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1 Introduction

“The Spot” is a small neighbourhood business centre, zoned B1 Neighbourhood Centre in the RLEP, located at the junction of two relatively busy roads within a residential and school precinct. Its aesthetic, historic and social significance are recognised by its heritage conservation area listing.

Clause 5.10: Heritage conservation in the RLEP establishes parameters for development within conservation areas and for heritage items. Within the centre, heritage items comprise residential and commercial buildings.

This section of the DCP should be read in conjunction with:

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

1.1 Objectives

- To protect and enhance the heritage values of the commercial area.
- To encourage and facilitate well designed and appropriate development within “The Spot” commercial centre with new development or alterations to existing buildings designed to be compatible with and enhance the heritage streetscape.
- To minimise the potential of the buildings within the commercial zone to adversely affect the amenity of the residential land by implementing building height planes and controls around the commercial periphery.

2 Existing Character and Quality

Explanation

“The Spot” comprises groupings of nineteenth and twentieth century residential and commercial buildings including the outstanding Art Deco Ritz cinema.

The Statement of Significance for The Spot heritage conservation area identifies the heritage values of the area which contribute to its character and quality.

3 Statement of Significance

3.1 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 No 39 St Pauls Street is an excellent example of an Inter-War Art Deco style cinema.



The Ritz cinema upper level facade

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.

3.2 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 designs 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.

3.3 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.

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 Heritage items and Contributory buildings

Explanation

The Knox and Tanner *Urban Design Study of Randwick and “The Spot” Shopping Centres* identified many buildings which contribute to the heritage value, aesthetic qualities and visual character of the Spot, and which tell us about the development history of the area. Contributory buildings identified within the business zoned land are listed in the table and also mapped in Figure 1 below.

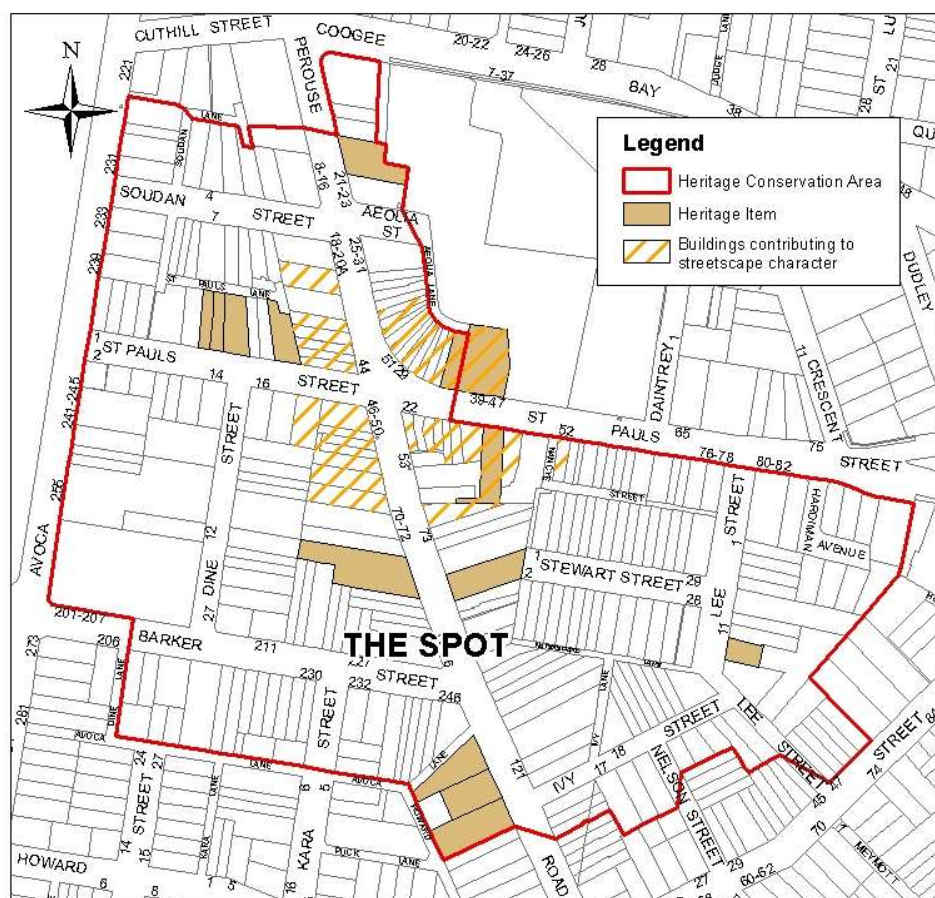
Note:

“Facadism” (the retention of only the outer skin of a building) is not acceptable as suitable conservation practice

Controls

- i) Retain heritage items and contributory buildings.
- ii) Original fabric should be conserved, new work should be sensitive, and neighbouring development should be sympathetic to their character.

Figure 1 The Spot heritage and contributory buildings



Contributory buildings within the commercial centre

22-30 Perouse Road	22 St Pauls Street
36-38 Perouse Road	28-32 St Pauls Street
40-44 Perouse Road	29-37 St Pauls Street
41 Perouse Road	34 St Pauls Street
43-51 Perouse Road	36-40 St Pauls Street
46-50 Perouse Road	42 St Pauls Street
52-56 Perouse Road	39-47 St Pauls Street
60 Perouse Road	44-46 St Pauls Street
62-64 Perouse Road	52 St Pauls Street
65-71 Perouse Road	
66-68 Perouse Road	

5 Urban Form

The commercial centre of The Spot is essentially an old style strip shopping centre. Its two major streets generally comprise two storey buildings with ground floor retail space. This has produced a comfortably enclosed and human-scaled streetscape environment.

The urban form of The Spot is characterised by two major periods of development, occurring around the turn of the century and between the two world wars, with many relatively intact buildings from these periods.

6 Site Planning

Objectives

- To maintain and enhance retail quality, variety and continuity.
- To promote an attractive and harmonious streetscape which relates to the scale of pedestrians.
- To ensure local site conditions, constraints and opportunities are taken into account in the design of new development.
- To achieve a coherent site layout that provides a pleasant, attractive and sustainable environment for living, socialising and work.
- To ensure consideration of the relationship between new and existing development and to minimise negative impacts.

Controls

- i) Provide ground floor retail and/or commercial floor space along all business zoned street frontages, other than the frontage required for access.
- ii) Where suitable provide additional commercial/retail uses at first floor.
- iii) In addition to the continuous commercial street frontage, the ground floor commercial area should have a minimum depth of 10 metres in order to achieve a viable shop or office size (except in heritage situations where it may be different).
- iv) New development should relate to the dimensions and shape of the site.
- v) New development should integrate with the surrounding area through consideration of streetscape and landscape design and pedestrian and cycle links.

- vi) Retain and integrate heritage items or contributory buildings and significant features such as stone fencing and retaining walls.
- vii) New development must minimise impacts on the amenity of neighbouring sites.

7 Business area – building envelopes

Objectives

- To ensure that any new development respects the scale and form, and siting and setbacks of surrounding buildings.
- To ensure that any new development reinforces existing urban form and streetscape character.
- To minimise the potential of buildings within the commercial zone to adversely affect the amenity of adjoining residential land.

7.1 Application of building envelope planes- Commercial Development

Explanation

The building height plane defines the envelope or space within which a building is to be confined. The following explains each of the building height planes.

Building envelope plane- 45 degrees above 8m

The building height plane defines the envelope or space within which the building is to be confined. Figure 2 shows various applications of the Building Height Plane control. The building height plane for new development adjacent to existing residential development applies throughout the business zone.

Building envelope plane - Residential development in Business zone

This building envelope plane also applies where any proposed development shares a boundary with an existing residential property and is overlooked by proposed development. The building height plane applies regardless of the location of the residential development. The reasons for this building height plane are to minimise the effects of overshadowing and overlooking on existing residential development within the commercial centre. This building height plane is illustrated in Figure 2.

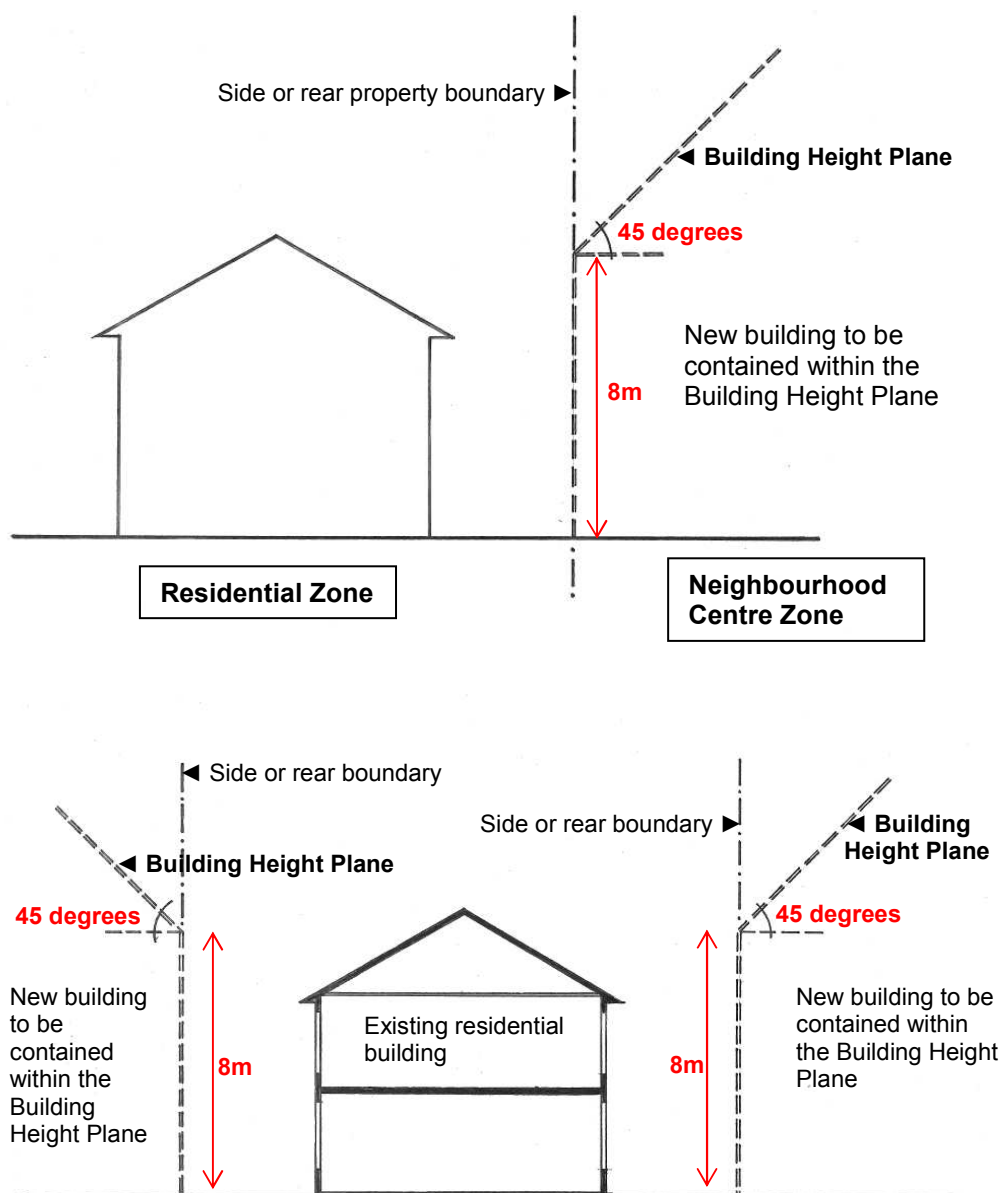


Figure 2 Application of Building Height Plane control

Building envelope plane - Heritage items and Contributory buildings

A third building height plane applies to the heritage items and contributory heritage building facades shown on Figure 3.

The purpose of this building height plane is to reduce the prominence of new building additions and alterations behind conserved heritage facades and contributing facades and to ensure new buildings will not necessarily or unreasonably intrude upon:

- a) a heritage item
- b) the existing streetscape
- c) the existing character of buildings in the locality built between the late 1880's to the mid 1930's

This height plane is measured at right angles to the building alignment and is projected from a point 1600mm above the kerb line. Its angle is determined by the height of the retained buildings, but not more than 45° as indicated in Figure 3.

Control

- i) The FSR and building height controls set by RLEP together with DCP envelope controls define the overall built form and scale of development.

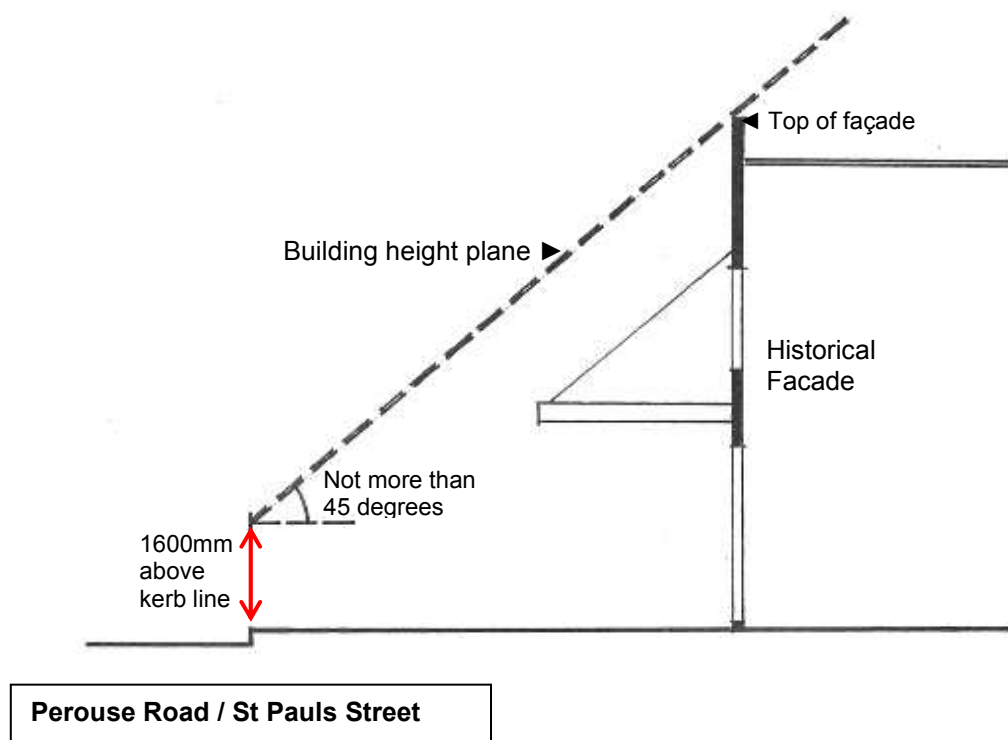


Figure 3 Building Height Plane - Historic Buildings and Contributory Facades

8 Business area – building design

Explanation

The distinctive character of the Spot is largely determined by the existing built form of heritage and contributory buildings. Change within this area is envisaged as being incremental and it is not intended that the centre becomes dominated by new development with a modern character. New development is instead expected to be consistent with the existing built form and character.

The form of a new building includes a number of design elements that contribute to its appearance, function and impact on the surrounding area, including:

- Shopfronts
- Awnings



- Upper level facades
- Materials and colours

Objectives

- To ensure that new development is consistent with the distinctive character, aesthetic qualities and heritage significance of the precinct.
- To ensure that any new development respects the detailing, materials and finishes of surrounding heritage and contributory buildings.
- To conserve and enhance the existing commercial streetscape, in particular above the awning level.
- To encourage reinstatement of original features such as awnings and windows and remove inappropriate alterations and additions.
- To ensure materials, painting/colour schemes of buildings are appropriate to the heritage streetscape.

Controls

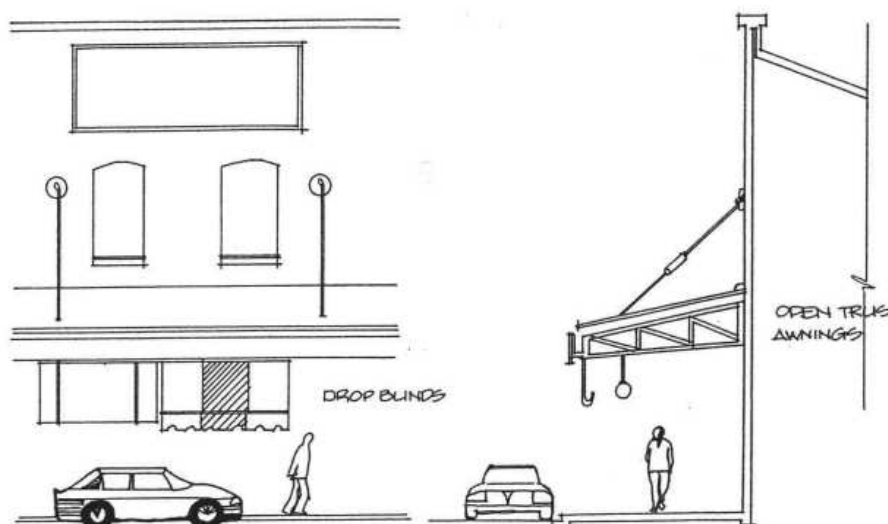
8.1 Shopfronts

- i) Original heritage shopfronts and detailing (eg doors, tiles, windows and ornamental detailing) should be retained.
- ii) New shopfronts must be designed to reinforce the character of the locality and to ensure street level continuity. The form, scale and proportion of shopfront elements should be consistent with nearby heritage or contributory buildings/development.
- iii) Acceptable security measures include expanding metal grilles, open, perforated or clear shutters or shutter grilles which can be placed inside the shopfronts.
- iv) The use of solid roller shutters is unacceptable as these severely detract from the visual and heritage amenity of the area outside of business hours.

8.2 Awnings

- i) Continuous awnings attached to buildings and covering all main pedestrian routes must be provided for pedestrian comfort.
- ii) Provide, as characterises many suburban shopping centres of similar age, steel-framed awnings, suspended from wall brackets, and covering the 3.5m wide footpath.
- iii) The traditional box awnings are acceptable as they consolidate the centre's overall character.

- iv) New development should include a flat suspended/cantilevered awning to provide continuous pedestrian shelter.
- v) Awning fascias should align with the awning of adjoining buildings, matching the established height above footpath level.
- vi) The depth of the fascia should be uniform with adjoining properties. Design and materials should be light weight to complement the building to which the awning is to be attached.
- vii) New development should provide an awning across its street frontage, setback 600mm from the kerb, between 3.5m and 4.5m above the footpath and with openings provided for street tree planting. Gaps between awnings should be closed.
- viii) Glass or translucent roofing must not be used as these materials provide no shade and facilitate heat transfer. Opaque materials such as ribbed sheet steel are encouraged.
- ix) Drop blinds protecting shopfronts and shoppers from low sun angles should be included at the outer edge of awnings.
- x) Advertising space on these could be used to diversify the street appearance. The underside of drop blinds should be at least 3m above the footpath level. In cases where it is impractical or unreasonable to require continuous awnings other forms of providing shade and shelter may be considered.



8.3 Upper level facades

Explanation

The building façade is one of the strongest elements which contributes to the character and image of “The Spot”. Changes to individual buildings should respect the built heritage of the business centre.

Note:

Council encourages the retention and reinstatement of early verandah and balcony forms for historic buildings (including commercial buildings) to improve the local streetscape

Elements which contribute to the character of “The Spot” include:

- Building facades that incorporate a vertical emphasis which is reinforced through window design, parapet details, etc
- Buildings that incorporate a parapet roof form which obscures views of the roof.

Controls

- Upper floor windows should be returned to original detailing through replacement of sympathetic frames or the reinstatement of timber frames and mouldings.
- The character of the area can be improved with the removal of inappropriate alternations and additions from the facades.
- New development should adopt a fenestration pattern and architectural design elements which emphasise the vertical proportions of the existing facades.
- A parapet roof form should be included which creates an interesting skyline and harmonises with the existing parapets (see examples of parapet roof forms in adjoining column).
- New parapets should align with the parapets of adjoining buildings and a design that generally relates in bulk and scale.
- For new development, façade alterations and infill buildings verandahs and upper storey balcony design and materials should be compatible to the heritage items and contributory building facades within the area.
- Cantilevered balconies should not be used on new buildings.
- Balconies should be sized and arranged so that strong horizontal lines do not dominate the façade of the development.
- Recessed balconies which modulate the façade should be incorporated in the design of new development.
- Balconies should be designed to protect the visual amenity of occupants, neighbours and the street and should therefore have a solid appearance.



Examples of parapet roof forms

8.4 Materials and colours

Controls

- Materials and finishes for new development should be compatible with adjoining and nearby development. Sympathetic use of building materials can reduce the impact of a modern shopfront on the streetscape.
- Acceptable materials include face brickwork (traditional reds, browns and manganese) and rendered masonry.

Note:

Suitable colour schemes for buildings of each period of development can be found on Council's website

The use of precast concrete is to be avoided. Acceptable roof materials include corrugated iron and Marseilles tiles.

- iii) Original face brickwork or stone should not be painted or rendered.
- iv) Colours should enhance the locality and be appropriate to the architectural style of the building.

8.5 Outdoor advertising

Controls

- i) Advertising should respect and demonstrate an understanding of the design of the building and should not adversely affect the heritage streetscape values.
- ii) If an advertising structure is proposed to be attached to a building, the drawings accompanying the application should provide elevations showing windows, awnings or other major architectural features in relation to the advertising structure.
- iii) The use of above awning signage is not suitable.
- iv) The installation of “drop blind” type signs suspended from awnings is encouraged.
- v) Council encourages the removal of existing above awning signage in The Spot and its replacement with signs in appropriate locations.

8.6 Car parking and access

Controls

- i) Car parking, delivery areas and accessways are not to detract from the streetscape environment.
- ii) On-site car parking is to be provided either at ground level or as basement car parking.
- iii) Above ground car parking must not be visible from St Pauls Street and/or Perouse Road.
- iv) Carpark ventilation grilles must not be located on primary street frontages.
- v) If the development has access to a rear lane, the loading and unloading facilities must be provided from the lane, in order to minimise the intrusion of vehicular access and servicing upon the pedestrian character of The Spot.
- vi) Rear servicing areas in mixed use development should be able to cater for both residential and commercial servicing requirements.