyn Gardens, Elizabeth Bay	Lot number	Lot 1 DP 71348, Lots 1–72 SP 3402, Lots 74–143 SP 3402, Lots 144–151 SP 9225, Lot 1 DP 233118, Lot 1 DP 213376, Lot 100 DP 1275051
Architect	Hugo Stossel & Associates	Construction date	1966–1968
Builder	Parkes Developments		
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.		

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. Before the arrival of the European settlers the Potts Point area was known as Kurrajeen (or Curageen) and Yarrandabbi. Governor Lachlan Macquarie set aside land near Elizabeth Bay, Potts Point and Woolloomooloo as a 'model fishing village' for Aboriginal people in 1820. At this settlement, known as Elizabeth Town, several huts were built, a patch of land was cleared for a garden, and boats were provided for use by the Aboriginal people who lived there. John Palmer's estate at nearby Woolloomooloo Bay was also an important gathering place for local Aboriginal people, and was the location of a corroboree in 1831 attended by Bungaree's son, Young Bungaree.¹

The subject site formed part of the original 54-acre property granted to Alexander Macleay, Colonial Secretary of New South Wales, by Crown grant in 1831. In 1839 Macleay constructed a stone mansion named Elizabeth Bay House on the property, as well as extensive stables, museums, and a large garden of interesting plants featuring specimen trees, an orchard and an orangery. Financial trouble forced Alexander Macleay to submit to the foreclosure of his mortgage to his son William Sharp Macleay in 1845. When William died in 1865, the property passed to his brother George. George arranged for the subdivision of the property and sold leaseholds of portions of the estate between 1865 and 1882.

The subject site comprises parts of Lots 25 and 26 of the first subdivision of the Elizabeth Bay Estate. The 99-year lease of the two lots was conveyed to Andrew Hardie McCulloch. By 1886 there were at least five pairs of semi-detached houses on the land. McCulloch became insolvent and the leasehold was conveyed in 1887 to his official assignee, WH Palmer. Sydney Gilchrist became the owner of the leasehold and freehold of the property before World War I. The respective pairs of semi-detached houses were later separately owned and 41/43, 45/47 and 49/51 acquired and consolidated to form the subject site.

In 1966 the architectural firm Hugo Stossel & Associates was commissioned to submit a development application (DA) to City of Sydney Council for the construction of a residential flat building. The DA was lodged in August on behalf of Yalgar Pty Ltd, a subsidiary of Parkes Developments Pty Ltd. The application was for a 10-storey residential flat building with 10 two-bedroom flats and 70 one-bedroom flats with parking for 80 cars, at an estimated cost of \$600,000. Jaguar Constructions Pty Ltd notified the Council in November the same year that the company had purchased 41, 43, 47 and 49 Roslyn Gardens as vacant possession, and 45 subject to the tenant agreeing to vacate.

In November 1966 the City Building Surveyor recommended the Council approve the DA subject to the proposed open floor at the first-floor level being omitted. The Council granted approval in

¹ City of Sydney 2013, 'Aboriginal People and Place'.

Historical overview

December. Amended drawings were submitted one month later, which were approved by Council in February 1967.

On the adjacent site, at 51–59 Roslyn Gardens, Hugo Stossel & Associates and Parkes Developments were completing another project The Tor; an imposing 10-storey building comprising one bedroom and bachelor flats.² Strata title home units in The Tor were advertised for sale in August 1965 with the building completed in February 1966, just as Bayview was granted approval.

In contrast to The Tor, Bayview was designed to provide larger and more spacious apartments. Its design was oriented to views and much of the façade was glazed. Parkes Developments had a good idea of the potential market in the area and were covering a range of buyers in their adjacent developments.

In late 1967 home units in Bayview were advertised in the *Sydney Morning Herald* as 'a magnificent new ULTRA MODERN multistorey building, now in course of construction in one of Sydney's most sought-after areas'³, with units priced from \$13,200. Bayview was completed in 1968.

Hugo Stossel & Associates

Hugo Stossel (1905–2002) was born in Hungary, moving when young with his family to the Hungarian capital, Budapest. From 1928 to 1932 he studied architecture at the Technische Hochschule in Vienna, graduating with a diploma of engineering in architecture. From 1933 to 1938 Stossel worked as an architect in Bucharest, designing theatre interiors, apartment blocks and commercial buildings. Stossel left Europe on the eve of World War II, arriving in Sydney in 1939.

During the war Stossel continued to design, completing a number of buildings in Sydney in the 1940s. Once he was naturalised as an Australian citizen in 1948, he registered as an architect, aged 43.

His early projects included a house in Warrawee for Polish steel manufacturer and developer Moses Eisner (1947) and a house for renowned Viennese furniture-maker Paul Kafka in Lindfield (1948), both of which were published in *Australian House and Garden*. Stossel's focus later moved to apartment design, beginning with the innovative, steel-framed St Ursula building in Elizabeth Bay, an 'ultra-modern' home-unit block with a curved wall of floor to ceiling steel-framed windows.

He later undertook significant commissions for the new development company Civil & Civic (later expanded as Lend Lease), including Broadwaters (1958) in Darling Point. These were followed by numerous other apartment and commercial developments completed over the next decade, with seven in the Elizabeth Bay area alone. The 20-storey Eastbourne Tower (1968), Darling Point, cemented the position of Hugo Stossel & Associates as one of the major contributors to Sydney's burgeoning apartment scene.

In 1953 Eugene Goossens, conductor of the Sydney Symphony Orchestra, commissioned Stossel to design a speculative opera house on a site at Wynyard. The design was published on the front page of the *Sydney Morning Herald* on 31 March 1954. When the NSW Government endorsed a future opera house and designated Bennelong Point as its location, Stossel was one of many local and international architects to make a submission to the 1957 architectural competition.

Stossel formed Hugo Stossel & Associates and was joined by fellow Hungarian George Buda, who became a partner in 1960. The firm designed numerous high-rise buildings in the inner city of Sydney including the 22-storey Wynyard Travelodge (1969) and the Sydney Police Headquarters in College Street. It also designed the BMA Tower in Chatswood (1970–1972), which featured an external lift shaft. By 1970 Stossel retained only a remote involvement in the firm, which continued under Buda's and the other partner's leadership. In his later years Stossel lived in Vienna, as well as Italy and England. He died at Cheltenham, Gloucestershire, in February 2002, aged 96.

² *Sydney Morning Herald*, 16 December 1965, p 12.

³ *Sydney Morning Herald*, 4 October 1967, p 30.

Historical overview

Parkes Developments Pty Ltd

Parkes Developments Pty Ltd was established by in the late 1950s. Strasser was born in Budapest, Hungary, where he studied law and practised as a commercial lawyer. Hungary allied with Germany during World War II and was invaded by the Soviet Union in 1943; Strasser was deported as a forced labourer by the Soviets.

After the war Strasser attempted to resume his legal career in Budapest but migrated to Australia in 1948 with his wife and son. In Sydney Strasser abandoned the law, starting various businesses including, notably, Parkes Developments Pty Ltd. Parkes built many apartments, aimed at different levels of the market. At the lower end was the suburb of Eastlakes, where new streets of low-rise walk-ups were built on a disused racecourse site from 1961 onwards.

However, Parkes also left a legacy of quality apartments, a significant number designed by Hugo Stossel.

By 1970 Parkes was one of Australia's largest private companies, with the largest Sydney land holdings. Strasser's 1973 knighthood provoked controversy regarding his association with the NSW government of Robert Askin; Strasser was described as one of the 'Askin knights' or the 'Hungarian mafia'. Parkes Developments collapsed into liquidation in 1977, the largest corporate victim of the 1970s property crash.

Description

A site inspection was undertaken in September 2024 including external and the interior of one apartment. The physical assessment is based on available documentation of the site.

Setting and context

Bayview is located on the eastern side of Roslyn Gardens, near its intersection with Waratah Street. The street arrangements provide an open setting with glimpses to Rushcutters Bay Park to the northeast. The topography of the area is undulating with the land sloping upwards gently to the north along Roslyn Gardens and downwards to Rushcutters Bay Park along Waratah Street. The western side of the site backs into a cliff face.

The building is located within the Elizabeth and Rushcutters Bays Heritage Conservation Area (HCA). The HCA within the immediate vicinity of the site is characterised by Victorian terraces of a small scale, interwar flat buildings and multistorey postwar and contemporary apartments that are comparable in design and scale to Bayview. Somewhat unusual for apartment buildings in its vicinity, Bayview is located in the centre of a large block with open areas on all sides and because it can be viewed in the round it has a prominent streetscape presence.

Physical description

Bayview is a 12-storey flat building comprising 80 units. The property is trapezoidal in form. The building is centrally located within the lot. The open land to the south is used as an open carpark and a ramp located on the northern side of the site provides access to an additional carparking level.

The building plan comprises three wings in a Y-formation extending out from a central lift core and incinerator. The building is constructed of a reinforced concrete frame with exposed floor slabs and columns and blond face brickwork infill walls. The exposed concrete floor slabs extend beyond the floor plate and are turned down at the edges to form horizontal bands along each floor, with the exception of the eastern elevation. The concrete bands feature regular vertical slot openings that function as air vents.

The main façade on the eastern end of the central wing is made up of three bays of full-height glazing with a horizontal fixed transom panel. The other main elevations of the rear wings, to the north and south, have a similar arrangement of full-height glazing of sliding panels. At the western end of the building each apartment's living room is set back with a small, recessed balcony with simple metal balustrades, some of which have been replaced with clear glass. The lesser façades consist of exposed concrete frame and blond face brickwork with no glazing or high, narrow windows.

Description

The ground level carpark is enclosed by decorative lattice and blond face brickwork walls. The roof form is flat and there is a plant room on the roof that originally featured face brickwork but has been rendered. To the rear western side, below the high sandstone cliff, is a swimming pool.

The external form and façades are largely intact. Some air conditioning units are installed along the northern façade.

The ground floor is located at street level and consists of a lobby, a covered carpark, service areas such as switch boards and an electrical meter room at the rear. The lobby connects directly to street level at Roslyn Gardens via a small landscaped area set behind the external brick wall. The original lettering with the building name remains on an angled portion of the boundary wall.

The lobby is largely intact and features original timber cladding and residents' letter boxes. The stair to the first floor with original metal balustrade, timber cladding and timber handrail is also extant. The first floor originally consisted of common facilities for the building including the amenities rooms, dressing rooms for the swimming pool and storerooms.

The upper storeys are residential and originally consisted of seven 1-bedroom apartments and one 2-bedroom apartment along each floor. There were 80 such units divided among the 10 residential floors. The two-bedroom unit was located in the short eastern wing whereas the one-bedroom units were distributed along the longer northern and southern wings. It is likely that some units were combined with adjacent units and their interior layouts altered.

Although the corridors in the residential floors are double-sided with units on either side, the design distributes the units across three wings, breaking up long spans of double-sided corridors. The units are planned such that the bedrooms and living rooms are along the façades with floor-to-ceiling windows, which allows for ample views, natural light and ventilation. The bathrooms are located along the corridors or the lesser façades or facing the cliff face with minimal views. The plan achieves efficiencies by mirroring the kitchen and bathrooms of adjacent units so that they share a services core.

It is unknown how many original unit interiors remain, though it seems many have been updated internally to some extent. The original vermiculite ceiling within some units and along the corridors remains intact.

Landscaping

The landscaping within Bayview is minimal with no significant plantings. The small triangular pool on the first floor is surrounded by paving. The eastern boundary along Roslyn Gardens has a face brickwork boundary wall and metal gates with low plantings. The western side of the lot backs into a cliff face with no major trees.

Modifications/integrity

Council records after 2004 indicate the following:

D/2020/59 was lodged by Alexander Symes Architect Pty Ltd for alterations and additions to the existing Bayview building, including associated landscaping and changes to the strata plan, estimated to cost \$5,805,997. The application was approved by Council and comprised:

- new three-bedroom apartment;
 - new air conditioning units;
 - new Juliet balconies;
 - new balustrade on existing sun-hoods;
 - upgrade of the existing balcony;
 - interior lobby upgrades;
 - upgrade of the existing glazing;
 - new landscaping works;
 - alterations of carparking areas;
 - new solar panels for the solar hot water heating system;
 - re-pointing of brickwork (where necessary); and
 - repainting of rendered façades (where necessary).
-

Description

Other DAs and building applications include B/2017/157 (to remove a brick partition wall), B/2021/228 (to convert an existing caretaker's unit to a lot etc), D/1999/973 (to demolish an existing wall and refurbish apartments etc), and arrangement of private certifications for internal alterations to some units.

The 'hit and miss' brick wall between The Tor and Bayview has been infilled.

Condition

The building is generally in good condition.

Comparative analysis

This section compares the subject building with other works designed by Hugo Stossel, and apartment buildings in the Elizabeth Bay area of the same period, in order to determine whether the subject site has rarity and/or representative value.

Although he had designed a number of apartments in Europe pre-World War II, the first apartment building Stossel designed in Sydney was the 1951–1953 St Ursula in Elizabeth Bay. Utilising a reinforced concrete and steel frame the curved building was thoughtfully planned in response to its corner site and northeastern aspect. It can be seen as an early and innovative postwar apartment design and is listed on the Australian Institute of Architects (NSW Chapter) Register of Significant Architecture.⁴

Stossel's other most distinctive apartment projects are Yarranabbe Gardens (1958) and Broadwaters (1958–1959), both in Darling Point. These projects demonstrate Stossel's continued engagement with building technologies to enable increased height and innovative approaches to difficult sites. They also utilise the same construction methodology as St Ursula, of a steel structure with reinforced concrete floor slabs and curtain walling, but at a larger scale and with more sophistication.

Dating from 1966, Bayview comes late in Stossel's career and is more comparable with his Eastbourne Tower in Darling Point (1968–1970) and Macleay Gardens in Potts Point (1966).

Eastbourne Tower is a large high-rise with a T-shape plan set on a podium of covered carparking. Unlike Stossel's earlier apartments the external structure is of a much heavier weight and no balconies are provided. Eastbourne Tower shares some characteristics with Bayview; its T-shape plan is similar to Bayview's Y-shape plan, maximising exterior walls, and demonstrates an expressed concrete external frame, with a tower form on a raised podium. While Eastbourne Tower is an uncompromising tower on the ridge line of Darling Point, Bayview is of a lower scale, set below the rock wall and oriented to Rushcutters Bay Park.

Of Hugo Stossel & Associates' projects Bayview is most similar to Macleay Gardens (1966), which has a T-shape plan; like Bayview, its floor slabs extend to provide variation on the façade, in this case balconies. However, Bayview is more sculptural in its planning and refined with its use of expressed concrete floor plates and brick infill panels. It presents as a much lighter-weight building with a façade characterised by large areas of glazing.

Stossel's other projects in the vicinity of Bayview include The Tor (1966), The Chimes (1963) and Denison (1965). These apartment buildings are rectangular in plan, with studio apartments arranged around a central circulation spine, and hence they share few characteristics with Bayview.

Bayview appears to be rare when compared to other Hugo Stossel & Associates projects and 1960s apartment buildings in Elizabeth Bay. Its Y-shape form makes good use of its large site, providing generous access to views and an open setting that is unusual for the area.

Bayview can be seen as a Hugo Stossel project that demonstrates a late modernist interest in sculptural forms and the plastic possibilities of concrete expressed in its otherwise lightweight façade. In this way Bayview has rarity value for apartments of this period designed by Hugo Stossel & Associates and within the Elizabeth Bay area more generally.

⁴ *Building and Engineering*, 24 May 1951, p 91.

Comparative analysis

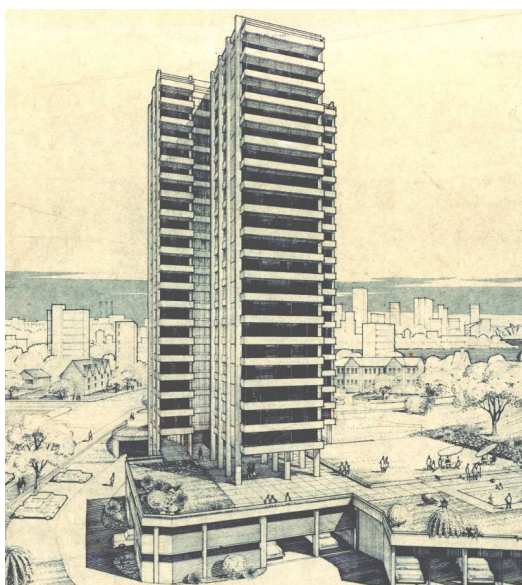


Figure 1 Hugo Stossel & Associates perspective drawing of Eastbourne Tower, 2–12 Eastbourne Road, Darling Point (1968–1970). With its heavy frame and T-shape plan set on a raised podium, it can be seen as similar to Bayview, if less modulated in form and of a heavier construction style. (Source: Woollahra Municipal Council)



Figure 2 Macleay Gardens, 6–8 Macleay Street, Potts Point (1966), designed by Hugo Stossel & Associates. It was built at a similar time as Bayview and to a similar plan, but lacks the same engagement with its site and level of detailing. (Source: GML 2024)

Assessment of significance

Criterion A (Historic significance)

Bayview 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.

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

Criterion B (Historical association)

Bayview has a historical association with architect Hugo Stossel. It is a good and representative example of the work of Hugo Stossel, 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 residential flat buildings in the eastern suburbs.

Bayview is also one of several projects that demonstrates the sustained collaboration between Hugo Stossel & Associates and Parkes Developments, which, by 1970, was one of Australia's largest private development companies, with the largest Sydney land holdings.

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

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

Assessment of significance

Criterion C
(Aesthetic/creative/technical achievement)

Bayview is a well-designed and considered modernist residential apartment building demonstrating a high degree of creative and technical achievement.

It demonstrates technical achievement and distinctive aesthetic attributes in form and composition through its unique triaxial form oriented to views of the harbour, maximising light and ventilation for each unit. It is able to demonstrate the evolution of apartment design towards more organic forms and variations in plans and façade materials.

The building is substantially intact externally, and its original modernist design qualities are able to be appreciated.

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

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

Criterion D (Social, cultural and spiritual significance)

Bayview is not known to have special associations with a particular group or to have contemporary esteem within the local community beyond housing amenity.

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

Criterion E (Research potential)

Bayview is not considered significant for its ability to yield significant further or new information not available elsewhere.

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

Criterion F (Rare)

Although the architects of Hugo Stossel & Associates were prolific apartment designers in the postwar period, particularly in the Elizabeth Bay and Potts Point area, Bayview shows unusual characteristics and can be seen as a highly finished and particularly well-resolved example of their work.

Bayview's form and detailing are considered rare in the context of postwar apartments in the Elizabeth Bay area where few Y-plan tower developments were constructed.

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

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

Criterion G (Representative)

Bayview is a good intact and representative example of the work of the prolific architectural firm Hugo Stossel & Associates and is able to represent the work of Hugo Stossel, a significant architect of this period.

Bayview can be seen as a significant representative example of Hugo Stossel's architectural practice. Along with Yarranabbe Gardens and Eastbourne Tower in Darling Point, it can be seen as one of the most prominent and distinctive of Stossel's apartment projects and is particularly significant as work completed late in his career.

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

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

Statement of significance

Bayview has historical significance for its associations with architect Hugo Stossel, 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 residential flat buildings in the eastern suburbs.

Bayview has aesthetic significance as a well-designed and considered Modernist residential apartment building demonstrating a high degree of creative and technical achievement. It has distinctive aesthetic attributes in form and composition demonstrated through its unique triaxial form oriented to views to the harbour and maximising light and ventilation for each unit. It is able to demonstrate the evolution of apartment design in the 1960s towards more organic forms and variations in plans and façade materials. The building is substantially intact with its original Modernist design qualities able to be appreciated.

Bayview's form and detailing are considered rare in the context of both the work of Hugo Stossel & Associates and post war apartments in the Elizabeth Bay area where few y-plan tower developments were constructed.

Bayview also has representative significance as a good intact and representative example of the work of the prolific architectural firm Hugo Stossel & Associates and for its ability to represent the work of Hugo Stossel, a significant architect of this period.

Recommendations

Bayview meets the threshold for local listing for its historical association, aesthetic, rarity and representative values.

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

The building should be retained and conserved. A heritage impact statement should outline any original features and their proposed management prior to any major works being undertaken.

A comprehensive conservation management plan for the site could be prepared to guide future uses and development and ensure its heritage values are conserved.

Information sources

Type	Author	Title	Year	Repository
Site inspection (external)	GML		2024	GML
Written	Town Clerk's Department	1966 No. 6483 41/49 Roslyn Gardens. Yalgar Pty Ltd (Subsidiary of Parkes Developments Pty Ltd) DA	1966	City of Sydney Archives
Written	City Building Surveyor's Department	Development Application Year 1966 No. 585	1966	City of Sydney Archives
Plans	Hugo Stossel & Associates	BA Plans 2459/66	1966	City of Sydney Archives

Information sources

Publication	<i>Sydney Morning Herald</i>	Home Units Elizabeth Bay	4 October 1967	Sydney Morning Herald Archives 1955–1995, State Library of NSW
Photography	Max Dupain and Associates		1966	SLNSW

Image caption	'Plan showing the boundaries and the proposed position of a building to be erected on land comprised in C's of T Vol 9201 Fol 71 and Fol 8286 Fol 228 and land in Conveyance registered No 954 Book 2258, being land at Elizabeth Bay in the City of Sydney'.				
Image year	1967	Image by	Frank M Mason & Co	Image copyright holder	Unknown

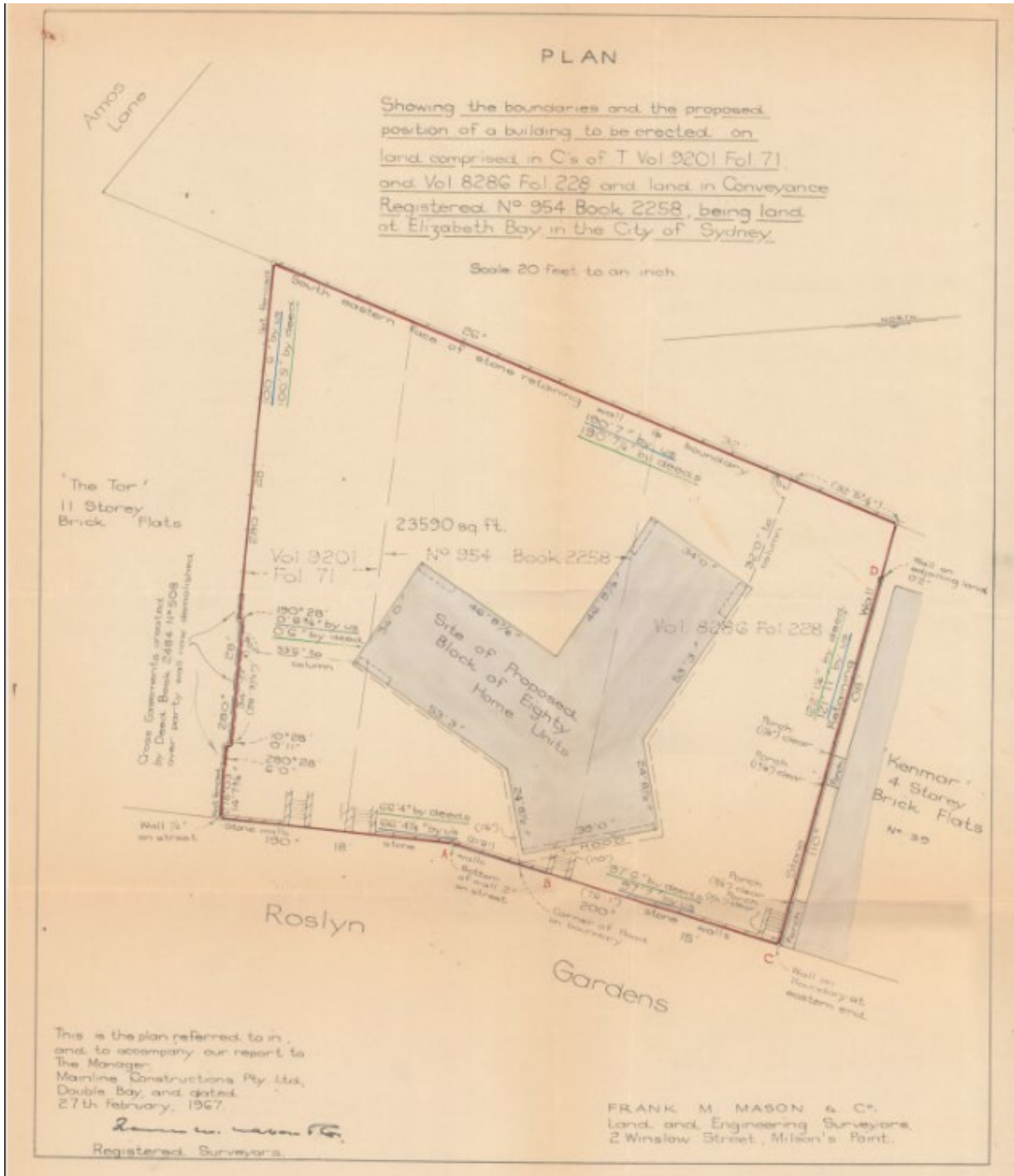


Image caption	Typical sketch floor plan.				
Image year	1966	Image by	Hugo Stossel & Associates	Image copyright holder	Unknown

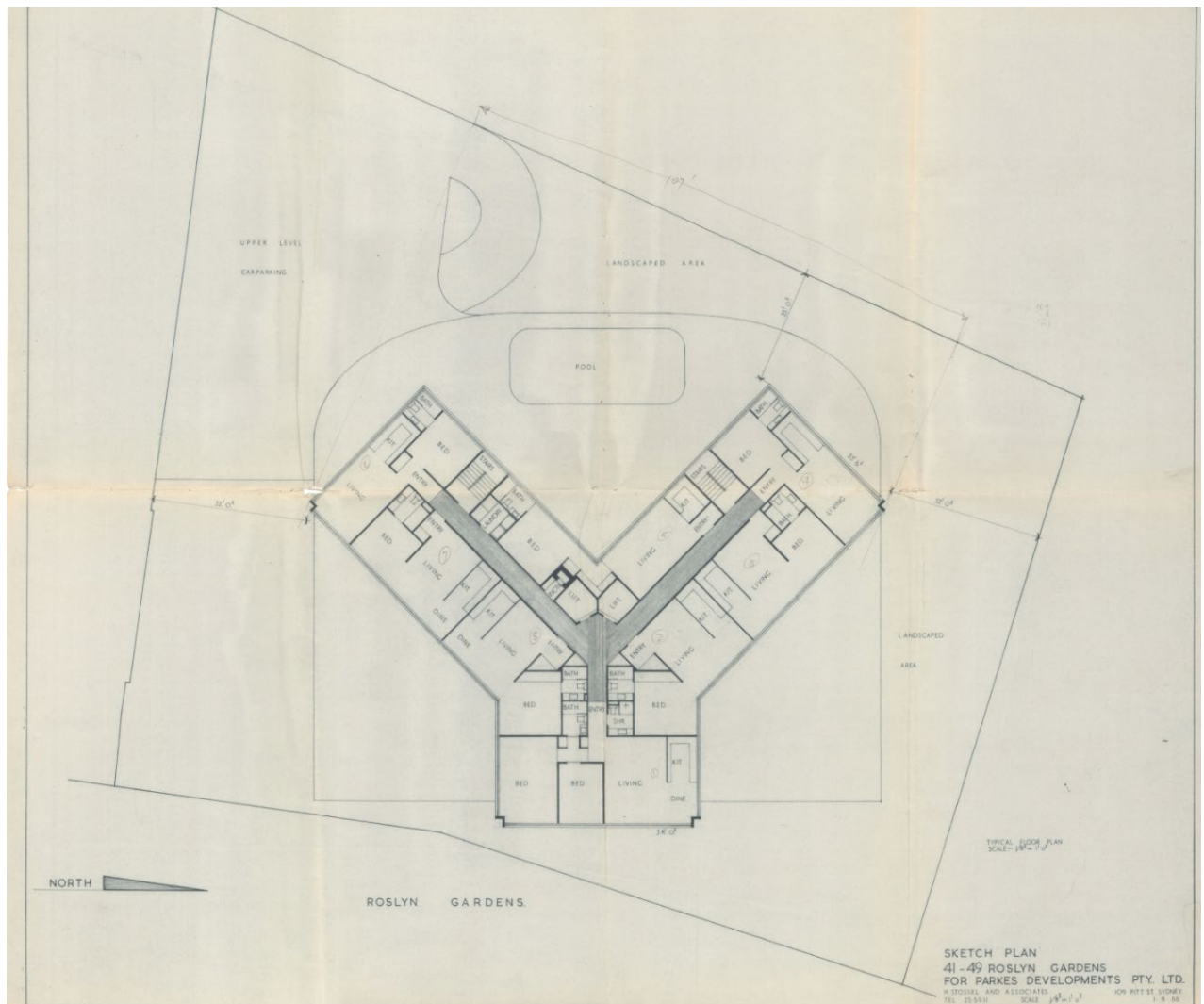


Image caption	First floor open landscaped deck sketch plan.				
Image year	1966	Image by	Hugo Stossel & Associates	Image copyright holder	Unknown

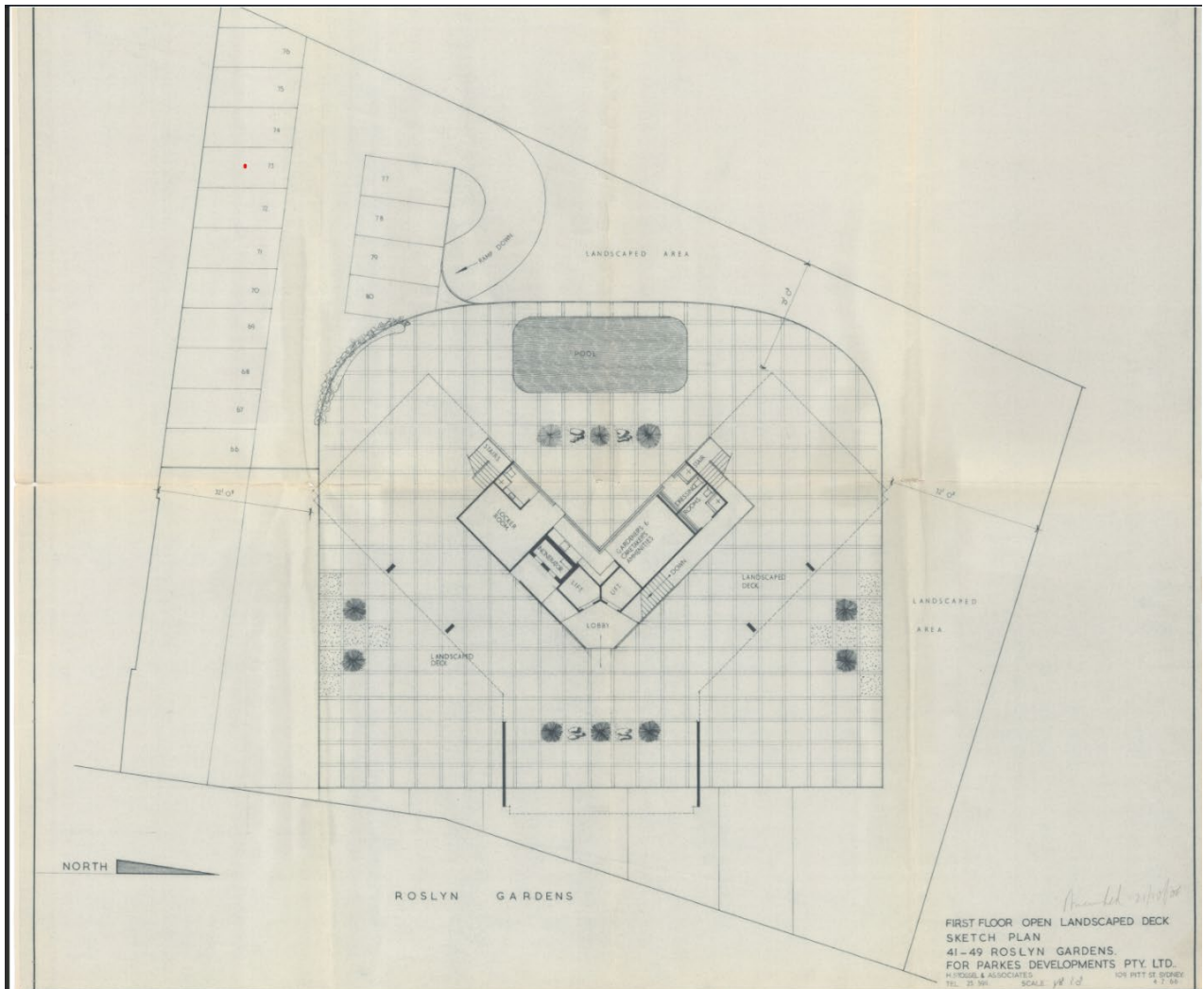


Image caption	Sectional elevation.				
Image year	1967	Image by	Hugo Stossel & Associates	Image copyright holder	Unknown

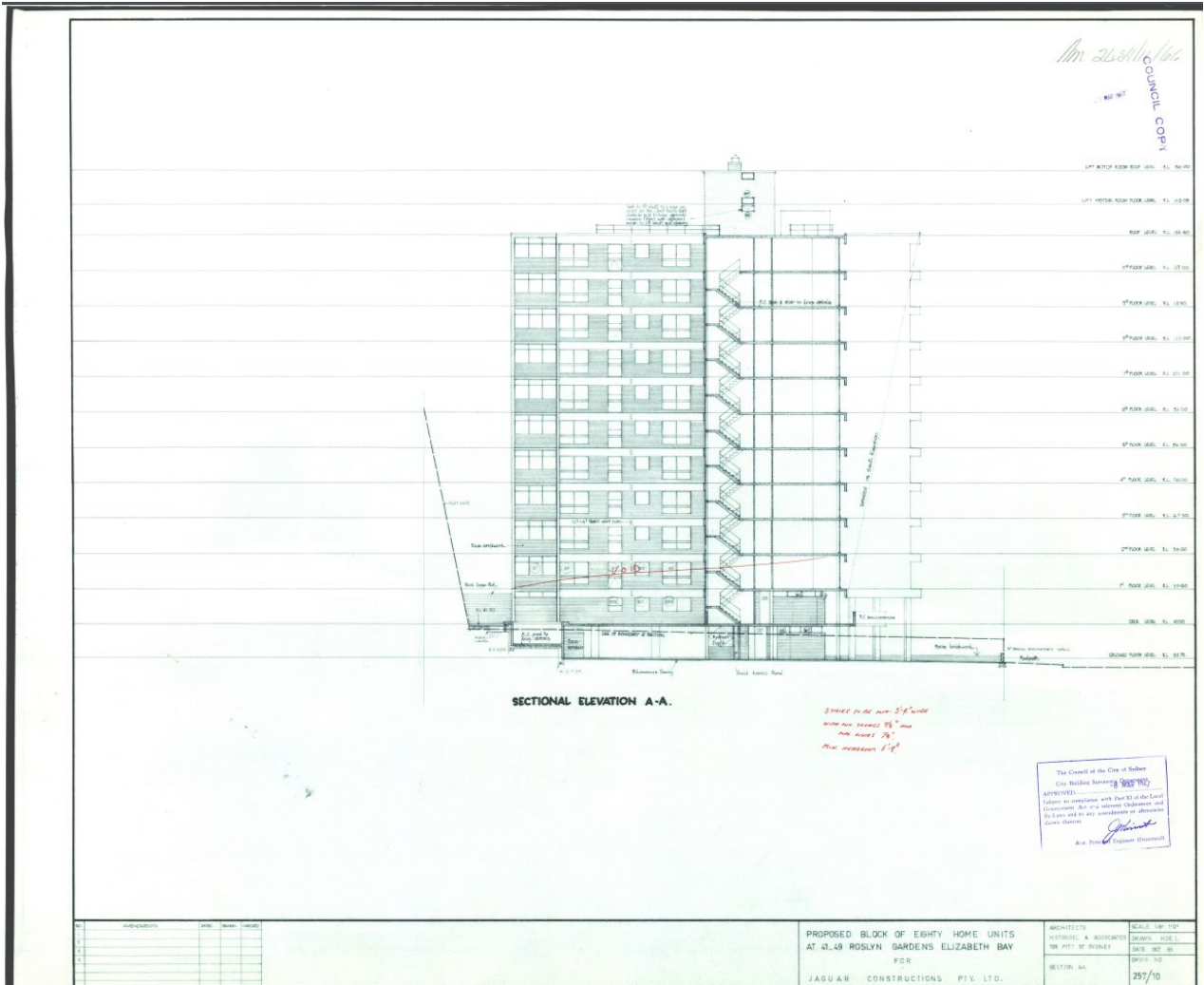


Image caption	North elevation.				
Image year	1967	Image by	Hugo Stossel & Associates	Image copyright holder	Unknown

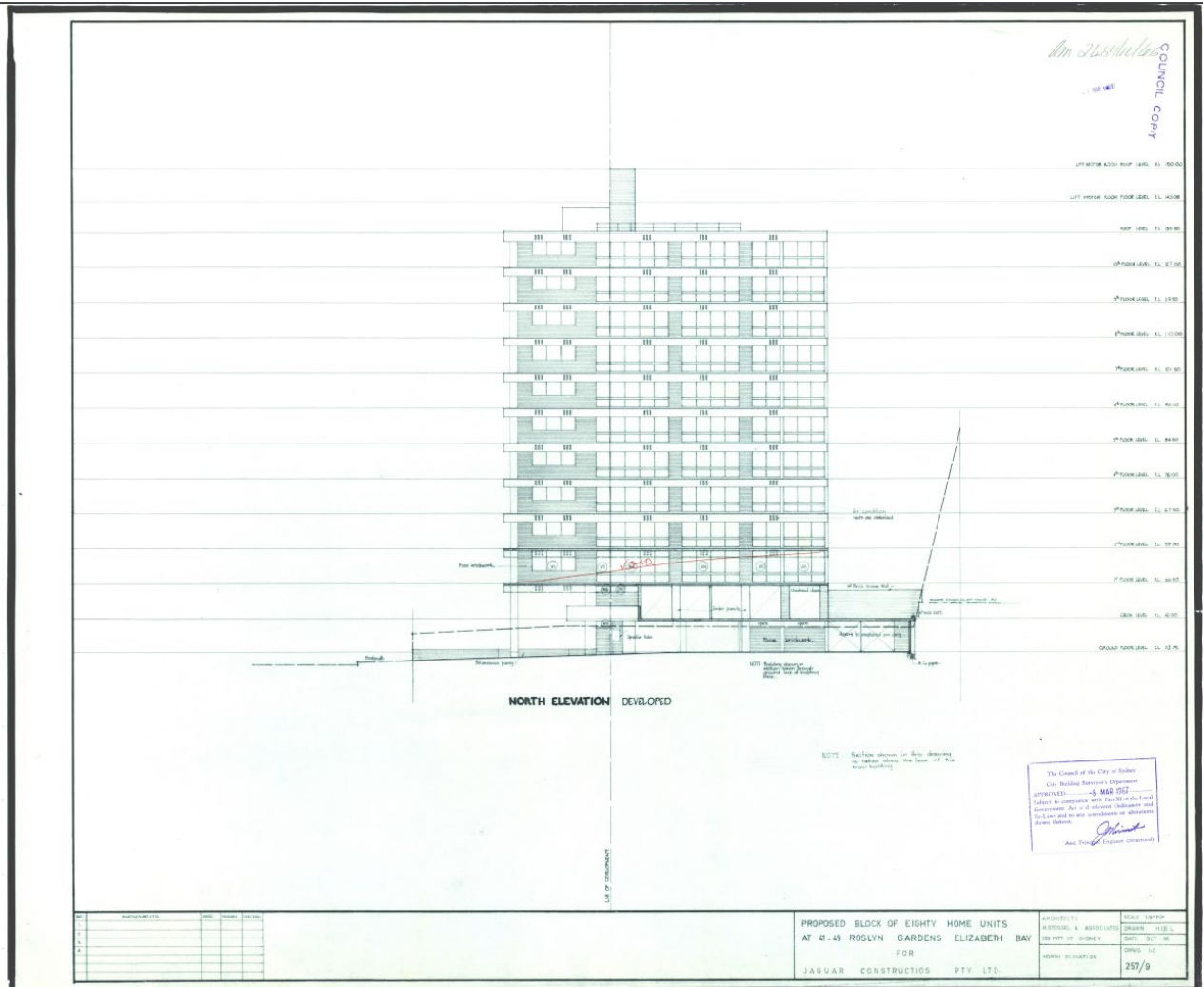


Image caption	Northwest elevation.				
Image year	1967	Image by	Hugo Stossel & Associates	Image copyright holder	Unknown

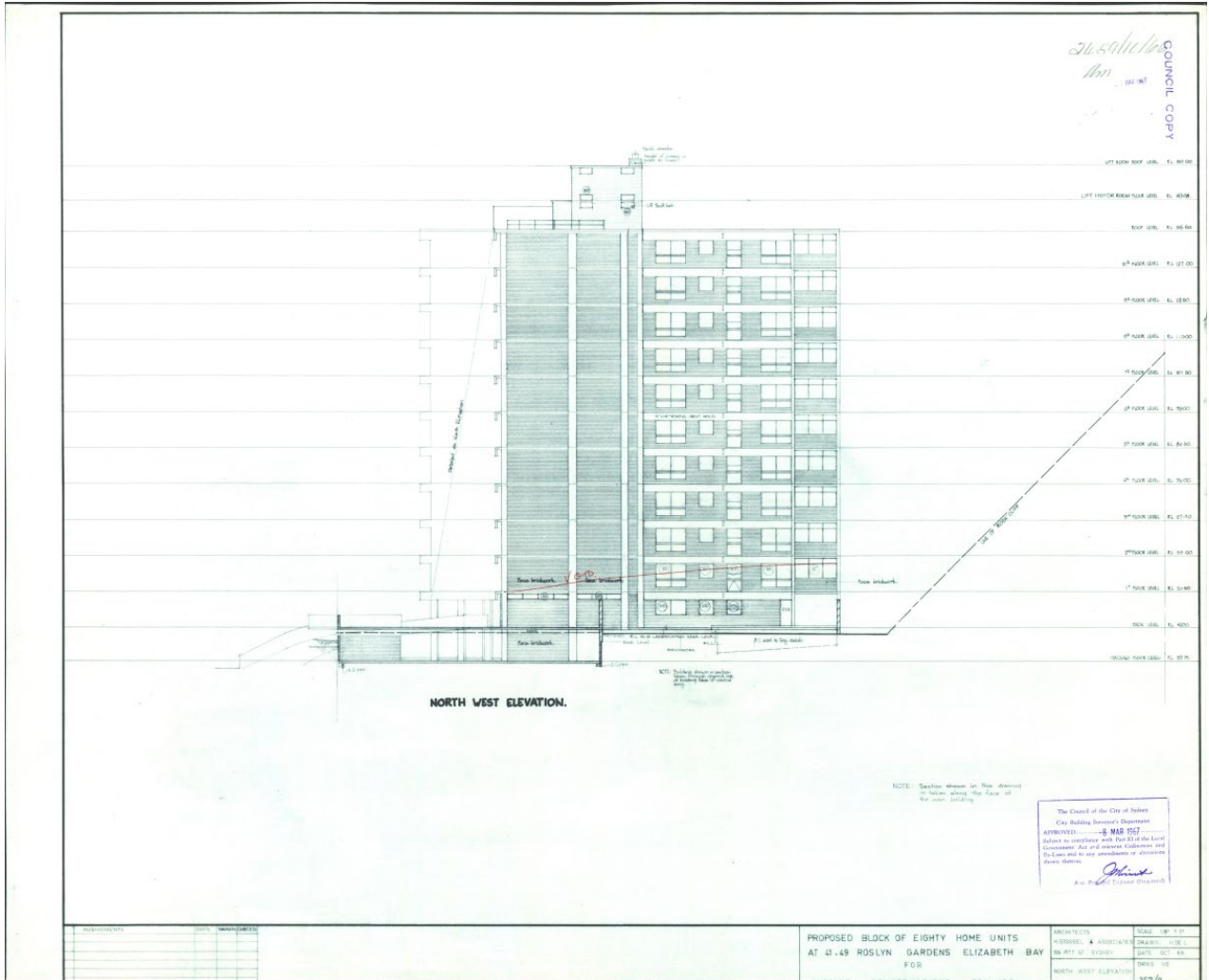


Image caption	East elevation.				
Image year	1967	Image by	Hugo Stossel & Associates	Image copyright holder	Unknown

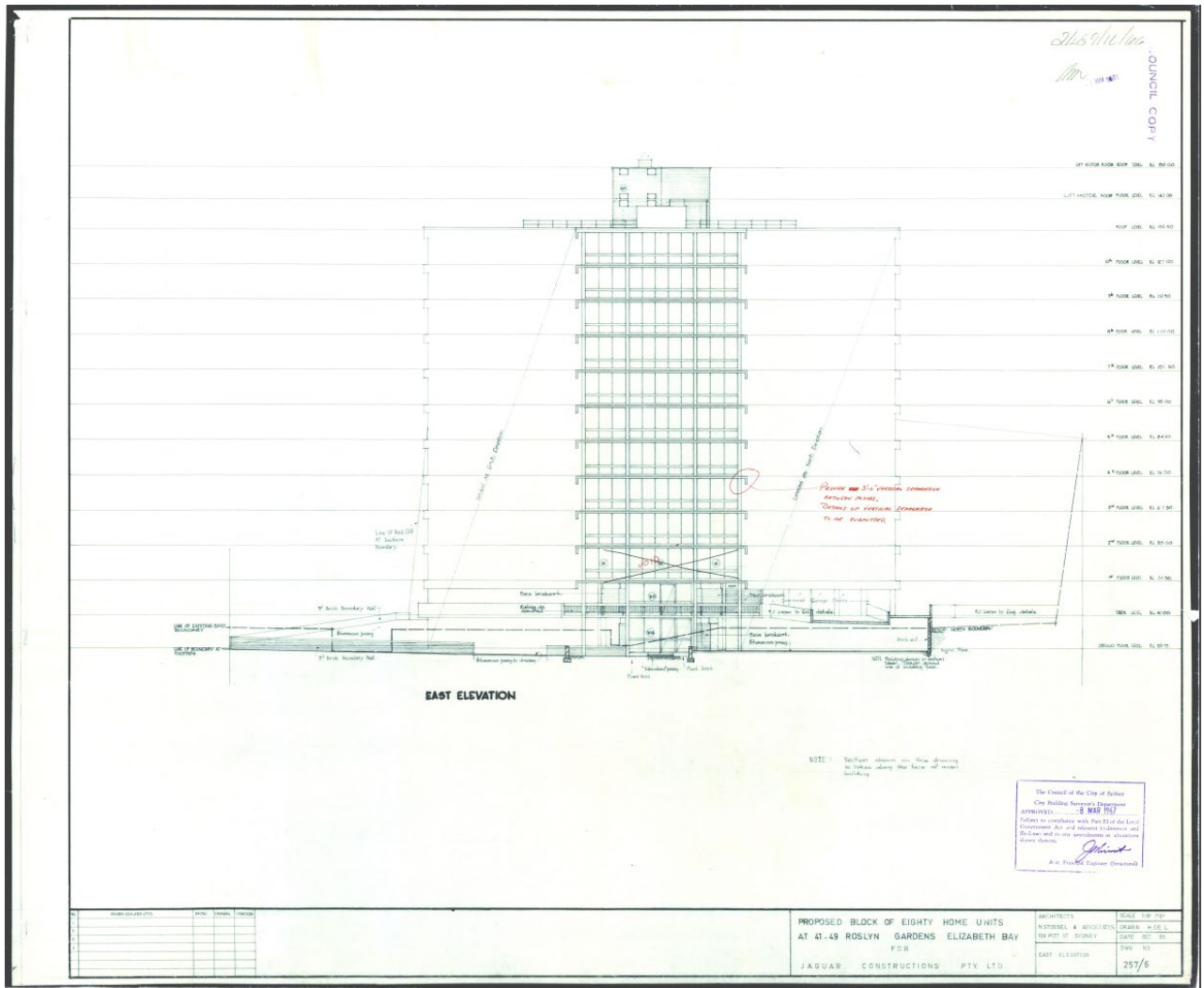


Image caption	Section.				
Image year	1967	Image by	Hugo Stossel & Associates	Image copyright holder	Unknown

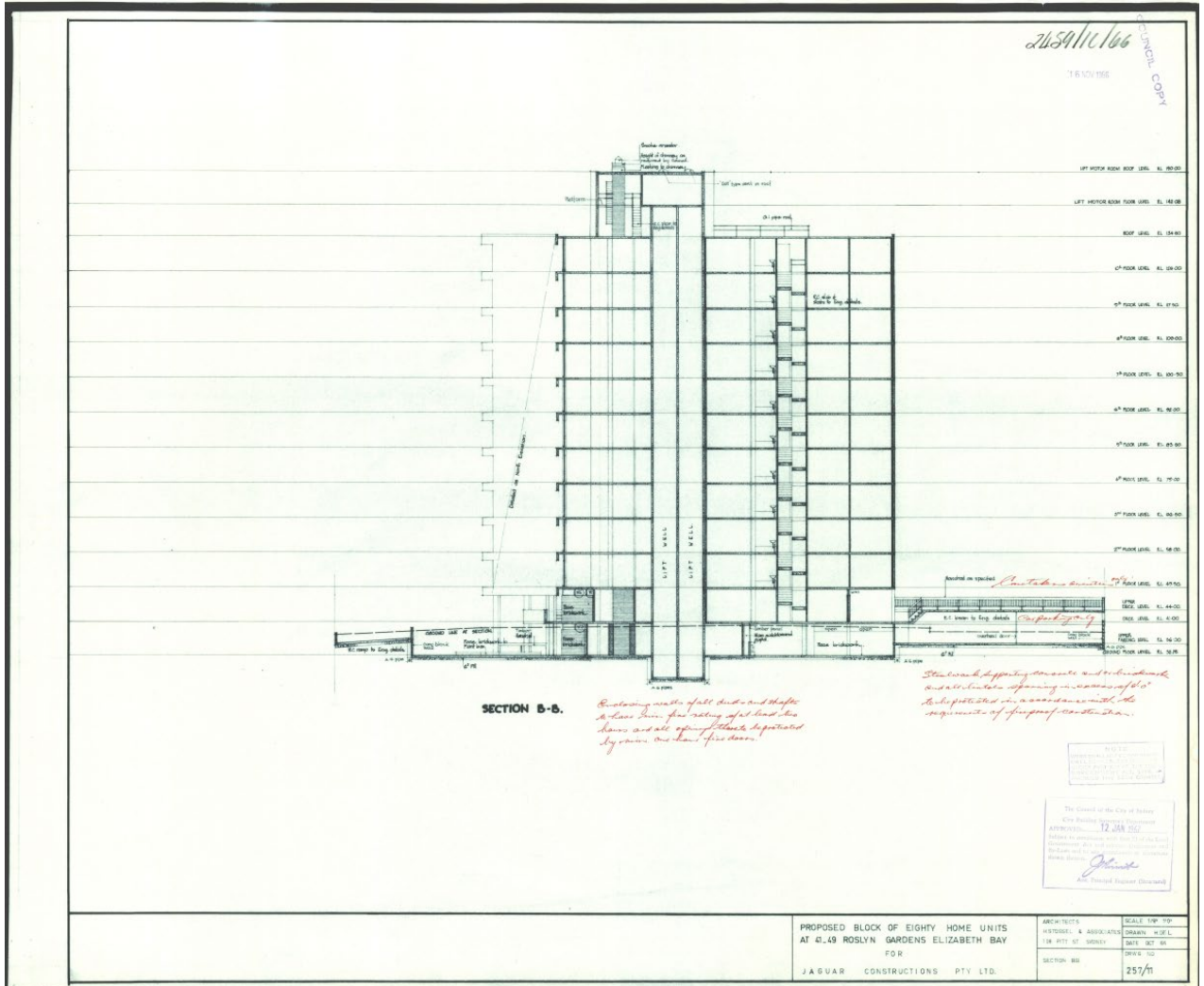


Image caption	Primary (eastern) elevation.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View to eastern and southeastern elevations.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View to eastern and northeastern elevations.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Original stack bond brick boundary wall and pedestrian entry to Bayview, with original relief metal lettering.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Lobby of Bayview off Roslyn Gardens at street level. Ceiling and upper sections of wall panelling is a recent addition.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Stair to first floor lobby area with original timber panelling and handrail.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Living room of Unit 79 showing the original kitchen and living configuration, glazing, and vermiculite ceiling.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Bedroom of Unit 79.				
Image year	2024	Image by	GML	Image copyright holder	GML

