

Heritage Data Form

ITEM DETAILS							
Name of Item	Brighton Le Sands Heritage Conservation Area						
Other Name/s Former Name/s							
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—Urban Area						
Area, Group, or Collection Name							
Street number	n/a						
Street name	Brighton Parade						
Suburb/town	Brighton-Le-Sands					Postcode	2216
Local Government Area/s	Bayside						
Property description	Brighton Parade						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>The potential Brighton Le Sands Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War Bungalow-style houses and cottages in a suburban setting with mature street plantings, with rare streetscape detailing such as brick kerbing. The high proportion of original building stock together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Rockdale.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The properties on the north side of Brighton Parade are predominantly single-storey Inter-War Bungalows constructed in the late 1920s. Houses are of predominantly brick construction and timber detailing with pitched tiled roofs, set within modest front gardens. The northern side of Brighton Parade retains original brick kerbs along its length. The southern side of Brighton Parade is occupied by the driveways and rear access of houses fronting Bruce Street. Street plantings and gardens are located along the length of the road on both sides, with the southern side containing larger trees.</p> <p>Brighton Parade is generally an intact and cohesive streetscape of houses of similar style, scale and character, with some recent development disrupting the cohesion in parts. A comparison of current and historical aerials and a search of council's DA register indicates that most dwellings along Brighton Parade have been extended to the rear, with some having a second floor added.</p> <p>Nos 9, 11, 23 and 33 Brighton Parade are currently listed as a group listing within the <i>Bayside Local Environmental Plan 2021</i> (Item 217).</p>					
Physical condition and Archaeological potential	Numbers 19 and 21 have verandah alterations in brick.					
Construction years	Start year	c.1925	Finish year	Ongoing	Circa	<input type="checkbox"/>
Modifications and dates	A comparison of current and historical aerials and a search of council's DA register indicates that significant modifications have been made to the properties in the HCA. Most dwellings have been extended to the rear, with a couple having a second floor added and one being replaced completely.					
Further comments	<p>The <i>Rockdale Heritage Study</i> (1991) recommended the entire street was for listing. However, only 3, 5, 9, 11, 23, and 33 Brighton Parade were listed.</p> <p>The 2010 heritage study also recommended listing the entire street as it provides important physical evidence of the development of Brighton-Le-Sands.</p>					

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HISTORY	
Historical notes	<p>The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish.</p> <p>Before the arrival of Europeans, there were distinctive vegetation, landform and soil associations throughout the area. Along the seashore, there were sandy beaches backed by sandhills, probably covered with banksias, dwarf oaks and paperbarks. Behind these sandhills the land was poorly drained. Here, swamp oak and swamp mahogany could be seen. Extensive wetlands characterised these areas.</p> <p>Until the late nineteenth century, Brighton-Le-Sands and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias. The nearby creeks were fringed with mangroves with casuarinas, tea-trees, cabbage tree palms and paperbarks in the upper storey and ferns as the understorey (Kass 1991).</p> <p>The following is extracted from the heritage listings for the properties in the HCA (with minor editorial amendments for grammar):</p> <p>The subject properties form part of the land auctioned to William Nicholls in 1853. Brighton Parade was then subdivided as part of the Fairlight Estate in 1886. The area was called 'New Brighton' and was near Lady Robinsons Beach and Saywell's Baths. The houses in Brighton Parade were not constructed until the late 1920s. Many of the lots were owned by Norman and Florence Sheppard of Kimpton Street, Rockdale, who built the houses and then sold them on.</p> <p>The occupants by 1929 are as follows: No. 9 Joseph A Dransfield; No. 11 (not occupied); No. 23 Alfred G McAndrew; No. 33 Henry Lawton. George M Blacklock was the occupant of No. 3 in 1949, when he won first prize in the Tek toothbrush company's slogan competition with the slogan 'Tek: Guardian of Good Teeth' ('Tek Slogan', <i>Sydney Morning Herald</i>, 20 April 1949). At this time George Blacklock was the state organiser of the Junior Farmers' Clubs council ('Young Farmers', <i>Sydney Morning Herald</i>, 3 June 1949), with which he had had involvement since the 1920s.</p> <p>This potential conservation area contains brick kerbing along one side of the street. Rockdale and Banksia Council replaced most stone gutters with brick gutters in the 1920s and 1930s as design styles changed and as a type of depression relief. Brick paving and kerbing in the former Rockdale Council area is more extensive than anywhere else in Sydney and is in a good condition in most places. In some areas, it was common to use two tones of brick to create a distinctive look. Kerbing and paving were typically only provided in front of lots that had been built upon and are a good indicator that the dwelling in question was built before 1930 (Kass 1991).</p>

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Brighton Le Sands Heritage Conservation Area is culturally significant at a local level as a representative of the early development of Brighton Le Sands (originally New Brighton) and demonstrates a range of architectural typologies.</p> <p>Constructed on an 1886 subdivision of the Fairlight Estate, the street contains several original dwellings that would have once been found throughout the immediate area. The street retains its original interwar brick guttering, thought to have been added in the 1920s.</p> <p>The area is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the street has a strong or special association with a person or group of persons of importance to the local area.</p> <p>The area does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Brighton Le Sands Heritage Conservation Area contains several original dwellings from the interwar period. It contains many original contributory dwellings demonstrating good examples of interwar architecture. The street retains its original interwar brick guttering that would have most likely been added in the 1920s. Characteristic elements within the street include historical public domain elements, the dominant material palette of face brick, timber joinery, the consistent single-storey character and picket/masonry fences.</p> <p>The area is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area.</p> <p>The archaeological potential of the area has not been assessed in this report and should be gauged in order to determine if it has research potential to contribute to a better understanding of the history of the area.</p> <p>The area has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The area demonstrates several intact and modified examples of interwar period architecture. It does not demonstrate uncommon, rare or endangered aspects of the local area.</p> <p>The area does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>Brighton Parade is representative of an early twentieth-century streetscape which remains generally intact despite later intrusive infill development. It contains several original single-storey detached dwellings demonstrating architectural characteristics of interwar period typologies, through their form, small scale, moderate setbacks, and low fences.</p> <p>The area is considered significant at a local level under this criterion.</p>
Integrity	<p>The Brighton Le Sands Heritage Conservation Area is generally intact despite modifications, with most houses on the street having a contributory or neutral impact on the character of the heritage conservation area. There are number of intrusive infill dwellings that are inconsistent with this character. Modifications to the original dwellings have generally been sympathetic and have not impacted the overall visual amenity of the street.</p>

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HERITAGE LISTINGS

Heritage listing/s	3, 5, 9, 11, 23 and 33 Brighton Parade. 'Houses', Item 217
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Study	Terry Kass	Rockdale Heritage Study – Thematic History	1991	Bayside Council
Inventory Review	Louise Thom	Rockdale Heritage Inventory Review	2010	Bayside Council

RECOMMENDATIONS

Recommendations	<p>The Brighton Le Sands Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Bayside Local Environmental Plan 2021</i>.</p> <p>The heritage significance and historical character of the Brighton Le Sands Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern. All remaining original dwellings should be retained and conserved by maintaining their single-storey character, consistent setbacks, and the relationship of the houses to the street and to each other.</p> <p>A detailed character statement and development controls specific to the Brighton Le Sands Heritage Conservation Area should be included within the <i>Rockdale Development Control Plan 2011</i> (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	Year of study or report	2019
Item number in study or report	3		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	October 2019

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Brighton Parade Heritage Conservation Area.				
Image year	2023	Image by	Bayside Council	Image copyright holder	Bayside Council

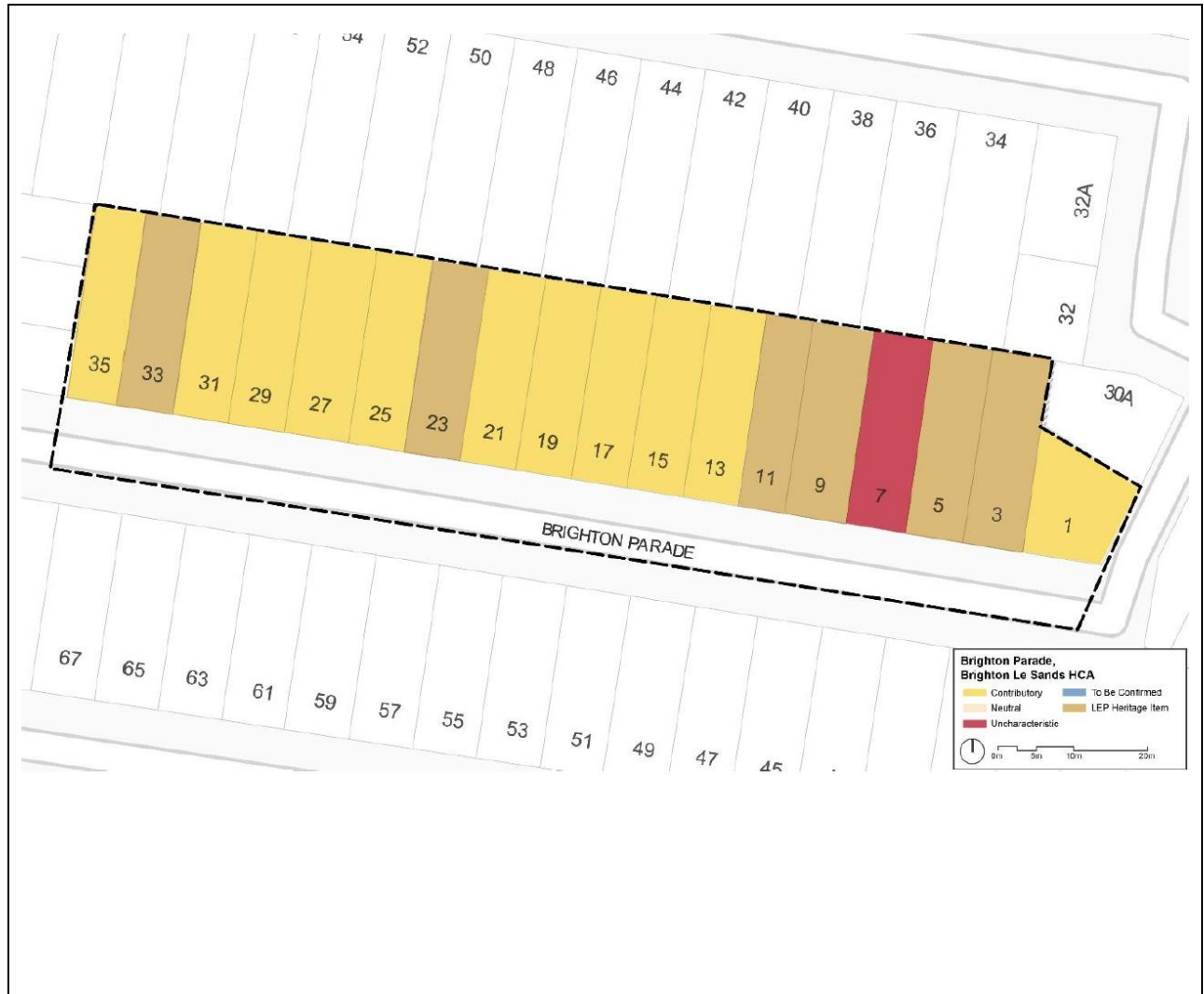


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Classification of buildings within the study area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	Bayside Council



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Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Brighton Parade Heritage Conservation Area.				
Image year	1943	Image by	Bayside Council	Image copyright holder	Bayside Council



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	33 Brighton Parade, a local heritage item within the Brighton Parade Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	23 Brighton Parade, a local heritage item within the Brighton Parade Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the Brighton Parade Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the Brighton Parade Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Brighton Parade kerb in detail.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

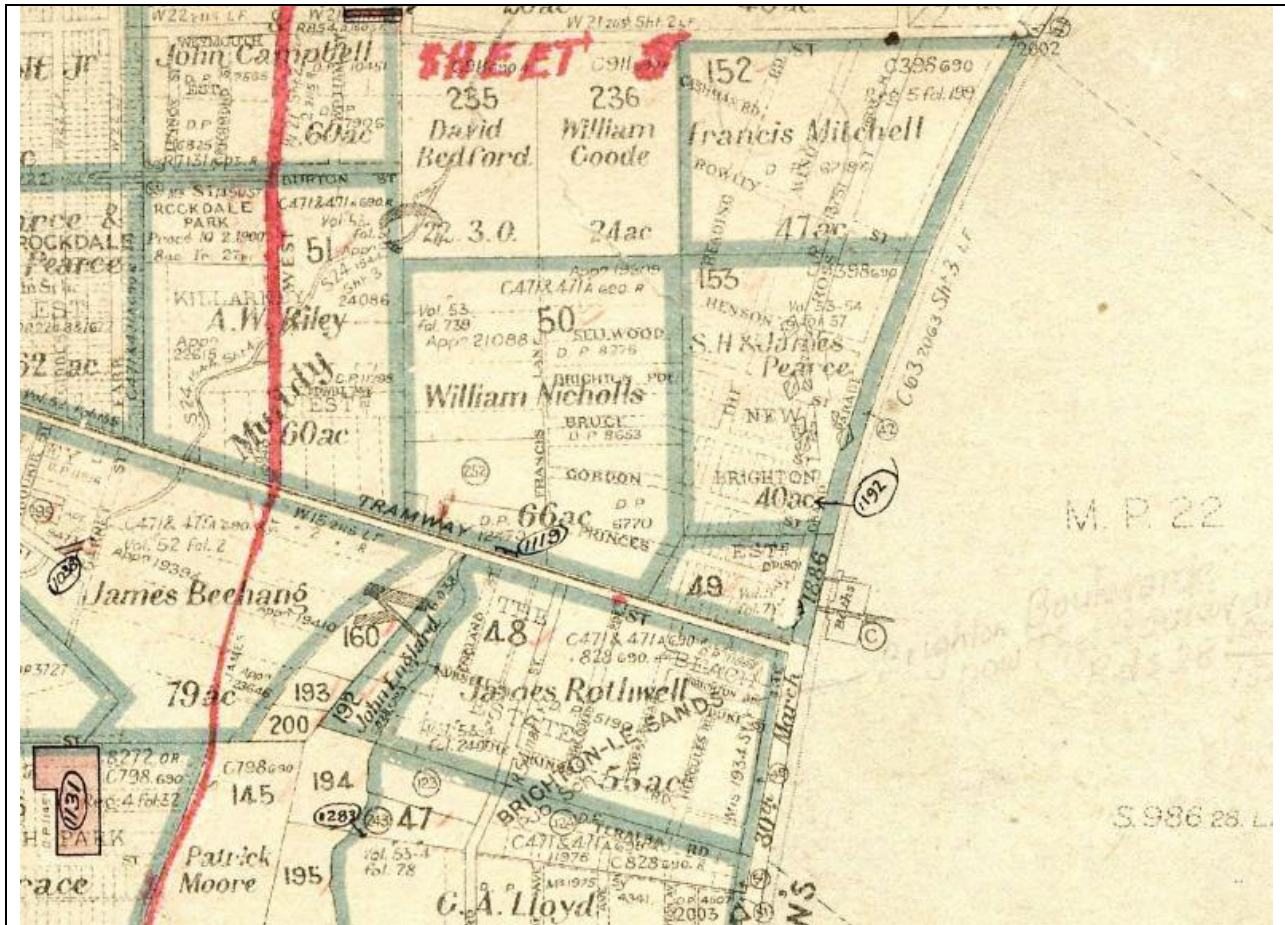


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1953 St George Parish map. Brighton Parade can be seen in lot 50, William Nicholls' grant.				
Image year	c.1953	Image by	Unknown	Image copyright holder	NSW LRS



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Map of the Fairlight Estate Subdivision. At the time, the area was known as New Brighton.				
Image year	1886	Image by	Martin and Hamilton	Image copyright holder	State Library of NSW

