

Heritage

Contents

1	Introduction	2
1.1	Objectives.....	2
1.2	Heritage places in Randwick City.....	2
1.3	Heritage Advice	2
1.4	Burra Charter.....	3
1.5	Aboriginal Cultural Heritage	3
1.6	Archaeological Sites.....	3
1.7	State Heritage Items.....	4
1.8	Consent Requirements.....	4
1.9	Demolition	6
1.10	Infill buildings.....	6
1.11	Adaptive Reuse	7
1.12	Development in the vicinity of heritage items and heritage conservation areas.....	7
1.13	Heritage Management Documents.....	7
1.14	Conservation Incentives	8
2	Development Controls.....	9
2.1	Heritage Items and Heritage Conservation Areas.....	9
2.2	Design and Character	9
2.3	Scale and Form	11
2.4	Siting and Setbacks	12
2.5	Detailing	13
2.6	Materials, Finishes and Colour Schemes.....	15
2.7	Roofs and Chimneys.....	16
2.8	Verandahs and Balconies	17
2.9	Garages, Carports, Carspaces and Driveways	17
2.10	Fences.....	19
2.11	Gardens, Garden Elements and Swimming Pools.....	19
2.12	Access and Mobility.....	20
2.13	Commercial Properties.....	21
2.14	Services and New Technologies	22
3	Landscape Elements	23
4	Heritage Conservation Areas: Statements of Significance, Values and Guidelines	25
4.1	Botany Bay National Park Heritage Conservation Area	27
4.2	Bunnerong Power Station Heritage Conservation Area.....	31
4.3	Caerleon Crescent Heritage Conservation Area.....	37
4.4	Dudley Street Heritage Conservation Area	40
4.5	Gordon Square Heritage Conservation Area	43
4.6	High Cross Heritage Conservation Area	47
4.7	Malabar Headland Heritage Conservation Area.....	51
4.8	Moirs Crescent Heritage Conservation Area.....	53
4.9	North Randwick Heritage Conservation Area.....	56
4.10	Old Tote/Fig Tree Theatre (UNSW) Heritage Conservation Area	60
4.11	Prince Henry Hospital Heritage Conservation Area	62
4.12	Racecourse Precinct Heritage Conservation Area.....	65
4.13	Randwick Environment Park Heritage Conservation Area.....	69
4.14	Randwick Junction Heritage Conservation Area.....	71
4.15	Sacred Heart Heritage Conservation Area.....	74
4.16	The Spot Heritage Conservation Area	76
4.17	St Judes Heritage Conservation Area	80
4.18	St Mark's Heritage Conservation Area	84
4.19	Struggletown Heritage Conservation Area.....	88
4.20	West Kensington Heritage Conservation Area.....	92

1 Introduction

Randwick City's heritage is rich and diverse and includes buildings, structures, Aboriginal and archaeological sites, parks and reserves. They are valued because they are associated with phases of history, or important people or events. Collectively, this heritage contributes to the community's cultural life, sense of place and identity.

This section of the DCP applies to all relevant development in Randwick City and should be read in conjunction with:

- Part A - Introduction and Part B - General Controls and Part C – Residential Controls of this DCP; and
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

To the extent of any inconsistency between this section and any other DCP sections, this section will prevail.

1.1 Objectives

- To clarify the consent requirements for the conservation of Aboriginal objects, Aboriginal places of heritage significance and archaeological sites.
- To provide detailed guidelines for change to heritage items and within heritage conservation areas, which will allow their heritage significance to be retained.

1.2 Heritage places in Randwick City

This DCP section applies to the following types of heritage sites and places within Randwick City:

- Aboriginal objects and places of heritage significance
- Archaeological sites
- Landscape elements
- Heritage items
- Heritage conservation areas

The requirements, objectives and controls in this section apply **in addition** to the heritage conservation requirements of RLEP Clause 5.10 and development requirements of other relevant parts of this DCP.

Heritage items, heritage conservation areas, some archaeological sites and significant landscape elements are listed in Schedule 5 of the RLEP.

1.3 Heritage Advice

Prior to lodging a DA or undertaking maintenance works to a heritage item or a property located within a heritage conservation area, or if works are likely to affect an Aboriginal object, Aboriginal place of heritage significance or archaeological site, applicants are advised to discuss their proposal with Council's specialist Heritage Officer.

Where major work is contemplated, applicants are strongly advised to obtain professional assistance from a recognised expert in

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heritage conservation. A list of suitably qualified heritage consultants is available on the NSW Office of Environment and Heritage website (www.heritage.nsw.gov.au).

1.4 Burra Charter

Development affecting a heritage item or property within a heritage conservation area is assessed having regard to the principles and practices contained in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*). The Charter is widely adopted as the standard guidelines for heritage conservation in Australia and sets out a standard of practice for those who provide advice, make decisions about or undertake works to places of cultural significance, including owners, managers and custodians.

1.5 Aboriginal Cultural Heritage

Aboriginal objects and places of heritage significance provide evidence relating to Aboriginal habitation of an area and are of special cultural significance to Aboriginal people because of their spiritual, ceremonial, historic, social or educational values. Aboriginal objects and places of heritage significance are protected under the *NSW National Parks and Wildlife Act 1974*.

The RLEP Schedule 5 identifies the former Prince Henry Hospital site as an area containing Aboriginal cultural heritage. Other Aboriginal objects and places of significance located in Randwick City are not listed in the RLEP due to the sensitive nature of these sites, consistent with common practice in NSW for protecting Aboriginal cultural heritage.

Development consent is required to disturb or excavate land containing Aboriginal objects or an Aboriginal place of heritage significance.

Under RLEP Clause 5.10(8) Aboriginal Places of Heritage Significance Council may require a Heritage Impact Statement to assist in its consideration of the effect of the proposed development on the heritage significance of the Aboriginal object or place of heritage significance, or to identify the potential for the discovery of Aboriginal cultural heritage on a particular site. As part of the heritage impact assessment results of consultation with local Aboriginal groups must be provided.

It is an offence to harm or desecrate an Aboriginal object or place of heritage significance. Works likely to impact on Aboriginal object or place of heritage significance are only permitted where an Aboriginal heritage impact permit has been issued by the NSW Department of Environment and Conservation.

1.6 Archaeological Sites

Archaeological sites provide physical evidence of the past and can include objects and artefacts from the lives of previous generations, such as tools and household items, as well as remains of early buildings and structures.

A number of archaeological sites are listed in Schedule 5 of the RLEP. Archaeological sites or relics that have local or state significance are protected under the *NSW Heritage Act 1977*.

Note:

Further details on obtaining approvals relating to archaeological sites is available www.environment.nsw.gov.au

Note:

Further information on permits relating to Aboriginal objects and places of significance is available at www.environment.nsw.gov.au

Development consent is required for disturbing or excavating an archaeological site while knowing or suspecting that the work may result in a relic being discovered, exposed, moved, damaged or destroyed. Council may request an archaeological assessment to confirm the likelihood and potential significance of relics on the site and recommend appropriate action in the context of the proposed development.

When intending to disturb or excavate land where such archaeological relics have been identified or are considered likely to occur, it is the responsibility of the property owner to seek relevant approvals, including an excavation permit or an exception under section 139 and section 140 of the *Heritage Act 1977*.

RLEP Clause 5.10(7) Archaeological Sites outlines consultation requirements with respect to carrying out development on an archaeological site.

1.7 State Heritage Items

Heritage items of State Significance in Schedule 5 of the RLEP are also listed on the NSW State Heritage Register. The NSW Heritage Council is the consent authority for any development proposal affecting State Heritage Items, or for any site covered by an Interim Heritage Order under the *NSW Heritage Act 1977*.

Consent from the NSW Heritage Council requires either the submission of an Integrated DA, or a prior Section 60 application under the *NSW Heritage Act 1977*. Applicants are advised to consult with either Council or the Heritage Branch of the NSW Office of Environment and Heritage, in relation to works affecting State Heritage Items.

1.8 Consent Requirements

1.8.1 Development not requiring consent

Maintenance and Repair Works

Maintenance and repair works are encouraged for heritage items and properties in heritage conservation areas and generally do not require development consent from Council if they are of a minor nature and would not adversely affect the heritage significance of the item or heritage conservation area.

Maintenance and repairs can include non-structural *external* works such as:

- Replacing broken windows, fly screens etc
- Minor repairs to roofing, brickwork, timberwork and metal work
- Repainting surfaces which are already painted (Council may be able to assist with suggesting sympathetic colour schemes) including timberwork and metalwork.

Maintenance and repairs can also include non-structural *internal* works such as:

- Patching, painting and decoration to the interior to the house and installation of joinery items
- Repairing timber floors

Note:

The NSW Heritage Register is available at www.environment.nsw.gov.au

- Plumbing and gas fitting work
- Electrical work and communications cabling
- Installation of insulation

RLEP Clause 5.10(3) contains some exemptions where development consent is not required if in the opinion of Council the proposed development is of a minor nature or consists of maintenance and would not adversely affect heritage significance.

Applicants must notify Council prior to undertaking any maintenance or repair work to determine whether development consent is required. A written response must be received from Council prior to the commencement of works.

Exempt Development

Under *State Environmental Planning Policy Exempt and Complying Development Codes 2008* (The Codes SEPP) some categories of minor internal works are permitted as Exempt Development for buildings within heritage conservation areas, but not for heritage items. The classification of Exempt Development refers to works that have minimal environmental impact and therefore does not require Council's consent. The Codes SEPP does not permit external building alterations to heritage items or properties located within heritage conservation areas.

Note:

To view the Codes SEPP refer to
www.legislation.nsw.gov.au

1.8.2 Development requiring consent

A DA is required for the carrying out of development which relates to a heritage item, development in a heritage conservation area, Aboriginal place of heritage significance or archaeological site (unless it falls into the minor development categories outlined in section 5.1). RLEP Clause 5.10 (2) identifies those instances where development consent is required.

Buildings within a heritage conservation area fall into one of two categories:

Contributory Buildings

Contributory buildings provide good evidence of the main development period(s) and make a positive contribution to the character and/or heritage significance of heritage conservation areas. They have a collective significance and their retention is essential if the character of the area is to be maintained.

Non Contributory Buildings

Non-Contributory buildings display qualities which do not add to the character of the heritage conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. Non contributory buildings may be demolished and replaced by new development sympathetic to the character of the heritage conservation area (see section 7 Infill Buildings).

1.9 Demolition

Demolition of a heritage item or contributory building in a heritage conservation area is generally **not** supported, unless there are overriding reasons such as structural damage. The demolition of a non-contributory building and replacement by an appropriately designed infill building is generally supported.

In assessing a DA for the demolition of a heritage item or a contributory building, Council will consider:

- The heritage significance of the item or building
- The structural condition
- Comparative analysis of all options; and
- The contribution the item or building makes to the streetscape.

Council may require the submission of a **report by a structural engineer with heritage experience** to determine whether the building is, or is not, structurally capable of reasonable and economic use.

Where demolition of a heritage item or a contributory building within a heritage conservation area is approved it will generally be conditional upon the submission of **an archival record** of the building and site. As a minimum, **black and white photographs with negatives, and colour slides** should be submitted. All photographs should be keyed to a plan of the building. In some cases, particularly where the building is of regional or State significance, measured drawings will also be required. These should illustrate all elevations of the buildings and the site, plans and sections and details of decorative features of the buildings.

Applications for demolition of a heritage item or buildings in a heritage conservation area are required to provide details on the replacement development.

1.10 Infill buildings

A new building within a heritage conservation area, referred to as an infill building, must respect and be sensitive to its neighbours, and should be in keeping with the street's established setbacks, scale, form and materials. In accordance with the Burra Charter principles, an infill building should however be clearly seen as a

Note:

Applicants will need to assess whether their building is contributory or non-contributory based on the statements of significance contained in this section of the DCP and relevant heritage studies. A suitably qualified heritage specialist may be required. Council's Heritage Officer can also assist applicants in clarifying whether a building is contributory or non-contributory.

Notes:

An archival report must be prepared in accordance with the guidelines "How to Prepare Archival Records for Heritage Items" (2nd Edition) available on the NSW Heritage Branch website (www.heritage.nsw.gov.au)

new building and not attempt to replicate original buildings or copy traditional detailing.

1.11 Adaptive Reuse

Council supports the continuation of the original use of a building as it achieves the retention of the original floorplan and decorative features and enhances its heritage significance. However due to changes in technology and market/social trends, adaptive reuse of a heritage item may be acceptable on heritage grounds, provided the use is compatible and the heritage significance of the item is not adversely affected. The Burra Charter includes a definition for compatible use as follows:

“Compatible use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.”

1.12 Development in the vicinity of heritage items and heritage conservation areas

All new development adjacent to or in the vicinity of a heritage item or heritage conservation area needs to be considered for its likely effect on heritage significance and setting.

Applicants should address in their Statement of Environmental Effects any potential impacts of the development on a heritage item or heritage conservation area and measures to minimise this impact, with reference to Part 12 of this section of the DCP and the relevant statement of heritage significance.

1.13 Heritage Management Documents

Heritage Conservation Management Plan

A Heritage Conservation Management Plan may be required where Council considers the significance of a heritage item or the changes proposed warrant more detailed and rigorous assessment.

A Heritage Conservation Management Plan identifies conservation policies and management mechanisms to enable heritage significance to be retained and is particularly useful where building fabric has deteriorated, and to facilitate master planning and asset management for a large site. A Heritage Conservation Management Plan should be prepared by a specialist heritage consultant.

RLEP Clause 5.10(6) Heritage Conservation Management Plan outlines Heritage Conservation Management Plan considerations.

Heritage Impact Statement

A Heritage Impact Statement may be required where it is important to consider the extent to which a proposal would affect the heritage significance of a heritage item or heritage conservation area. A Heritage Impact Statement establishes the heritage significance of a place, makes an assessment of the impact of the development on this significance, and proposes measures to minimise impact.

A heritage impact assessment is generally required for development relating to a heritage item or property within a heritage conservation area including major alterations and

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Note:

Refer to the publication *“New Uses for Heritage Places: Guidelines for the Adaptation of Historic Buildings and Sites”* prepared by the Heritage Branch, Office of Heritage and Environment, for further guidance on the adaptation of heritage buildings.

Note:

For more information, refer to *“Assessing Heritage Significance”* and *“Statements of Heritage Impact”* within the *NSW Heritage Manual (1996)* prepared by the NSW Heritage Office and the Department of Urban Affairs and Planning (DUAP).

Note:

Council’s Heritage Planner can clarify whether a DA requires the submission of a Heritage Impact Statement and/or Heritage Conservation Management Plan.

Further details on preparing a Heritage Conservation Management Plan is available at www.heritage.nsw.gov.au

additions or demolition. A heritage impact assessment may also be required for development adjacent to or within the vicinity of a heritage item or heritage conservation area.

A Heritage Impact Statement can be prepared by a specialist heritage consultant.

1.14 Conservation Incentives

Council recognises the need to be flexible with heritage items in terms of providing for their long term conservation. RLEP Clause 5.10(10) Conservation Incentives enables Council to approve development relating to a heritage item or the site of a heritage item or Aboriginal Place of heritage significance, which would otherwise be prohibited in the zone.

If an applicant seeks approval for development under the conservation incentives clause, Council must also be satisfied that the development is in accordance with an approved Heritage Management Document and ensure that the necessary conservation work will be carried out in conjunction with the development.

2 Development Controls

2.1 Heritage Items and Heritage Conservation Areas

Explanation

Heritage buildings and heritage conservation areas are not museum exhibits, they are our homes, workplaces and public places, and need to adapt to modern lifestyle requirements. Such adaptation can be successfully accommodated without detracting from the building's heritage significance.

This section contains objectives and controls to protect and enhance Randwick City's heritage items and heritage conservation areas. It aims to ensure that development to heritage items or properties within heritage conservation areas is sympathetic to the heritage values while achieving a reasonable balance between contemporary design expectations, environmental sustainability and protecting heritage significance.

All new development in a heritage conservation area should be treated as infill development and respect the design of its neighbours and the key values of the heritage conservation area.

Alterations and additions to heritage items and contributory buildings within a heritage conservation area are to be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape of the heritage conservation area in which they are located.

Streetscape Analysis

Any proposal to alter or add to a heritage item or building in a heritage conservation area should start by assessing the heritage significance of the item and its various parts or the area, and also its relationship to neighbouring properties and the streetscape.

A new building, or additions which will be visible from the street, should fit into its streetscape context. The site analysis which is required for any DA must include a detailed streetscape analysis to identify consistent streetscape features.

The following section will assist in identifying streetscape features which contribute to the special qualities of the heritage conservation area and which should be maintained in new development.

2.2 Design and Character

Explanation

The design of development should ensure a sympathetic blend of old and new. This may be achieved by maintaining consistency with the street's established scale and form, siting and setbacks, and materials and finishes, without being overly imitative. Careful attention should be paid to adjacent development and the existing streetscape.

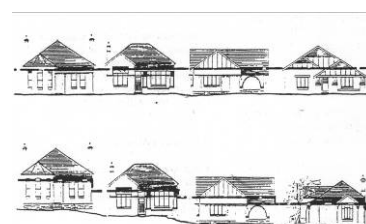
Note:

This section does not apply to land located within the commercial centres and Prince Henry masterplan site.

***“Design in Context: Guidelines for Infill Development in the Historic Environment”* jointly produced by the Heritage Council of NSW and the Royal Australian Institute of Architects (NSW Chapter) provides illustrated guidelines.**



The characteristic massing and spacings between buildings can create a rhythm in the streetscape



Note and maintain existing horizontal lines, whether straight or stepped with the land.

Objectives

- To promote high quality design that complements the streetscape character and heritage significance of the heritage item or heritage conservation area.
- To ensure that new development does not adversely impact on the setting, streetscape or views associated with any heritage item or heritage conservation area.
- To ensure that additions or changes to the external appearance of heritage items and contributory buildings within heritage conservation areas respect the original, built form, architectural style and character.

Controls

All Development

- (i) Development must demonstrate how it respects the heritage values of the heritage item or the heritage conservation area (as detailed in the statements of significance and key characteristics outlined in this section of the DCP).
- (ii) Common elements and features of the streetscape are to be identified in a streetscape analysis and incorporated into the design (e.g. view corridors, built form, fencing styles, extent of soft landscaping, significant trees and driveway locations).
- (iii) New development should be consistent with important horizontal lines of buildings in the streetscape, in particular ground floor levels and eaves lines, where appropriate.
- (iv) Large blank areas of brick or rendered walls should be avoided. Where this is not possible in the design, contrasting building materials and treatments must be used to break up the expanse of wall.

Heritage Items and Contributory Buildings

- (v) Street elevations and visible side elevations must not be significantly changed. Additions must be located to the rear or to one side of the building to minimise impact on the streetscape.
- (vi) The design of any proposed additions or alterations must complement the existing building in its scale, form and detailing. However, it should be possible to distinguish the new work from the old, on close inspection, so that old and new are not confused or the boundaries/junctions blurred.
- (vii) All new work and additions must respect the proportions of major elements of significant existing fabric including doors, windows, openings and verandas.

Non-Contributory Buildings

- (viii) Contemporary design is acceptable where it is sympathetic to the heritage conservation area and/or heritage items in the vicinity.

2.3 Scale and Form

Explanation

Bulk and scale refers to the height and size of a building. Form and massing are terms which refer to the arrangement of the component parts of a building.

Objectives

- To ensure that alterations and additions to heritage items and contributory buildings are consistent with the scale and form of these items or buildings, and do not dominate or compete with the existing significant heritage fabric.
- To ensure that the scale and form of development is consistent with the predominant scale and form of the heritage conservation area, and of adjacent heritage items or contributory buildings.

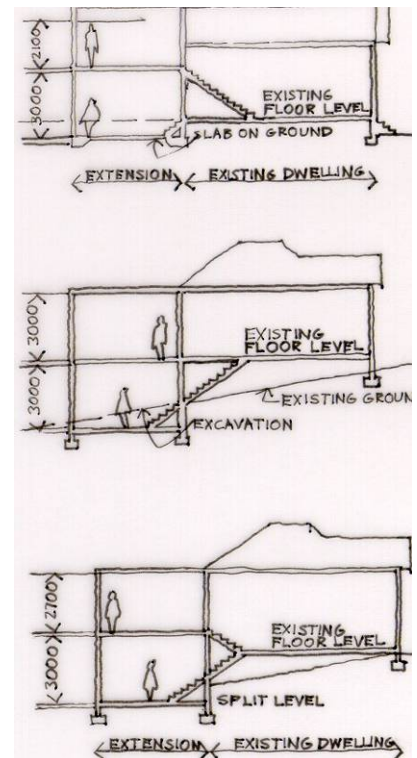
Controls

All Development

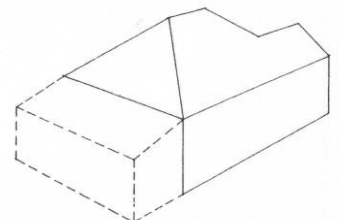
- In streetscapes where development is of a consistent single storey height, upper floor additions are appropriate only if not readily visible from the street. However, ground floor rear addition remains the preferred option.
- Attic style additions may be permissible, but there should be no visible alteration to the front of previously unaltered buildings. Front dormer windows are especially discouraged where a building itself is a heritage item, or part of a relatively unaltered semi-detached pair or row.
- Dormer windows and skylights must not be located to street elevations or where they will be prominent from a public place or dominate the original roof form. The design of dormer windows should generally be appropriate to the style of the building.

Heritage Items and Contributory Buildings

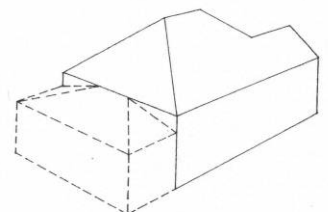
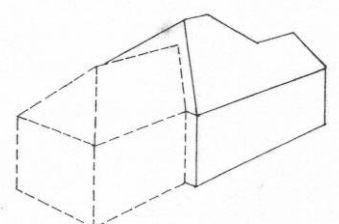
- Additions must not visually dominate, compete with or conceal the original form and massing of the existing buildings.
- Additions to heritage items must not contain any major or prominent design elements which compete with the architectural features or detailing of the existing building.
- Where single storey rear additions are proposed to dwelling houses, the addition must not compromise the integrity of the main roof and is to be lower in scale and secondary to it.



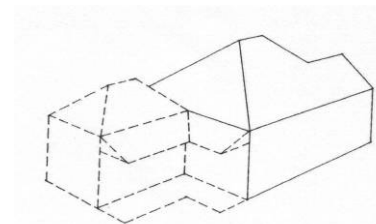
Second level additions where the land falls to the rear



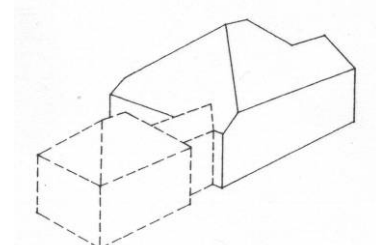
Ground floor rear additions



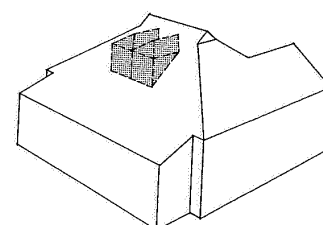
- (vii) Upper floor additions to the main roof of any single storey dwelling house may be acceptable if contained wholly within the existing roof space without change to the roof pitch or eaves height.
- (viii) Upper floor additions to the rear of any single storey dwelling house should preferably use pavilion-type forms, with a lower scale linking structure between the original building and any double storey addition.
- (ix) If a pavilion-type form is not suitable or desirable in the location, an upper floor addition may be acceptable, set well to the rear of the building to minimise impact on the main roof and to minimise streetscape visibility.
- (x) Where rear lanes exist, it may be possible to provide additional floor space in an outbuilding at the rear of the site, rather than as an upper level addition to the dwelling itself.
- (xi) Where rear additions are proposed to semi-detached dwellings, the additions must not compromise the symmetry and integrity of the front elevation or dominate the other house in the pair.
- (xii) Where rear additions are proposed to attached dwellings (e.g. terrace houses), the additions must not compromise the integrity of the front elevation or the forms of relatively intact rear wings.



Ground level additions- Wing form



Ground level additions- Pavilion form



Upper level additions contained within the existing roof space- dormer windows to rear

Non-Contributory Buildings

- (xiii) The scale of new buildings must be compatible with the streetscape, (i.e. - single storey, or single storey to the front with two storey to the rear). The form should also be compatible, including roof form and articulation.

2.4 Siting and Setbacks

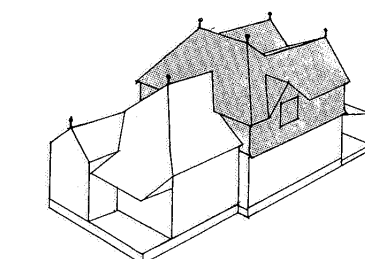
Explanation

Front and side boundary setbacks are a major contributor to the character and significance of a heritage item or heritage conservation area. Existing patterns should be maintained in new development to continue the established rhythm of buildings and spaces.

Objectives

- To conserve and maintain established setbacks to streets.
- To ensure adequate curtilage and landscape setting for the building.
- To ensure the integrity of the heritage item and its setting, or the heritage conservation area is retained by the careful siting of new buildings and alterations and additions to existing buildings.

Controls



Upper level additions set well to rear

Figures above sourced from "Getting the Details Right – Restoring Australian Houses 1890s-1920s. Ian Evans & NSW Department of Planning. 1989. Flannel Flower Press Pty Ltd

All Development

- (i) Development must conform to the predominant front setbacks in the streetscape.
- (ii) Development must respect side setbacks and rear alignments or setbacks of surrounding development.
- (iii) Front and rear setbacks should be adequate to ensure the retention of the existing landscape character of the heritage item or conservation area and important landscape features.
- (iv) Any significant historical pattern of subdivision and lot sizes must be retained. Subdivision or site amalgamation involving heritage items or contributory buildings must not compromise the setting or curtilage of buildings on or adjoining the site.

Heritage Items and Contributory Buildings

No additional requirements.

Non-Contributory Buildings

No additional requirements.

2.5 Detailing

Explanation

The significant features and elements of a heritage item or heritage conservation area are often reflected in details such as windows, doors and decorative woodwork, metalwork, brickwork, stonework and cement render.

Objectives

- To ensure that original detailing is retained and kept in good repair.
- To encourage the reinstatement of original elements and detail.
- To ensure that alterations and additions and new development have a level of detail which is appropriate to the architectural character and style of the heritage item or heritage conservation area setting.
- To ensure that the pattern of door and window openings is clearly related to the placement, proportions and scale of existing fenestration of the heritage fabric.

ControlsAll Development

- (i) Only detailing which is known to have been original to your building is acceptable. Do not add what was never there.

Heritage Items and Contributory Buildings

- (ii) Retain and repair original doors, windows, original sunhoods, awnings, gable detailing and other decorative elements to principal elevations. Original leadlight and coloured glass panes should be retained.

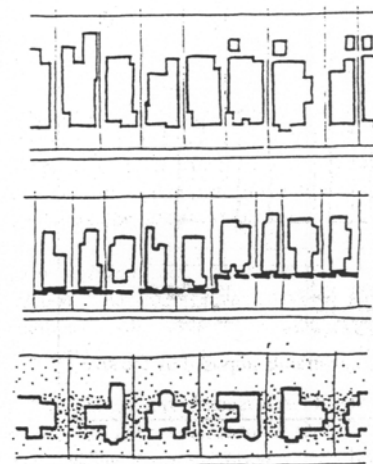
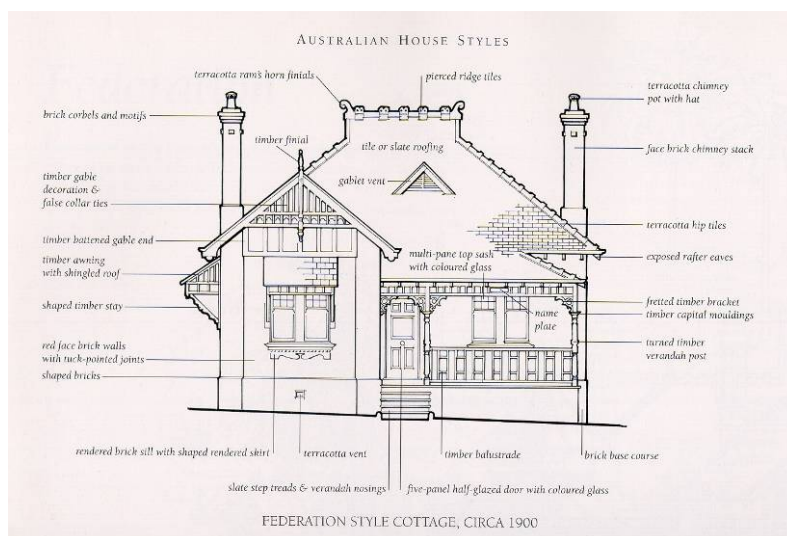


Figure 3.7 Maintain the established pattern of setbacks and building siting

- (iii) Where original windows, doors and façade detailing have been removed and replaced with modern materials, consideration should be given to reconstructing original features.
- (iv) Authentic reconstruction is encouraged. Decorative elements must not be introduced unless documentary or physical evidence indicates the decorative elements previously existed. Undertake thorough research before attempting to reconstruct lost detail and elements.
- (v) Alterations and additions should incorporate new doors and windows which are compatible with the position, size, and proportions and detailing of original windows and doors.
- (vi) Alterations and additions should adopt a level of detailing which complements the heritage fabric and should (in general) be less elaborate than the original.

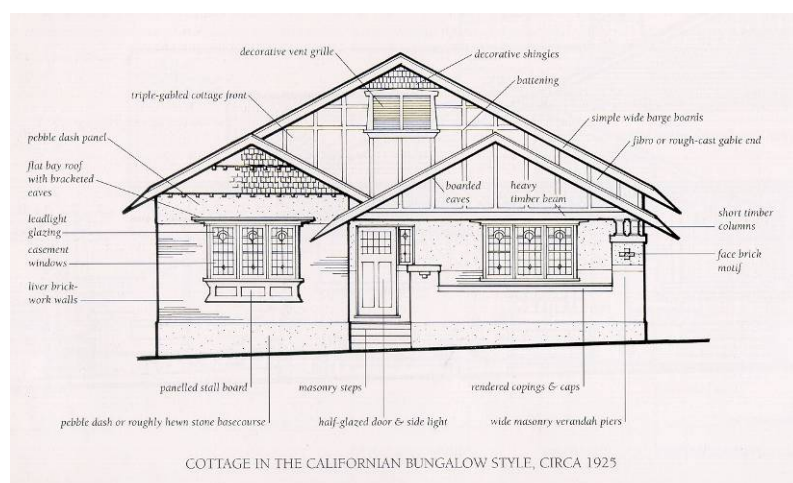
Non-Contributory Buildings

- (vii) Decorative elements should adopt a level of detailing which is less elaborate than original buildings and does not mimic inappropriate heritage detailing.



Typical Federation style façade detailing

Figures sourced from "Australian House Styles". Maisy Stapleton and Ian Stapleton. 1997. Flannel Flower Press Pty Ltd



Typical Californian Bungalow style façade detailing

2.6 Materials, Finishes and Colour Schemes

Explanation

Often it is not possible, or desirable, to replicate original materials due to cost constraints or lack of availability. The principle should be to use materials and colour schemes which visually relate to or approximate the building elements of the earlier work in size, style and type of finish. The painting of heritage items in appropriate colours can draw attention to the buildings and reinforce the historic character.

Original face brickwork should not be rendered, bagged or painted, as this will detract from the building's heritage significance.

Objectives

- To ensure that the selection of materials and colours is based on the original finishes and matches those used in the heritage item or heritage conservation area.
- To ensure that the visual quality of the heritage conservation area is maintained and upgraded by encouraging the use of appropriate colour schemes in all development.

Controls

All Development

- (i) Materials for pathways and driveways must be consistent with the character of the heritage item or heritage conservation area.

Heritage Items and Contributory Buildings

- (ii) Changes to materials (including roofs and walls) on elevations visible from a public place are not favoured. Original face brickwork must not be rendered, bagged or painted. The removal of external brickwork skin is not supported.
- (iii) Matching materials must be used in repairing the fabric of external surfaces. In the case of new face brickwork, the colour and texture of the brick, the type of jointing and mortar colour should be carefully matched.

Note:

Researching the original colour scheme may involve stripping existing layers of paint as well as documentary research.

Guidelines on materials and colour schemes common for different period of development are available on Council's website

www.randwick.nsw.gov.au

It may be possible to get second hand bricks to match the original or, new bricks which will closely match.

Where the roofing is tile or slate, matching replacement material may be difficult to obtain. In these circumstances, good tiles or slates from the rear or sides of the building can replace missing or damaged ones in the front. The back can then be repaired with new materials, which match the old as closely as possible.

- (iv) New or replacement roof materials must match existing materials. Alternative materials may be considered appropriate to the architectural style of the building and the streetscape context, and must be submitted for approval.
- (v) Alterations and additions must use materials and colours similar to, or compatible with, the original material or colours.

Non-Contributory Buildings

New development should have regard to the original colour schemes for the heritage conservation area.

2.7 Roofs and Chimneys

Explanation

Roof forms and details to heritage buildings vary according to building type and architectural style, and this variety makes an important contribution to the aesthetic significance and visual complexity of heritage items and heritage conservation areas. Fireplaces and chimneys were an important element in buildings up until the middle of the twentieth century, contributing to the character and skyline of the building.

Objectives

- To retain the characteristic roof forms of heritage items and heritage conservation areas.

Controls

All Development

- (i) Attic rooms are to be contained within roof forms and should not dominate the street and visible side elevations.

Heritage Items and Contributory Buildings

- (ii) Roofs must not be repitched or have their eaves line raised to allow for the provision of attic rooms.
- (iii) Chimneys must be retained.

Non-Contributory Buildings

- (iv) Roofs of new development are to be consistent to the type of roof (i.e. gabled, hipped), pitch, eaves and ridge height which are predominant in the heritage conservation area.

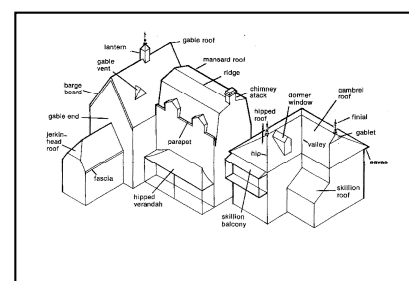


Figure sourced from "How to Restore the Old Aussie House". Ian Stapleton. Flannel Flower Press. 1983

2.8 Verandahs and Balconies

Explanation

Verandahs and balconies on the street frontage are important design features which provide an interface between the building and the street. They also provide shading and a sense of depth to the front façade.

Objectives

- To ensure the retention and encourage re-instatement of early verandah and balcony forms.
- To ensure that alterations and additions do not detract from or reduce the importance of original verandahs and balconies.

Controls

All Development

- (i) Consider the provision of front verandahs and balconies at a compatible scale where these are a characteristic feature of the heritage conservation area.

Heritage Items and Contributory Buildings

- (ii) Original front verandahs and balconies must be retained and conserved. Consider opening up verandah enclosures or infills, to reinstate an original open verandah.
- (iii) Infilling or enclosure of front verandahs and balconies is not supported.
- (iv) Additional verandahs must not compete with the importance of the original and should be simple in design and based on existing detail or an understanding of appropriate designs for each period or style.

Non-Contributory Buildings

No additional requirements.

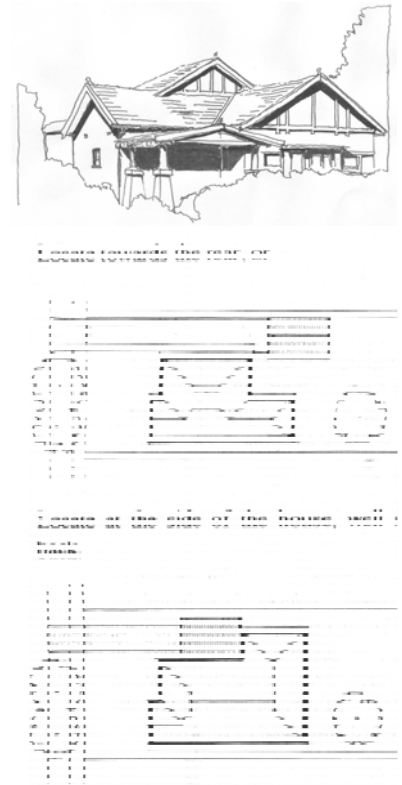
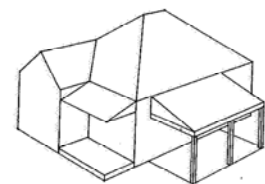
2.9 Garages, Carports, Carspaces and Driveways

Explanation

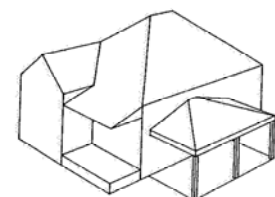
Most early buildings were designed without garages or carports- the building itself was usually the only structure visible from the street. Later garages were commonly located as a separate structure to the rear of the property.

Site conditions on many older properties (including site width and front setback dimensions) preclude the provision of off street car parking. While off street parking in some instances may be accommodated forward of the building line where there is no alternative access, this must be not to the detriment of the building setting or the streetscape.

Objectives



Carports with low pitched roofs located to the side of the dwelling



Figures above sourced from
“Getting the Details Right –
Restoring Australian Houses
1890s-1920s. Ian Evans & NSW
Department of Planning. 1989.
Flannel Flower Press Pty Ltd

- To minimise the visual impact of carparking on heritage streetscapes.
- To ensure parking structures and paved areas are visually discreet and do not dominate or compete with original character buildings.

Controls

All Development

- (i) Existing rear lane access or side street access (where available) must be utilised for carparking in preference to front access.
- (ii) Carparking structures are to be located to the side, or preferably to the rear of the building. Garages and carports must not be located forward of the building line.
- (iii) Open hard stand carspaces may be provided forward of the building line, but must be located adjacent to a side boundary, and generally not be greater than single car width.
- (iv) Existing building fabric, including verandahs and balconies, must not be altered to allow for the provision of a carparking structure or an open stand carspace.
- (v) Open hard stand carspaces must not dominate the setting of the building in terms of loss of planting, fencing or retaining walls.
- (vi) Carparking structures are to be unobtrusive and must be of materials, form and details which harmonise with and do not obscure views of the building. They must not be made larger by the provision of a bulky pitched roof.
- (vii) Existing driveways constructed of two separate wheel strips contribute to the character of the streetscape and must be retained where possible.
- (viii) Large areas of concrete should be avoided and alternative materials such as pavers, gravel or permeable paving must be considered.
- (ix) Buildings housing original stables, coach houses and interwar motor garages should be retained and conserved wherever possible.

Heritage Items and Contributory Buildings

No additional requirements.

Non-Contributory Buildings

No additional requirements.

Fences

Explanation

Front fences are an extremely important streetscape element in heritage conservation areas with each architectural style having an individual characteristic style of fencing.

Objectives

- To encourage the retention, repair or reconstruction of original fencing.
- To encourage fencing in character with original buildings.
- To encourage consistent fencing where this is a significant element in the heritage conservation area.
- To encourage side and rear boundary fencing which is consistent with height and materials of original fencing.

Controls

All Development

- New and replacement front fences must not obscure building facades. High solid front fences are not appropriate.
- New fence heights and form must be appropriate to the character of the heritage item, or to the heritage conservation area.
- Lych gates must not be provided unless there is evidence that they originally existed.
- Side fencing forward of the building line must be simple with a level of detail and of materials and height compatible with the heritage item, contributory building or heritage conservation area.
- Side and rear boundary fences should be preferably of traditional timber construction or otherwise of masonry construction. Colorbond metal fences are not appropriate.

Heritage Items and Contributory Buildings

- Retain, repair or reconstruct original fences and retaining walls where possible.
- Where an original fence has been lost, new fencing should try to match the original style.

Non-Contributory Buildings

No additional requirements.

2.10 Gardens, Garden Elements and Swimming Pools

Explanation

Period gardens enhance the relationship of the house to its setting. The garden softens and enhances views of the house and screens out unsympathetic buildings or alterations and additions.

Objectives

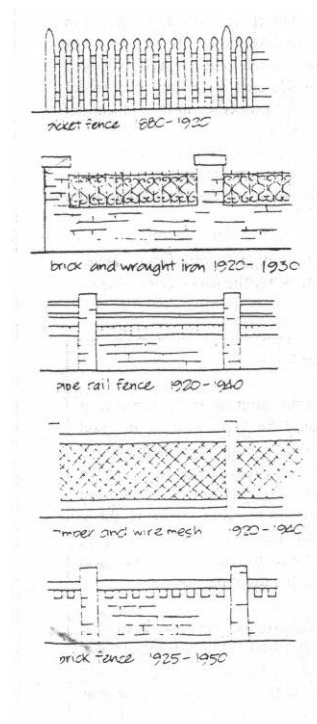


Figure 2.6 Some of the many possible original fences found in the West Kensington area

Note:

This can be done through researching the form of the original fence (old photographs, drawings) or by looking at fencing on houses of similar age and style.

Note:

Guidelines on garden styles and elements are available on Council's website

www.randwick.nsw.gov.au

- To retain or reinstate landscaped settings and elements (particularly pathway location and materials) for heritage items or buildings within the heritage conservation area.
- To provide attractive front garden areas in keeping with those of the areas original houses.
- To improve the streetscape setting of all buildings in the heritage conservation area.

Controls

All Development

- (i) Significant trees and landscape elements such as pathways, garden beds and structures must be retained.
- (ii) Large areas of hard paving are to be minimised.
- (iii) Garden and ancillary structures must be appropriate to primary buildings in terms of scale, style and materials.
- (iv) Swimming pools must be located at the rear of the property and where possible should retain important trees and areas of soft landscaping. Swimming pools must not result in significant changes to ground levels on the site.

Heritage Items and Contributory Buildings

No additional requirements.

Non-Contributory Buildings

No additional requirements.

2.11 Access and Mobility

Explanation

Heritage places should be accessible to everyone including people with disabilities, the elderly and families with small children. Owners and managers of heritage properties should commit themselves to creating a situation in which this can be achieved. Access solutions will be unique to each historic building.

Objectives

- To ensure that development to facilitate access and/or adaptable dwelling and universal housing provision does not adversely affect the heritage fabric of the heritage item or heritage conservation area.

Controls

All Development

- (i) Modifications and alterations to facilitate access and mobility must be sympathetic to the heritage values and heritage fabric of the original building.
- (ii) Alterations and additions to facility access and mobility must be reversible.
- (iii) Preserve heritage items or heritage fabric of higher significance if a compromise is required.

2.12 Commercial Properties

Explanation

Randwick City has a number of commercial buildings listed as heritage items and some heritage conservation areas also include a number of commercial buildings, such as corner stores. These building types represent a traditional land use mix and contribute to diversity of built form.

Objectives

- To ensure that original characteristics of traditional neighbourhood retail buildings are retained and enhanced

Controls

All Development

No additional requirements.

Heritage Items and Contributory Buildings

- (i) Original forms, details, materials and finishes must be retained, including original shopfronts, original suspended awnings and open balconies at first floor level.
- (ii) Where the property is part of a single larger building, changes to ground level shopfronts and upper level facades must not detract from the integrity and group value.

Non-Contributory Buildings

No additional requirements.

2.13 Services and New Technologies

Explanation

Council encourages the installation of devices, which improve water conservation and energy efficiency. For heritage items and in heritage conservation areas new technologies (such as solar energy systems and telecommunications structures) should not be prominent from a public place nor intrude on any significant views or vistas gained from neighbouring properties. The siting and appearance of such devices should be discrete and not intrusive.

Objectives

- To minimise the prominence of new building services and technical equipment in heritage conservation areas and on heritage items.

Controls

All Development

- (i) Air exhaust or ventilation systems, skylights, air conditioning systems, solar energy panels, TV antennae and satellite dishes should not be visible on the main elevation of the building or attached to chimneys where they will be obvious. Services and equipment should be installed at the rear, within the roof space or flush with the roof cladding and at the same pitch. They are to be of modest size and not prominent from the street.
- (ii) Essential changes to cater for electrical or telecommunications wiring, plumbing or other services should be limited to what is essential to permit the new use to proceed.
- (iii) Rainwater tanks are to be located at the rear or side of the dwelling and suitably screened. They should not be obvious from the street.

3 Landscape Elements

Explanation

Randwick City's physical environment comprises a unique and complex pattern of natural and man-made elements. Some of the most identifiable features are the result of the adaptation of buildings and infrastructure to dramatic coastal topography, and of the powerful influence of the sandstone and the sand on which our City is built. Such elements include sandstone and brick retaining walls, stairs, embankments and road cuttings.

A number of significant landscape elements are listed in Schedule 5 of the RLEP as having heritage significance. There are also a number of landscape elements located within heritage conservation areas which contribute to the heritage values of these areas. While most landscape elements are located on Council owned land, both public and private works can impact on their heritage value. A number of other landscape elements throughout do not warrant individual heritage listing, but collectively contribute to the built character of Randwick City.

Objectives

- To ensure that significant individual retaining walls and associated landscape elements are retained and conserved.
- To ensure that other contributory landscape elements are retained and conserved to the greatest extent possible.
- To ensure that private works including provision of vehicular access, modifications and repairs do not impact on the heritage value of the landscape elements.
- To ensure that infrastructure works do not impact on the heritage value of landscape elements.
- To ensure that Council repair and maintenance works are carried out in a timely manner using technically sound and appropriate construction methods.

Controls

- (i) Significant sandstone and brick retaining walls must not be removed or replaced.
- (ii) Significant sandstone and brick retaining walls or natural rock faces must not be modified to accommodate vehicular access.
- (iii) New surface mounting of infrastructure including water and gas supply pipes, storm water and sewerage pipes, service conduits and other fixings on retaining walls must be minimised.
- (iv) Maintenance and repairs by Council must use the same materials and techniques as the original construction, and should be carried out by experienced tradespeople.
- (v) Any reconstruction by Council works are to match the existing retaining wall in terms of block size, texture,



bond pattern, alignment of blocks, mortar joint colour and capping detail.

- (vi) Replacement by Council of associated elements such as handrails should preferably be carried out to match existing materials and details.
- (vii) Cyclical maintenance programs (including inspections) should be established by Council to ensure that significant and contributory landscape elements are conserved.
- (viii) New plantings by Council associated with retaining walls and associated landscape elements should be consistent with Council's Street Tree Masterplan and of a type that will not cause physical damage by excessive root growth etc.
- (ix) Retaining walls and natural rock faces must not be modified by adjacent property owners, including rendering and painting or replacement of handrails.
- (x) Other landscape elements which are not heritage listed should be individually assessed for their contributory value if threatened.



4 Heritage Conservation Areas: Statements of Significance, Values and Guidelines

Heritage conservation areas have distinctive historic and streetscape qualities that represent particular phases in the development of Randwick City. Components which contribute to this special character of heritage conservation areas should be retained and all new development should reflect and reinforce this character.

This section contains the Statements of Significance for Randwick City's heritage conservation areas. The special characteristics for each heritage conservation area, together with the specific development guidelines for protection of these characteristics, are included under the following headings for each area:

- **brief history of development and significance** of the conservation area
- **significant characteristics and key values** or themes of the conservation area, to enable an understanding of the heritage significance of the conservation area
- **existing character values** to be retained for contributory buildings. New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings. These key values and characteristics need to be considered in addition to the general guidelines and controls contained in this DCP.
- **guidelines for change** identify issues which need to be addressed for development affecting contributory buildings in the heritage conservation area.

A detailed description of each heritage conservation area is provided in the Conservation Areas Review (2000) prepared by Perumal Murphy Wu and the Randwick Heritage and Visual Character Study (2003) prepared by Godden Mackay Logan. Both studies are available from Council's administration centre and Council Libraries.

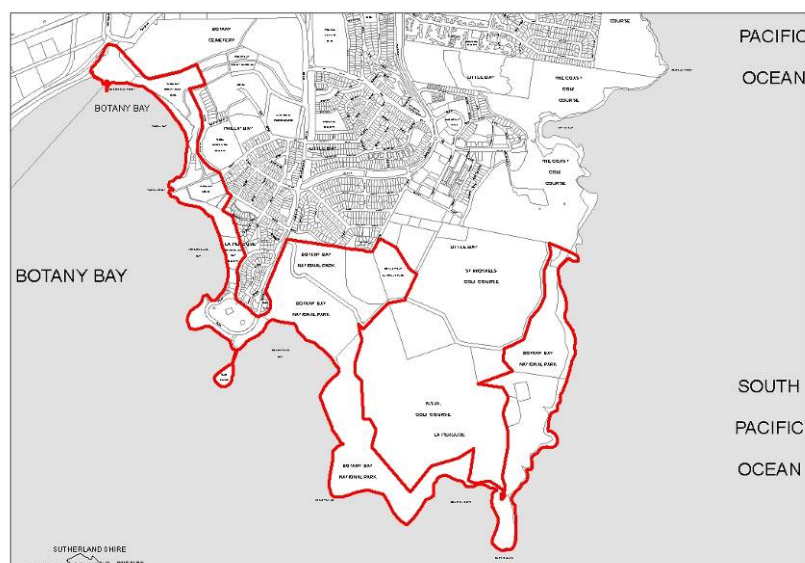
List of heritage conservation areas

- 4.1 Botany Bay National Park Heritage Conservation Area
- 4.2 Bunnerong Power Station Heritage Conservation Area
- 4.3 Caerleon Crescent Heritage Conservation Area
- 4.4 Dudley Street Heritage Conservation Area
- 4.5 Gordon Square Heritage Conservation Area
- 4.6 High Cross Heritage Conservation Area
- 4.7 Malabar Headland Heritage Conservation Area
- 4.8 Moira Crescent Heritage Conservation Area
- 4.9 North Randwick Heritage Conservation Area
- 4.10 Old Tote/Fig Tree Theatre (UNSW) Heritage Conservation Area
- 4.11 Prince Henry Hospital Heritage Conservation Area
- 4.12 Racecourse Precinct Heritage Conservation Area
- 4.13 Randwick Environment Park Heritage Conservation Area
- 4.14 Randwick Junction Heritage Conservation Area
- 4.15 Sacred Heart Heritage Conservation Area
- 4.16 The Spot Heritage Conservation Area
- 4.17 St Judes Heritage Conservation Area
- 4.18 St Mark's Heritage Conservation Area
- 4.19 Struggletown Heritage Conservation Area
- 4.20 West Kensington Heritage Conservation Area

4.1 Botany Bay National Park Heritage Conservation Area

The area comprises an extensive stretch of dramatic coastline including several areas of remnant bushland and a number of sites of early Aboriginal and European contact. La Perouse is also the location of one of the oldest urban Aboriginal communities in Australia.

The Botany Bay National Park Heritage Conservation Area covers the entire coastal strip facing Botany Bay and the Pacific Ocean, from Yarra Bay to Prince Henry Hospital. The heritage conservation area consists of four precincts: Yarra Bay and Frenchmans Bay; the La Perouse Headland; Botany Bay National Park and Prince Henry Hospital.



4.1.1 What is the area's significance?

Aesthetic Significance

The aesthetic significance of the heritage conservation area as a whole arises from the scenic value of the natural landscape, and a number of man-made features within it. The heritage conservation area is in a topographically prominent position in Sydney, at the entrance to Botany Bay, opposite Kurnell.

Yarra Bay and Frenchmans Bay are mostly modified natural landscapes. Some areas of original native vegetation remain. The landscape is characterised by wide sand beached in the two bays, separated by low rocky headlands, and low dunes with scrub vegetation behind. This landform contrasts with the mostly treeless hill of Botany Cemetery, dotted with rows of headstones, which forms a backdrop to the north. The Federation period Yarra Bay House is a prominent feature of the headland between Yarra Bay and Frenchmans Bay.

The La Perouse headland is part of, but physically distinct from, the remainder of Botany Bay National Park, to the east. The peninsula is bare and grassy. It has a rounded form, sloping gently to the shoreline, with some low cliffs. The fortified Bare

Island juts into Botany Bay and is connected to the mainland by a wooden bridge. The other major man-made physical features of the peninsula are the Macquarie Watchtower, the Cable Station and the La Perouse Monuments.

Botany Bay National Park, to the east of the La Perouse peninsula, preserves a large area of indigenous bushland. Most of the area of the NSW Golf Course and St Michaels Golf Course is open space, though there are some remnant areas of native bushland between the fairways. An area of native bushland adjacent to Jennifer Street is also preserved in this part of the conservation area.

Prince Henry Hospital is built above the rocky foreshore of Little Bay. The hospital is set in an open landscape, and there is some surviving native vegetation. The hospital contains groupings of weatherboard and brick buildings dating from Federation period and later. The hospital cemetery is located to the south of the main group of hospital buildings, next to St Michaels Golf Course. The open space of the sea-side landscape extends to the north of the hospital site, on land which is owned by the University of New South Wales.

Historic Significance

The heritage conservation area was the location of some of the earliest contacts between Aboriginal people and Europeans on the east coast of Australia. The existing landscape and man-made features provide evidence of and are associated with, numerous historical events and processes, in the intervening period of more than two centuries.

Governor Phillip first set foot on Australian soil in the vicinity of Yarra Bay, on January 18 1788. Yarra Bay was the location of Chinese market gardens from the 1860's. Some market gardens still survive in the area. In 1901 the Yarra Bay Pleasure Grounds were established. Leisure pursuits have been a major use of the area for all of the 20th Century. Botany Cemetery was established in 1872.

The La Perouse headland represents Australia's 'front door', where the early Colony encountered the rest of the world, through the processes of exploration, settlement, defence and overseas communication.

The La Perouse Monuments are internationally significant because of their association with the La Perouse expedition of 1788. The Macquarie Watchtower, constructed c1820, is nationally significant in representing the earliest permanent occupation of the Botany Bay area by Europeans. It is the oldest building in the Randwick City area. Bare Island Fort, constructed from 1881 to 1885, is one of the finest examples in Australia of a Victorian period military fortification. The Cable Station, constructed in 1882, represents an important stage in the development of Australia's overseas communications, following establishment of cable telegraph in 1876. The Snake Pit demonstrates the history of the use of the area for tourism, which intensified after introduction of the tram service in 1902.

La Perouse is also the location of one of the oldest urban aboriginal communities in Australia, established in c1870.

Botany Bay National Park was created in 1970.

Prince Henry Hospital was established in 1881 on an isolated site at Little Bay, as a result of a smallpox epidemic. Its original name was the Coast Hospital. New development occurred in 1919 as a result of an influenza epidemic.

Social Significance

The natural and man-made landscapes of the conservation area have social significance because of their value to the community as a recreational resource. Many of the historical uses of the heritage conservation area are remembered by groups in the community, or continue today.

The La Perouse area has special significance to the aboriginal community because of its history of use before and after European contact. La Perouse headland provided access to plentiful food sources in the sea and on the land. The occupants of the area in 1788 were of either the Bidjigal or Cadigal group of Eora language speakers. Aboriginal occupation around Botany Bay continued until the early 1800's. The population was decimated by disease, disrupted lives and colonial policy.

The second phase of aboriginal occupation began as early as 1870. Aboriginal groups, primary from the South Coast, settled at La Perouse after being displaced from camps in the city. The area still suited a subsistence lifestyle, primarily fishing. Commercial income came from fishing and the sale of souvenirs to tourists.

The presence of the Aboriginal community at La Perouse was a factor in the government creating an Office for the Protector of Aborigines. The community had its status formalized by the creation of a reserve under the Aborigines Protection Board in 1883. The La Perouse aboriginal community has maintained a strong sense of identity over the intervening years.

Technical/Research Significance

There are several remnant bushland areas in the Yarra Bay area. Hill 60 is the largest. There is an area of scrub between Baragollar Avenue and Yarra Road which contains regionally rare indigenous plant species. On Yarra Point there is a significant stand of *Casuarina glauca*.

More than 95 hectares of remnant bushland is preserved in Botany Bay National Park and parts of the NSW and St Michaels Golf Courses. The bushland is regionally significant. A number of plant communities are present, including sclerophyll forest, scrub and heath and some wetland types. One plant community, Eastern Suburbs Banksia Scrub, is listed as an endangered ecological community under the Threatened Species Conservation Act (NSW) and the Threatened Species Protection Act (Commonwealth).

The site of Prince Henry Hospital and the neighbouring properties contain numerous areas, totalling almost 20 hectares, of regionally

significant bushland. The bushland includes Eastern Suburbs Banksia Scrub. Two nationally rare and several regionally rare plant species are present. There are two large ponds on the University of NSW property which are a habitat for native bird species and a vulnerable bat species under the Threatened Species Conservation Act (NSW).

The Little Bay Geological Site is an area of approximately 6 hectares, to the rear of the University of NSW Sports Field. The geological site is of national significance. It is the only site containing peat of Miocene age known on the coast of NSW.

4.1.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Recreation, entertainment and leisure
- Transport and communications

The following theme is indirectly represented:

- Promotion of culture, religion and education

4.1.3 Guidelines for Change

A conservation management plan for the church/school precinct should be prepared if any major development is planned by the Church. The conservation plan should develop policies for preservation of significant garden areas and vistas, as well as the period fabric of the buildings.

4.1.4 Existing Character Values and Controls

Controls relating to the Prince Henry Hospital site are included in Part E of this DCP.

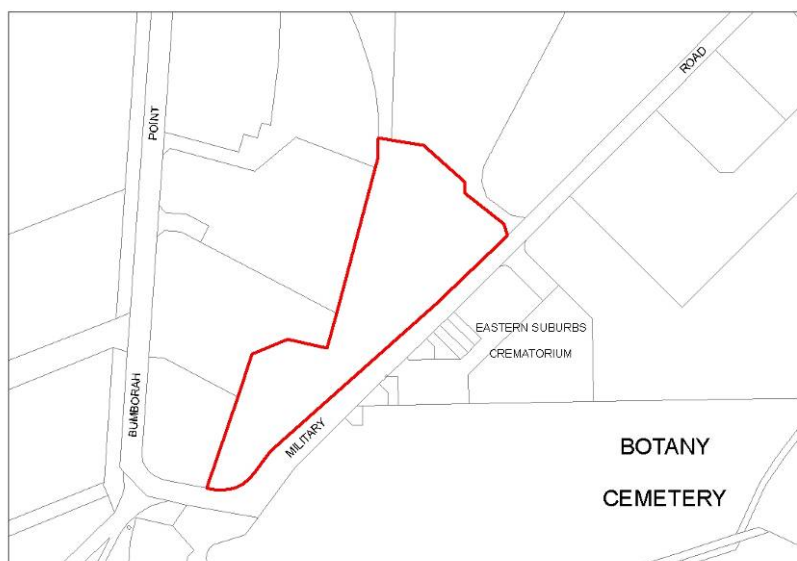
Any development within the area of Botany Bay National Park should refer to any Plans of Management prepared by the NSW Office of Environment and Heritage.

4.2 Bunnerong Power Station Heritage Conservation Area

The site retains structures and mature landscape elements dating from its use by the Bunnerong Power Station.

The Bunnerong Power Station Heritage Conservation Area is located on the north-western side of Military Road, in Matraville.

This section provides objectives and controls for the extension of the Eastern Suburbs Memorial Park into part of the old Bunnerong Power Station Site, in order to safeguard the site's heritage values. It also provides objectives and controls which should be addressed for the existing Eastern Suburbs Memorial Park, while outside the heritage conservation area.



4.2.1 What is the area's significance?

Aesthetic Significance

The site of the former Bunnerong Power Station is an open landscape with considerable visual appeal. There are a large number of mature trees, mostly introduced species, in avenue plantings and set in lawn areas. The tree species include brush box, Canary island date palm, Cape chestnut, Coral tree cypress, eucalyptus, ficus, Kaffir plum, lily pilly, melaleuca, Norfolk Island hibiscus and Norfolk Island pine. Other evidence of the original design of the power station garden areas survives in the form of roadways, paths, garden beds and fence posts on the street boundary. The concrete retaining walls of the site of the power station building are a major element in long distance views from the west. The remains of the Switching Station gardens show their strong relationship to features of the site.

The heritage conservation area complements the landscapes of the Eastern Suburbs Crematorium and Botany Cemetery on the opposite side of Military Road. The art deco style of the

Crematorium building reflects the mostly rectangular layout and forms of the Cemetery.

Historic Significance

Both parts of the site show evidence of twentieth century development: the mass cultural expression of the burial sites of a suburbanising population and the coal fired generation of electric power for domestic consumption.

Bunnerong Power Station was constructed between 1925 and 1929. The association with the power generation and distribution industry is continued by the modern Bunnerong Substation No 7340, just outside the north-east boundary of the heritage conservation area.

Social Significance

The Cemetery and Crematorium have established the site as a major focus for burial ritual in Sydney.

The remnants of the Switching Station's formal 1920s entry, lily ponds and terraces gardens represent the sense of involvement and pride that the Station's employees had in their workplace. The Paperbark Grove is also significant as the site of the workers' recreation area.

The heritage conservation area is an Inter-War period landscape which is appreciated by the community for its aesthetic values.

Technical/Research Significance

The original frontal dunes that marked the edge of Botany Bay before reclamation would have contained Aboriginal archaeological relics. The heritage conservation area may have the potential to yield information on the design and characteristics of Inter-War period power stations.

Natural significance

The area originally contained vegetated dunes including the Eastern Suburbs Banksia Scrub which is now restricted to a few remnant pockets in Sydney.

4.2.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Industry and commerce

The following theme is indirectly represented:

- Transport and communications

4.2.3 Visual Character

The subject site covers an undulating area of broad sandy ridge leading to Bumborah Point on the northern side of Botany Bay. It is bounded on the south and west sides by steep slopes down to, respectively, Yarra Bay and reclaimed land used for port purposes.

To the south east of Military Road is the existing Eastern Suburbs Memorial Park. It includes the Crematorium and surrounding gardens, existing memorial gardens and monumental burial grounds, Pioneer's Memorial Park, administrative building, funeral home, café and maintenance compound.

Strong visual elements are:

- Crematorium – the most prominent feature on the site; a strong art deco architectural form with axial vistas east-west and north-south
- Cemetery main access road with palm avenue
- Bare open character of the cemetery, furnished in dressed stone on a grid layout, with expansive views to the south
- Informal tree plantings in memorial gardens and car parking areas.

To the north west of Military Road is part of the former Bunnerong Switching Station site, including the remains of gardens associated with the Switching Station and sub-floor structures of part of the old building.

Strong visual elements are:

- Site entry, with 1920s garden, palm avenue and vista west to Port Botany and the bay beyond
- Platforms of the former Switch House, demolished down to floor slabs
- Ponds and terraced gardens
- Paperbark grove
- Retaining walls

Although only partially screened from Military Road by boundary planting of mature figs, the site orients itself to the west because of its dramatic position, presenting as a series of terraces overlooking Port Botany and the Bay. The predominant character is of the garden setting, with formal and informal elements of the former buildings. Views out are framed by mature tree plantings and at the southern end, screened by shrubs.

Negative elements are:

- The mixture of styles and forms in gardens surrounding the Crematorium
- The separation of the two sites by Military Road

- Some over mature trees.

4.2.4 Desired Future Character

Development in the area should maintain and enhance the positive elements of its character and correct negative elements. This will involve:

- Maintaining the open landscape character of the area
- Achieving a legible and coherent layout
- Fitting buildings, structures and the access/circulation system within the landscape and garden framework
- Using consistent design language based on:
 - unifying the two sites
 - recognising and where appropriate incorporating major elements of the previous use
 - the major existing site axes
 - rectangular building forms
 - solid structural elements in light coloured masonry
- Minimising changes to the existing landform, except over the former Switch House platforms, which may be raised to accommodate burial.

4.2.5 Site Planning

Objectives

- To achieve a coherent site layout that provides a pleasant, attractive, manageable, resource efficient and sustainable cemetery facility.
- To maximise the positive attributes of the site, correct or mitigate negative attributes and minimise any negative impacts of development.
- To ensure that local site conditions, constraints and opportunities are taken into account in the design process.
- To ensure that the relationship of new development to adjoining development is considered in the design process.

Controls

- i) Development is to be carried out in accordance with the masterplan.
- ii) Building, streetscape and landscape design must relate appropriately to the topography, built and landscape character of the locality.
- iii) Development must include a safe and legible pedestrian and vehicular access and circulation system.

- iv) The site layout must take into account and, where appropriate, retain and integrate any item or natural feature of identified conservation value.
- v) The siting and building layout must maximise microclimate opportunities related to solar access and prevailing breezes.

4.2.6 Conservation

Objectives

- To ensure development respects the landscape and built heritage significance of the site and surrounds.
- To ensure development is in keeping with the bulk, scale and character of any identified items of heritage significance

Controls

- i) Ensure that siting does not disrupt views to and from built and landscape elements.
- ii) New development must be a similar scale and proportion to existing elements to ensure that it does not dominate or overwhelm the heritage items or heritage conservation area.
- iii) New development is to complement, but not replicate, the design features of the heritage item and heritage conservation area.
- iv) Building height is limited to two storeys, however, special building features such as spires may exceed the height limit provided that such building features do not dominate or overwhelm the heritage item or heritage conservation area.

Notes:

Any major excavation must be monitored by a qualified archaeologist and a representative of the La Perouse Land Council.

Minor excavation works associated with burials, tree planting, roadworks and footing excavation may not require archaeological monitoring.

Council's Heritage Officer can clarify whether archaeological monitoring is required.

4.2.7 Internal Roads and Manoeuvring Areas

Objectives

- Provide adequate space for the efficient movement of vehicles within the site.
- Minimise the potential for conflict between vehicles and pedestrians.
- Minimise the amount of hard paved areas.
- Integrate driveway and manoeuvring areas with landscape features.

Controls

- i) Internal roads must be between 5-6 metres in width and designed to allow for carparking in designated adjoining areas and at the kerbside where the road width is not less than 5 metres.
- ii) Intersections must be designed to avoid conflict by positioning opposing roads either directly opposite or at a minimum separation of 60m where adequate sight distance is available.

4.2.8 Excavation and Fill

Objectives

- To ensure that earthworks are minimised and buildings are sited and designed to complement the existing topography.
- To minimise noise from excavation machinery during construction.
- To ensure that fill imported to the site is free of contaminants.

Controls

- i) DAs involving building construction or significant earthworks must be accompanied by:
 - a geotechnical assessment
 - an assessment of the likely impacts on existing trees on or adjacent to the site
 - details of the amount of cut and fill and methods of transportation of materials to or from the site.

4.3 Caerleon Crescent Heritage Conservation Area

An unusual cul-de-sac subdivision with a wide planted median, featuring dwellings from the turn of the nineteenth century.

The area covers Caerleon Crescent properties and also includes a number of properties in Frenchmans Road and Chapel Street.



Caerleon Crescent is a rare example of a heritage cul-de-sac in Randwick. Its proximity to Frenchmans Road, the region's oldest thoroughfare and its place on the plateau of upper Randwick gives the Crescent quite a prominent place in the locality.

It is one of the few subdivisions in Randwick that is separate from the main street grid, Caerleon Crescent is an intimately-scaled contained precinct, with a wide central planted median and sandstone kerbing edged by single-storey houses with narrow setbacks from the front boundary.

Some of the houses have unsympathetic alterations such as painted face brickwork and high front fences but the overall form, particularly the cohesive roofscape, is largely intact.

4.3.1 What is the area's significance?

Caerleon Crescent, which is not crescent-shaped, was an early twentieth century construct. It belonged to a block of land owned by the Moore family and fronting onto Frenchmans Road.

Caerleon Crescent is a thoughtfully planned street with a wide, planted median strip and a passage linking it to Frenchmans Road. Caerleon Crescent also has aesthetic significance as an intimate, contained precinct where the original buildings from the turn of the nineteenth century remain largely intact. The street trees contribute to the aesthetic values of the precinct.

4.3.2 What are the area's key values?

- Historical value as a substantially intact example of subdivision in Randwick City at the turn of the nineteenth century.
- Central planted median, provides focus for the precinct.
- Pedestrian passageway to Frenchmans Road.
- Intimately scaled, contained precinct.
- Contributory street tree planting.
- Consistency of single storey scale and semi detached form of the contributory buildings.
- Consistency of roofscape.
- Federation Queen Anne style, featuring face brickwork, hipped and gabled roofs in terracotta tiles and timber trim.
- Some original early front fences.
- Consistent narrow setback from street boundary.



4.3.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

<i>Landscape and public domain elements</i>	Planted median provides focus for the precinct
<i>Scale & Form</i>	Single storey, semi-detached cottages
<i>Siting & Setbacks</i>	Minimal setbacks from street
<i>Roofs</i>	Consistent roofscape of traditional pitched roofs, hipped and gabled forms.
<i>Materials</i>	Face brickwork walls. Terracotta tiled roofs.
<i>Detailing</i>	Timber trim contributes to Federation Queen Anne character.
<i>Verandahs & Balconies</i>	Characteristic Queen Anne style front verandahs.

<i>Carparking</i>	Minimal side setbacks do not allow parking to side or rear of dwelling
<i>Fences</i>	Some original/early front fences

4.3.4 Guidelines for change

Alterations & Additions

Changes should not be made to front elevations of semi-detached dwellings which detract from the integrity of the pair. Rear additions should not be prominent in the streetscape nor compromise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

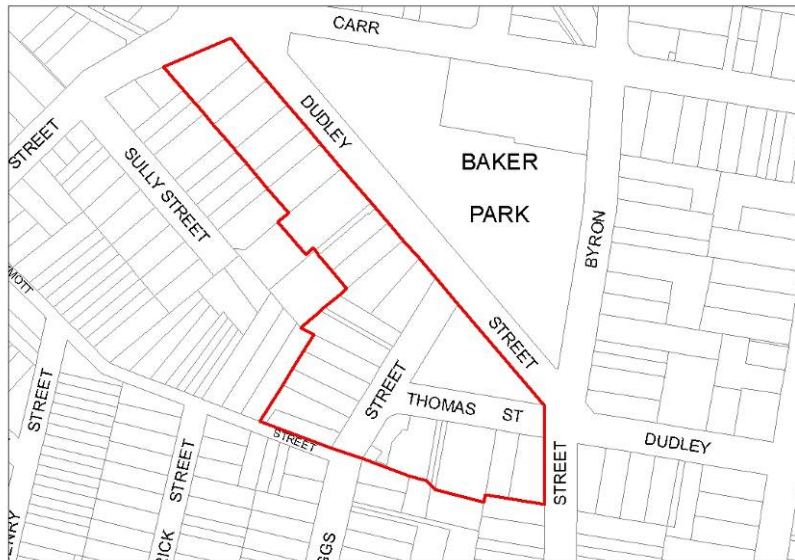
Carparking

Where sites are of sufficient width, a rear garage or a side carport can be provided (set back from the front of the dwelling). On site carparking may not be able to be provided on narrow sites with minimal front setbacks

4.4 Dudley Street Heritage Conservation Area

Fine quality Federation and Interwar detached houses in an outstanding elevated setting.

The Dudley Street heritage conservation area consists of rows of houses on Thomas Street, Higgs Street and Dudley Street, facing Baker and Leete Parks.



4.4.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area includes fine quality groupings and individual examples of large Federation and Inter-War period detached houses. Several styles are represented, including Federation Bungalow and Queen Anne and Inter-War Mediterranean and Functionalist. The most outstanding individual examples are the Federation Queen Anne style houses at Nos 16, 22, 34 and 36 Dudley Street and Nos 1 and 7 Thomas Street. Their large and bowed windows take maximum advantage of views.

The houses are situated on elevated sites, with views of the Pacific Ocean to the east and north over the adjacent Baker and Leete Parks. The front gardens, fence designs, sandstone kerbing, steep and undulating topography, and the palm, pine and fig tree plantings in the parks, all contribute to the aesthetic quality of the setting.

Historic Significance

The existing houses demonstrate the process of development of the area in the first few decades of the twentieth century. The social class and aspirations of the original occupants are demonstrated by the design of these large houses, on desirable sites with ocean views.

Social Significance

The heritage conservation area has social significance because its physical qualities are appreciated by its residents and the general community. The heritage conservation area continues in its traditional residential use.

4.4.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

4.4.3 Existing Character Values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

<i>Landscape and public domain elements</i>	Front gardens, steep and undulating topography, and palm, pine and fig tree plantings in the parks contribute to the aesthetic quality of the setting
<i>Scale & Form</i>	Large detached houses, single storey and two storey.
<i>Siting & Setbacks</i>	Houses generally well set back from and elevated above street
<i>Roofs</i>	Traditional pitched roofs, includes a number of steeply pitched gabled roofs.
<i>Materials</i>	Walls predominantly face brickwork, some stucco. Terracotta tiles and slate roofing.
<i>Detailing</i>	Predominantly timber decoration to verandahs, gables etc.
<i>Verandahs & Balconies</i>	Front verandahs integral to each of the architectural styles which are represented in the area.

<i>Carparking</i>	Steep topography allows for garages to be provided within a retaining wall, below the level of the house.
<i>Fences</i>	Fence design varies according to style of dwelling and contributes to the quality of the setting. Many sandstone fences.

4.4.4 Guidelines for Change

Alterations & Additions

Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. As the dwellings are on generous blocks, it is generally feasible to increase the floor space with a single storey rear addition, without detracting from its garden setting of the dwelling

4.5 Gordon Square Heritage Conservation Area

A unique precinct of nineteenth century workers housing including several fine terraces.

A rectangular area generally bounded by Gordon Street in the north, Waverley Street in the west, and Sydney Street, and including Randwick Street in the west.



4.5.1 What is the area's significance?

Aesthetic Significance

The Gordon Square heritage conservation area is unique in Randwick for its unusual street and subdivision layout. The centre block development, with its narrow streets and small lots, was an inventive attempt to maximize yields from subdivision.

The housing stock is an interesting mix of small and large terraces, semi-detached, single storey row houses and freestanding cottages. The mixture of periods and styles, from Victorian to Federation, results in a remarkably varied streetscape for such a small area. The combination of street layout and architecture produces an intimate scale and some interesting internal vistas, enhanced by the small park at the corner of Gordon and Randwick Streets.

Despite intrusions by a number of Post-War flat buildings, and some unsympathetic alteration to older houses, the area retains several reasonably intact period buildings. Most notable are the fine terraces on Gordon and Waverley Streets. The stepping of the Gordon Street terraces with the topography, and the projecting boundaries, produce a particularly impressive streetscape.

Historic Significance

The Gordon and Waverley Street terraces are also of special historical significance as examples of nineteenth century workers'

housing. The terraces have a special connection with Randwick Racecourse, one of the oldest and most enduring institutions in the area. The terraces are individually listed as heritage items.

Although the area developed later than Struggletown, it retains a greater degree of integrity and its streetscapes remain unmistakably Victorian and Federation in character.

Social Significance

The precinct is now the best surviving example of early workers' housing in Randwick.

The subdivision layout has produced a quiet enclave with a strong sense of identity.



4.5.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

4.5.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

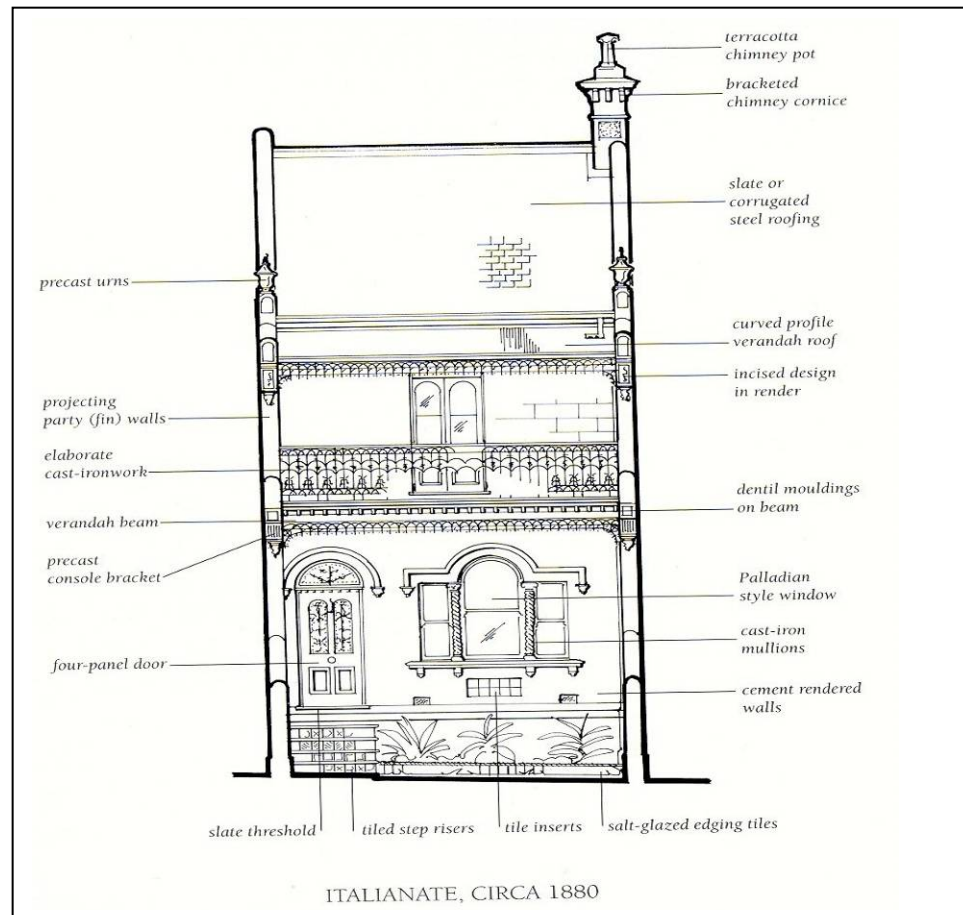
Subdivision	Unusual street and subdivision layout with narrow streets and small lots.
Scale & Form	Single storey and two storey. Mixture of small and large terraced dwellings, as well as detached and semi-detached cottages.
Siting & Setbacks	Minimal or zero front setbacks.
Roofs & Chimneys	Includes both pitched roof forms and skillion roofs with parapets.
Materials	Walls are painted stucco, originally in consistent colour schemes, some face brickwork. Generally corrugated iron roofs.
Detailing	Cast iron decoration to verandahs and balconies.
Verandahs & Balconies	Projecting upper floor balconies contribute to an impressive streetscape
Carparking	Narrow lots without rear lanes do not allow for on site carparking.
Fences	A number of the terraces are built to the street alignment, so that dwellings do not have front fences and front gardens. Where fencing exists it is predominantly open metal or timber fencing.

4.5.4 Guidelines for change

The Gordon Square heritage conservation area includes both single storey and two storey buildings. Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. The attached dwellings were originally of modest size and have generally been subject to subsequent rear additions. Further changes should be consistent with the scale and form of surrounding rear wings.

Carparking

On site carparking is generally not able to be provided due lack of rear lane access, narrow width of properties.



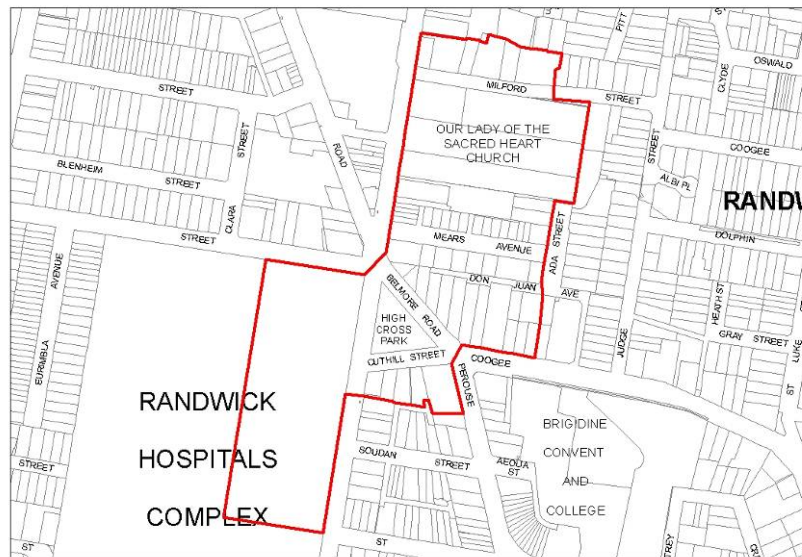
Typical Victorian terrace façade detailing

Sourced from "Australian House Styles". Maisy Stapleton & Ian

4.6 High Cross Heritage Conservation Area

A major urban space providing a focus for nearby institutional buildings with many important religious and residential buildings in the surrounding area.

The High Cross Conservation Area consists of High Cross Park, urban areas to the north-east and south, and part of the Prince of Wales Hospital to the west.



4.6.1 What is the area's significance?

Aesthetic Significance

High Cross Park has aesthetic significance as one of Randwick's major urban spaces. It is a feature in vistas along Belmore Road, Avoca Street, Perouse Road and Coogee Bay Road. The Norfolk Island Pines in the park provide a visual link between the surrounding urban areas.

The sandstone and iron palisade fence and sandstone buildings of the former Superintendent's residence, former Destitute Children's Asylum and former Catherine Hayes Hospital, on the western side of Avoca Street, are part of the urban space formed by the park. The southern and north-eastern boundaries of this space are defined by Victorian, Federation and Inter-War period residential buildings, on Cuthill Street and Belmore Road. The Victorian Filigree style Royal Hotel is on the corner of Cuthill Street and Perouse Road.

In the north-eastern half of the heritage conservation area there are excellent groupings of Victorian and Federation detached and attached houses, and Inter-War period flat buildings. The row of ten Victorian Free Gothic style two storey terraces, Nos 2-20 Mears Avenue, is outstanding. "Nugal Hall", at No 18 Milford Street, is one of Randwick's grandest early Victorian houses. "Ventnor", near the south-east corner of Milford Street and Avoca

Street, is a fine quality Victorian period sandstone house. It is now in the grounds of the Sacred Heart School.

Our Lady of the Sacred Heart Church, on Avoca Street, is an excellent example of a Victorian Free Gothic style church. The church, “Ventnor” to the north, the Victorian period commercial buildings to the south, and the avenue plantings of fig trees, make a major contribution to the streetscape character of Avoca Street.

Visually, the connections to the statue of Captain Cook, and the buildings behind on the corner of Belmore and Avoca Streets, are an important part of the cross-roads character of the precinct.

Historic Significance

The heritage conservation area is located on a ridge in the centre of Randwick. Most of Randwick’s early roads cross or originate from High Cross. The existing buildings around High Cross demonstrate its use as a major civic space, since the foundation of the village of Randwick in the mid-nineteenth century. The sandstone buildings in the grounds of the Prince of Wales Hospital, and the Royal Hotel are the best examples. Our Lady of the Sacred Heart Church is another example of a communal use which was established in the area, due to its central location.

This part of “Randwick Ridge” was one of the first parts of the City to be developed, and was historically the most important. It has strong associations with Simeon Pearce, who first promoted the locality as a prestigious living environment. The residential buildings in the heritage conservation area provide evidence of the subdivision, development and subsequent redevelopment of the area in the Victorian, Federation and Inter-War periods. The heritage conservation area has excellent examples of housing from all three periods.

Social Significance

High Cross is widely recognized by the community as a central and identifying element of Randwick’s historic landscape. High Cross Reserve was an early focal point for social gatherings in the village. Its proximity to the former Destitute Children’s Asylum (now the Prince of Wales Hospital) was also significant. The reserve was used as a drill ground for the Randwick Volunteer Rifles in the nineteenth century, based on English village militia. This reinforced Simeon Pearce’s vision of an idealized English village for the elite of the Colony.

The physical presence of the Hospital marks its continuing importance in the local and regional community. The Royal Hotel is the other major building overlooking the central space.

The streetscape character of the residential parts of the heritage conservation area is also widely appreciated.

4.6.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Government and institutions
- Promotion of culture, religion and education
- Recreation, entertainment and leisure
- Transport and communications

The following themes are indirectly represented:

- Modifying the landscape
- Industry and commerce
- Suburbanisation

4.6.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

<i>Landscape and public domain elements</i>	Avenue plantings of fig trees within the Sacred Heart Church make a major contribution to the streetscape character of Avoca St.
<i>Scale & Form</i>	Dominated by the imposing scale of the buildings of the former Destitute Children's Asylum, the Royal Hotel and the Lady of the Sacred Heart Church. Also a number of grand two storey houses. Housing predominantly two storeys.
<i>Siting & Setbacks</i>	Wide range of block sizes result in a wide variation in setbacks. Views of the large Victorian period buildings from the streets, across their forecourts and gardens.
<i>Roofs</i>	Traditional pitched roofs.
<i>Materials</i>	Walls of sandstone, stucco, some face brickwork. Slate roofs.
<i>Detailing</i>	Decorative metalwork to verandahs and balconies, cement render detailing.
<i>Verandahs & Balconies</i>	Front verandahs integral to each of the architectural styles which are represented in

	the area.
Carparking	Generous setbacks generally allow for carparking to rear
Fences	Victorian metal palisade fencing.

A conservation management plan should be prepared if any major development is planned for the grounds of the Sacred Heart Church and Primary School. The conservation management plan should develop policies for preservation of significant tree specimens and vistas, as well as the period fabric of the site.

4.6.4 Guidelines for change

Alterations & Additions

Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. Additions to terraced buildings should not compromise the integrity of relatively intact rear wings and should be consistent with the scale and form of surrounding rear wings.

Carparking

Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

4.7 Malabar Headland Heritage Conservation Area

The area is of high scenic value and includes areas of remnant bushland as well as remains of a wartime coastal defence site.

The Malabar Headland Conservation Area covers two separate sections of the headland. The eastern section is at the end of the headland. It includes sandstone cliffs, remnant native vegetation and Boora Point Battery, a Second World War Coastal defence site. The western section lies between Anzac Rifle Range and an area of medium density housing in South Maroubra. It also contains an area of remnant native vegetation.



4.7.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area has considerable scenic value. The bushland and ocean cliffs in the two sections, can be appreciated as part of a largely unaltered natural landscape. There are excellent views of the coastline, to the north and south, from the conservation area. Conversely, the heritage conservation area provides an attractive natural backdrop for many views in the local area.

Historic Significance

The eastern section of the heritage conservation area includes a Second World War coastal defence site of historic significance, the Boora Point Battery. This is an imposing, purpose-built coastal landmark which is important for providing tangible evidence of Australia's coastal defence efforts in the Sydney area during the Second World War.

Social Significance

The importance that the community places on preserving the natural characteristics of the Long Bay area has been identified in Randwick Council's plans of management, and in community surveys.

The Boora Point Battery has particular social significance to Second World War veterans and those involved in its war time operations, or interested in the history of fortifications.

Technical/Research Significance

The eastern and western sections of the heritage conservation area contain bushland remnants which are some of the largest areas of essentially unmodified bushland in Sydney's Eastern Suburbs. The bushland is a significant part of one of the two semi-natural corridors between Botany Bay and Port Jackson. Together the sections support one of the two most species rich areas of indigenous flora in the Eastern Suburbs, and at least seven distinct plant communities. They support three rare or threatened Australian plant species. The western section contains four areas of Eastern Suburbs Banksia Scrub, a vegetation type which is listed as an endangered ecological community under the Threatened Species Conservation Act (NSW).

Both sections of the heritage conservation area contain geomorphological features of scientific value. These include the Pleistocene dune remnants.

The Boora Point Battery features a number of particularly unusual attributes, including gun mountings, an underground counter-bombardment facility, ammunition supply and engine room, and a sunken tramway associated with an observation post.

4.7.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Recreation, entertainment and leisure
- Industry and commerce

The following themes are indirectly represented:

- Promotion, culture, religion and education
- Transport and communications

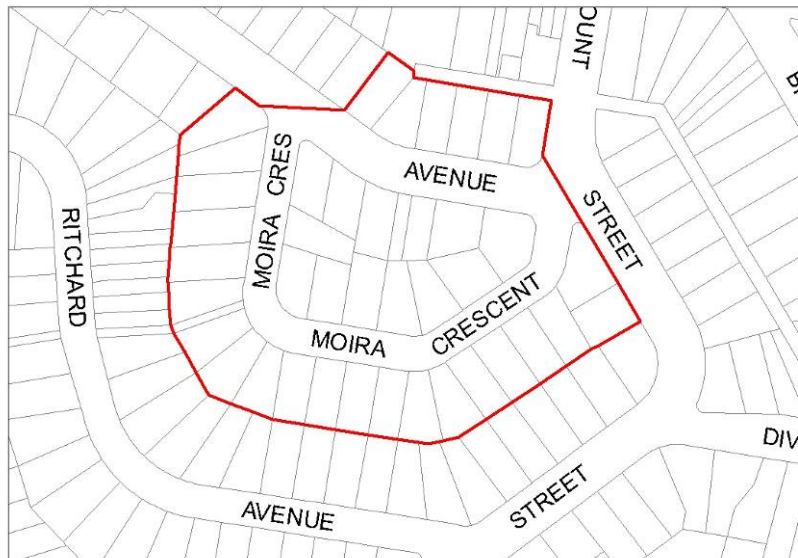
4.7.3 Existing Character Values and Controls

A conservation management plan should be prepared if any major development is proposed within the Malabar Headland Conservation Area. The CMP should develop policies relating to scenic value, landscape features, bushland features, and defence fortifications.

4.8 Moira Crescent Heritage Conservation Area

Randwick's best grouping of Inter-War residential flat buildings.

A hilltop heritage conservation area which includes Moira Crescent as well as part of Marcel Avenue.



4.8.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area has aesthetic significance because of the high integrity of its Inter-War streetscapes. Most buildings are constructed of red or liver coloured face brickwork, which is complemented by the red terracotta tile roofs. The most common building types are detached single storey Inter-War Bungalows and two or three storey flat buildings in Functionalist, Spanish Mission, Art Deco, Stripped or Free Classical or Bungalow inspired styles.

The area includes the best preserved and most consistent grouping of Inter-War flat buildings in the City of Randwick, which were so characteristic of the City's development in that period.

Most properties have dwarf piers face brick boundary fences which allow the gardens in front of the buildings to become part of the streetscape. The landscape quality of the streetscapes is also enhanced by the curved streets and wide nature strips. Some steeper sites have sandstone walling.

The precinct of Inter-War period housing has a close spatial connection to the small commercial centre on Clovelly Road. Most of the shops are two storeys and date from the Inter-War period.

Historic Significance

The existing buildings, lot and street pattern demonstrate the process of the rapid subdivision and development of this part of the Randwick City area in the Inter-War period. This development followed the opening of the Clovelly tram line earlier in the century.

The heritage conservation area is a well preserved example of an entire Inter-War period neighbourhood. The design of the buildings and the range of types are representative of the lifestyles and economic conditions which were current in the Inter-War period.



Social Significance

The heritage conservation area has social significance because its physical qualities are appreciated by its residents. The area continues in its traditional residential and commercial use.

4.8.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Industry and commerce
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

4.8.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Curved streets and wide nature strips.
Landscape and public domain elements	Streetscapes have a strong landscape quality.
Scale & Form	Consistency of scale, generally two and three storeys.
Siting & Setbacks	Main rooms and balconies of individual apartments oriented to the street.
Roofs	Includes both traditional hipped roofs and flat roofs with parapets.
Materials	Walls of red or liver coloured face brickwork. Red terracotta tiles.
Detailing	Decorative elements in stone, brickwork and cement render.
Verandahs & Balconies	Recessed balconies a design feature of the front elevation.
Garages, carports, carspaces & driveways	Garages often incorporated to the rear of buildings.
Fences	Dwarf pierced face brick front boundary fences allow front gardens to become part of the streetscape.
Gardens & garden elements	Private rear garden accessed by back stairs

4.8.4 Guidelines for Change

Alterations & Additions

Balcony additions to residential flat buildings can be provided to the rear of residential flat buildings to provide outdoor living areas and take advantage of views. Additional balconies should not be provided to the front or visible side elevations of buildings. Additional balconies should be part of a comprehensive scheme for the whole rear elevation, rather than for a single apartment in isolation.

Carparking

Garages were traditionally provided in the rear yard of the dwelling or residential flat building, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.



4.9 North Randwick Heritage Conservation Area

Federation and Inter-War housing associated with the development of Centennial Park.

A large area to the south of Centennial Park, originally reserved for water supply purposes, delaying its release for housing.



4.9.1 What is the area's significance?

Aesthetic Significance

Centennial Park is one of Sydney's largest expanses of urban parkland and provides a much needed breathing space for Sydney's inner eastern suburbs. The park has high scenic and landscape significance. It has a strong rural character, but also incorporates remnant natural vegetation, formal garden areas, tree lined avenues, playing fields and formal and informal water features. The melaleuca wetlands are a distinctive and important character element. Notable architectural elements include two residences, several kiosks and shelters, magnificent sandstone entry gates, the perimeter palisade fence, reservoir fences and steps, statues and monuments and an amphitheatre.

The North Randwick heritage conservation area is significant for its persistent, strongly Federation streetscapes. The imposition of a varied subdivision pattern, on the north facing slopes adjoining Centennial Park, has created numerous internal views and vistas of special interest. The combination of street pattern, topography and native and cultural plantings, set off the areas original buildings to good advantage.

The heritage value of the area largely derives from its Federation and Inter-War housing, its predominantly single storey scale, face brick construction, dominant slate and terra cotta tiled roofs and well established cultural plantings. The mixed building stock adds to the area's interest, ranging from larger Federation houses on Darley Road to small semi-detached on Dangar Street. Whilst many buildings have been substantially altered, there has been,

very little redevelopment relative to other parts of Randwick. Most buildings and streetscapes retain their essential period character.

Historical Significance

Centennial Park has considerable historical significance. It originated as a Common, set aside by Governor Macquarie and later become the main source of Sydney's water supply. It was dedicated as a park to celebrate the first centenary of European settlement in Australia. It was also the focus of Sydney's celebration of Federation in 1901. Busby's Bore and the lakes persist as important visual reminders of the area's historical role as a water supply catchment.

The consistency of the architecture in North Randwick is partly a reflection of the unusual historical circumstances which delayed the release of the area for housing. Most of the area originally formed part of the Sydney Common. For many years it was reserved for water supply purposes. The eventual residential release saw the area develop reasonably quickly, despite the slow start in the 1890s recession. As a consequence, most housing dates from the early twentieth century. There are a few particularly notable examples of Victorian housing, as well as more numerous Inter-War houses. The latter filled in remaining empty lots in the 1920s and 30s.

The street and subdivision pattern is Victorian in origin, though the area developed over a long period. This has produced an interesting juxtaposition of Federation and Inter-War housing on often narrow Victorian allotments. There was a resultant modification of standard house designs to suit narrow frontages.

The continuing physical and historical connection with Centennial Park is important and gives special significance to houses fronting Darley Road. These buildings tend to be larger and grander, with more generous allotments. These allotments were created to help fund the establishment of Centennial Park.

The area still retains a few horse stables connected with the historic racing industry in the area. There are also historical and physical connections with the adjoining former tramway workshops.

Social and Historical Significance

Centennial Park has a high social significance at a regional level. It remains one of the most popular recreation areas in the Sydney region.

Scientific Significance

Centennial Park has special scientific significance for its natural values. It preserves remnant native vegetation and provides important wildlife habitat. The melaleuca wetlands are regionally significant.

4.9.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Modifying the landscape
- Government and institutions
- Recreation, entertainment and leisure
- Suburbanisation

The following themes are indirectly represented:

- Transport and communications

4.9.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings. New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Lots of consistent depth, but varying width.
Scale & Form	Predominantly single storey and two storey, with higher residential flat buildings in the former quarry site. Detached, semi-detached and attached cottages.
Siting & Setbacks	Minimal front setbacks generally, greater setbacks for larger lots fronting Centennial Park.
Roofs	Traditional pitched roofs, hipped and gabled forms.
Materials	Walls of face brickwork, smooth faced red or liver bricks, often with stone footings and stone trim elements. Marseilles pattern terracotta tiles and slate roofing.
Detailing	Predominantly timber decoration to verandahs, sunhoods, gables etc.
Verandahs & Balconies	Front verandahs provide depth to facades, an interface to the street and contribute to dwelling character.
Carparking	Generally accessed from rear lanes.
Fences	Many low brick fences, some sandstone and wrought iron fencing.



4.9.4 Guidelines for change

Alterations & Additions

Part of the heritage significance of the area is its predominantly single storey scale. Single storey rear additions are therefore preferred so as not to compromise this aspect of significance. The dwellings are generally modest workers cottages on small blocks, and in order to increase the size of the dwelling, may be necessary to provide some upper level floor space. The bulk and prominence of any upper level addition should be minimised however. Any upper level addition should be set well to the rear to minimise streetscape visibility and retain the integrity of the original roof.

Outbuildings to the Rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported.



Additions should utilise attic roof forms located to the rear of the main ridgeline



Additions set back from the existing ridgeline retain the form and detail of the existing residences. Use of simple roof forms and subtle detailing further enhances the relationship of new and existing works.

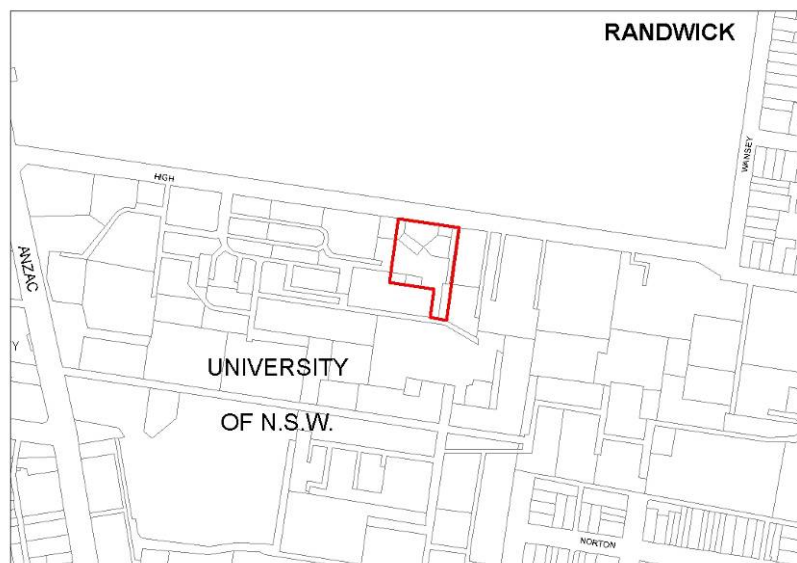


Additions to the rear of residences on corner sites should provide greater emphasis to the secondary street frontage.

4.10 Old Tote/Fig Tree Theatre (UNSW) Heritage Conservation Area

A group of buildings which date from the use of the site as Kensington Racecourse. The Fig Tree Theatre building has also been used as immigration barracks and the home of NIDA.

The Old Tote/Fig Tree Theatre heritage conservation area is on the south side of High Street, within the campus of the University of NSW. It includes three buildings which pre-date the foundation of the University, the Fig Tree Theatre, the White House and the Old Tote.



4.10.1 What is the area's significance?

Aesthetic Significance

The precinct's three period buildings are situated in an open space, surrounded by large fig trees and other campus buildings. The orientation of the Fig Tree Theatre and the White House, diagonal to the standard north/south building grid, identifies them as earlier structures. The orientation is also aesthetically distinctive. The space which is formed by the trees and the three buildings has visual qualities which are rare on the university campus. This quality is created by the traditional gabled and verandahed building forms, nestled between the larger masses of the fig trees.

The White House and the Old Tote have considerable individual aesthetic significance as rare examples of early Federation racecourse buildings. The design and detail of the White House verandah is outstanding.

The row of fig trees leading from the High Street entry gate, is an important point of arrival and orientation for the university campus.

Historic Significance

The White House, the Old Tote and the fig trees have historical significance as surviving evidence of the use of the university site as Kensington Racecourse, from 1893 to 1941. The orientation and location of the buildings and trees remain indicative of the layout of the racecourse.

The Fig Tree Theatre also provides evidence of the use of the site as an immigration barracks in the late 1940s.

The theatre was the original home of the National Institute of Dramatic Art (NIDA) prior to its relocation to the western side of Anzac Parade.

Social Significance

The heritage conservation area has social significance for the university and the wider community. It provides evidence of the historical continuity of human occupation and use of the site, which is absent in other parts of the campus.

4.10.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Promotion of culture, religion and education
- Recreation, entertainment and leisure

The following themes are indirectly represented:

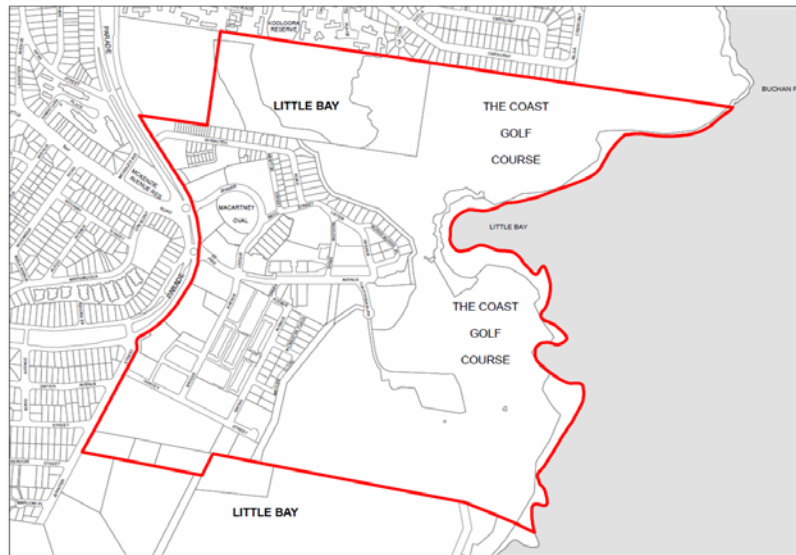
- Modifying the landscape
- Government and institutions

4.10.3 Existing Character Values and Controls

A conservation management plan should be prepared if any major development is planned for the grounds of the University. The conservation management plan should develop policies for preservation of open space character, interface with surrounding development and adaptive reuse of period buildings.

4.11 Prince Henry Hospital Heritage Conservation Area

A diverse complex of buildings in a coastal landscape, the hospital played an important role in the treatment of infectious diseases from the 1880s until 1986. The site is important to Aboriginal people and to the many former staff and patients of the hospital, and contains a considerable archaeological resource.



4.11.1 What is the area's significance?

Historic Significance

The Prince Henry site was the most important site for the treatment of infectious diseases in New South Wales from its inception in the 1880s, when, as the Coast Hospital, it became the first public hospital in New South Wales in the post-convict era. The Hospital played a prominent role in treating and overcoming infectious diseases and later as a general hospital and teaching hospital for the University of NSW, until its closure was announced in 1988. Its isolation led to the establishment of the first ambulance service in New South Wales from within its grounds.

Aesthetic Significance

The location of the Hospital by the sea, the design and siting of buildings in a spacious open setting, their relationship with each other and the layout of the site itself, created an aesthetically distinctive complex with Pine Avenue as its central axis. The buildings and landscape provide evidence of the prevailing attitude to health care during a number of important phases of development. The Flowers Wards and the remains of the early infectious disease hospital, including Ward 16, the former Nurses Quarters, the former Nurses Dining Hall/Nurses Lecture Hall, the Bush Wards and the site of the Male Lazaret, demonstrate the isolation required for the treatment of infectious diseases and early attitudes to public health, which saw health benefits in being by the sea.

The architectural character of these early buildings contrasts with later buildings built after 1934, after the Hospital changed its name to Prince Henry and a new phase of expansion began. The larger scaled Heffron and Delaney Medical Ward Buildings, the Matron Dickson Nurses Home, and the McIlrath Pathology Building provide evidence of changing practices in medical care and staff accommodation, as well as contributing visually to the ambience of the place. A range of ancillary buildings, such as the former Water Reservoir, the Memorial Clock Tower, Water Tower, and 'Hill Theatres' (Operating Theatres No.2 and No.3) add visual as well as technological interest.

A number of cultural landscape features including the Norfolk Island Pine trees along Pine Avenue, plantings of palms, New Zealand Christmas trees and banksias, rock cuttings, retaining walls, early road alignments and sandstone kerbs, provide evidence of human intervention in this coastal landscape. The North Cemetery, although separated from the present hospital site, is an important component of the cultural landscape.

Social Significance

The history of the Prince Henry site is interwoven with Aboriginal people and wider communities, many of whom were patients or worked on the site and still visit it. The site is valued by Aboriginal people for its historical associations and Aboriginal occupation prior to European occupation, as well as its associations with Aboriginal people treated for infectious diseases. The Prince Henry site is also important to many of the thousands of nurses, doctors and administrators who value their training and achievements at the hospital, which gained them a high reputation throughout New South Wales and Australia. Many former nurses have remained actively associated with the site, and have created a museum to conserve its history and artefacts. They come to the site to enjoy its ambience and continue to use the Interdenominational Australian Nurses War Memorial Chapel, built in memory of service nurses, many of whom died at sea. (Godden Mackay Logan, May 2002)

Technical/Research Significance

A coastal landscape of high scenic and scientific value is enhanced by the beach, headlands and pockets of indigenous vegetation. A geological exposure area has research and educational value relating to the development of the present coastline and to the climate and vegetation of the area twenty million years ago.

Much more about the history of the Prince Henry site is yet to be learnt from the rich array of known and potential Aboriginal and historical archaeological sites, from further research and archival recording, and from the oral histories of those who worked or trained there. The Prince Henry site contains both identified archaeological features and areas of known archaeological potential. These elements are part of the total physical record of the first post-convict era hospital in New South Wales. The physical evidence at the site documents, and therefore provides opportunities to investigate, evolving medical practice associated with the treatment of infectious disease. In a wider context the site reflects changes and development in state health policy for more than 100 years. The research value of the site's historical archaeological resource is only moderate, however, because of the

physical impact of ongoing development. Although the extant archaeological resource is therefore not intact, and there are extensive documentary sources available, the place has potential to yield information about site use and occupation. The spectrum of archaeological features across the site also provides a rare opportunity to use archaeology as an investigative tool on a wide scale. The historical archaeological resource at the Prince Henry site also contributes to the total ensemble providing an indication of former activities or features. They are therefore part of the site's wider social and historic value and have educational and interpretive potential (Godden Mackay Logan, 2002).

4.11.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Evolution of culture- religion and education

The following themes are indirectly represented:

- Transport and communications
- Suburbanisation

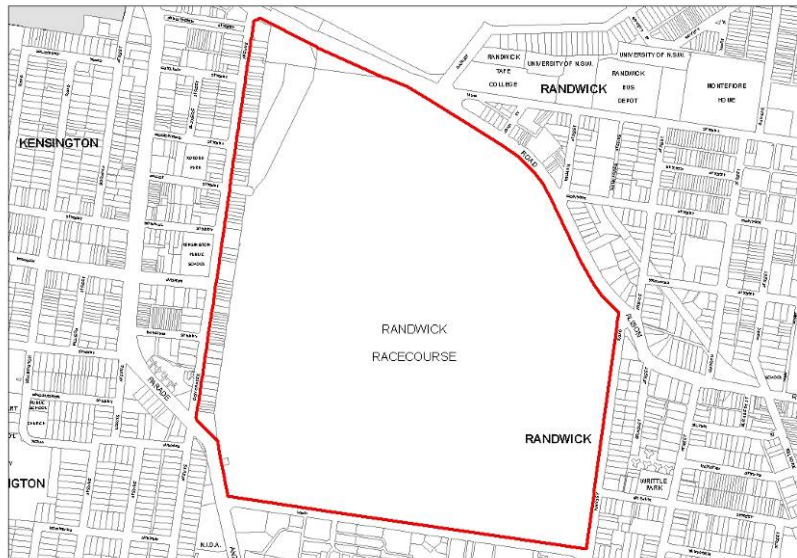
4.11.3 Existing character values and controls

Refer to the site specific controls in Part E of this DCP.

4.12 Racecourse Precinct Heritage Conservation Area

A number of early buildings surround the historic track itself, while Doncaster Avenue includes some fine groups of nineteenth and twentieth century houses.

The Racecourse Precinct includes Randwick Racecourse and all properties on the eastern side of Doncaster Avenue, which adjoin the racecourse at the rear.



4.12.1 What is the area's significance?

Aesthetic Significance

The Racecourse, together with Centennial Park and Moore Park, further to the north and east, forms one of the largest areas of open space in the eastern suburbs of Sydney.

The Racecourse provides an outlook for parts of the suburb of Randwick on higher ground to the east, and the University of NSW South Wales, to the south. The major built features of note are the stands, particularly the 1910 Members Stand, and the oval shaped course. Other racecourse buildings are located behind the stands in the north-west corner of the site, and close to the street frontages. The large modern grandstand is out of scale with its older neighbours but has become a local landmark.

The frontages to Alison Road, Wansey Road and High Street have avenue plantings of Port Jackson and Moreton Bay Figs, Plane trees and Brush Box, which enhance the visual amenity of these streets. In the north-west corner of the site there are Canary Island Date Palms and formal garden plantings.

The residential properties on the eastern side of Doncaster Avenue form a straight street frontage almost a kilometre in length, with a predominantly Victorian and Federation period character. This housing is representative of the larger Kensington precinct, on either side of Anzac Parade.

The most common building types are one storey Federation period detached and semi-detached houses. These mostly stand on narrow lots and have consistent setbacks and verandah and roof designs. There are also a large number of Victorian period one and two storey houses, and two storey terraces. The unity of the streetscape is disturbed to some degree by Post-War period three storey flat buildings, but to a lesser degree than the remainder of the historical Kensington precinct.

Historical Significance

The racecourse is historically significant for its early reservation as an official racecourse, in 1833. It has been in continuous use as a racecourse since the first regular meetings held in 1863. This is probably the longest period of any racetrack in Australia. The racecourse retains much original fabric from the nineteenth and early twentieth centuries. It is the best preserved Victorian and Federation period racetrack in Sydney.

Randwick Racecourse developed in parallel with the present City of Randwick. The racecourse, and the many stables and workers' cottages in the surrounding area, demonstrate the process of development of the racing industry, and its importance to the commercial life of the district. This includes housing and stables on some of the properties fronting Doncaster Avenue.

The residential properties on Doncaster Avenue demonstrate the process of suburbanisation which took place in the late nineteenth and early twentieth centuries. This was the first part of Kensington to develop, and has a higher proportion of Victorian housing as a consequence. The housing (Victorian/Federation) is representative of the first stage of Kensington's suburban development, prior to West Kensington (Federation/Inter-War). The street also has a close connection with the racecourse and the racing industry.

Social Significance

Randwick Racecourse is held in high esteem by members of the Australian Jockey Club, the racing industry, and past and present race-goers. Royalty has visited the facility on several occasions, giving the course special prestige in Australian thoroughbred racing. The physical environment of 'Royal Randwick' is an important part of the experience of a race day.

Doncaster Avenue shares a close physical and visual link with the racecourse. It is a major route for pedestrian access to the racecourse. Doncaster Avenue is also appreciated by the community as part of an important local period landscape and streetscape.

4.12.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Recreation, entertainment and leisure

The following themes are indirectly represented:

- Speculation and promotion
- Transport and communications
- Suburbanisation

4.12.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings. New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Narrow lots.
Scale & Form	Major built features are the stands within the Racecourse. Single storey detached and semi-detached cottages, two storey detached houses and terraces, some intrusive 3 storey buildings. Historic significance of stable buildings at the rear of sites.
Siting & Setbacks	Consistent setbacks.
Roofs	Traditional pitched roofs, many with gabled forms.
Materials	Walls predominantly face brickwork, some painted stucco. Walls that are painted stucco, originally in consistent colour schemes. Terracotta tiles and slate roofing.
Detailing	Predominantly timber decoration to verandahs and gable screens.
Verandahs & Balconies	Federation detailing of front verandahs contributes to the character of the area
Carparking	Narrow lots without rear lanes generally do not allow for on site carparking.
Fences	Low brick fences and simple picket fences typical.

4.12.4 Guidelines for change

A Conservation Management Plan has been prepared for the Randwick Racecourse and should be addressed in any development proposal for the site.

Alterations & Additions

Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

Original stables

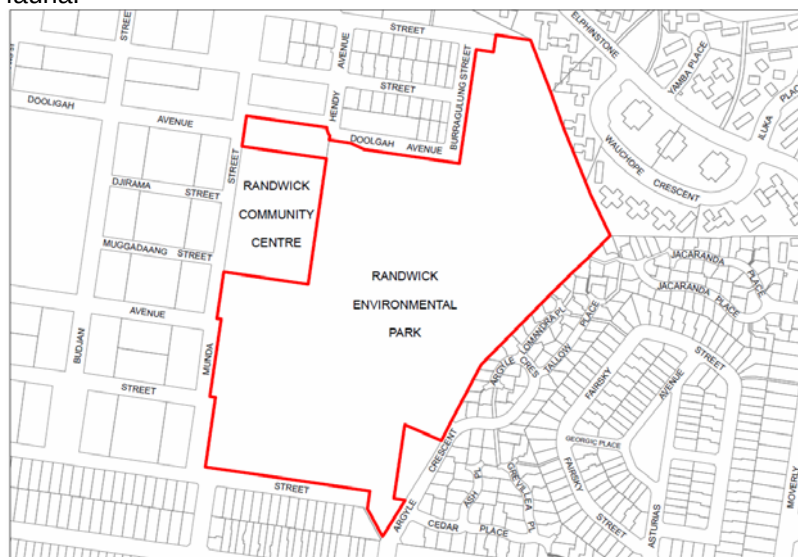
There are a number of original stables building in the area, associated with the racecourses which were located in the vicinity. These should be retained and conserved wherever possible.

Carparking

Where sites are of sufficient width, a rear garage or a side carport can be provided (set back from the front of the dwelling). On site carparking may not be able to be provided on narrow sites with minimal front setbacks.

4.13 Randwick Environment Park Heritage Conservation Area

Comprises 13 hectares of parkland, bushland and wetland containing 92 species of indigenous plants. It includes the endangered Sunshine Wattle and 3.6 hectares of Eastern Suburbs Banksia Scrub, which is an endangered ecological community. The bushland and wetland provide valuable habitat for a range of fauna.



4.13.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area has considerable scenic value, providing an attractive natural backdrop for many views in the local area.

Historic Significance

Some historical significance is attributed to the use of the land by the military since the late 1800s, and its continuity as a large land holding within Randwick. The park was originally part of the Randwick Army Barracks with the eastern part used during World War II as the site for storage sheds.

Technical/Research Significance

The vegetation structure, species richness and natural regeneration of seedlings varies greatly within Randwick Environment Park. Since 1995, 92 indigenous plant species have been recorded within Randwick Environment Park. Of these, 27 species are considered to be characteristic of Eastern Suburbs Banksia Scrub. This is relatively high, given its location within the northern and more densely developed part of Randwick City. The high number of species is partly attributable to the variety of habitats present on the site. One of the species present, *Acacia terminalis* sub.sp. *terminalis*, has been listed as a 'threatened species'¹. Twelve other species recorded on the site have local significance in Sydney's Eastern Suburbs.

¹ (under both the TSC and EPBC Acts)

Eastern Suburbs Banksia Scrub, is an endangered ecological community of state and national significance, occurring on the nutrient poor sands between Botany Bay and Port Jackson. It has been reduced to 1% of its former extent due to fragmentation, clearing, urban development and weed invasion, and is likely to become extinct unless factors threatening its survival cease. Eastern Suburbs Banksia Scrub is thus regarded as of extremely high conservation significance.

The Randwick Environment Park contains an ephemeral wetland which contains some aquatic flora species, the presence of which is influenced by periods when water is present in the wetland. The wetland is a window to the groundwater table forming part of the extensive Botany Aquifer, and drains an urban catchment of 89 hectares. The wetland has a sparse to open cover of vegetation, reflecting both past disturbance and extended periods of dryness over recent years.

Although degraded as a result of past clearing, some of the vegetation present in the Randwick Environment Park has considerable significance as fauna habitat. The park supports 4 main habitat types: shrub land; exotic grassland; wetland; and rock outcrops. The shrub land provides shelter and food for small animals such as birds and reptiles, while the grassland supports birds such as Australian magpies, galahs, and masked lapwings. The ephemeral wetland has some periodic habitat values for waders, waterfowl and frogs. In a 2002 study, a Great Egret (a migratory water bird listed under the Commonwealth's EPBC Act 1999) was observed foraging within the shallow waters of the wetland. However, no Great Egret roosting colonies have been recorded on or in the vicinity of the Randwick Environment Park. The small areas of rock outcrops provide shelter for some reptile and frog species.

4.13.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Modifying the landscape
- Government and institutions
- Industry and commerce

The following themes are indirectly represented:

- Recreation, entertainment and leisure

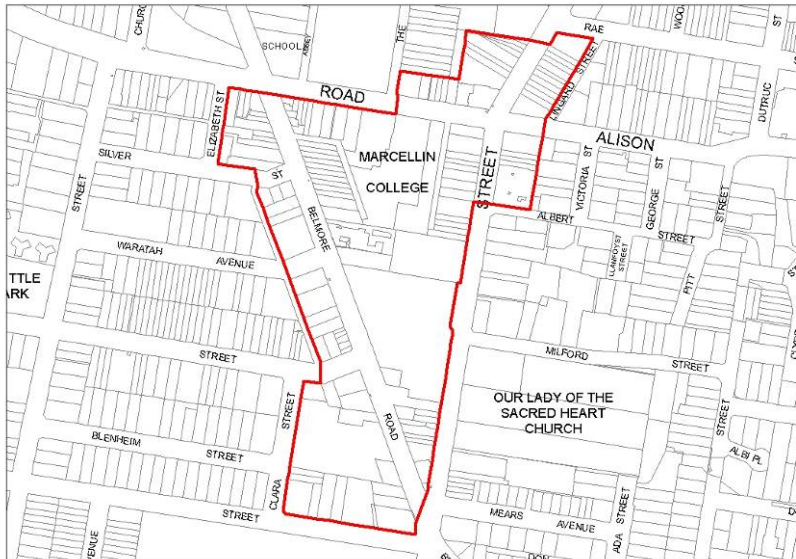
4.13.3 Existing Character Values and Controls

Randwick City Council manages its remnant areas of Eastern Suburbs Banksia Scrub, including that within Randwick Environment Park, in accordance with relevant management documents, in order to restore remnant vegetation and to enhance and expand native fauna habitat. These documents include a Recovery Plan for the Conservation of Eastern Suburbs Banksia Scrub; and the Best Practice Guidelines for the Management of Eastern Suburbs Banksia Scrub, both published by the NSW Office of Environment and Heritage. Volunteer Bushcare maintenance works are carried out in accordance with the Recovery Plan and Management Guidelines.

4.14 Randwick Junction Heritage Conservation Area

A largely intact traditional commercial centre with many good examples of buildings from the Victorian, Federation and Inter-War period.

The Randwick Junction heritage conservation area is centred on the Randwick Junction commercial centre. It is generally bounded by Belmore Road, Alison Road and Avoca Street, Randwick.



4.14.1 What is the area's significance?

The Randwick Junction heritage conservation area is the only heritage conservation area within the City of Randwick that is focused on a commercial centre. It retains a coherent streetscape character of nineteenth and early twentieth century buildings. Within the heritage conservation area there are two distinct groupings of commercial buildings. These are Belmore Road and the "Coach and Horses" grouping (centred on the intersection of Alison Road and Avoca Street).

Aesthetic Significance

The heritage conservation area is a good and generally intact example of a traditional commercial "strip" (linear) style centre. Buildings are typically two or three storeys and are generally built to the street alignment, for the full width of the allotment. The urban spaces formed by the buildings impart a strong linear character, particularly along Belmore Road. There are many good examples of building from the Victorian, Federation and Inter-War periods.

In the Coach and Horses grouping the Victorian Italianate style is dominant, interspersed with other later styles such as Federation Freestyle. There are significant groups of these buildings on the south-west corner of Avoca Street and Alison Road, as well as on the east side of Avoca Street, north of Alison Road. There are

excellent examples of Victorian Italianate commercial and residential buildings on Alison Road, between Avoca Street and Belmore Road as well as three outstanding Victorian Italianate residences on Avoca Street, adjacent to Marcellin College.

The single most striking building within the heritage conservation area is the former Star and Garter Inn, at the corner of Avoca Street and Belmore Road, notable for its distinctive castellated sandstone tower and the adjacent statue of Captain James Cook. The pairing of the Coach and Horses Hotel and the former Post Office, located on diagonally opposite corners of the intersection of Alison Road and Avoca Street is also prominent.

Historic Significance

Randwick Junction has been the centre for commercial activity in Randwick since the establishment of the village in the mid-nineteenth century. The buildings in the heritage conservation area provide physical evidence of the process of growth and development of Randwick as a commercial centre. The heritage conservation area is at the intersection of three roads that have been the principal routes for travel between Randwick and other parts of Sydney since the establishment of the suburb. The first Randwick-Sydney horse omnibus and the first mail service were established on the site of the Coach and Horses Hotel in 1859, reflecting a strong relationship between Randwick Junction and early transport and communications in the district.

Many of the important sites in the early development of the commercial area were at the street intersections. The former Star and Garter Inn (circa 1859) was one of the earliest hotels in Randwick. No.119 Belmore Road, at the corner of Short Street, was the site of the post office from 1878 to 1897.

The most rapid period of growth began after the introduction of steam trams in 1881. The 1880's were a period of large scale subdivision in Randwick. In the Federation and Inter-War periods development of the commercial centre continued. There was considerable expansion on the western side of Belmore Road. Earlier, less intense residential uses, such as "Sandgate" at No.128 Belmore Road, were displaced.

The foundation stone for Randwick Post Office 1897, is on the northwest corner of Alison Road and Avoca Street. This building provides historical evidence of the importance of the heritage conservation area as a centre of communication and reflects the connection to government and institutions within Randwick.

Social Significance

The heritage conservation area continues as Randwick's main commercial centre, developing around the earliest hotels in Randwick, namely the former Star and Garter Inn and the Coach and Horses Hotel. The Victorian, Federation and Inter-War buildings provide a sense of historical continuity throughout the centre and the streetscape character of the conservation area are well recognized throughout the community. In 1923, the Catholic Church acquired the Brisbane Villa Estate on Alison Road for a monastery. This site later became the Marcellin College, an

important and enduring centre for education within the local community.

When considered further in the context of the two adjacent conservation areas of St Judes and High Cross, with their significant administrative, cultural and institutional roles, Randwick Junction may be seen as the focal point of the cit, as many of the enduring symbols of Randwick's development are located either within or immediately adjacent to the conservation area. Important community services such as mail services and government savings bank (initially operated from the post office), as well as educational and commercial activities have been centred in and around Randwick Junction for as long the suburb has been established.

4.14.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Industry and commerce
- Promotion of culture, religion and education
- Recreation, entertainment and leisure
- Transport and communications

The following themes are indirectly represented:

- Speculation and promotion
- Government and institutions
- Suburbanisation

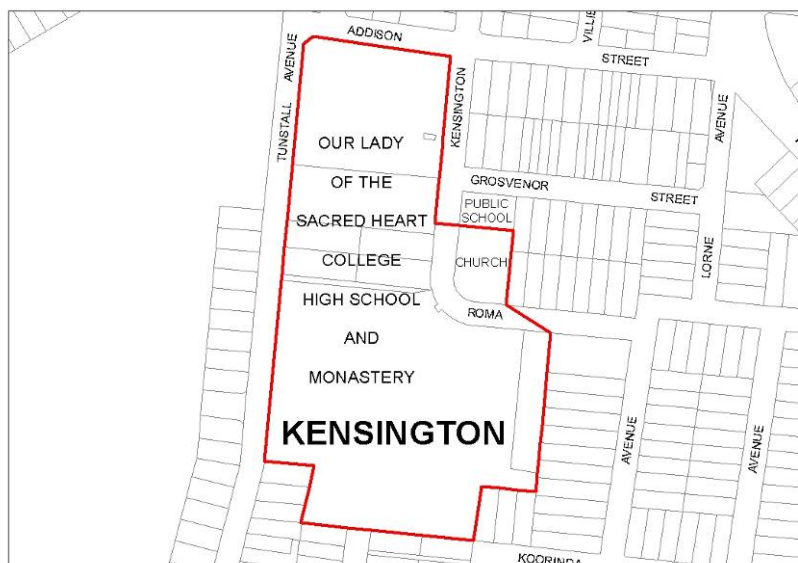
4.14.3 Existing character values and controls

Refer to the site specific controls in Part E of this DCP.

4.15 Sacred Heart Heritage Conservation Area

A landmark church precinct which includes the Sacred Heart Monastery and Chapel, Convent and Our Lady of the Rosary Church.

A large area of church-owned land bounded by Addison Street in the north, and Tunstall Avenue in the west and extending east of Kensington Road and south of Roma Avenue.



4.15.1 What is the area's significance?

Aesthetic Significance

The Sacred Heart precinct is dominated by a notable group of brick religious buildings with tile roofs, mostly Federation Gothic style, located on a prominent knoll in the western half of the City of Randwick.

The buildings are highly visible from many parts of Randwick City, due to their height, elevated siting, and roof turrets and spires. The Monastery and Chapel are located on the axes of two streets, Kensington Road and High Street. The buildings' appearance is enhanced by their setting in spacious grounds, with large areas of lawn, large copses or Moreton Bay figs, plantings of palms, camphor laurels and other mature trees, and brick walling on most street frontages.

Historic Significance

The Monastery and Chapel, Convent and Church have historic significance. They demonstrate the pioneering role of the Catholic Church in the early development of this part of the City of Randwick, and the contemporary religious and institutional practices of the Church. The grouping has been in continuous use since the completion of the monastery, convent and school in 1897.

The site has significance as an early land grant to Samuel Terry, a convict who became the Colony's first millionaire. The monastery and convent site have an association with the flour mill and early industries of the Lachlan Mills Estate. These preceded the area's dedication as a water catchment. The boundaries of Terry's grant are still reflected in the street pattern. This part of the grant was favoured by its elevated position, above surrounding wetlands, and made it the logical site for the first development of the area.

Social Significance

The Sacred Heart precinct has particular social significance for the school community and other current and former users of the site. The precinct is readily identifiable by the wider Randwick community as a landmark element in the suburb of Kensington. The elevated position was the original reason for the site's selection.

4.15.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Modifying the landscape
- Government and institutions
- Promotion of culture, religion and education

The following themes are indirectly represented:

- Industry and commerce
- Transport and communications
- Suburbanisation

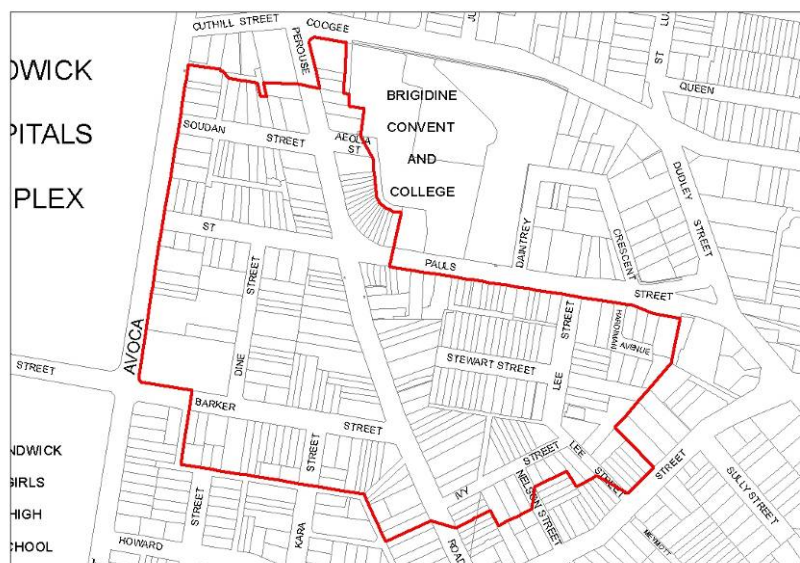
4.15.3 Existing Character Values and Controls

A conservation management plan for the church/school precinct should be prepared if any major development is planned by the Church. The conservation plan should develop policies for preservation of significant garden areas and vistas, as well as the period fabric of the buildings.

4.16 The Spot Heritage Conservation Area

Groupings of nineteenth and twentieth century residential and commercial buildings including the outstanding Art Deco Ritz cinema.

The Spot heritage conservation area consists of the commercial centre on Perouse Road and St Pauls Street, and surrounding residential areas.



4.16.1 What is the area's significance?

Aesthetic Significance

The Spot is a large precinct exhibiting an interesting diversity of streetscapes. In the commercial centre the facades are mostly two storeys, continuous and built to the street alignments. They create a distinctive urban space, particularly at the curved corner of Perouse Road and St Pauls Street. The most common building styles of the commercial buildings are Victorian Italianate and Federation Free Classical. There are also Inter-War Art Deco style buildings. The Randwick Ritz, at No39 St Pauls Street is an excellent example of an Inter-War Art Deco style cinema.

The residential areas contain representative groupings of buildings from the Victorian, Federation and Inter-War periods.

Residential buildings from the Federation period are the most common. Most are Bungalow style. The row of detached houses at Nos 77-93 Perouse Road is only one example of several excellent groupings of Federation period detached or semi-detached houses in the conservation area.

There is a concentration of Victorian period houses in the western half of the conservation area, north of Barker Street and west of Perouse Road. Some are Italianate style detached houses. There

are several rows of Filigree style two storey terraces, which give streetscapes such as St Pauls Street, a distinctive character.

The most common types of Inter-War period residential buildings are California Bungalow style detached and semi-detached houses, and two or three storey residential flat buildings. A large number of the Inter-War period flat buildings are in the western half of the conservation area. However, the most intact grouping of Inter-War period buildings is on Hardiman Avenue. These buildings are detached houses or flat buildings, and are characterised by their liver brick external walls and fences.

Tree plantings, such as the Moreton Bay Figs in St Pauls Street, make a major contribution to the visual quality of streetscapes in the conservation area.

Historic Significance

The Spot heritage conservation area has historic significance for its origins as “Irishtown”, a poor working area on the fringe of Randwick Village, dominated by Irish Catholics. It came to be considered a settlement in opposition to Simeon Pearce’s “Struggletown”, the housing area he developed for his own workers. The original group maintained a long association with the area and contributed to its strong sense of local identity.

The original shanties, located along Perouse Road, have long since disappeared. The redevelopment of The Spot, in the late 1800’s, was an attempt to clear the temporary dwellings of Irishtown and displace the inhabitants.

The Spot is now a cohesive residential and commercial neighbourhood. It demonstrates the later processes of large scale urban subdivision and development, which began after the establishment of the tramway route between Randwick and Coogee in 1883. The commercial centre developed around a tram stop at the intersection of Perouse Road and St Pauls Street.

The Inter-War period flat buildings demonstrate the intensification of land use which resulted from increases in population and scarcity of other land for subdivision.

The design of the Victorian, Federation and Inter-War period dwellings and commercial buildings, and their range of types, are representative of contemporary lifestyles and economic conditions.

Social Significance

The Spot is a popular local name for the precinct and there is a strong sense of individual identity, dating back to its origins as “Irishtown”. The precinct remains something like a suburban “village”. The existing neighbourhood character has social significance for local residents and the general community. The heritage conservation area continues in its traditional residential and commercial use.

4.16.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Speculation and promotion
- Industry and commerce
- Transport and communications
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Promotion, culture, religion and education
- Recreation, entertainment and leisure

4.16.3 Existing character values and controls

Refer to the Part D for site specific controls for the business zoned part of The Spot conservation area. The table below provides a summary of key values or characteristics of the residential zoned part of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

<i>Landscape and public domain elements</i>	Character of some streets enhanced by sandstone retaining walls and mature street planting.
<i>Scale & Form</i>	Diversity of scale including single storey detached cottages and villas, single storey and two storey semi-detached houses and two or three storey residential flat buildings.
<i>Siting & Setbacks</i>	Diversity of setbacks including smaller setbacks for cottages and larger setbacks for villas.
<i>Roofs</i>	Traditional pitched roofs.
<i>Materials</i>	Walls are stucco for Victorian buildings, face brickwork for Federation and Interwar buildings. Terracotta tiles and slate roofing.
<i>Detailing</i>	Decorative metalwork and timberwork.
<i>Verandahs & Balconies</i>	Front verandahs integral to each of the architectural styles which are represented in the area.
<i>Carparking</i>	Wider lots provide access for parking to the rear. Narrower lots do not allow for on site carparking, unless a rear lane is available.
<i>Fences</i>	Front fencing is sympathetic to the style of the dwelling.

4.16.4 Guidelines for change

Alterations & Additions

The Spot heritage conservation area comprises a range of building types including single storey detached cottages and villas, single storey and two storey semi-detached houses and two or three storey residential flat buildings. Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

Outbuildings to the rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Carparking

Where rear lane access is available, carparking to the front or side of the property will not be permitted.

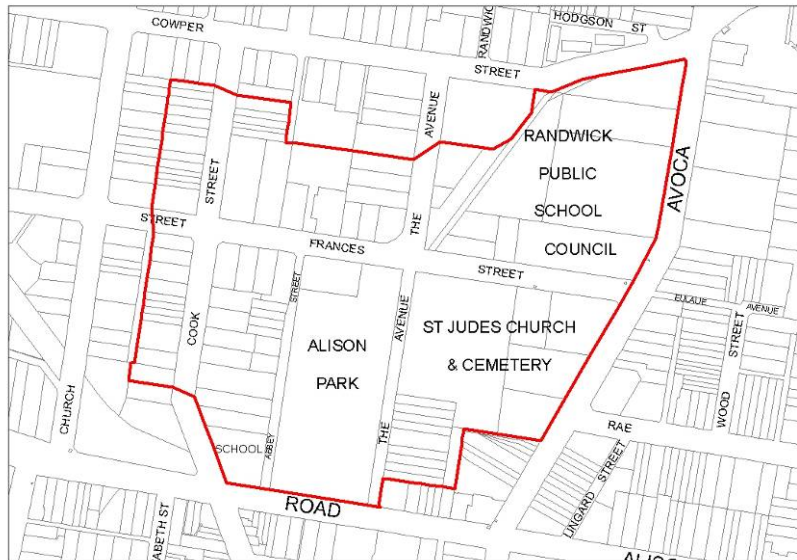
Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

On site carparking is generally not able to be provided to narrow properties with minimal front setbacks and no rear lane access.

4.17 St Judes Heritage Conservation Area

Randwick's earliest church and civic buildings together with some fine groups of nineteenth and twentieth century houses.

This area falls into two distinct precincts. One is the historic St Judes grouping. The other is the residential precinct centred on Alison Park and the intersection of Cook and Frances Streets.



4.17.1 What is the area's significance?

Aesthetic Significance

The St Judes precinct is an outstanding building grouping centred on early church and civic buildings. The church and civic groupings are prominent on Randwick's original main thoroughfare, the Frenchman's Road.

The church group includes two notable early stone buildings, set in open grounds, with St Jude's cemetery in the background. Each of the three main buildings in the group is significant in its own right, namely St Judes Church, the Rectory, and the former Borough Council Chambers. The buildings and their setting have changed little since the time they were built.

The civic group consists of the late nineteenth century Town Hall, the buildings of the former Randwick Public School, and a fire station. These buildings remain distinctive despite the presence of a number of more recent buildings.

The Alison Park precinct survives as a notable grouping of late nineteenth and early twentieth century houses. The building stock is a rich mixture of types, ranging from small semis and row houses, to Victorian terraces, Federation and Inter-War cottages, and grand mansions on generous allotments. Alison Park provides an important focus, as does the intersection of Cook and Frances Streets.

Immediately adjoining the church group there is a fine three storey terrace known as “Avonmore”, overlooking Alison Park. This terrace precedes the Federation and Inter-War housing to the north and west. The row is an outstanding Victorian grouping in its own right. Such grand London style terraces are rare for the Sydney region.

Particularly prominent in the Federation housing area is the ornate home at the Cook and Frances Street intersection. This building has achieved landmark status and is prominent on approaches from both streets. Despite intrusions by a number of Post-War flat buildings, and some unsympathetic alteration to older houses, this grouping persists as one of the best preserved examples of Federation housing in Randwick.

Historic Significance

The establishment of St Judes Church assisted Simeon Pearce's promotion of Randwick as a semi-rural retreat for the Colony's elite. The church symbolised the strength and stability of the new community. The church, cemetery and grounds continue as a clear reminder of the original English village model Pearce sought to imitate.

The establishment of the Borough Council was another of Pearce's initiatives. The council was one of the first established in the Colony. The later Town Hall, close by, marked the considerable progress of the early municipality.

The 1883 public school was typical of many established following the passing of the Public Instruction Act. The Act made education “free, compulsory and secular”. The route of the former tramway, now part of the school grounds, has considerable historical interest. The tramways greatly assisted the establishment and growth of the settlement. Its boundaries are still well marked by fencing and different landscape treatments.

Housing in the Alison Park precinct is representative of the range of housing types and styles built in the City during the Late Victorian and Federation periods. The grander homes are in keeping with Simeon Pearce's original ambitions for the area, but the presence of smaller and simpler cottages adds to the historical interest and diversity.

Social Significance

The church, school and civic precinct remains a major community focus and its institutions have been held high in local esteem for over 100 years.

The mixture of grand homes and simple cottages is notable as a continuing record of the area's rich social mix.

4.17.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion

- Government and institutions
- Promotion of culture, religion and education
- Recreation, entertainment and leisure
- Transport and communications
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape

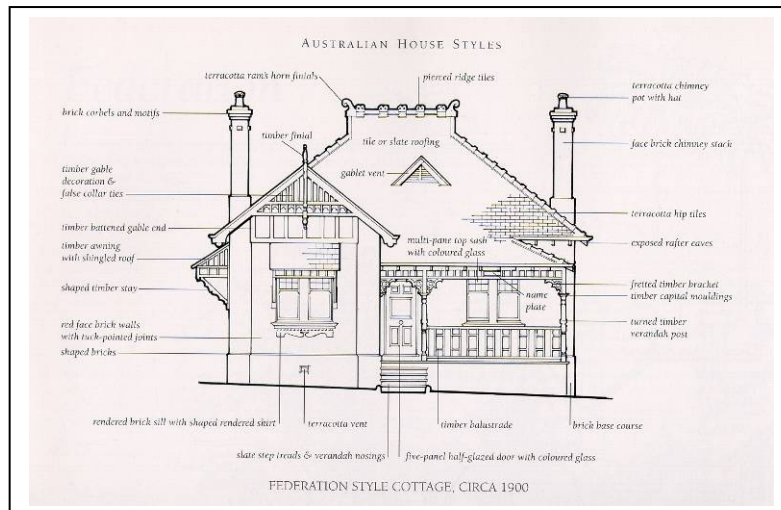
4.17.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Varied subdivision pattern including larger and smaller lots.
Landscape and public domain elements	Alison Park provides a landscape focus for the area.
Scale & Form	Diversity of scale including landmark church buildings, three storey terraces, two storey villas and single story detached and semi-detached cottages.
Siting & Setbacks	Diversity of setbacks including smaller setbacks for terraces and larger setbacks for villas.
Roofs	Traditional pitched roofs.
Materials	Walls are stucco for Victorian buildings, face brickwork for Federation and Interwar buildings, stone for the church group. Terracotta tiles, slate roofing.
Detailing	Decorative elements in stone, metal, timber and brick.
Verandahs & Balconies	Front verandahs integral to each of the architectural styles which are represented in the area.
Carparking	Wider lots provide access for carparking to rear. Narrower lots do not allow for on site carparking.
Fences	Front fencing is sympathetic to style of dwelling.



Typical Federation style façade detailing

Sourced from "Australian House Styles". *Maisy Stapleton & Ian Stapleton. Flannel Flower Press Pty Ltd. 1997.*

4.17.4 Guidelines for Change

Alterations & Additions

The St Judes heritage conservation area comprises a range of building types including single storey and two storey villas, two storey terraces and attached and semi-detached cottages. Rear additions should not be prominent in the streetscape nor compromise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

Outbuildings to the rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Carparking

Where rear lane access is available, carparking to the front or side of the property will not be permitted.

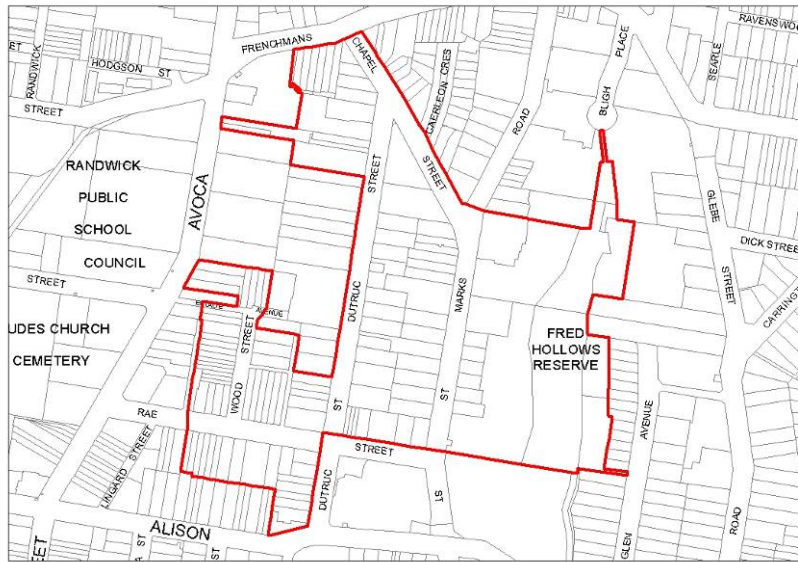
Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

On site car parking is generally not able to be provided to narrow properties with minimal front setbacks and no rear lane access.

4.18 St Mark's Heritage Conservation Area

A fine collection of residential buildings, including nineteenth century villas and terraces and twentieth century cottages, adjacent to an important area of remnant bushland.

The area extends west from Glebe Gully to include parts of Dutruc Street, St Marks Road, Rae Street and Wood Street.



4.18.1 What is the area's significance?

Aesthetic Significance

The St Mark's precinct boasts the City's largest, most consistent collection of nineteenth century dwellings. There are two or three main building groupings, which together provide a very good representation of styles, types and densities.

The first main grouping features several outstanding Victorian villas, on large lots, fronting St Mark's Road and Dutruc Street. The second includes impressive terraces, and more modest Victorian, Federation and Inter-War cottages and semi-detached, centred on Rae and Wood Streets. A third grouping consists of a mixture of styles and periods extending north to Frenchmans Road.

Although there are several modern and disruptive buildings present, there are two fine rows of intact buildings, one on the west side of St Mark's Road, and one on the north side of Rae Street. Most of these are individually listed as heritage items. The recently restored house on the pivotal corner of Rae and Dutruc Streets has become something of a landmark, and is an outstanding example of a Late Victorian villa.

Buildings and gardens combine well with the topography and some good street planting. The street pattern provides some interesting internal vistas, and there is a notable view south along Dutruc

Street to the Brigidine Convent on the other side the Coogee valley.

Historic Significance

St Mark's Road and Dutruc Streets have considerable historical interest. They were created by subdivision of the former Church of England Glebe Estate in 1888. The strong demand for land in the area ensured the establishment of substantial homes for the well-to-do, all within the significant Late Victorian "boom period".

The Church's continuing ownership of the adjoining Glebe gully was also of interest, as it ensured the gully's eventual preservation.

Other housing in the precinct is historically representative of the wide range of house types and styles built on smaller lots during the Victorian, Federation and Inter-War periods.

Scientific Significance

The Glebe gully, now the Fred Hollows Reserve, has considerable natural heritage value. It is a rare surviving example of a well vegetated watercourse in the midst of an intensely developed residential area. The reserve is a habitat for significant local flora and fauna, including the rare Gully Skink.

Social Significance

The surviving villas on St Mark's Road and Dutruc Street have social significance for what they reveal of the tastes and life styles of Randwick's elite, in the late nineteenth century. Randwick had, by now, become a settled residential area, in contrast to its semi-rural origins. The subdivisions of the Glebe lands provided generous lots for those wishing to build prestigious homes close to the commercial and civic centre. The highly ornamented "Boom Style" buildings reflected the prosperity of the time.

4.18.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Speculation and promotion
- Promotion of culture, religion and education
- Recreation, entertainment and leisure
- Suburbanisation

The following themes are indirectly represented:

- Government and institutions
- Transport and communications

4.18.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Varied subdivision pattern including larger and smaller lots.
Landscape and public domain elements	Glebe gully, now Fred Hollows Reserve has natural heritage value as a rare surviving example of a well vegetated watercourse in an intensively developed residential area.
Scale & Form	Diversity of scale including two storey villas and single storey detached, semi-detached and attached dwellings.
Siting & Setbacks	Diversity of setbacks including smaller setbacks for cottages and larger setbacks for villas.
Roofs	Traditional pitched roofs.
Materials	Walls are stucco for Victorian buildings, face brickwork for Federation buildings. Terracotta tiles, slate roofing.
Detailing	Decorative metalwork and timberwork.
Verandahs & Balconies	Front verandahs integral to each of the architectural styles which are represented in the area.
Carparking	Wider lots provide access for carparking to the rear. Narrower lots do not allow for on site carparking.
Fences	Front fencing is sympathetic to style of dwelling.

4.18.4 Guidelines for change

Alterations & Additions

The St Marks heritage conservation area comprises a range of building types including single storey and two storey villas, two storey terraces and attached and semi-detached cottages. Rear additions should not be prominent in the streetscape nor compromise the integrity of the original roof. Rear additions to attached and

semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

Outbuildings to the rear

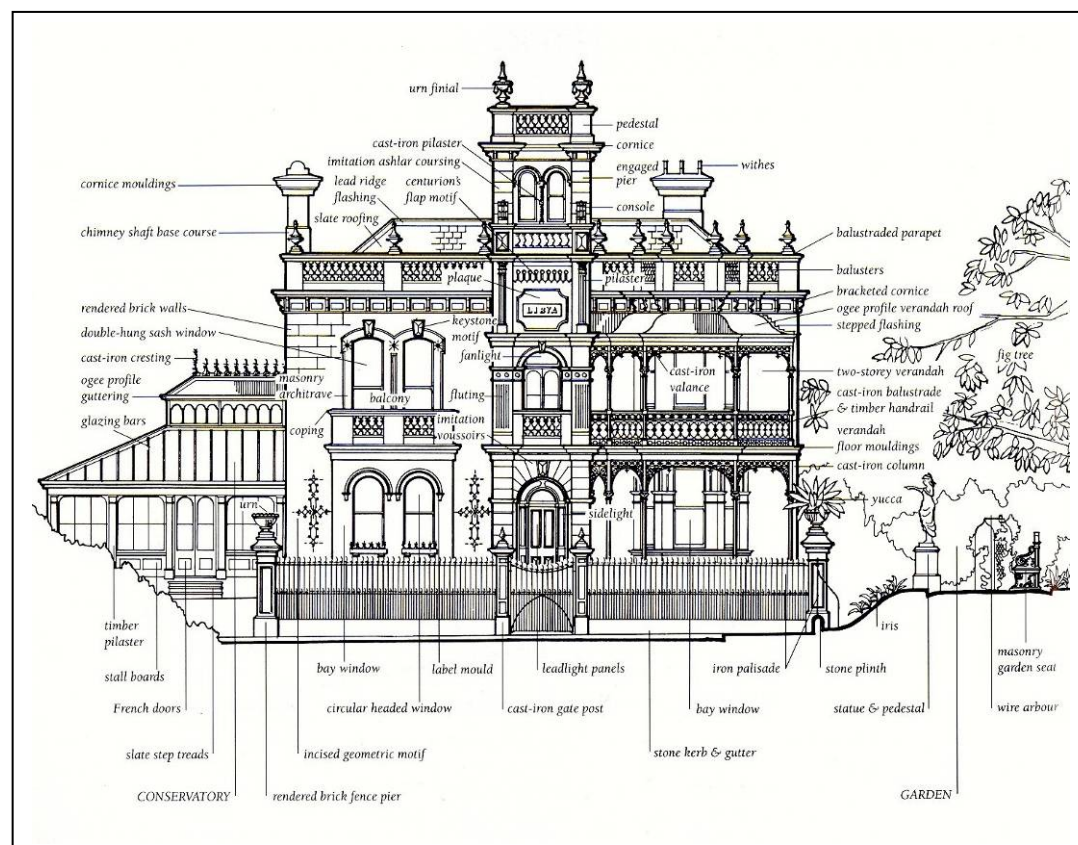
The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Carparking

Where rear lane access is available, carparking to the front or side of the property will not be permitted.

Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

On site carparking is generally not able to be provided to narrow properties with minimal front setbacks and no rear lane access.



Victorian Italianate villa façade detailing

Sourced from "Australian House Styles". Maisy Stapleton & Ian Stapleton. Flannel Flower Press Pty Ltd. 1997.

4.19 Struggletown Heritage Conservation Area

One of the earliest settlements in Randwick, it includes a number of mid nineteenth cottages and stables buildings associated with the horse racing industry.

The Struggletown heritage conservation area consists of several street blocks of housing and stables between Young Street, Barker Street and Botany Street in Randwick.



4.19.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area has a streetscape character which differs markedly from other parts of Randwick. The heritage conservation area has a rectilinear layout of narrow streets with sandstone kerbing, on a flat topography. Building allotments are narrow and buildings are set back a small distance from the streets.

Many of the buildings in the heritage conservation area are single-fronted weatherboard, stone or brick Victorian Georgian workers' cottages. There are also cottages from the Federation period, in Bungalow or Georgian style and the Inter-War period.

There is a small grouping of Federation and Inter-War period shops, at the corner of Barker Street and Jane Street.

The range of housing types and styles is complemented by stables buildings, often at the rear of sites. The Newmarket Complex, on the eastern side of Young Street, is not in the heritage conservation area. However, the trees and buildings on the site, including the Big Stable, and the main residence, make a major contribution to the visual amenity of the conservation area and its character as a precinct for the horse racing industry.

Historic Significance

The heritage conservation area has historic significance as one of the earliest settlements in the Randwick City area, and its connection with Simeon Pearce. Pearce created a market garden here in the 1850's. Stone cottages were constructed by Pearce for his workers from the late 1850's onwards. Many of the early inhabitants were domestic workers who were employed locally by middle and upper class residents of Randwick. St Jude's Mission Hall, on the north-east corner of Jane and Middle Streets, was built on land granted by Pearce for the building of a church for the community.

In the 1860's Struggletown became a centre for the horse racing industry. More stabling was introduced into the area when the Sydney Omnibus Company moved its operations to the Newmarket complex, in 1870.

The primary uses of the heritage conservation area for housing and the horse racing industry, have continued throughout the twentieth century. The Randwick Equine Centre, on the block between Jane Street, Middle Street, Young Street and Barker Street, is currently the largest horse racing establishment within the conservation area.

Social Significance

The heritage conservation area has social significance for local residents and the wider Randwick community. The area is well recognised for its streetscape qualities, its rare Victorian period workers' housing, and its long-term associations with the horse racing industry.

4.19.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Speculation and promotion
- Industry and commerce
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

4.19.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Rectilinear layout of narrow sites.
Landscape and public domain elements	Trees on the Newmarket site and sandstone kerb and guttering contribute to the amenity and character of the area.
Scale & Form	Two storey shops on the corner of Barker St and Jane St, but otherwise modest single storey cottages. Stables buildings at the rear of sites.
Siting & Setbacks	Minimal front setbacks
Roofs	Simple pitched roofs.
Materials	Walls of weatherboard, stone or brick. Generally corrugated iron roofs.
Detailing	Plainly detailed metalwork and timberwork.
Verandahs & Balconies	Early buildings incorporate a simple verandah across the entire front of the cottage.
Carparking	Narrow lots without rear lanes do not allow for on site carparking
Fences	Traditional fencing probably low timber pickets.

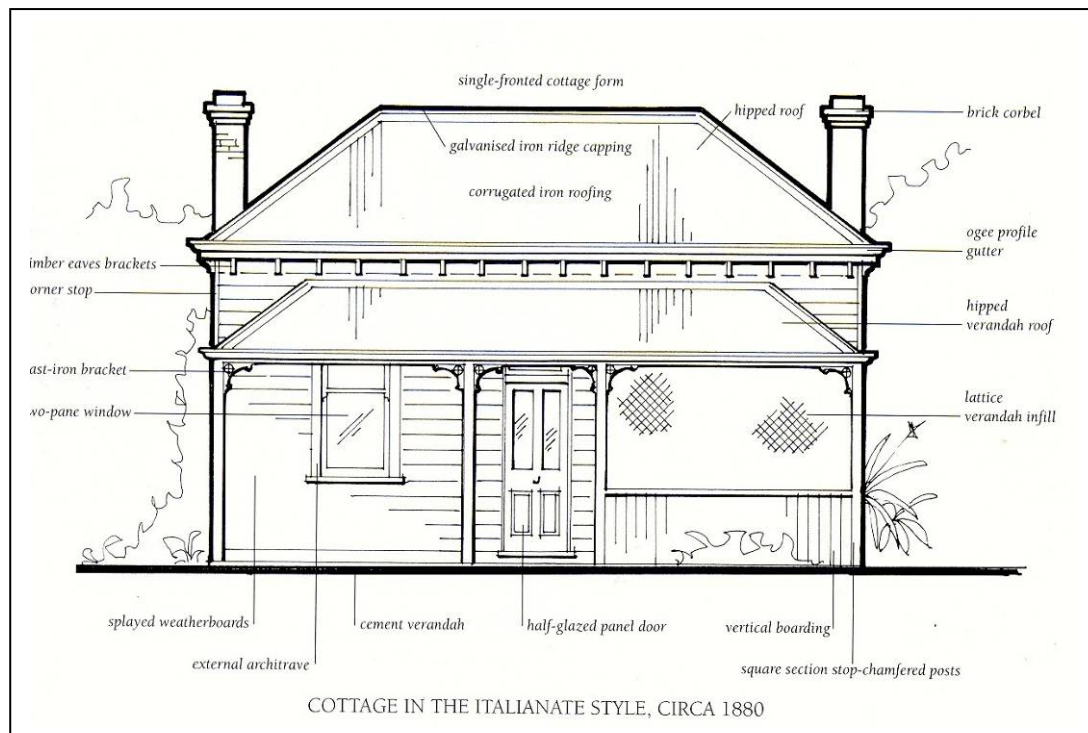
4.19.4 Guidelines for change

Alterations & Additions

The dwellings are generally modest workers cottages on small blocks, and in order to increase the size of the dwelling, may be necessary to provide some upper level floor space. The bulk and prominence of any upper level addition should be minimised however. Any upper level addition should be set well to the rear to minimise streetscape visibility and retain the integrity of the original roof. As the dwellings are generally of quite early construction, they should be subject to careful and timely maintenance and repair.

Carparking

Where sites are of sufficient width, a rear garage or a side carport can be provided (set back from the front of the dwelling). On site carparking may not be able to be provided on narrow sites with minimal front setbacks.



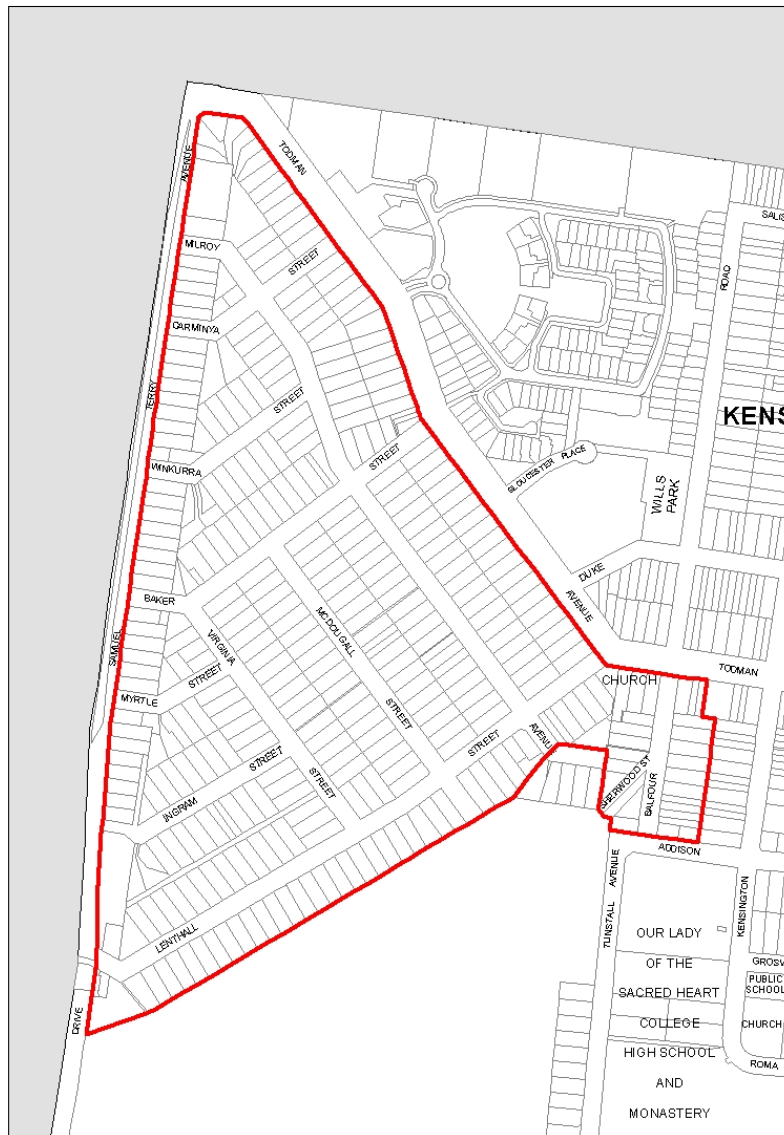
Victorian Italianate cottage façade detailing

Sourced from "Australian House Styles". Maisy Stapleton & Ian Stapleton. Flannel Flower Press Pty Ltd. 1997.

4.20 West Kensington Heritage Conservation Area

Highly consistent early twentieth century streetscapes with an unusual triangular street layout.

A large area of land generally bounded by Samuel Terry Avenue to the west, Todman Avenue to the north, and the Australian Golf Course to the south.



4.20.1 What is the area's significance?

Aesthetic Significance

The West Kensington heritage conservation area is significant for its highly consistent early twentieth century streetscapes. The unusual triangular street layout, overlaid on a former water supply catchment, has produced a unique subdivision pattern. It features interesting street junctions, many of which are T-junctions, and streets which range in length. This results in a great variety of

internal vistas, long and short, most of which are terminated by buildings at an intersection or bend. Some of the more interesting views out include views to the elevated areas to the south-east, where the Sacred Heart Church still stands.

The area's visual interest is mostly a consequence of built character, and the geometry of the subdivision, with all allotments orientated at 45 degrees to the main compass points. The landscape remains predominantly flat, though there are a few notable variations in level. Street planting is variable, but there is a particularly notable street tree canopy in Milroy Avenue.

The heritage character of the area largely derives from its Federation and Inter-War housing, its predominantly single storey scale, the originally consistent face brick construction, and the highly visible tiled and slated roofs. Whilst many buildings have been substantially altered, there has been very little redevelopment relative to other parts of Randwick. Most buildings and streetscapes still retain their essential period character.

Social and Historical Significance

The area has historical interest for its early importance as a water catchment, the boundaries of which expanded beyond those of the conservation area. This delayed its development, as did subsequent speculation and the 1890s recession. The eventual and long-awaited release in 1912 saw it develop relatively quickly. The area was almost fully settled within 15 to 20 years. The consistency of the area is strengthened by its being almost wholly residential. Commercial intrusions are minimal.

The area has important historical associations with early industries established on the Lachlan Stream.

The development of the area also has interest for its historical and physical associations with the former tobacco factory on the eastern side of Todman Avenue. The original developer of the West Kensington Estate, George Frederick Todman, was one of the founders of the factory. There was also a later association with the glass manufacturer, AGM, which had a factory nearby on Samuel Terry Avenue. There is a fine group of Inter-War buildings on Todman Avenue which was purpose built for employees of AGM. The area also has interest for its association with the local racing industry. A number of horse stables in the area are still in use, some of them quite old.

The housing (Federation/Inter-War) is representative of the second stage of Kensington's suburban development, after the Doncaster Avenue / Anzac Parade precinct (Victorian/Federation) and prior to South Kensington (Inter-War). The unusual triangular street layout was probably a simple response to the shape of the residue parcel of the former water catchment, retained by Todman after the collapse of the earlier speculative joint venture for the wider area. It was as close as the area came to the original grand town planning vision for Kensington.

4.20.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Modifying the landscape
- Speculation and promotion
- Suburban action

The following themes are indirectly represented:

- Industry and commerce
- Transport and communications

4.20.3 Existing Character Values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Unusual triangular street subdivision layout with very consistent lot sizes.
Landscape & public domain elements	Notable street tree canopy in Milroy Avenue.
Scale & Form	Single storey detached cottages.
Siting & Setbacks	Generous setbacks allow for attractive front gardens.
Roofs	Traditional pitched roofs, hipped and gabled forms.
Materials	Walls predominantly face brickwork- smooth faced red or liver bricks. Marseilles pattern terracotta tiles and slate roofing.
Detailing	Predominantly timber decoration to verandahs, sunhoods, gables etc. Heavy brick/timber verandah decoration. Timber and stucco gable decoration.
Verandahs & Balconies	Front verandahs provide depth to facades, an interface to the street and contribute to dwelling character.
Carparking	Generous setbacks allow for car parking to rear.
Fences	Many low brick fences, some plain timber picket fences.
Gardens & garden elements	A number of early stables buildings are found in the area, some retaining their original use.

4.20.4 Guidelines for Change

Alterations & Additions

Part of the heritage significance of the area is its predominantly single storey scale. As the dwellings are on generous blocks, it is generally feasible to increase the floor space with a single storey rear addition, without detracting from its garden setting of the dwelling.



Additions should utilise attic roof forms located to the rear of the main ridgeline

Outbuildings to the Rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuilding is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.



Additions set back from the existing ridgeline retain the form and detail of the existing residences. Use of simple roof forms and subtle detailing further enhances the relationship of new and existing works.

Original Stables

There are a number of original stables building in the area, associated with the racecourses which were located in the vicinity. These should be retained and conserved wherever possible.

Carparking

Garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.



Additions to the rear of residences on corner sites should provide greater emphasis to the secondary street frontage.