



DRAFT

Development Control Plan

Randwick City Heritage

Approved: _____
Effective from: _____

Draft as at 17 February, 2005

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PART 1 INTRODUCTION

1.1 Purpose of the DCP

This Development Control Plan (DCP) has been introduced to ensure the protection and management of heritage items and heritage conservation areas in Randwick City. It should be read in conjunction with the controls contained in the Randwick Local Environmental Plan 1998 and other development control plans, notably Development Control Plan - Multi Unit Housing and Development Control Plan - Dwelling Houses and Attached Dual Occupancies.

1.2 What is this DCP called and when did it come into effect?

This DCP may be cited as the 'Randwick City Heritage Development Control Plan'. This DCP was adopted by Randwick City Council on _____ and came into effect on _____

1.3 Where does the DCP apply?

This DCP applies to all Heritage Items and Heritage Conservation Areas (including properties, buildings and landscapes) identified in Schedule 3A and Schedule 3B of the Randwick Local Environmental Plan 1998.

Part 4 of this DCP does not apply to land for which there is a site specific or town centre development control plan, whether in force before or after the adoption of this DCP. However, Part 5 includes statements of significance for all heritage conservation areas, including those areas with a site specific or town centre development control plan (unless otherwise noted) and must be considered for all development.

The provisions of this DCP do not apply to development in the vicinity of a heritage item or a heritage conservation area. However, Part 5 of this DCP may assist applicants in addressing the requirements of the Randwick LEP 1998 in relation to development in the vicinity of a heritage item or a heritage conservation area.

1.4 What are the objectives of the DCP?

The objectives of this DCP are to:

- (a) To facilitate the implementation of the objectives and provisions relating to heritage conservation, which are contained within Randwick Local Environmental Plan 1998;
- (b) To conserve the heritage significance of Randwick's heritage items and heritage conservation areas;
- (c) To require the retention and appropriate development of heritage items and contributory buildings within heritage conservation areas;
- (d) To ensure that new development is compatible with the significance of Randwick City's heritage conservation areas and heritage items;
- (e) To provide controls that seek to protect the significant character of Randwick's heritage conservation areas and heritage items and which encourage contemporary design which responds appropriately to that character and the identified heritage values of these heritage conservation areas and heritage items.

1.5 Relationship to other Plans, Policies and Documents

When proposing to carry out any development including alterations or additions to a heritage item or any development within a heritage conservation area you will need to consider the provisions of the following Council planning documents (and any future relevant planning documents) in addition to this DCP (Randwick Heritage):

- **Randwick Local Environmental Plan 1998**
- **DCP Exempt & Complying Development** (*relates to development that is minor and either does not need consent from Council or requires a complying development certificate*);
- **DCP Dwelling Houses and Attached Dual Occupancies** (for single houses and forms of dual occupancies)
- **DCP Multi Unit Housing** (for villas, townhouses, residential flat buildings etc)

If there is an inconsistency between the provisions of this DCP and any other DCP, the provisions of this DCP prevail.

You may also need to refer to issue specific development control plans depending on the type of development proposed.

1.6 How to use this DCP

This DCP is divided into five parts:

- **Part 1:** provides an introduction to the DCP, where it applies, its objectives and consultation requirements;
- **Part 2:** looks at heritage conservation in Randwick City, why it is important and how heritage is managed;
- **Part 3:** identifies where development consent is required and what does not need consent (eg. general maintenance);
- **Part 4:** contains the specific development controls, and includes an explanation of the controls and objectives;
- **Part 5:** contains statements of significance for each heritage conservation area, a summary of key features and guidelines for change which must be addressed for all development.

1.7 Consent Authority

Council is normally the consent authority for development applications which relate to local heritage items (refer Schedule 3A of the Randwick LEP 1998) or development within a heritage conservation area (refer Schedule 3B of the Randwick LEP 1998).

All development (other than exempt development, or development that is of a minor nature or consists of maintenance of the heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area) affecting heritage items or relating to land within a heritage conservation area will require the lodgement of a development application to Council accompanied by a statement of heritage impact. A detailed outline of the contents of a Heritage Impact Statement (HIS) is included in Appendix 4.

State significant heritage items may be included in Schedule 3A of the Randwick LEP 1998 and are also listed on the NSW State Heritage Register. Development affecting State significant heritage items may fall under 'integrated development' and will require an Integrated Development Application or a prior application under Section 60 of the NSW Heritage Act. The NSW State Heritage Register can be viewed at www.heritage.nsw.gov.au

1.8 Consult Council

Prior to lodging any development application, applicants are encouraged to discuss their proposal with Council's planning officers. Council has a specialist Heritage Planner who can also assist with enquiries.

Council also provides a professional pre-lodgement service. It is our experience that applicants who participate in a pre-lodgement meeting, and who heed the advice provided, usually save time and avoid problems with their applications.

In all situations, where major work is contemplated, you are strongly advised to get professional assistance. If your property has special heritage value you should consult a recognised expert in conservation, with a reputation for good design. A list of heritage consultants is available on the NSW Heritage Office website (www.heritage.nsw.gov.au).

PART 2 HERITAGE CONSERVATION IN RANDWICK CITY

2.1 What is heritage and why is it important?

Our heritage helps to tell the story of our past and can include public buildings, private houses, housing estates, archaeological sites, industrial complexes, cemeteries, memorials and landscapes. They are valued because they are associated with phases of history, or important people or events. They inform us about our cultural history, connect us with our past, and give the community a sense of identity.

Conserving our heritage is important for protecting the individual character and values that are represented in heritage items and heritage conservation areas, and assists us in understanding our past.

2.2 Heritage management

The controls in this DCP aim to protect and enhance heritage items and heritage conservation areas, while providing flexibility for owners to adapt properties to meet their changing needs. Heritage protection does not aim to freeze development in time. The right to upgrade older homes to modern standards is recognised. It is a matter of ensuring that what is proposed is sensitive and appropriate.

For most buildings in heritage conservation areas, requirements affect visual features only. For less significant buildings there is greater design freedom, subject to basic principles affecting neighbours and streetscape impacts; such things as scale, form, siting, setbacks, colours and materials. Controls are usually restricted to what people see from the street, or other public places. This rarely prevents people refurbishing interiors, carrying out alterations to the rear or single level additions. Smaller allotments and close proximity to neighbours do impose greater restrictions, as they would for any new development.

Council will implement the following processes in managing Randwick's heritage items and heritage conservation areas:

- Development shall be assessed having regard to the principles contained in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*).
- Applications for demolition of a building in Randwick City's heritage conservation areas are encouraged to provide details on the replacement development.

Heritage properties, buildings and landscapes in Randwick City fall into one or more of the following categories:

Local heritage items: are those items of heritage significance to Randwick City. Heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value. They contribute to the individuality, streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage. The Randwick LEP 1998 Schedule 3A identifies all heritage items in Randwick City.

Heritage Conservation Areas: there are numerous heritage conservation areas in Randwick City reflecting the history and unique character of development. Generally properties within a heritage conservation area fall within one of the following categories:

contributory buildings: these provide good evidence of the main development period(s) of the area, and make a positive contribution to the character and/or heritage significance of the conservation area; ie. they contribute to the historic and/or aesthetic significance of the area. They have a collective significance and their retention is essential if the character of the area is to be retained. While contributory buildings should be retained, they can be altered as long as the character of the building or of the area is not adversely affected. The proposed new heritage conservation area maps contained in Appendix 2 of this DCP identify contributory buildings. This additional level of detailing of conservation areas was undertaken as part of the Randwick Heritage and Visual Character Study undertaken by Godden Mackay Logan. For existing heritage conservation areas applicants will need to assess whether their building is contributory or non-contributory based on the statements of significance contained in Part 5 of this DCP and heritage studies. Council's Heritage Planner can also assist residents and applicants in clarifying whether the building is contributory or non-contributory.

non contributory buildings: these display qualities which do not add to the character of the conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. These non contributory buildings may be demolished and replaced by new development sympathetic to the heritage conservation area.

Development in the vicinity of heritage items, heritage conservation areas and known or potential archaeological sites: the setting of a heritage item, conservation area or archaeological site may be adversely affected by new development within the vicinity. Therefore, development applications involving additions to existing buildings or new buildings, landscaping or other work in the vicinity of heritage items or heritage conservation areas must be carefully designed and assessed to ensure that the setting of the place is respected.

The Randwick LEP 1998 requires that before consent for development in the vicinity of a heritage item is granted, the consent authority must:

- assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated. This includes development that:
 - may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or
 - may undermine or otherwise cause physical damage to a heritage item, or
 - will otherwise have any adverse impact on the heritage significance of a heritage item or of any heritage conservation area within which it is situated.

In addition, the consent authority may refuse to grant consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item. The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item. Detailed requirements for the content of heritage impact statements are contained in this DCP.

Development in the vicinity of a heritage conservation area also needs to be considered for its likely effect on the heritage significance of the heritage conservation area and on its setting. Applicants should address in their Statement of Environmental Effects any potential impacts of the development on the heritage conservation area and measures to minimise this impact, with reference to Part 5 of this DCP.

2.3 Conservation Incentives

Council has recognised the need to be flexible with heritage items in terms of providing for their long term conservation. A specific conservation incentives clause has been included in the Randwick Local Environmental Plan 1998 enabling Council to approve development relating to a heritage item, or on the site of a heritage item, which would otherwise be prohibited in the zone. It must be proven, however that the proposed development would not adversely affect the amenity of the locality in which the heritage item is situated or the heritage significance of the item, and the conservation of the heritage item depends on the granting of the consent.

If an applicant seeks approval for development under the conservation incentives clause, supporting information will need to be submitted with the development application in the form of a schedule of conservation works or maintenance plan and costings.

PART 3 CONSENT REQUIREMENTS

3.1 Development not requiring consent

Regular and appropriate maintenance is essential to all buildings to protect the fabric from the effects of age and weather and prevent deterioration of the property.

Maintenance and repair works are encouraged for heritage items and all properties in 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 conservation area.

Maintenance and repairs includes works such as:

- painting and decoration to the interior to the house and installation of joinery items;
- removing leaf litter from gutters to prevent deterioration or replacing guttering;
- tightening fixings to ensure fixtures are securely held in place;
- re-hinging doors and gates;
- replacing broken windows, fly screens etc;
- minor repairs to roofing, brickwork, timberwork and metal work;
- pest control; and
- repainting surfaces which are already painted (Council may be able to assist with suggesting sympathetic colour schemes) including timberwork and metalwork.

The Randwick LEP 1998 also contains some exceptions where development consent is not required if in the opinion of Council:

- (i) the proposed development is of a minor nature or consists of maintenance of the heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area, and
- (ii) the proposed development would not adversely affect the significance of the heritage item or heritage conservation area.

The applicant must notify Council in writing of the proposed development. Before any work is carried out, the applicant must obtain a written response from Council stating it is satisfied that the proposed development will comply with points (i) and (ii) above and that development consent is not required.

Most internal work, and relatively minor development, does not require consent or is exempt development under the Randwick DCP (Exempt and Complying Development). However, it is recommended that Council's Heritage Planner be contacted prior to undertaking any maintenance or repair work to determine if consent is required and to ensure the proposed work is appropriate.

Appendix 5 contains guidelines to assist in the maintenance and repair of heritage items and contributory buildings within a conservation area.

3.2 Development requiring consent

A development application is required for the carrying out of development which relates to a heritage item or a property in a heritage conservation area (unless it is “exempt development” as noted above).

The Randwick LEP 1998 identifies where development consent is required. In summary this includes:

- (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance,
- (c) altering a heritage item by making structural changes to its interior,
- (d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (e) moving the whole or a part of a heritage item,
- (f) erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area.

An additional approval from the Heritage Council of NSW is required if the property is of “State significance” and is protected under the NSW Heritage Act, or the works involve the disturbance of relics.

Appendix 3 identifies the additional information required when lodging a development application which relates to a heritage item or for development within a heritage conservation area.

3.2.1 Demolition

The demolition of heritage items or contributory buildings within a heritage conservation area is contrary to the intent of the heritage listing and should be treated as a last resort.

In assessing an application 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.

If the structural capability of the building is in question, Council may request 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 conservation area is approved it will generally be conditional upon the submission of **an archival record** of the building and site. This must be prepared in accordance with the guidelines produced jointly by the Department of Planning (now DIPNR) and the Heritage Council of New

South Wales titled "How to prepare archival records for heritage items (2nd Edition) (refer Heritage Office website www.heritage.nsw.gov.au).

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.

3.2.2 Change of Use

Maintaining the original use of a building is desirable as it usually achieves the retention of the original floor plan of the building and decorative features such as fireplaces, chimneys, ceiling roses and cornices. The continuation of an original use in a building also enhances its heritage significance.

It is not always possible, however, to retain the original use of a building due to changes in technology and changes in market/social trends. Changing the use of a heritage item may be acceptable on heritage grounds in many cases, 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."

PART 4 DEVELOPMENT CONTROLS

Heritage buildings and conservation areas are not museum exhibits, they are our homes and workplaces and need to adapt to modern lifestyles. Such changes can be successfully accommodated without detracting from the building's heritage significance. The guidelines and controls below identify the main principles and elements which need to be considered to ensure protection of heritage character.

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

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

Infill development should not be a copy or replica of buildings in the vicinity. Contemporary design provides the basis for the continuing enrichment of Randwick's conservation areas and provides built expression of contemporary lifestyles.

In relation to heritage items or contributory buildings in a conservation area, the DCP encourages removal of non-contributory parts and putting back detail known from documentary evidence (ie. photographs) to have once existed.

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

There is greater scope for alterations and additions to non-contributory buildings, provided the proposed work would not detract from the scale or character of the streetscape or the conservation area generally.

The design of sympathetic additions and alterations to heritage items and contributory buildings within conservation areas, and the design of infill development requires particular skills. You are strongly advised to engage an architect/designer who specialises in this type of work. The names of architects with experience in this area can be obtained from Council or from the Heritage Office. A document titled "Infill – Guidelines for the Design of Infill Buildings" has been produced jointly by the Heritage Council of NSW and the Royal Australian Institute of Architects (NSW Chapter) and provides illustrated guidelines for 'infill' development.

The following guidelines and controls aim to ensure that development is sympathetic to the key values and heritage significance of the heritage item or heritage conservation area and apply to:

- alterations and additions to heritage items;
- all development affecting a contributory building within a heritage conservation area; and
- all other development (ie. non-contributory buildings) within a heritage conservation area.

This section includes:

- **objectives** (providing statements that define the intention of each element and desired outcomes to be achieved); and
- **performance criteria and controls** (outlines the requirements to ensure the above objectives are achieved). Subsections will indicate whether these criteria and controls apply to: all development; heritage items and contributory buildings only; or non-contributory buildings only

In addition, the design of all new development in a heritage conservation area (including alterations and additions) should be compatible with the special character and distinctive qualities of the heritage conservation area.

Part 5 of this DCP provides statements of significance, summary of key values and guidelines for changes for each heritage conservation area which must be considered.

4.1 Design and Character

Explanation

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

Objectives

- To promote high quality design that complements the existing streetscape character of the area, and the 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.

Performance Criteria and Controls

All Development

- i All development should respect the heritage values of the item or the conservation area (as detailed in Part 5 of this DCP).

Note: Any proposal to alter or add to a heritage item or building in a 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.

- ii Common elements and features of the streetscape should be identified in a streetscape analysis and incorporated into the design (eg. View corridors, built form, fencing styles, extent of soft landscaping, significant trees and driveway locations).

Note: (Appendix 3 identifies the issues that need to be addressed in a streetscape analysis).

- iii All new development is to be consistent with the important horizontal lines of buildings in the streetscape, in particular ground floor levels and eaves lines.
- 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 should be used break up the expanse of wall.

For Heritage Items and Contributory Buildings only

- v Street elevations, and visible side elevations, of heritage items or contributory buildings should not be significantly changed. Additions to heritage items and new development in a conservation area should 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 to a heritage item or contributory building should complement the existing building in its scale, form and detailing.



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.

- vii 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.
- viii All new work and additions should respect the proportions of major elements of significant existing fabric including doors, windows, openings and verandahs.

For non-Contributory Buildings only

- ix Contemporary design is acceptable for new buildings in a conservation area where they are sympathetic to, and respect the context of, any heritage items in the vicinity or the heritage conservation area.

4.3 Scale and Form

Explanation

Scale and bulk are terms which describe the height and size of a building. Form and massing are terms which refer to the arrangement of the component parts of a building. Controls on height, floor space, setbacks and site coverage for residential development are contained in the Randwick LEP 1998, Dwelling Houses and Attached Dual Occupancy DCP and Multi Unit Housing DCP.

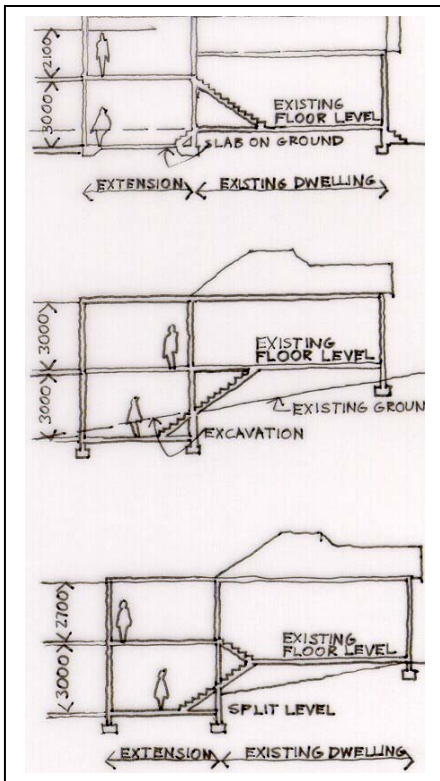
Objectives

- To ensure that the scale and form of any development is consistent with the predominant scale and form of the heritage conservation area, and of adjacent heritage items or contributory buildings.
- 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.

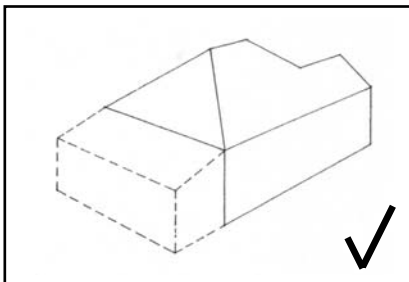
Performance Criteria and Controls

All Development

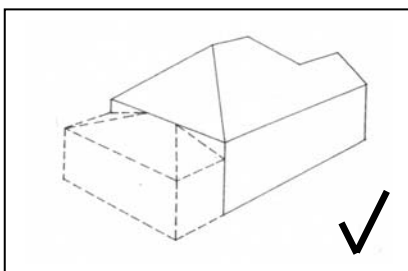
- i In streetscapes where development is of a consistent single storey height, upper floor additions are appropriate only if not readily visible from the street. However, ground floor rear addition remains the preferred option.
- ii Dormer windows and skylights must not be located to street elevations or to side where they will be prominent from a public place, and should not dominate the original roof form. The design of dormer windows should generally be appropriate to the style of the building.



Second level additions where the land falls to the rear



Ground floor rear additions



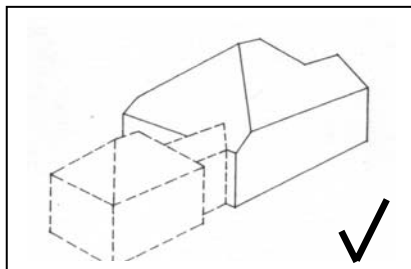
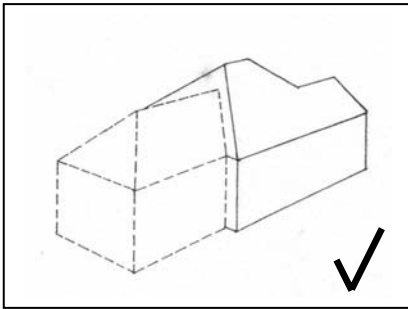
For Heritage Items and Contributory Buildings only

- iii Additions should not visually dominate, compete with or conceal the original form and massing of the existing buildings.
- iv Additions to heritage items shall not contain any major or prominent design elements which compete with the architectural features or detailing of the existing building.
- v Where single storey rear additions are proposed to detached houses, the addition must not compromise the integrity of the main roof and is to be lower in scale and secondary to it.
- vi Upper floor additions to the main roof of any single storey houses may be acceptable if contained wholly within the existing roof space without change to the roof pitch or eaves height.
- vii Upper floor additions to the rear of any single storey houses should preferably use pavilion-type forms, with a lower scale linking structure between the original building and any double storey addition.
- viii 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.

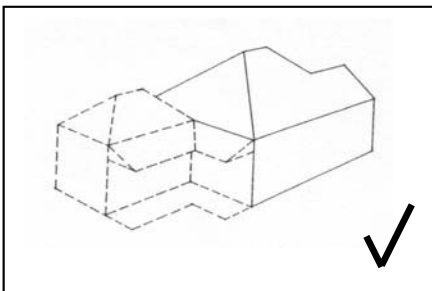
- ix Where rear lanes exist, it may be possible to provide additional floor space in an outbuilding at the rear of the site, rather than as an upper level addition to the dwelling itself.
- x Where rear additions are proposed to semi-detached houses, the additions must not compromise the symmetry and integrity of the front elevation or dominate the other house in the pair.
- xi Where rear additions are proposed to terraced houses, the additions must not compromise the integrity of the front elevation or the forms of relatively intact rear wings.

For non-Contributory Buildings only

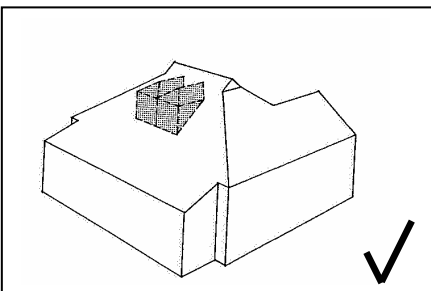
- xii The scale of new buildings should be compatible with the streetscape, ie- single storey, or single storey to the front with two storey to the rear. The form should also be compatible, including roof form and articulation.



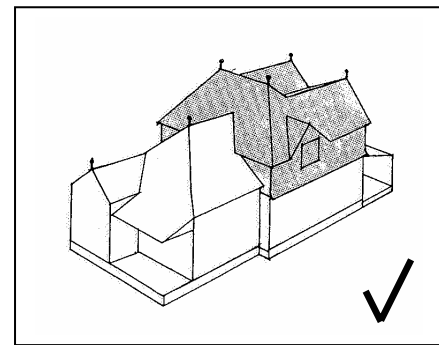
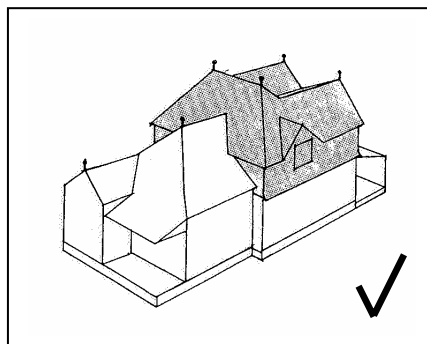
Ground level additions- Pavilion form



Ground level additions- Wing form



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



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

4.4 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 conservation area is retained by the careful siting of new buildings and alterations and additions to existing buildings.

Performance Criteria and Controls

All Development

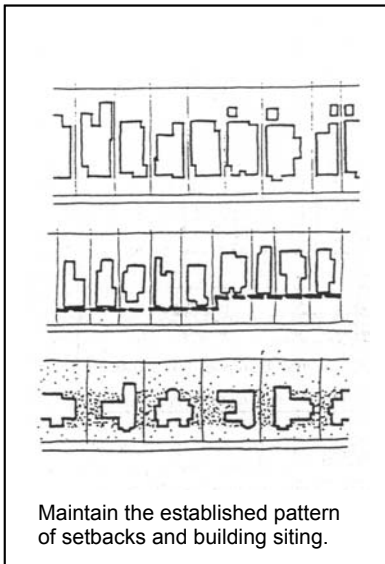
- i Development should conform to the predominant front setbacks in the streetscape.
- ii Development should respect side setbacks and rear alignments or setbacks of surrounding development.
- iii Front and rear setbacks should be adequate to ensure the retention of the existing landscape character of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

For Heritage Items and Contributory Buildings

No additional requirements.

For non-Contributory Buildings only

No additional requirements.



4.5 Detailing

Explanation

The significant features and elements of a heritage item or 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 the 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 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.

Performance criteria and controls

All Development

- i Development should be designed to respect the original use of decorative elements and detailing on buildings. However, it is important not to copy detailing. Overuse of decorative elements and detailing can detract from the integrity of the heritage item or conservation area.

For Heritage Items and Contributory Buildings

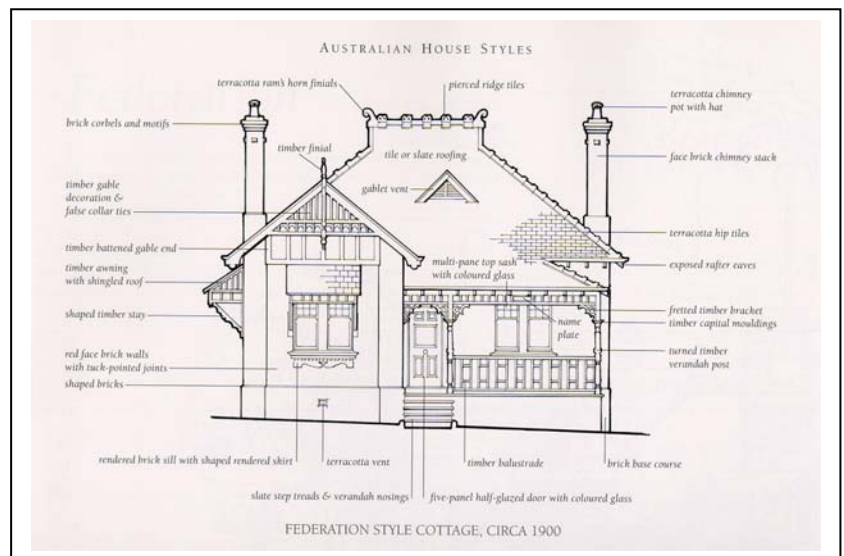
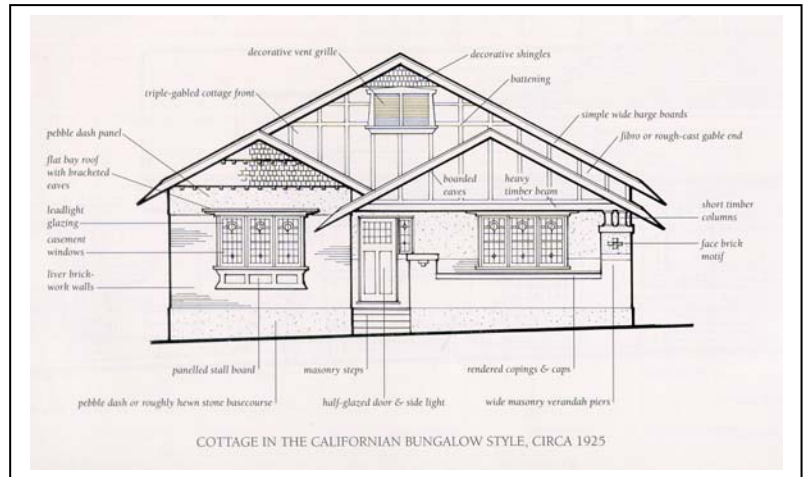
- ii Retain and repair original doors, windows, original sunhoods, awnings, gable detailing and other decorative elements to principal elevations. Original leadlight and coloured glass panes should be kept.
- iii Where original windows, doors and façade detailing have been removed and replaced with modern materials, consideration should be given to reconstructing original features.
- iv Authentic reconstruction can have a major positive impact and is encouraged. Decorative elements should not be introduced on heritage items and contributory buildings within a heritage conservation area unless documentary or physical evidence indicates the decorative elements previously existed. Undertake thorough research before attempting to reconstruct lost detail and elements.

Note: refer to Appendix 4 – Guidelines for Preparing Statements of Heritage Impact and the Importance of Research.

- v Alterations and additions to heritage items, and contributory buildings and development in a conservation area should incorporate new doors and windows which are compatible with the position, size, proportions and detailing of original windows and doors.
- vi Alterations and additions should adopt a level of detailing which complements the heritage fabric, rather than mimics inappropriate heritage detailing and should (in general) be less elaborate than the original.

For non-Contributory Buildings only

- vii Changes to non contributory buildings should adopt a level of detailing which is less elaborate than original buildings and does not mimic inappropriate heritage detailing.



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

4.6 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. Appendix 6 provides information on the materials and colour schemes common for different periods of development.

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.

Council can provide examples of heritage colours which may be used to create traditional colour schemes.

Objectives

- To ensure that the selection of materials and colours is based on an understanding of the original finishes and matches, as closely as possible, those used in the heritage item or contributory building within a heritage conservation area;
- To ensure that the visual quality of the conservation area is maintained and upgraded by encouraging the use of appropriate colour schemes in all development.

Performance criteria and controls

All Development

- i Materials for paving of pathways and driveways should be constructed of materials in keeping with the character of the heritage item or conservation area.

For Heritage Items and Contributory Buildings only

- ii Changes to materials (including roofs and walls) on elevations visible from a public place are not favoured. Original face brickwork is not to be rendered, bagged or painted as this will alter the building's colours, textures and detract from its period character; similarly the removal of the external brickwork skin is not acceptable.
- iii Matching materials should 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: It may be possible to get second hand bricks to match the original or new bricks which will closely match.

- iv Alterations and additions should use materials similar to, or compatible with, the original material used.
- v Colours for additions and alterations should be consistent or at least harmonious with existing building to help integrate new and old work.

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

- vi New or replacement roof materials should match existing materials or approved alternative materials should be used, appropriate to the style and location.

Note: 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.

For non-Contributory Buildings only

- vii New development should generally have regard to the original colour schemes for the conservation area.

4.7 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 conservation areas.

Performance criteria and controls:

All Development

- i* Attic rooms in additions should be generally contained within roof forms and should not dominate the street and visible side elevations.

For Heritage Items and Contributory Buildings only

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

For non-Contributory Buildings only

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

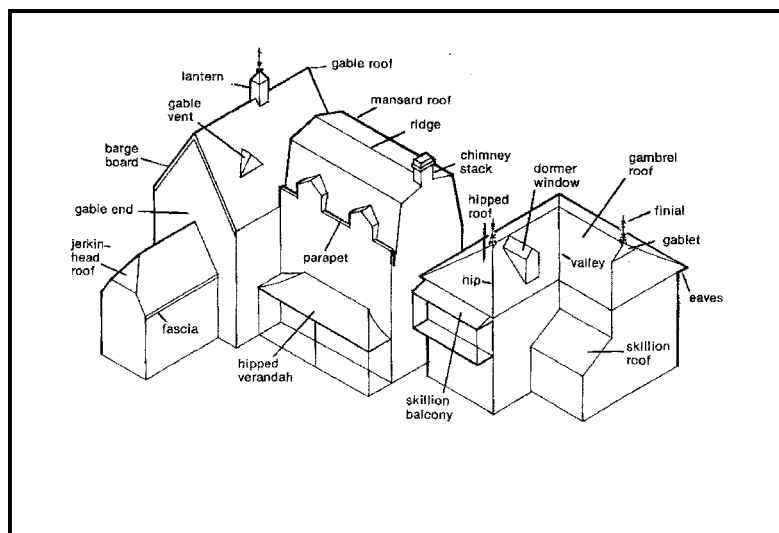


Figure sourced from "How to Restore the Old Aussie House". Ian Stapleton. Flannel Flower Press. 1983

4.8 Verandahs and balconies

Verandahs and balconies 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 encourage the retention and 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.

Performance criteria and controls:

All Development

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

For Heritage Items and Contributory Buildings

- i Original verandahs should be retained and conserved. Consideration should be given to opening up verandah enclosures or infills, to reinstate an original open verandah.
- ii Infilling or enclosure of verandahs and balconies is not supported.
- iii Additional verandahs should 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.

For non-Contributory Buildings only

No additional requirements.

4.9 Garages, carports, carspaces and driveways

Explanation:

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

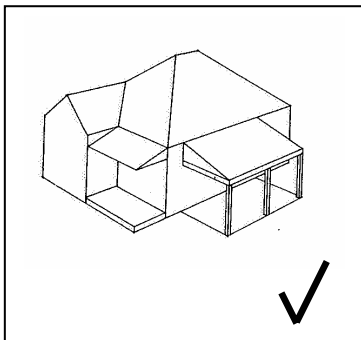
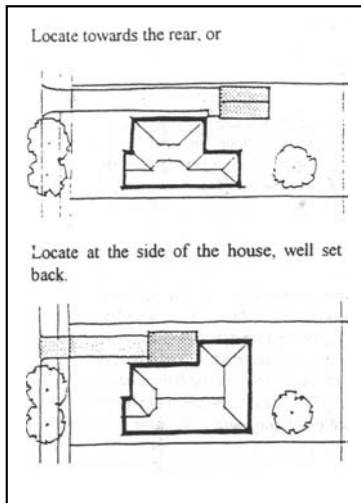
Objectives:

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

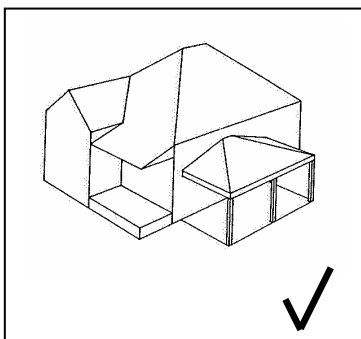
Performance criteria and controls:

All development

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



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

4.10 Fences

Explanation:

Front fences are an extremely important streetscape element in conservation areas. Each architectural style had a individual characteristic style of fencing. Appendix 6 provides a brief description of style and materials that may be of assistance. High, solid front fences reduce the visibility of the dwelling from the public domain, detract from the safety and amenity of the street and reduce opportunities for social interaction.

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 conservation area.
- To encourage side and rear boundary fencing which is consistent with height and materials of original fencing.

Performance criteria and controls:

All Development

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

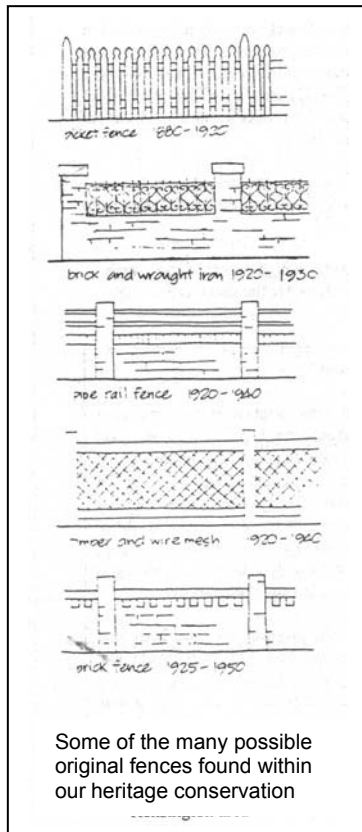
For Heritage Items and Contributory Buildings only

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

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.

For non-Contributory Buildings only

No additional requirements.



4.11 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. Appendix 6 provides a brief description of garden styles and landscape elements that may be of assistance.

Objectives:

- To retain or reinstate landscaped settings and elements (particularly pathway location and materials) for heritage items or buildings within the 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 conservation area.

Performance criteria and controls:

All Development

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

For Heritage Items and Contributory Buildings only

- v Front gardens and rear gardens of individual heritage items and buildings in the conservation area may contribute to the historic and environmental character of the area and significant trees and landscape elements should be retained.

For non-Contributory Buildings only

No additional requirements.

4.12 Technology and Water and Energy Efficiency

Explanation

Council encourages the installation of devices which improve the water conservation and energy efficiency for housing. However, on heritage items and in conservation areas new technologies (such as solar heating and telecommunications structures) should not be visible from a public place nor intrude on any views or vistas gained from neighbouring properties. The style, siting and visual treatment of such structures should be discrete and not intrusive.

Objectives:

- To ensure that devices which encourage energy efficiency and water conservation do not detrimentally impact on the character of the heritage item or conservation area.
- To ensure that new technology (such as satellite dishes) do not detrimentally impact on the character of the heritage item or conservation area.

Performance criteria and controls:

All Development

- i Solar collector panels (including those for heating swimming pools) and photovoltaic cells should be installed flush with the roof cladding, at the same pitch. They are to be of modest size and not prominent from the street.
- ii Solar hot water tanks should not be located externally on the roof but be within the roof space, within the building, or at the rear.
- 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.
- iv Other modern technologies such as satellite dishes, microwave receivers, and heat pumps should not be visible from the street.
- v Other structures attached to the roof (such as ventilators) and antennae (and associated cabling) must not be located where prominent from a public place.

For Heritage Items and Contributory Buildings

No additional requirements.

For non-Contributory Buildings only

No additional requirements.

4.13 Access and Mobility

Explanation:

Access and mobility provisions aim to promote the social welfare of the community through the provision of accessible and adaptable housing as well as improved access for the aged and disabled to new developments and public areas. The Disability Discrimination Act (DDA) 1992 makes it unlawful to discriminate against people with disabilities in all areas of public life, including access to, and the use of, buildings and places.

Objectives:

- To create appropriate levels of access when alterations and additions are proposed to existing buildings, and to encourage buildings and associated spaces to be accessible and usable by all people in the community.

Performance criteria and controls:

All Development

No additional requirements.

For Heritage Items and Contributory Buildings only

- i Design alterations and additions which facilitate access and mobility should minimise impacts on heritage fabric.

For non-Contributory Buildings only

No additional requirements.

4.14 Commercial properties

Explanation:

Randwick has a number of commercial buildings listed as heritage items and Randwick's heritage conservation areas also include a number of commercial buildings. These building types represent a traditional landuse mix and contribute to diversity of built form.

Objectives:

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

Performance criteria and controls:

All Development

No additional requirements.

For Heritage Items and Contributory Buildings only

- i Original forms, details, materials and finishes to retail buildings are to 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 should not detract from the integrity and group value.

For non-Contributory Buildings only

No additional requirements.

Part 5 Heritage Conservation Areas – Statements of Significance, Existing Character Values and Guidelines for Change

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

The special characteristics for each conservation area, together with the specific development guidelines for protection of these characteristics, are included below in 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 conservation area is provided in the Conservation Areas Review prepared by Perumal Murphy Wu (2000) or the Randwick Heritage and Visual Character Study (2003) prepared by Godden Mackay Logan. Both studies are available from Council and copies are also available at the Libraries. A summary of the important features of the conservation area is provided in the section below. Where available, historical themes from the 1989 Randwick Heritage Study which are represented in the particular conservation area have been listed.

The following existing conservation areas, with **proposed** minor additions or reductions, were identified in the Conservation Areas Review prepared by Perumal Murphy Wu (2000):

- North Randwick Heritage Conservation Area (*small extension to the south*)
- West Kensington Heritage Conservation Area
- Sacred Heart Heritage Conservation Area (Kensington)
- Gordons Square Heritage Conservation Area (Randwick) (*small extension to the east*)
- St Judes Heritage Conservation Area (Randwick) (*small reductions*)

- St Mark's Heritage Conservation Area (Randwick) (*small extension and reduction*)
- Moira Crescent Heritage Conservation Area (Coogee) (*extension to the north*)
- The Spot Heritage Conservation Area (Randwick)
- Dudley Street Heritage Conservation Area (Coogee) (*extension to the west*)
- Struggletown Heritage Conservation Area (Randwick)
- Racecourse Precinct Heritage Conservation Area (Kensington)
- Randwick Junction Heritage Conservation Area (Randwick)
- High Cross Heritage Conservation Area (Randwick)
- Old Tote/Fig Tree Theatre Heritage Conservation Area (UNSW)
- Former Bunnerong Power Station Heritage Conservation Area
- Malabar Headland Heritage Conservation Area
- Botany Bay National Park Heritage Conservation Area (La Perouse)

Proposed additions to existing heritage conservation areas identified in the Randwick Heritage and Visual Character Study (2003) prepare by Godden Mackay Logan include:

- North Randwick Heritage Conservation Area (*proposed extension*)
- Bishopscourt Heritage Conservation Area (Coogee) (*extension to Moira Crescent*)

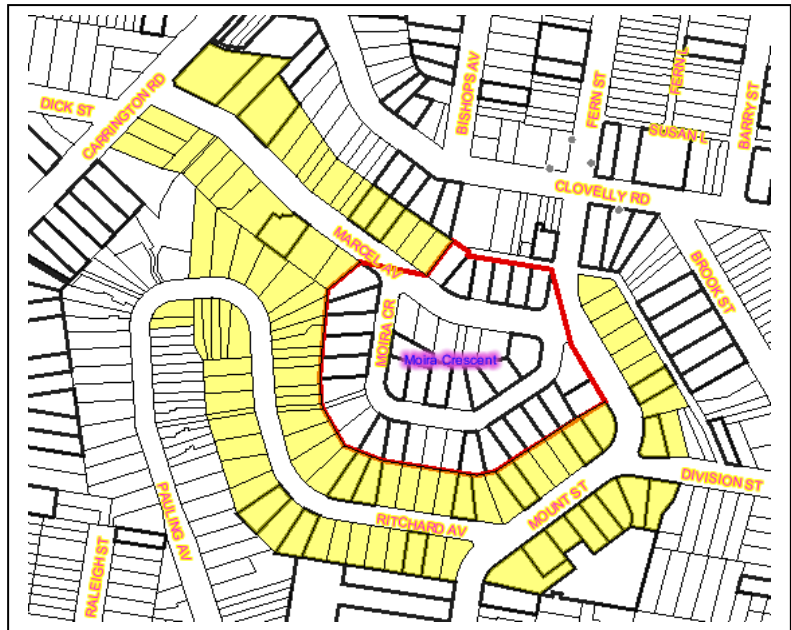
New **proposed** heritage conservation areas were also identified in the Randwick Heritage and Visual Character Study (2003) prepared by Godden Mackay Logan include:

- Kensington Tram Loop Heritage Conservation Area (Kensington)
- Duke Street Heritage Conservation Area (Kensington)
- South Kensington/West Kingsford Heritage Conservation Area
- Burton Street Heritage Conservation Area (Randwick)
- Caerleon Crescent Heritage Conservation Area (Randwick)
- Dolphin Street Heritage Conservation Area (Randwick)
- Burnie Street Heritage Conservation Area (Randwick)
- Clovelly Road Heritage Conservation Area (Clovelly)
- Lancaster Crescent Heritage Conservation Area (Kingsford)
- Araluen Street Heritage Conservation Area (Kingsford)
- Walsh Avenue Heritage Conservation Area (Maroubra)
- Clisby Way Heritage Conservation Area (Matraville)

Bishopscourt Conservation Area

A contour-related subdivision featuring a fine group of Interwar buildings, on the site of the former residence of the Bishop of Sydney.

The area extends out from the existing Moira Crescent Conservation Area to include the remainder of Marcel Avenue, as well as Ritchard Avenue and part of Mount Street.



Proposed New Heritage Conservation Area shown in yellow.

Why is the area special?



The Bishopscourt Estate is one of the few subdivisions in Randwick whose layout responds to the local topography and historical development of a single estate. Houses are designed to take advantage of the steep fall of the land. The buildings of the area include Inter-War flat buildings in a variety of styles and some notable examples of Inter-War California Bungalow that make good use of the steep topography for garden terraces.



Residential flat buildings throughout the area, particularly in Moira Crescent and Marcel Avenue, form highly cohesive streetscapes due to their consistent scale of two and three storeys and consistent use of good quality face brickwork. Moira Crescent and part of Marcel Avenue are already identified as a heritage conservation area, in recognition of the excellent group of Inter-War flat blocks.

The diversity in building heights throughout the area does not adversely affect the cohesiveness of the area as a whole. Single storey development is grouped along Carrington Road and along the northern end of Mount Street. Groupings of two and three storey flats are located on Moira Crescent and Ritchard Avenue.

Mature trees, both in the street and in private gardens, are a characteristic feature of the area. They provide an effective screen to many of the original houses, now only visible as glimpses from street level and are consistent with the original landscaped garden vision for the Estate when first subdivided. Extensive use of sandstone block work for retaining walls, fences and terraces is also characteristic. The area also contains remnants of the gardens and landscaping of the Bishops court Estate. The area has the potential to contain archaeological relics relating to the original estate.

The more recent development is generally inconsistent with the aesthetic characteristics of the area and often intrusive. In particular, large over-scale houses which occupy most of the hillside, leave little space for the deep soil planting and mature vegetation that characterises the area.

What is the area's significance?

The Bishops court area is historically significant as part of the 56 acres granted in 1857 by the Crown to Bishop Barker, as a site for an official Anglican Episcopal residence. The area contains the site of the former two storey residence (demolished in 1924 after a fire) which was located near the present Moira Crescent. The area is associated with Bishop Barker and contains remnants of the landscape scheme laid out by Barker and his wife where they created an Australian version of a Lake District Estate.

The present day layout and built form of the Bishops court area is largely the result of development in the 1920s. It is historically and aesthetically distinguished as one of the few subdivisions in Randwick that follows the contours of the area's steep topography. Significant elements of the subdivision and topography include: the curving roads that wind around the contours; the divided road at Division Street; sandstone retaining walls; and terraced gardens associated with residences.



The area is also aesthetically significant for its fine Inter-War buildings, including groupings of single storey California Bungalows and two to three storey flat buildings in a variety of styles. Mature trees throughout the area, including the group of substantial figs on Ritchard Avenue, are aesthetically significant landscape elements that contribute to the character of Bishops court.

What are the area's key values?

- Historical value as part of Bishops court, granted in 1866 as a site for an official Anglican Episcopal residence.
- Historically associated with Bishop Barker.
- Archaeological potential throughout the area for landscape elements associated with the Barker's occupation of the site.
- Local roads follow contours of steep topography, with some being divided into higher and lower roadways.
- Contour related subdivision that is rare in Randwick City.
- Extensive use of sandstone blocks for retaining walls, fences and terraces.
- Substantial trees in private gardens and street trees including a good group of mature figs on Ritchard Avenue.
- Potential to contain remnant nineteenth century fig and oak trees planted by Bishop Barker.

- Substantial allotment sizes.
- Demonstrates a range of architectural styles from the Inter-War period in the form of freestanding residences and flat buildings.
- Consistency of scale and form within sub-areas of the Bishops court Estate reflects the different phases of development.
- Predominant material is good quality face brickwork, other building materials include sandstone blockwork, roughcast render, timber joinery and terracotta roof tiles.

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>	Local roads follow the contours some divided into higher and lower roadway to accommodate the dramatic change in level.
<i>Subdivision</i>	Substantial allotment sizes.
<i>Scale & Form</i>	Freestanding residences and residential flat buildings
<i>Siting & Setbacks</i>	Generally consistent setbacks
<i>Roofs</i>	Traditional pitched roofs, some with parapets.
<i>Materials</i>	Walls of face brickwork, with some sandstone blockwork and roughcast render. Terracotta tiled roofs.
<i>Detailing</i>	Decorative elements representative of a range of architectural styles.
<i>Verandahs & Balconies</i>	Front verandahs integral to the architectural styles which are represented in the area.
<i>Carparking</i>	Steep topography often does not allow for on site carparking.
<i>Fences</i>	Extensive use of sandstone blocks for retaining walls fences and terraces.
<i>Gardens & garden elements</i>	Substantial trees in private gardens. Potential to contain remnant nineteenth century fig and oak trees.

Guidelines for change

Change within the area should not detract from its important landscape character which encompasses steep topography, sandstone retaining walls, and mature trees, some of which may be remnant nineteenth century plantings by Bishop Barker.

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.

North Randwick Conservation Area (extension)

Located south of Queens Park and east of the existing North Randwick Heritage Conservation Area, the potential conservation area boundary takes in the east end of Darley Road, from Market Street to Carrington Road.



Proposed Extension to Existing Heritage Conservation Area shown in yellow.

The existing North Randwick Heritage Conservation Area is characterised by its single-storey, Federation and Inter-War period cottages and semi-detached dwellings, with larger residences overlooking Centennial Park and Queens Park. The potential extension to the east of this Conservation Area is predominantly made up of residences constructed in the pre-war and inter-war periods, and shares similar characteristics to the existing Conservation Area, particularly along Darley Road.

The site of the former Randwick Stone Quarry, presently occupied by post World War II flats, creates a distinct break in the Darley Road streetscape of Federation and Inter-War residences.

What is the area's significance?

The east end of Darley Road shares the heritage values and characteristics of the existing North Randwick Heritage Conservation Area.

The North Randwick Heritage Conservation Area is significant for its Federation / Inter-War streetscapes, which retain a range of original buildings and the essential character of the streetscapes, with consistent setbacks from the front boundary.

The visual and historical relationship to Queens Park / Centennial Park is an important aspect of the significance of the area, particularly for the residences fronting Darley Road.

The visual intrusion of the group of 1960s flat buildings on Darley Road serves to demarcate the site of the Randwick Stone Quarry which operated until 1933, when it became tennis courts, until its intensive postwar re-development. The output of the quarry is seen as footings, fences and trim elements in the buildings of the conservation area.

What are the area's key values?

- The area demonstrates the historical factors influencing the development of North Randwick. These are the historical connection with Centennial Park: the consistency of the Federation and the Inter-War architecture, which reflects the use of the area as part of Sydney Common and water reserve and the resulting delayed release of the area for housing.
- Visual relationship to Queens Park and Centennial Park.
- Hilltop landform and use of retaining walls above the road/footpath level, used by some properties to gain views to Centennial Park.
- Single-storey and two-storey residences along Darley Road, rising and falling with the slope of the land. This pattern is interrupted only by the flat buildings on the site of the former quarry.
- Traditional methods and residential building forms of the Federation and Inter-War periods, including:
 - face brickwork, often with stone footings and stone trim elements;
 - terracotta tiled pitched roofs, with hipped and gabled forms; and
 - decorative external joinery in verandahs and gable screens.

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>Subdivision</i>	Lots of consistent depth, but varying width.
<i>Landscape and public domain elements</i>	Hilltop landform and use of retaining walls above road/footpath level, exploited by some properties to gain views of Centennial Park
<i>Scale & Form</i>	Predominantly single storey and two storey, with higher residential flat buildings in the former quarry site. Detached, semi-detached and attached cottages.

<i>Siting & Setbacks</i>	Consistent front setbacks.
<i>Roofs</i>	Traditional pitched roofs, hipped and gabled forms.
<i>Materials</i>	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.
<i>Detailing</i>	Predominantly timber decoration to verandahs, sunhoods, gables etc.
<i>Verandahs & Balconies</i>	Front verandahs provide depth to facades, an interface to the street and contribute to dwelling character.
<i>Carparking</i>	Generally accessed from rear lanes.
<i>Fences</i>	Many low brick fences, some sandstone and wrought iron fencing.

Guidelines for change

The residential flat buildings in the former quarry site are visually intrusive and allow some flexibility for change.

Carparking

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

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. Bulky carparking structures in front of dwellings are not appropriate.

Kensington Tram Loop (Abbotford/Elsmere Street) Conservation Area

Federation and Interwar housing with historic links with Centennial Park and Randwick Racecourse.

Includes land bounded to the east by Doncaster Avenue, to the west by the Kensington Town Centre, and extending from Abbotford Street in the north to Ascot Street in the south



Proposed New Heritage Conservation Area shown in yellow.



The area is primarily residential, taking in properties lining either side of the former tram loop that ran down Abbotford Street, into the Randwick Racecourse and then out along Ascot Street. It includes all the streets between Abbotford and Ascot Streets, as well as the west side of Doncaster Avenue and adjoins the existing Randwick Racecourse Conservation Area.

The area contains two green open spaces (a 'park' in Abbotford Street and Kokoda Memorial Park).



Within the conservation area there are properties that make a positive contribution to heritage value (referred to as contributory items) and will need to be protected; and properties that do not have a contributory value, or which detract from the conservation area, and may be modified or replaced.

Buildings in the conservation area are predominantly one to two-storey height. A large proportion of the housing is semi-detached in single and two-storey scale. The area has generally small setbacks from street boundary providing compact private gardens and an intimate relationship to the street.

The materials are predominantly those typical of the Federation period ie. face brickwork, some rough cast render, terracotta or slate

tilled roofs and elaborate timber detailing of verandahs and gable screens.

The area includes a range of architectural styles from the Federation and Inter-War periods including:

- a very fine group of largely intact Federation Queen Anne semi-detached cottages;
- Abbotford Street also has an unusual group of two-storey semi-detached residences at its eastern end.
- a good example of a free-standing Federation period residence addressing a corner site is found in Elsmere Street.
- Good examples of Inter-War buildings are seen in the Spanish Mission style residence in Carlton Street; and
- the unusual 1930s apartments on Goodwood Street (facing Kokoda Park).
- The tower element of Miriam Court at the corner of Doncaster Avenue and Goodwood Street is a distinctive landmark.



There are also some examples of 1960s/70s home unit development in the area.

What is the area's significance?

The Kensington Tram Loop Conservation Area demonstrates the historical factors influencing the development of North Randwick. The area is a portion of the Botany Aquifer, a great expanse of low, sandy land stretching south to Botany Bay. The land had become valued by the 1850s as the construction of Busby's Bore enabled the Botany Aquifer to be used for the water supply for Sydney town. The protection of the aquifer discouraged settlement in the area until 1887 when the Nepean water supply first came into use and the Botany Aquifer was no longer required for Sydney's water supply. The area became open to residential building from 1897.

The area also demonstrates the significance of the Randwick Racecourse as a popular local industry around which workers' accommodation was established. It also shows the importance of the tramway transportation in the expansion of the suburb.



In the pattern of subdivision and in the largely original building stock, the area demonstrates its history of development. The area also demonstrates architectural styles used in the northern part of Randwick at the turn of the nineteenth century, including Federation Queen Anne and Federation Arts and Crafts. Some very fine groups and individual buildings contribute to the significance of the proposed conservation area.

What are the area's key values?

The proposed conservation area demonstrates the historical factors influencing the development of North Randwick:

- protection of the area as part of the Botany aquifer until 1887, evidenced by the negligible development prior to that year;
- significance of the Randwick Racecourse as a popular local industry around which workers' accommodation was established; and
- importance of the tramway transportation in the expansion of the suburb.

The area also has a number of significant features:

- Kokoda Memorial Park and the park-like median in Abbotford Street contribute to the urban form of the area;
- predominantly one to two-storey height with examples of four-storey 1960s flats;
- large proportion of semi-detached form, in single and two-storey scale;
- range of architectural styles from the Federation and Inter-War periods including a very fine group of Queen Anne semi-detached cottages and a representative Spanish Mission residence.

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>Scale & Form</i>	Many semi-detached dwellings Single and double storey
<i>Siting & Setbacks</i>	Minimal setbacks from street
<i>Roofs</i>	Traditional pitched roofs.
<i>Materials</i>	Walls of face brickwork with some roughcast render. Terracotta tiled or slate roofs.
<i>Detailing</i>	Elaborate timber detailing of verandahs and gable screens.
<i>Verandahs & Balconies</i>	Front verandahs integral to the architectural styles which are represented in the area.
<i>Carparking</i>	Predominantly narrow lots do not allow for on site carparking.
<i>Fences</i>	Timber picket and low brick fencing
<i>Gardens & garden elements</i>	Small front gardens.

Guidelines for change

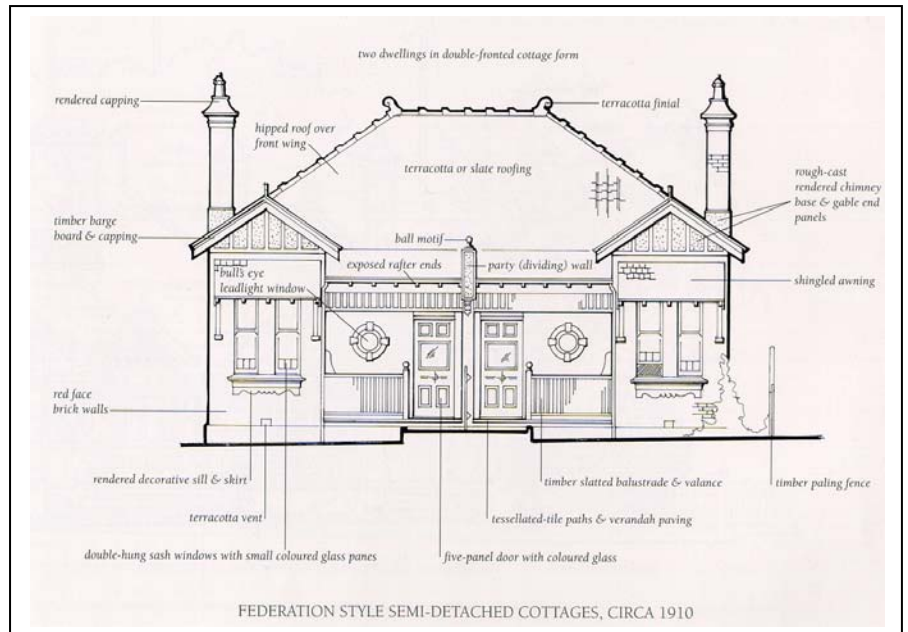
Changes should not be made to front elevations of semi-detached dwellings which detract from the integrity of the pair. Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent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

The residential flat building of the 1960s and 1970s are visually intrusive and allow some flexibility for change.

Carparking

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

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.



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

Duke Street Conservation Area

Provides evidence of the evolution and development of the northern part of Randwick, with a range of architectural styles and forms in a contained and distinct area.

The area extends along Duke Street to the edge of the Kensington Town Centre in the east.



*Proposed New Heritage
Conservation Area shown in yellow.*

The area is a high sandhill, bounded on the north by Moore Park. The land falls sharply to the east to the flat land of Anzac Parade. To the south is low land which rises to the hill occupied by the Sacred Heart complex. The hillside topography gives opportunity for views over the tiled and slated roofs of the area, as well as views out of the area towards Our Lady of the Sacred Heart Church.

The larger residences are typically located on the hillside along Balfour and Kensington Roads. The lower part of the Duke Street area has an intimate quality, resulting from the smaller subdivisions and the consequently smaller and closer buildings. This contained, intimate quality is enhanced by the location of Duke Street at the base of a hill and by the canopy of mature fig trees planted consistent with the period of original construction in the area. The park at the corner of Duke Street and Balfour Road reinforces the street plantings with green space.

The scale of the original development in the area is generally one storey with an important two-storey group (1-7 Duke Street) located at the east end of the area. Houses have small setbacks from the street boundary and many of the properties, particularly along Duke Street, retain intact, original fences. The materials are predominantly face brick, with timber verandahs and gable trim and tiled roofs. The area demonstrates the range of architectural styles used in the northern parts of Randwick throughout the twentieth century including Victorian/Federation, Federation and Inter-War buildings.

Building forms are single-storey, free-standing cottages; single-storey, semi-detached pairs and a small but significant group of two-storey, semi-detached residences. There are also several residential flat buildings in Duke Street.

What is the area's significance?

Originally part of the Lachlan Mills Estate and then in the Cooper family possession, the general North Kensington area was freed up for residential settlement in 1889 when the substitution of the Nepean River for the Botany Aquifer for Sydney's water supply meant that the restrictions on development in order to protect the Botany Aquifer water supply no longer applied.



The construction of a tramline down Eastern Avenue (now Anzac Parade) in 1900 aroused interest in the area. Residential development began to occur around 1910. Industrial development in the region (eg. Raleigh Park) and the general population expansion in North Randwick were reasons for this development. By 1930 the area had reached near-capacity. Single storey dwellings prevailed, divided equally between single and double fronts; a few were semi-detached. Federation was the prevailing style. Houses built in the 1920s tended to be conservative in design.

There is evidence of considerable post-World War II developments. Flats and unit blocks have joined the sole 1930s flats. There has been much rebuilding and gentrification however the overall character of the Conservation Area, in sharp contrast to Anzac Parade, remains relatively undisturbed.



The Duke Street area is significant for the evidence it provides of the evolution and development of the northern part of Randwick. It demonstrates a range of architectural styles and forms within a cohesive streetscape of consistent scale. The setting of the residences is enhanced by the mature street planting, consistent with the period of early construction of the area. The canopy of the substantial fig trees, together with the rising topography north of Duke Street, combine to create a contained, intimate quality to this distinct area. The historical significance of the Conservation Area is that it demonstrates the layering/evolution of development in Randwick.

What are the area's key values?

The proposed conservation area demonstrates the layering and evolution of development in Randwick City.

- Location at the base of a hill, creates a protected quality and an important backdrop for houses lining the north side of Duke Street
- Mature tree planting, consistent with the period of original construction in the area, reinforces the contained, intimate quality
- The area demonstrates the range of architectural styles used in the northern parts of Randwick throughout the twentieth century, including Victorian/Federation, Federation and Inter-War styles.
- Building forms are: single storey, free-standing cottages; single storey, semi-detached pairs; and a small but significant group of two storey, semi-detached residences.
- Materials are face brickwork and decorative rough-cast render, terracotta tiled roofs and timber detailing to the verandahs.
- Area features some fine examples of stuccoed gable treatment.
- Intact original front fences of brick and stucco.



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>	Setting enhanced by mature street planting.
<i>Scale & Form</i>	Single storey detached and semi-detached cottages and two storey semi-detached residences.
<i>Siting & Setbacks</i>	Consistent setbacks
<i>Roofs</i>	Traditional pitched roof featuring decorated gables and verandahs.
<i>Materials</i>	Walls of face brickwork and decorative roughcast render Terracotta tiled roofs
<i>Detailing</i>	Timber detailing to verandahs, some examples of stuccoed gable treatment.
<i>Verandahs & Balconies</i>	Front verandahs integral to the architectural styles which are represented in the area.
<i>Carparking</i>	Predominantly narrow lots do not allow for on site carparking.
<i>Fences</i>	Intact original front fences of brick and stucco

Guidelines for change

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 comprise the integrity of the original roof. Rear additions to semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

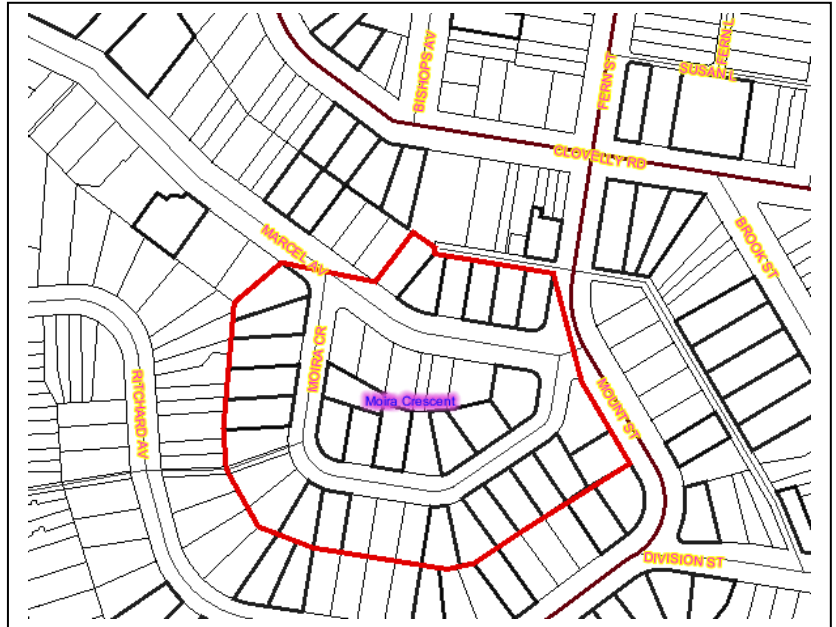
Carparking

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.

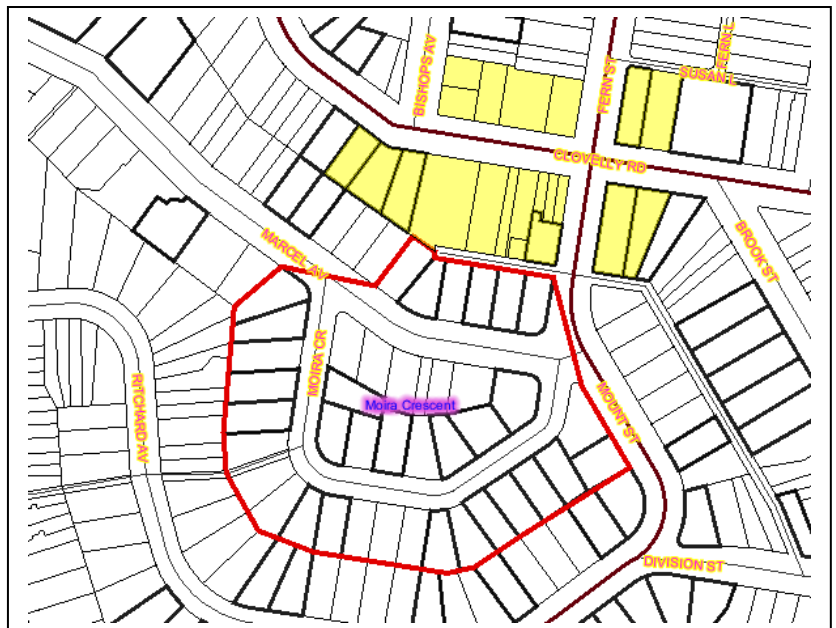
Moira Crescent Conservation Area

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

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



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)



Proposed Extension to the Heritage Conservation Area shown in yellow.

What is the area's significance?

Aesthetic Significance

The 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 pierced 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 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 conservation area has social significance because its physical qualities are appreciated by its residents. The 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
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

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

Guidelines for change

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.

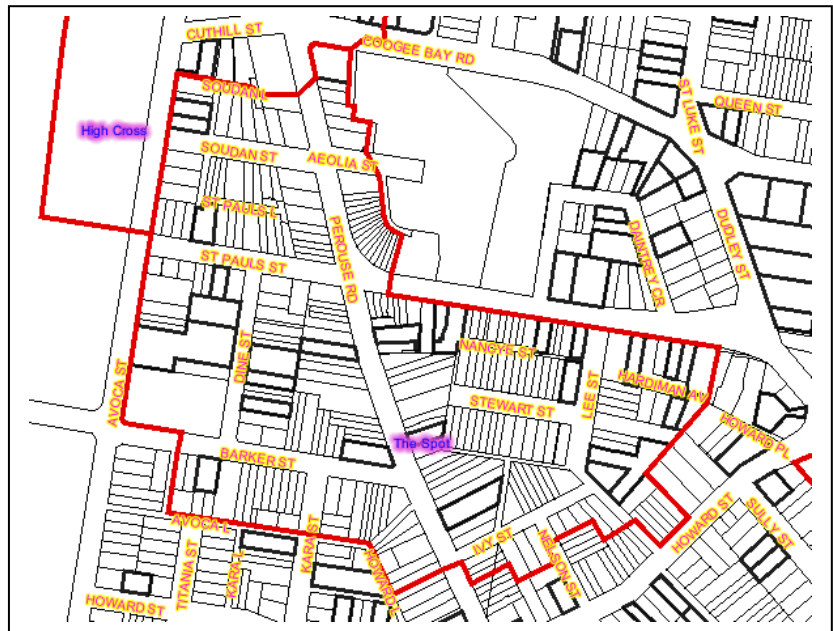
Carparking

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.

The Spot Conservation Area

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

The Spot Conservation Area consists of the commercial centre on Perouse Road and St Pauls Street, and surrounding residential areas.



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)

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 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 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

Existing character values and controls

Refer to the site specific DCP for The Spot.

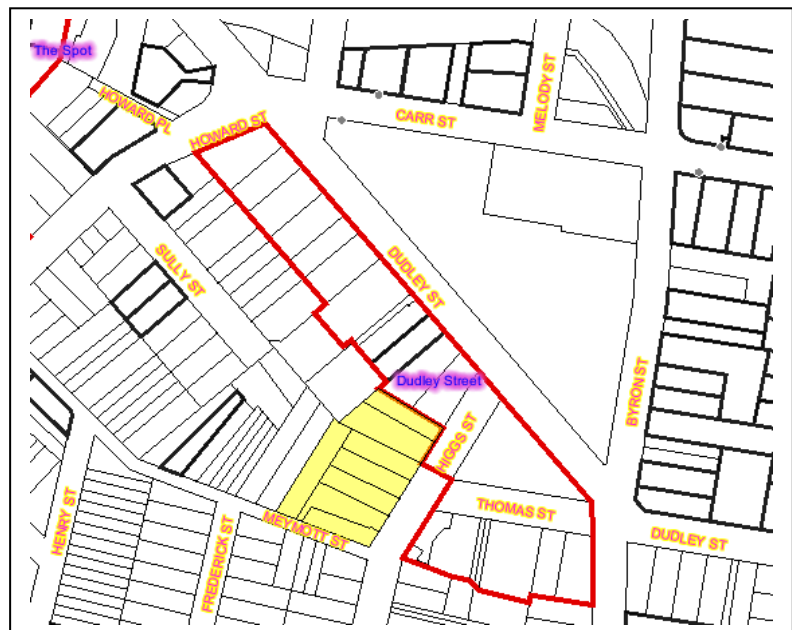
Dudley Street Conservation Area

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

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



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)



Proposed Extension to the Heritage Conservation Area shown in yellow.

What is the area's significance?

Aesthetic Significance

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

Themes Represented

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

- Speculation and promotion
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

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.

Guidelines for change

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

Struggletown 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 Conservation Area consists of several street blocks of housing and stables between Young Street, Barker Street and Botany Street in Randwick.



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)

What is the area's significance?

Aesthetic Significance

The conservation area has a streetscape character which differs markedly from other parts of Randwick. The 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 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 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 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 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 conservation area has social significance for local residents and the wider Randwick community. The area is well recognized for its streetscape qualities, its rare Victorian period workers' housing, and its long-term associations with the horse racing industry.

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

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.

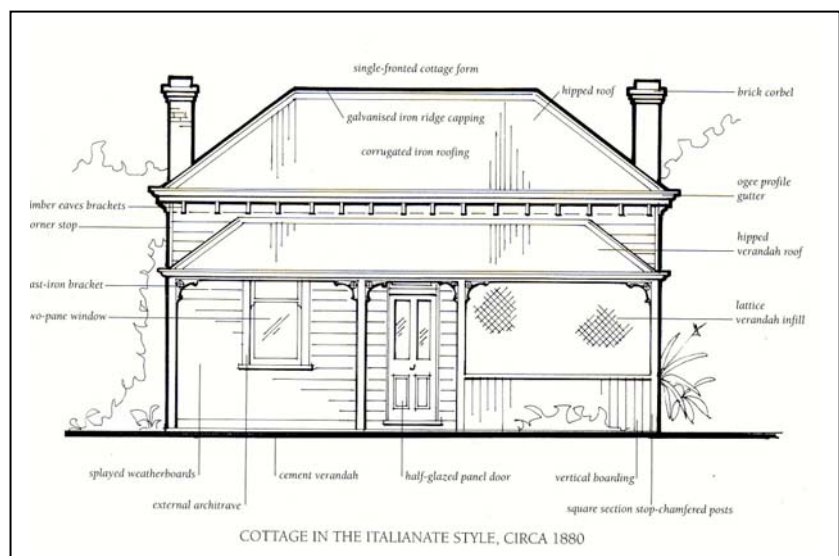
Subdivision	Rectilinear layout of narrow sites.
Landscape and public domain elements	Trees on the Newmarket site contribute to the amenity and character of the area.
Scale & Form	Two storey shops on the corner of Barker St and Jane St, but otherwise modest single storey cottages. Stables buildings at 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.

Guidelines for change

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.



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

Racecourse Precinct 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.



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)

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.

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

The following themes are indirectly represented:

- Speculation and promotion
- Transport and communications
- Suburbanisation

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>Subdivision</i>	Narrow lots.
<i>Scale & Form</i>	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.
<i>Siting & Setbacks</i>	Consistent setbacks.
<i>Roofs</i>	Traditional pitched roofs, many with gabled forms.
<i>Materials</i>	Walls predominantly face brickwork, some painted stucco. Walls that are painted stucco, originally in consistent colour schemes. Terracotta tiles and slate roofing.
<i>Detailing</i>	Predominantly timber decoration to verandahs and gable screens.
<i>Verandahs & Balconies</i>	Federation detailing of front verandahs contributes to the character of the area
<i>Carparking</i>	Narrow lots without rear lanes generally do not allow for on site carparking.
<i>Fences</i>	Low brick fences and simple picket fences typical.

Guidelines for change

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

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.

Randwick Junction 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.



*Existing Conservation Area Boundary (indicative map only
– for gazetted map refer Randwick LEP)*

What is the area's significance?

The Randwick Junction Conservation Area is the only 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 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 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 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 conservation area provide physical evidence of the process of growth and development of Randwick as a commercial centre. The 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 conservation area as a centre of communication and reflects the connection to government and institutions within Randwick.

Social Significance

The 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.

Themes Represented

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

Existing character values and controls

Refer to the site specific DCP for Randwick Junction.

High Cross 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.



*Existing Conservation Area Boundary (indicative map only
– for gazetted map refer Randwick LEP)*

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 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 Mearns 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 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 conservation area provide evidence of the subdivision, development and subsequent redevelopment of the area in the Victorian, Federation and Inter-War periods. The 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 conservation area is also widely appreciated.

Themes Represented

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

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.
<i>Carparking</i>	Generous setbacks generally allow for carparking to rear
<i>Fences</i>	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.

Guidelines for change

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.

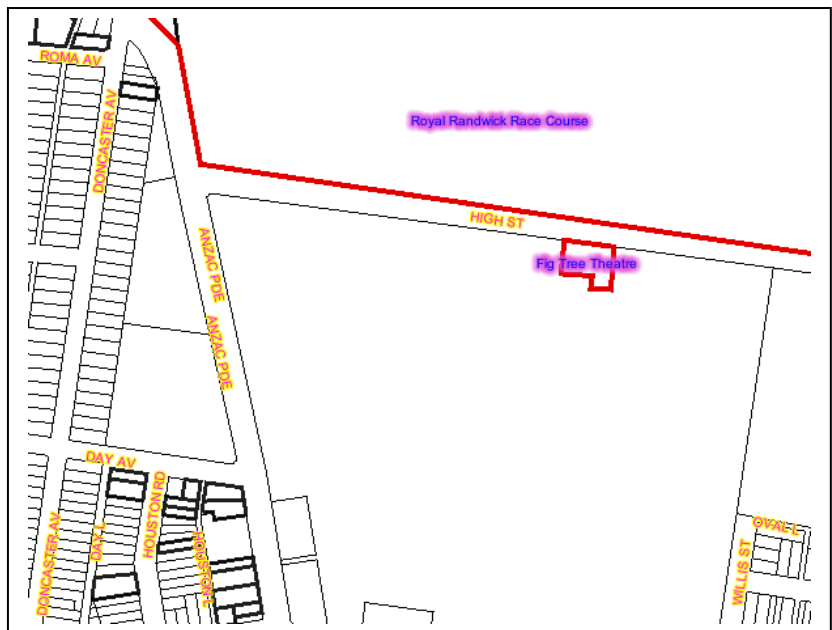
Carparking

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.

Old Tote/Fig Tree Theatre (UNSW) Conservation Area

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

The Old Tote/Fig Tree Theatre 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.



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)

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 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.

Themes Represented

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

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

The following themes are indirectly represented:

- Modifying the landscape
- Government and institutions

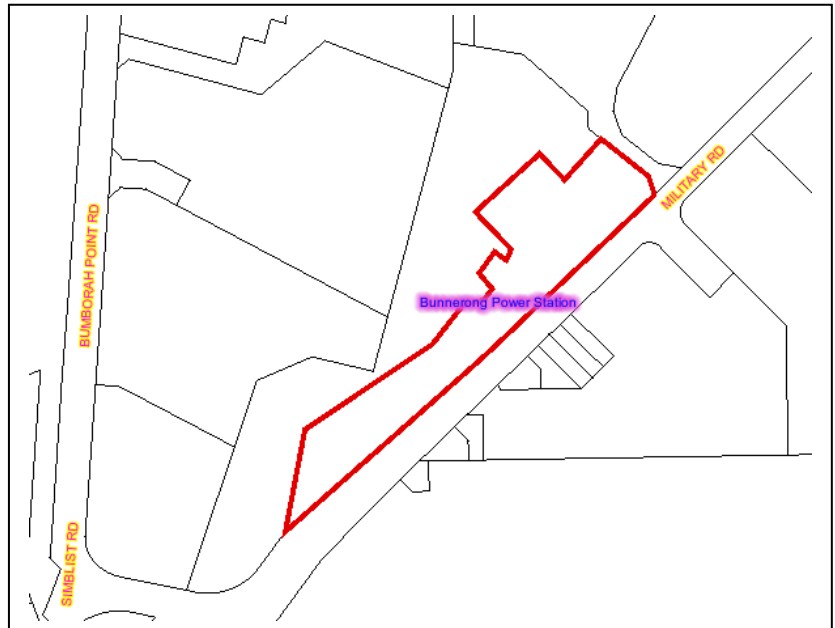
Existing character values and controls

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.

Former Bunnerong Power Station Conservation Area

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

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



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)

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, in avenue plantings and set in lawn areas. The tree species include Canary Island Date Palms, Ficus, Cypress, Melaleuca and Norfolk Island Pines. 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 the features of the site.

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

Historic Significance

The conservation area has historic significance as evidence of its former use as a coal-fired power station. Bunnerong Power Station was constructed between 1925 and 1929. The site remains under the

management of the electricity utility, Energy Australia. 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 conservation area.

Social Significance

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

The remnants of the switching station's formal 1920's entry, lily ponds and terraced gardens represent the sense of involvement and pride that the power station's employees had in their workplace. The paperbark grove is also significant as the site of the worker's recreation area.

Technical/Research Significance

The conservation area may have the potential to yield information on the design and characteristics of Inter-War period power stations.

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 theme is indirectly represented:

- Transport and communications

Existing character values and controls

Refer to the site specific DCP for the Eastern Suburbs Memorial Park.

Botany Bay National Park

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

What is the area's significance?

Aesthetic Significance

The aesthetic significance of the conservation area as a whole arises from the scenic value of the natural landscape, and a number of man-made features within it. The 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 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 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, totaling 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.

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
- Transport and communications

The following theme is indirectly represented:

- Promotion of culture, religion and education

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.

Existing character values and controls

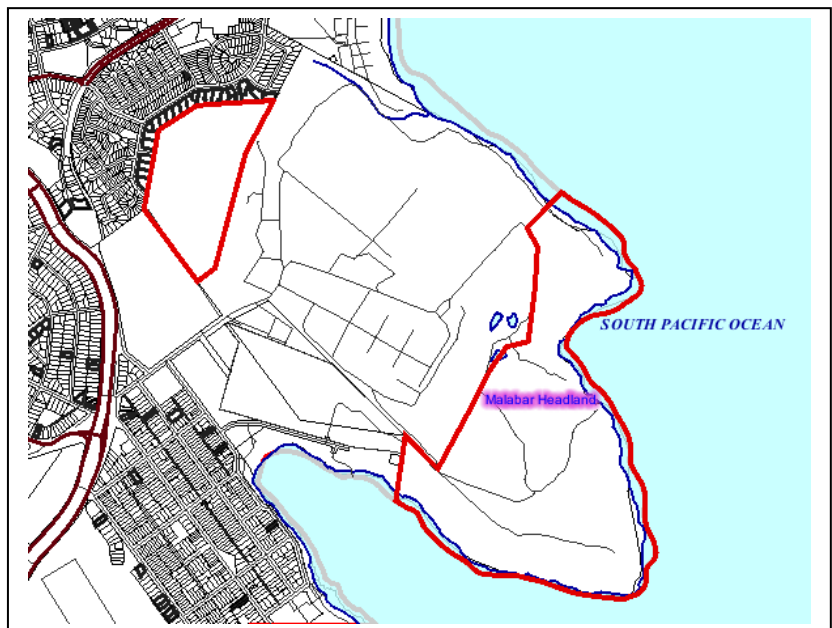
Any development within the former Prince Henry Hospital site should refer to the site specific development control plan which has been prepared, and to the Conservation Management Plan and Archaeological Management Plan.

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

Malabar Headland 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.



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)

What is the area's significance?

Aesthetic Significance

The 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 conservation area provides an attractive natural backdrop for many views in the local area.

Historic Significance

The eastern section of the 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 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 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.

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
- Industry and commerce

The following themes are indirectly represented:

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

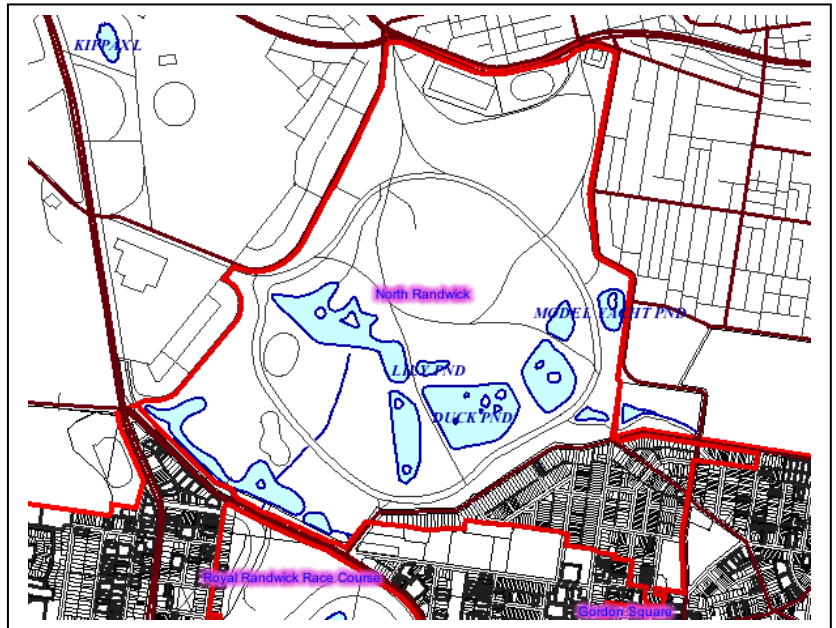
Existing character values and controls

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.

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.



Existing Conservation Area Boundary (indicative map only
– for gazetted map refer Randwick LEP)



Proposed Extension to the Heritage Conservation Area shown in yellow.

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 precinct 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.

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

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>Subdivision</i>	Lots of consistent depth, but varying width.
<i>Scale & Form</i>	Predominantly single storey and two storey, with higher residential flat buildings in the former quarry site. Detached, semi-detached and attached cottages.
<i>Siting & Setbacks</i>	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.



Guidelines for change

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.

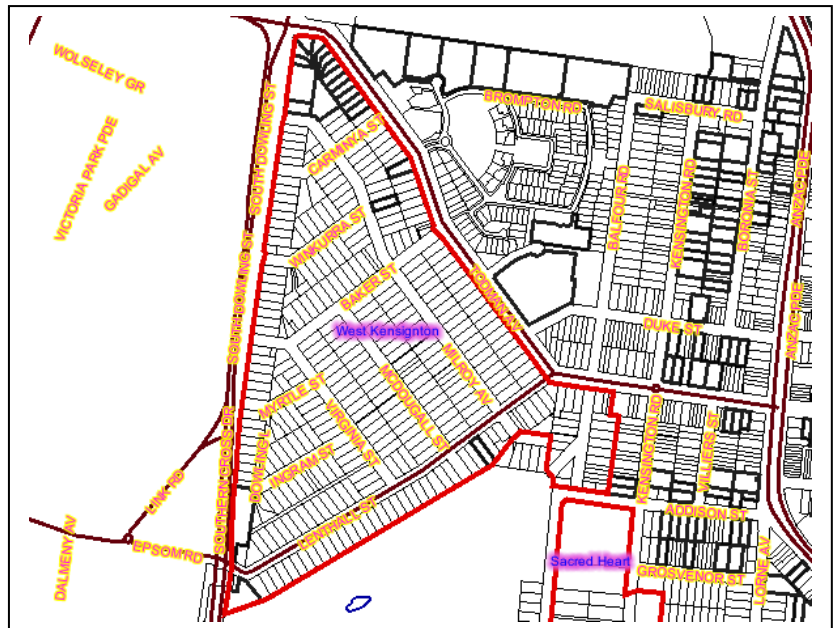
Carparking

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 permitted.

West Kensington Conservation Area

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

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



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)

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 South Dowling Street. 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.

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

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.



Guidelines for change

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.

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.

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.

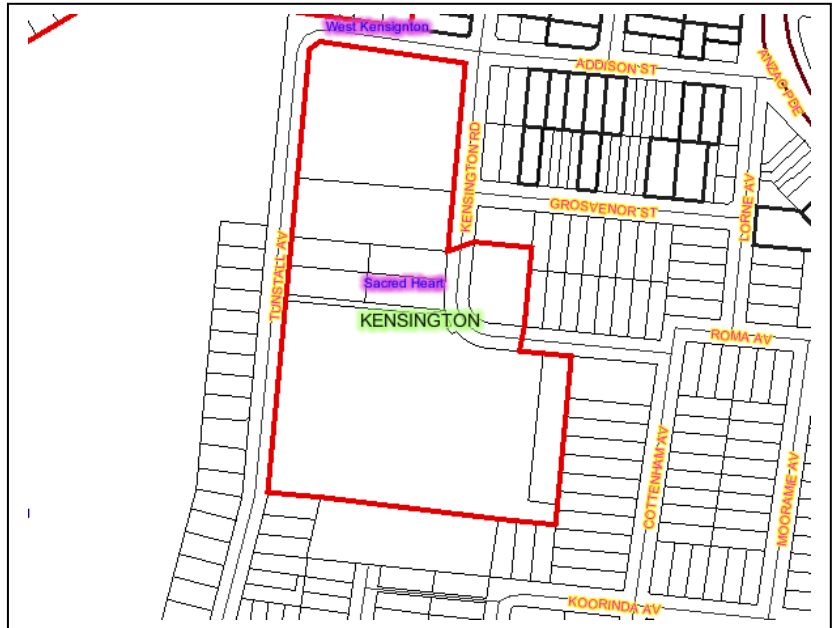
Carparking

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.

Sacred Heart 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.



*Existing Conservation Area Boundary (indicative map only
– for gazetted map refer Randwick LEP)*

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.

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

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.

Gordon Square 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.



Existing Conservation Area Boundary (indicative map only – for gazetted map refer Randwick LEP)



Proposed Extension to the Heritage Conservation Area shown in yellow.

What is the area's significance?

Aesthetic Significance

The Gordon Square 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.

Themes Represented

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

- Speculation and promotion
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

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>Subdivision</i>	Unusual street and subdivision layout with narrow streets and small lots.
<i>Scale & Form</i>	Single storey and two storey. Mixture of small and large terraced dwellings, as well as detached and semi-detached cottages.
<i>Siting & Setbacks</i>	Minimal or zero front setbacks.
<i>Roofs & Chimneys</i>	Includes both pitched roof forms and skillion roofs with parapets.
<i>Materials</i>	Walls are painted stucco, originally in consistent colour schemes, some face brickwork. Generally corrugated iron roofs.
<i>Detailing</i>	Cast iron decoration to verandahs and balconies.
<i>Verandahs & Balconies</i>	Projecting upper floor balconies contribute to an impressive streetscape
<i>Carparking</i>	Narrow lots without rear lanes do not allow for on site carparking.
<i>Fences</i>	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.

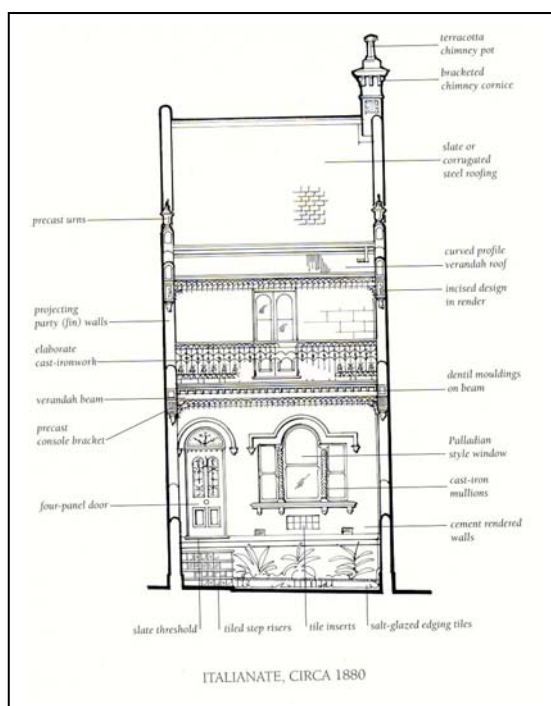


Guidelines for change

The Gordon Square 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 and minimal front setbacks.



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

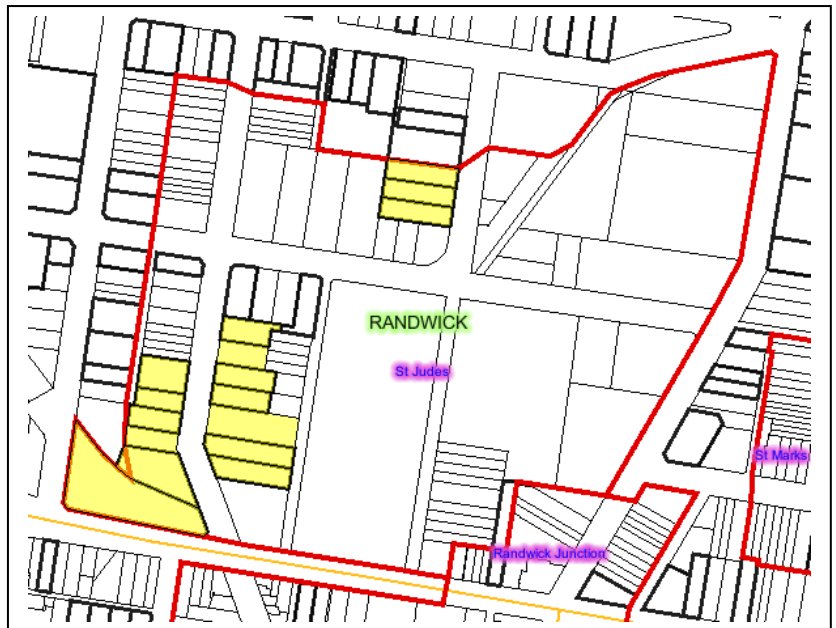
St Judes Conservation Area

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.



*Existing Conservation Area Boundary (indicative map only
– for gazetted map refer Randwick LEP)*



*Proposed **Reduction** to the Heritage Conservation Area shown in*

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.

Themes Represented

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

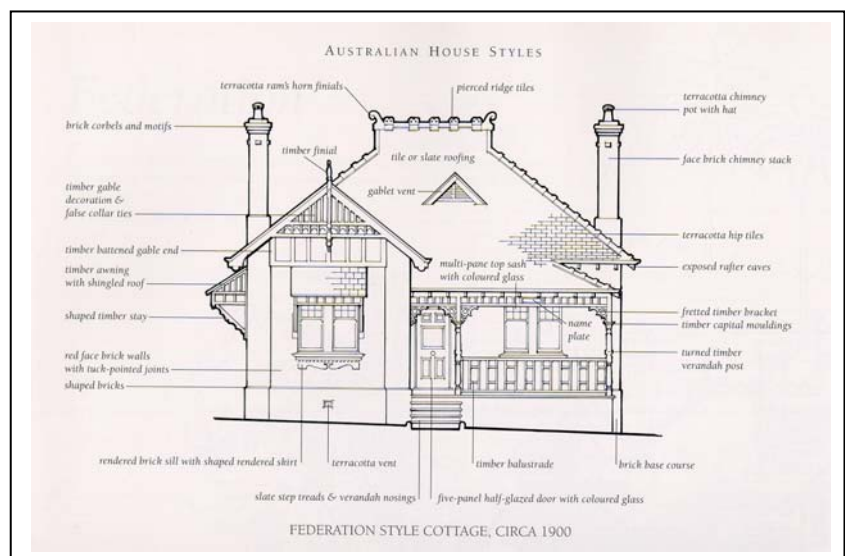
Existing character values

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>Subdivision</i>	Varied subdivision pattern including larger and smaller lots.
<i>Landscape and public domain elements</i>	Alison Park provides a landscape focus for the area.
<i>Scale & Form</i>	Diversity of scale including landmark church buildings, three storey terraces, two storey villas and single story detached and semi-detached cottages.
<i>Siting & Setbacks</i>	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.



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

Guidelines for change

The St Judes 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 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.

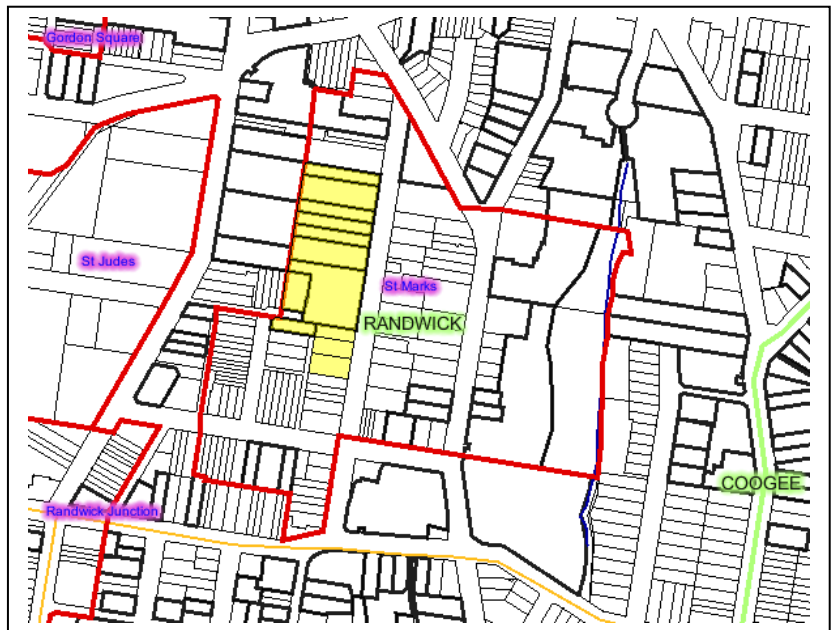
Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

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

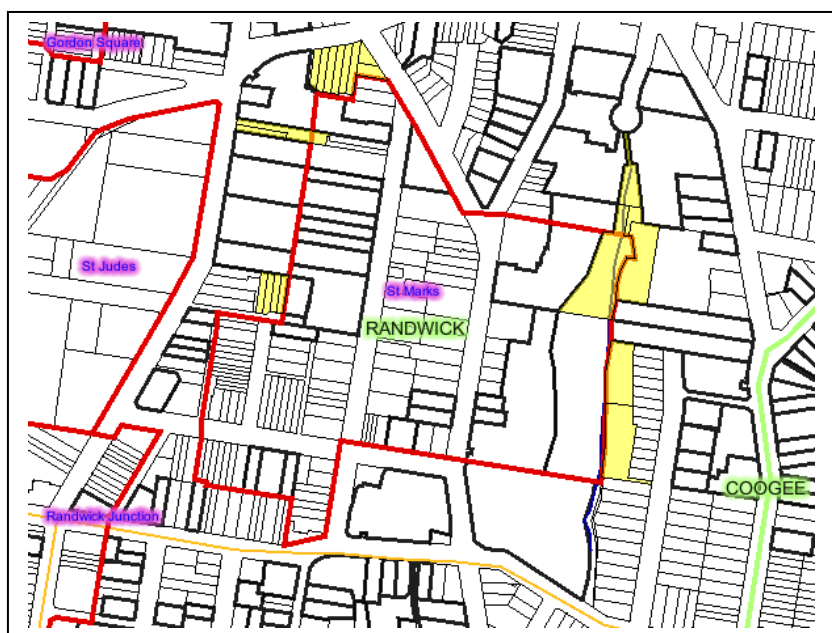
St Mark's Conservation Area

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 Dutric Street, St Marks Road, Rae Street and Wood Street.



Existing Conservation Area Boundary shown in red, Proposed **Reduction** to the Heritage Conservation Area shown in yellow.
(indicative map only – for gazetted map refer Randwick LEP)



Proposed **Extensions** to the Heritage Conservation Area shown in yellow.

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.

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

The following themes are indirectly represented:

- Government and institutions
- Transport and communications

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>Subdivision</i>	Varied subdivision pattern including larger and smaller lots.
<i>Landscape and public domain elements</i>	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.
<i>Scale & Form</i>	Diversity of scale including two storey villas and single storey detached, semi-detached and attached dwellings.
<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 buildings. Terracotta tiles, 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 carparking to the rear. Narrower lots do not allow for on site carparking.
<i>Fences</i>	Front fencing is sympathetic to style of dwelling.

Guidelines for change

The St Marks 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

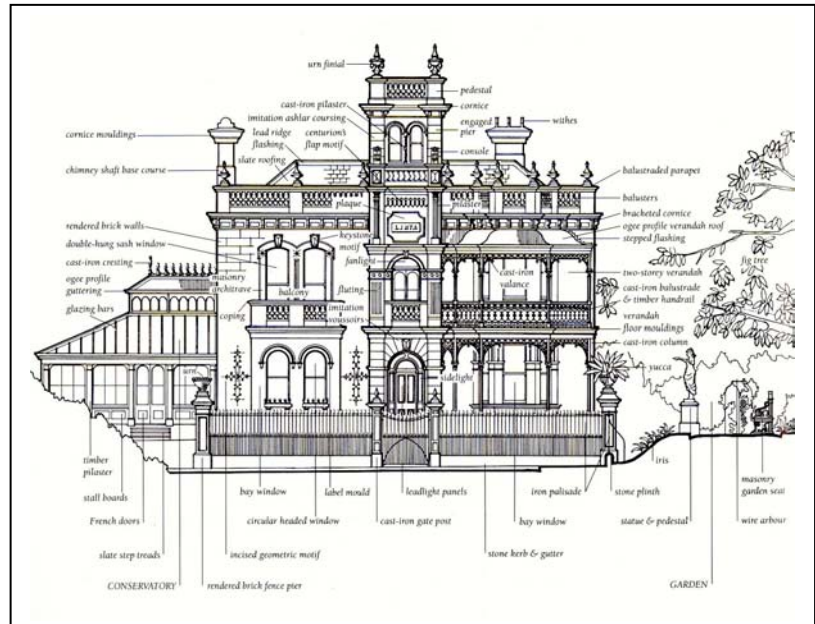
The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that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

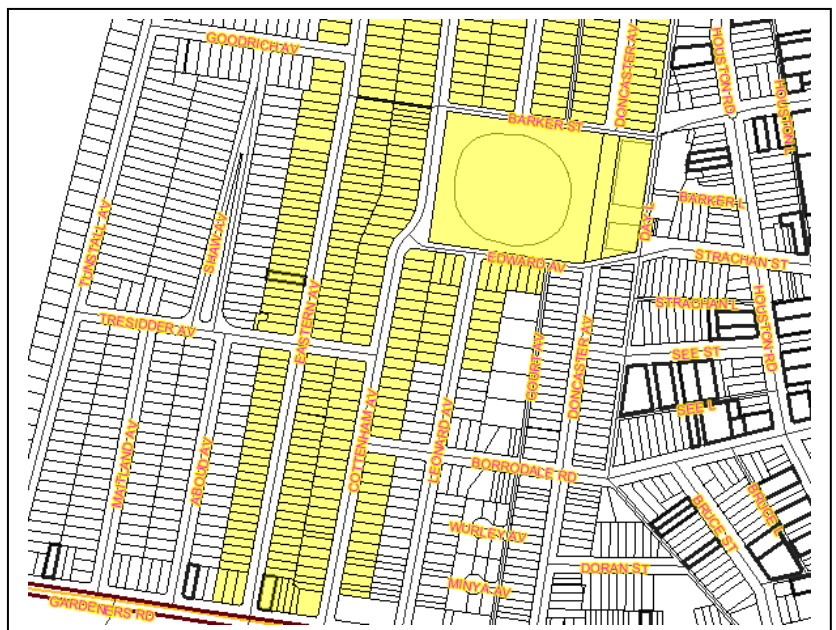


Sourced from "Australian House Styles". Maisy Stapleton & Ian Stapleton. Flannel Flower Press Pty Ltd. 1997.

South Kensington / West Kingsford Conservation Area

Highly consistent streetscapes of single storey detached dwellings with many good examples of the Californian Bungalow and other Interwar styles. Has historical value for its associations with the Greek migrant community.

A large area including Doncaster Avenue, Mooramie Avenue, Cottenham Avenue, and Easter Avenue, and also including Grosvenor Street and Roma Avenue in the north, and Todman Avenue, Inglethorpe Avenue, Day Avenue and Winburn Avenue to the west.



*Proposed New Heritage
Conservation Area shown in yellow.*



South Kensington/West Kingsford is a large area of generally flat topography with the majority of the houses built in the Inter-War period. This has resulted in a highly consistent texture of development. The scale is generally single-storey with a predominance of the California Bungalow style. Double and triple gable facades create a strong pattern and rhythm in the streetscape. Setbacks from the street and side boundaries are consistent, with most houses offset on their allotments to allow vehicular access to the rear of the property. Unlike most of Randwick where semi-detached houses are common, the Federation/Inter-War development in the South Kensington/West Kingsford area consists entirely of free-standing residences.

A significant feature of this area is the design of houses situated on corner allotments. The area has many examples of the California Bungalow style but also less unusual examples of other Inter-War influences such as the Art Deco and Functionalist styles.

Although many houses throughout the area have been altered in some way, their original form can in most cases still be appreciated. There is evidence of a layer of modification that is loosely associated with the large, 1950s Greek migrant community of the Kensington/Kingsford area. The rendering and painted face brickwork appears to have been an attempt to recreate the smooth, whitewashed walls of the houses in their homeland. This has historical value as a phenomenon of the 1950s and 1960s relating to a significant identifiable community and its aesthetic values.

The area is also notable for the extent and maturity of its landscaping, including the avenues of street trees in Day, Tedwin and Eastern Avenues.

What is the area's significance?

The area is significant in demonstrating the continued development of Kensington and Kingsford as middle-class suburbs of detached dwellings. Featuring highly consistent streetscapes, largely the result of the strong pattern and rhythm of the gabled facades, the area provides many good individual examples of the California Bungalow and other Inter-War styles. The later 1950s modification is largely associated with the Greek migrant community of the area and represents a historical value. The area also features significant grouping of mature street trees.

What are the area's key values?

- Historical significance in demonstrating the layering and evaluation of development in Randwick City.
- Historic value relating to the 1950s modification of face brickwork in an effort to reproduce the aesthetic of smooth lime-washed walls.
- Mature street trees including those in Day Street, Tedwin Street and Eastern Avenue.
- Kensington Park and Fitzgerald Park as open, green spaces and significant plantings.
- Face brick retaining walls to the steeper sites, such as those on Cottenham Avenue.
- Many good examples of the Inter-War California Bungalow style: dark face brickwork, low-pitched gables with spiky bargeboards



- and terracotta tiled roofs; and stone or rendered details such as base courses, pier copings and other trim.
- Well designed corner properties.
- Single storey scale throughout most of the area and incorporating of a basement level on the steeper sites.
- Distinct character of the north side of Grosvenor Street where small, compact, Federation cottages are constructed on narrow allotments.
- Free-standing residences (unlike most Federation and Inter-War development in Randwick where the semi-detached form abounds).

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>	Mature street trees including those in Day Ave, Tedwin Ave and Eastern Ave. Kensington Park and Fitzgerald Park as open, green spaces and significant plantings
<i>Scale & Form</i>	Single storey freestanding cottages, well designed corner properties. Many good examples of the Interwar Californian Bungalow style. Face brick retaining walls and incorporation of basement level on steeper sites
<i>Siting & Setbacks</i>	Consistent setbacks from front and side boundaries
<i>Roofs</i>	Low pitched roofs with double and triple gabled facades.
<i>Materials</i>	Dark face brick walls Terracotta tiled roofs
<i>Detailing</i>	Stone or rendered details such as base courses., pier copings and other trim
<i>Verandahs & Balconies</i>	Generally deep verandahs characteristic of the Californian Bungalow style.
<i>Carparking</i>	Some sites wide enough for a side drive, but others with minimal side setbacks do not allow parking to side or rear of dwelling
<i>Fences</i>	Generally low brick and stone fences.

Guidelines for change

Part of the heritage significance of the area is its predominantly single storey scale. As many of 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.

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



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

Burton Street Conservation Area

A largely intact Federation period subdivision of modest semi-detached dwellings, having a consistency which contributes to the distinct character of the area.

Includes Burton Street as well as properties on the south side of King Street between Prince and Church Streets.



*Proposed New Heritage
Conservation Area shown in yellow.*



The area consists of properties on both sides of Burton Street, the south side of King Street (between Prince Street and Church Street) and a small number of properties on Prince Street. It is located on the northwest slope of the north Randwick plateau, opposite the former tramway sheds on King Street.

The building stock predominantly comprises semi-detached Federation bungalows. These are generally modest in scale and almost all have some sort of gable treatment on the façade. There are both symmetrical and asymmetrical versions, with modest gable screens and varying verandah arrangements. The cohesion of the streetscape is reinforced by the consistent small setbacks from the street boundary, the pattern of tiled, pitched roofs and gables, decorative timberwork, small gardens and the regular rhythm of the street trees.



Throughout the proposed conservation area there are many minor alterations that have been carried out on most of the properties. There are also a small number of alterations that have a strong adverse impact on the heritage values such as rendering of face brickwork and second storey additions that interrupt the rhythm of the street. However, the overall pattern and rhythm of the area remains intact.

The area also contains a small number of two-storey Inter-War flat buildings. They are mostly located at the western end of the area, where they are complemented by the group of similar flats on the western side of Prince Street.

What is the area's significance?



A detailed history of the conservation area and the impact of the tramways is provided in the 'Randwick Heritage and Visual Character Study'.

The Burton Street area is significant as a largely intact Federation period subdivision of modest, semi-detached dwellings. The consistent form, scale and setbacks of the residences contribute to the distinct character of this area. The streetscape is enhanced by mature street trees and demonstrates street tree planting and management practices in Randwick City.

What are the area's key values?



- Historical value in demonstrating the layering of development in Randwick City.
- Historical value as possible workers housing for employees of the tramways repair depot.
- Mature paperbark street trees.
- Modest scale, single storey semi-detached Federation bungalows which are: generally symmetrical pairs; use of street-facing gables, simple verandah posts and gable screens; and face brickwork and terracotta roof tiles.
- Small number of Inter-War flat buildings which have face brickwork and terracotta roof tiles and multi paned windows.
- Low masonry fences and consistent small setbacks from boundaries.
- Small, well-maintained gardens.
- Lack of driveways, garages and carports (this has resulted in the close spacing of street trees).

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>Subdivision</i>	Intact Federation period subdivision pattern. Amalgamation of lots generally not acceptable.
<i>Landscape and public domain elements</i>	Mature paperbark street trees.
<i>Scale & Form</i>	Modest single storey semi-detached cottages, generally symmetrical pairs, as well as a small number of two storey Interwar flat buildings.
<i>Siting & Setbacks</i>	Minimal front setbacks
<i>Roofs</i>	Traditional pitched roofs with street facing gables.

Materials	Walls of face brickwork. Terracotta tiled roofs.
Detailing	Simple verandah posts, gable screens and other joinery.
Verandahs & Balconies	Characteristic Federation style front verandahs.
Garages, carports, carspaces & driveways	Carparking accessed off rear lanes
Fences	Low masonry fences
Gardens & garden elements	Small, well manicured front gardens.

Guidelines for change

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 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.

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 permitted.

Caerleon Crescent Conservation Area

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

Also includes a number of properties in Frenchmans Road and Chapel Street.



*Proposed New Heritage
Conservation Area shown in yellow.*

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.

What is the area's significance?

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 to St Mark's Glebe, and its place on the plateau of upper Randwick gives the Crescent quite a prominent place in the locality. 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. A detailed history of the conservation area and the impact of the early subdivision is provided in the 'Randwick Heritage and Visual Character Study'.

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.

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.

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

Guidelines for change

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 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.

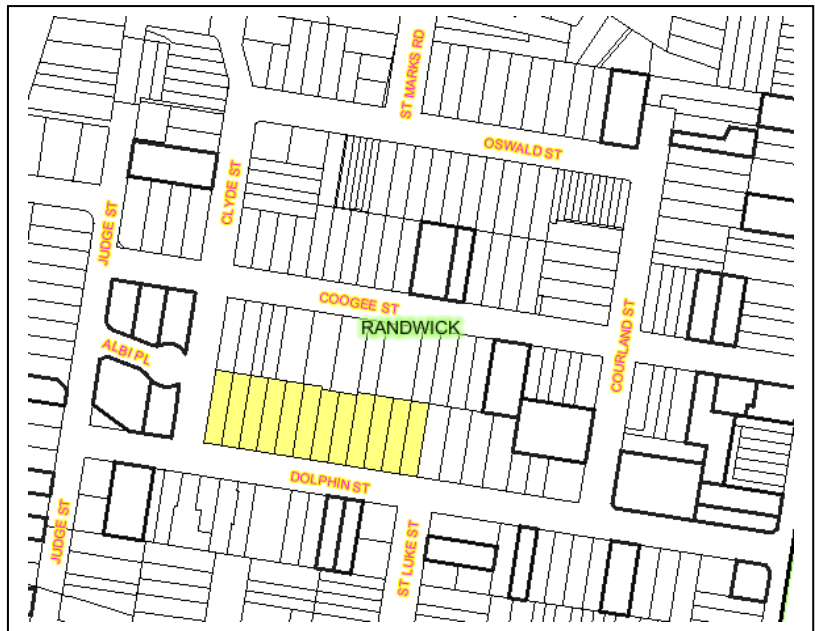
Carparking

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.

Dolphin Street Conservation Area

A highly cohesive group of Federation and Interwar bungalows, demonstrating the adaptation of the subdivision pattern to the dramatic topography of the area.

A small area on the north side of Dolphin Street extending to Clyde Street in the west.



*Proposed New Heritage
Conservation Area shown in yellow.*

This section of Dolphin Street (between Clyde and Courland Streets) provides an example of the form of modest development in Randwick in the interwar period. The dramatic changes in levels led to the creation of a divided street with the houses on the northern side being located well below street level. The eastern section of Dolphin Street has been developed with residential flat buildings.



The houses in this small precinct are a group of transitional Federation/Inter-War bungalows. They are highly consistent with their characteristic street-facing gables, face brickwork and low brick fences. The small front gardens contain a small number of substantial trees that together with the vegetated slope from Dolphin Street create an intimate precinct with a high degree of amenity.

What is the area's significance?

A detailed history of the conservation area and the impact of early subdivision is provided in the 'Randwick Heritage and Visual Character Study'.

The Dolphin street area is significant as a highly cohesive group of small, transitional Federation/Inter-War bungalows. The area has particular aesthetic significance as a response to the steep topography of the area in both the public and private domains. The



divided road, the lower level footpath and the dominant retaining wall landscape element combine to create an intimate, contained precinct.

What are the area's key values?

- Demonstrates the adaptation of the public domain and built form of Randwick's development to the dramatic topographic variations within a subdivision, including: a divided road with low level footpath; planted retaining wall element which is a major feature; and single storey buildings that extend downwards to two storeys at the rear.
- Consistent roofscape, visible from the roadway level.
- Small, lush gardens reflecting the gully location.
- Demonstrates the late Federation Bungalow / Californian Bungalow architectural style in Randwick which features a consistent rhythm of prominent street-facing gables and pierced masonry fences.
- Materials are face brickwork, with some render highlights, timber joinery including 'spiky' bargeboards, terracotta roof tiles and fibre cement sheeting as gable infill.

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>	Divided road with low level footpath. Planted retaining walls element is a major feature which dominates the setting of the Dolphin St area
<i>Scale & Form</i>	Single storey buildings that extend downwards to two storeys to the rear.
<i>Siting & Setbacks</i>	Consistent setbacks
<i>Roofs</i>	Consistent roofscape, visible from roadway level
<i>Materials</i>	Face brickwork with some render highlights Terracotta roof tiles
<i>Detailing</i>	Detailing contributes to late Federation/Californian Bungalow architectural character
<i>Verandahs & Balconies</i>	Consistent rhythm of street facing gables
<i>Carparking</i>	Steep topography does not allow for on site carparking
<i>Fences</i>	Piered low brick fences
<i>Gardens & garden elements</i>	Small lush gardens, some containing substantial trees, reflecting the gully location

Guidelines for change

The fall of the sites towards the rear may allow for a two storey addition, which provides an additional floor level below the main floor level.

Carparking

Steep topography and lack of rear lane access does not allow for on site carparking.

Burnie Street Conservation Area

A cohesive streetscape of two storey Federation period shops reflecting the importance of the tram route in stimulating local commercial development.

Comprises the group of former neighbourhood shops at the eastern end of Burnie Street.



*Proposed New Heritage
Conservation Area shown in yellow.*



The area comprises a cohesive group of Federation period shops at the eastern end of Burnie Street. A sandstone edged, triangular traffic island is located at the function of the two streets. The two storey shops, grouped on both sides of Burnie Street have a distinctive architectural form typical of the Federation Period. The 1919 “Connell’s Corner” and the 1920 “Woods Building” are similar in style. Although the original face brickwork on the two buildings has been rendered, they retain much of the original detailing above the awning. They also retain a number of original shopfronts.

What is the area's significance?

A detailed history of the conservation area is provided in the 'Randwick Heritage and Visual Character Study'.



The Burnie Street area is significant in demonstrating the development of local shopping facilities in Clovelly in the early twentieth century. Together with the Clovelly Road precinct it reflects the importance of the tram route in stimulating local commercial development. The area is aesthetically significant for its cohesive streetscape of two storey shops, dating from the early twentieth century and retaining much of its original detailing.

What are the area's key values?



- Demonstrates the development of local shopping facilities in Clovelly in the early twentieth century and reflects the importance of tram transport in that development.
- Early traffic island forms part of the setting of the group and reinforces the notion of its proximity to the Clovelly Road junction and to the former tram route.
- Is a cohesive streetscape of distinctive architectural form: which has a consistent two storey scale; federation period shops; well-designed corner treatment of buildings; and a group of buildings which feature arched recessed first floor balconies.
- Some shops retain original face brickwork walling and some retain original shop fronts.

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>	Sandstone edged traffic island at the junction of two streets.
<i>Scale & Form</i>	Consistent two storey scale.
<i>Siting & Setbacks</i>	Shop buildings built to street alignment
<i>Roofs</i>	Some pitched roofs, some parapets. Terracotta tiles to pitched roofs, corrugated metal to skillion roofs
<i>Materials</i>	Original face brickwork has generally been rendered and painted.
<i>Detailing</i>	Some original upper level recessed balconies, some original ground level shopfronts. Most shops retain original awnings over footpaths.
<i>Verandahs & Balconies</i>	Upper level recessed balconies contribute to Federation period character.
<i>Carparking</i>	No rear laneways, but right of way allows for rear access to some properties

Guidelines for change

Original forms, details, materials and finishes are to be retained including original shopfronts at ground floor level, suspended awnings and open balconies at first floor level. Owners are encouraged to reverse unsympathetic changes which have been made in the past.

Where the property is part of a single larger building, changes to ground level shopfronts and upper level facades should not detract from integrity and group value.

Rear additions must not compromise the integrity of relatively intact rear wings and should be consistent with additions to neighbouring dwellings.

Carparking

Rights of way to the rear of some properties allows for carparking at the rear.

Clovelly Road Conservation Area

A harmonious group of buildings, reflecting the importance of the tram route in stimulating the development of Clovelly Road as a local thoroughfare.

Includes the north side of Clovelly Road between Knox Street and Beach Street.



*Proposed New Heritage
Conservation Area shown in yellow.*



The proposed conservation area is a small, linear precinct along Clovelly Road (between Knox Street and Beach Street). The area consists of groups of two storey shops, a group of single storey dwellings, a three storey apartment building and a 1939 former theatre building. The line of shops characterise the precinct as a commercial area. The group of seven almost identical shops with dwellings above (327-339 Clovelly Road) are of a simplified Arts and Crafts style with elements of transitional Federation / Inter-War building. None of the original shopfronts in this group survives. The other two groups of shops retain a high level of intactness. The 1917 “Walder’s Corner” group of shops (319-325 Clovelly Road) retains three out of four original shopfronts in a symmetrical façade with a fine side elevation to Arden Street. The residential buildings are the 1926 “Pohill’s Corner” apartment building and a consistent group of seven Federation / Inter-War bungalows. The bungalows are located above the street level and as a group feature a strong pattern of street-facing gables.

The former King’s Theatre building (now an RSL Club) is a three storey building designed in the Art Deco / Oceanliner styles. Its distinctive blade ornamentation is a local landmark. The heritage values of the buildings in the area have been previously acknowledged with three individual listings of heritage items.

What is the area's significance?



A detailed history of the conservation area is provided in the 'Randwick Heritage and Visual Character Study'.

The Clovelly Road area is historically significant for the evidence it provides of the development of Clovelly Road as a local thoroughfare. The tramway connection of Susan Street (now Clovelly Road) to Clovelly Bay stimulated development and as the district's only public transport, it focused development on Susan Street. The mixed use and diverse building type, which includes shops, houses, apartments and a former theatre, is of historic as well as aesthetic interest.

The area is aesthetically significant for its fine and largely intact groups of two storey Arts and Crafts style commercial buildings, which have shops on the ground floor with residences above. The single storey residences are a consistent group, which have a characteristic bungalow design and contribute significantly to the streetscape. The varying scale of the precinct (between one and three storeys) provides visual interest and culminates at the western and higher end with the three storey former theatre building, which is a local landmark.

What are the area's key values?

- Historic value for demonstrating local shopping development and planning principles of the early twentieth century in Randwick.
- Aesthetic value as a harmonious group of buildings of varied forms and styles.
- Fine and largely intact groups of two storey Arts and Crafts commercial buildings, although some alterations are evident, many shops retain features such as: original face brickwork; stuccoed string-courses and other decorative elements; original above awning window arrangement; and original shop fronts.
- Group of consistent Federation / Inter-War semi-detached bungalows: featuring a pattern of street facing gables; face brickwork and terracotta roof tiles; strong retaining wall element; and masonry/timber picket fences.
- Art Deco former theatre building: rendered masonry walling, flat roof; bold Art Deco style features; curved corner treatment with use of bent glass; and local landmark.



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>	A number of the dwellings are located above street level, with a strong retaining wall element.
<i>Scale & Form</i>	Single storey and two storey groups
<i>Siting & Setbacks</i>	Shop buildings built to street alignment Dwellings have minimal front setbacks
<i>Roofs</i>	Terracotta roof tiles Street facing gables, parapets to some shop buildings
<i>Materials</i>	Face brickwork with stucco decoration to shops and houses Rendered masonry to former theatre building
<i>Detailing</i>	Original upper levels window arrangement and original ground level shopfronts
<i>Verandahs & Balconies</i>	Federation detailing of front verandahs contributes to the character of the area
<i>Carparking</i>	Partial rear laneway allows for some on site carparking.
<i>Fences</i>	Dwellings located above street level with strong retaining wall element Masonry /timber picket fences

Guidelines for change

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 form, details, materials and finishes are to be retained including original shopfronts at ground floor level, suspended awnings and open balconies at first floor level. Owners are encouraged to reverse unsympathetic changes which have been made in the past.

Where the property is part of a single larger building, changes to ground level shopfronts and upper level facades should not detract from integrity and group value.

Rear additions to two storey buildings

Additions must not compromise the integrity of relatively intact rear wings and should be consistent with additions to neighbouring dwellings.

Carparking

Rights of way to the rear of some properties allows for carparking at the rear.

Lancaster Crescent Conservation Area

Unusual dog leg cul-de-sac with intimate character and highly consistent single storey dwellings in the Californian Bungalow style.

Also includes adjacent properties on Bunnerong Road.



Proposed New Heritage Conservation Area shown in yellow.

Lancaster Crescent is a small subdivision of a type that is uncommon in the Randwick area. It is an angular cul-de-sac, separate from the main grid, with a narrow carriageway that has resulted from the attempt to fill the centre of the large triangular street block in which it is located.



The houses are set close to the carriageway and are mainly Californian Bungalows. They have dark face brickwork with light-coloured rendered trim, terracotta tiled roofs and characteristic low pitched gables. Many houses feature leaded glass casement windows. Small setbacks from front and side boundaries and low brick fences enhance the intimate quality of the precinct.

Many of the houses in the area have been altered, but most of the changes are superficial and reversible and the group remains a highly cohesive one. Lancaster Crescent forms a distinct Inter-War precinct surrounded by Federation period development.



The houses immediately to the west of Lancaster Crescent (backing onto Lancaster Crescent properties) with frontage to Bunnerong Road are of a similar style and design and are identified as part of this area.

What is the area's significance?

A detailed history of the conservation area is provided in the 'Randwick Heritage and Visual Character Study'.

The Lancaster Crescent proposed conservation area is significant as a substantially intact Inter-War subdivision. It has aesthetic value as an intimately scaled precinct of highly consistent residences in the California Bungalow style. The precinct is interesting as a distinct Inter-War precinct surrounded by Federation period development.

What are the area's key values?

- Historic value as a pocket of Inter-War development in a predominantly Federation area.
- Unusual dog-leg cul-de-sac with a grassed roundabout.
- Substantial street trees.
- Intimate character resulting from consistently small setbacks from the street and side boundaries and narrow carriageway.
- Highly consistent character of single-storey residences, in the California Bungalow style, with a high degree of integrity.
- Materials are typical of California Bungalows: dark, face brickwork, tuck-pointed; some rendered surfaces and details; and terracotta roof tiles.

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>	Unusual dog leg cul-de-sac with grassed roundabout. Substantial street trees
<i>Scale & Form</i>	Single storey
<i>Siting & Setbacks</i>	Minimal setbacks from street and side boundaries
<i>Roofs</i>	Gabled roof forms.
<i>Materials</i>	Tuckpointed dark face brickwork Terracotta tiled roofs.
<i>Detailing</i>	Some rendered detail.
<i>Verandahs & Balconies</i>	Californian Bungalow detailing of front verandahs contributes to the character of the area
<i>Carparking</i>	Narrow site setbacks limit provision of on site carparking
<i>Fences</i>	Low brick fences enhance the intimate quality of the precinct.

Guidelines for change

Rear additions should not be prominent in the streetscape nor compromise the integrity of the original roof.

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

Araluen Street Conservation Area

A consistent subdivision of detached and semi-detached cottages in the postwar bungalow style.

Includes Ainslie Avenue, Araluen Street, Burbong Street and adjacent properties in Paton Street and Avoca Street.



*Proposed New Heritage
Conservation Area shown in yellow.*

The proposed Araluen Street conservation area is bounded by Avoca Street to the east and by Anzac Parade and Paton Street to the west. As well as Araluen Street, the area includes Ainslie and Burbong Streets and a small number of houses fronting Anzac Parade.

The houses in the area are mostly from the postwar period and include individual and semi-detached dwellings. They are generally single storey buildings with a second, lower level incorporated on some sloping sites to accommodate a garage. The materials used are face brickwork with decorative treatment concentrated around openings, terracotta roof tiles and timber joinery. Setbacks from the street and side boundaries are consistent throughout the area. Low brick front fences line the streets, sometimes extending in height and incorporating a retaining wall function. One of the showpieces of the proposed conservation area is the highly visible residence on the corner of Araluen and Paton Streets.



Unsympathetic alterations in the area include the painting of brickwork and the insertion of aluminium windows. Some new development includes second storey 'pop-tops' rising from and dominating the traditional simple roof forms. The 'pop-top' addition is particularly detrimental to the integrity of semi-detached pairs. Unsympathetic development and non contributory buildings are found on the western side of the area.

What is the area's significance?

The area is a product of house building immediately before and after the Second World War. It is characterised by restraint in setting: garages taking advantage of the fall away of land, houses set back from the street. The workmanship is sound, even in houses built in the early postwar period when materials and labour were in short supply. The general impression is that the area was initially populated by the more upwardly mobile element of the middle classes. A detailed history of the conservation area is provided in the 'Randwick Heritage and Visual Character Study'.

The Araluen Street area is significant in demonstrating postwar residential development in Kingsford. It is aesthetically significant for the consistency of its streetscapes, characterised by face brickwork facades, terracotta tiled roofs, low brick fences and the use of Australian native plants in the street tree planting scheme. The area also contains a number of examples of the postwar Sydney bungalow style and the semi-detached form of this style.



What are the area's key values?

- The area demonstrates the development of Kingsford and Randwick in the postwar period.
- Hill topography of the area allows some elevated views along Araluen Street and Ainslie Street.
- Some street tree planting of small to medium sized trees, which accentuates the intimate quality of the narrow streets.
- Modest postwar Sydney bungalows and semi-detached, bungalow style buildings, predominantly single storey with some having a basement level garage.
- Strong pattern resulting from consistent brick fences and consistent building line (ie. setback from the street).
- Materials include face brickwork, terracotta tile roofs and timber joinery.



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>	Street tree planting of small to medium size native trees.
<i>Scale & Form</i>	Single storey, some with basement garages. Detached and semi-detached cottages
<i>Siting & Setbacks</i>	Consistent building line
<i>Roofs</i>	Traditional pitched roofs, generally hipped.

Materials	Face brickwork on external walls. Decorative brickwork including textured and shaped bricks. Terracotta tiled roofs.
Detailing	Timber double hung windows.
Verandahs & Balconies	Detailing of front verandahs, which are integrated into the building form, contributes to Interwar character of the area
Carparking	Some basement garages
Fences	Consistent brick fences

Guidelines for change

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 comprise the integrity of the original roof. Rear additions to 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

Walsh Avenue Conservation Area

Demonstrates the continued suburbanisation and development of Maroubra in the postwar period, with single storey streetscapes having a high degree of consistency.

Includes both Walsh Avenue and part of Paine Street.



*Proposed New Heritage
Conservation Area shown in yellow.*

The area centres around Walsh Avenue from its intersection with Maroubra Road and Robey Street to the northern boundaries of Nagle Park and South Sydney High School. It includes Paine Street from Hannan Street to Chichester. The area comprises single storey, free-standing and semi-detached housing from the early postwar period.



The houses in Walsh Street form a highly cohesive group developed in the early postwar period. They are well-crafted, of high quality dark red brickwork, many with decorative panels of specially shaped bricks or bricks of contrasting colour. The simple, hipped roofs are covered in deep red terracotta tiles that closely match the colour of the brickwork. The consistent streetscape is reinforced by close side-setbacks and the narrow setback of houses from the street and the use of low brick front fences, throughout the area. The mature gardens are well maintained.

The houses in Paine Street are generally of the same period and style as those in Walsh Avenue. A number of these houses have undergone a great degree of alteration, such as rendering or second storey additions. The small group of houses at the southeastern corner of Paine Street and Chichester Street junction are largely intact and contributory elements that terminate the south/east vista along Paine Street.

What is the area's significance?

The construction of the Maroubra and La Perouse tramways, the development of the new Anzac Parade and the growth of Maroubra Junction stimulated the use of the area. High municipal revenues in the boom 1920s and unemployment relief subsidies during the Depression enabled drainage and playing field formation to be carried out: Snape and Nagle Parks were the result. The area was thus ready for private, middle class postwar expansion. A detailed history of the conservation area is provided in the 'Randwick Heritage and Visual Character Study'.



The Walsh Avenue area is significant in demonstrating the continued suburbanisation and development of Maroubra in the postwar period. The single storey streetscapes of Walsh Avenue and Paine Street show a high degree of consistency of form, scale and materials. The area features well-crafted residences of high quality face brickwork, particularly along Walsh Avenue. The cohesiveness of the streetscapes is reinforced by original, low, brick front fences and by well manicured mature gardens.

What are the area's key values?

- Historic value in demonstrating the continued suburbanisation and development of Maroubra in the postwar period through the consistent housing of the area.
- Aesthetic values arising from the consistency of design, scale and materials of the houses in the area and the high degree of integrity of these features.
- Predominance of the single-storey semi-detached form (both symmetrical and asymmetrical) with a smaller number of single storey cottages.
- High quality, decorative face brickwork in houses and fences and use of hipped, tiled roofs.
- Feature use of recessed verandahs using arched, double arch and rectangular forms.
- Limited colour palette of warm red-browns.



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.

Scale & Form	Semi-detached form both symmetrical and asymmetrical, with a smaller number of detached cottages Predominance of single storey
Siting & Setbacks	Minimal front and side setbacks reinforces the consistent streetscape
Roofs	Simple hipped roof forms
Materials	High quality, decorative face brickwork Terracotta tiled roofs Limited colour palette of warm red-browns
Detailing	Decorative elements include panels of brickwork in a contrasting colour or texture and special mouldings around window and door openings.
Verandahs & Balconies	Feature use of recessed verandahs, using arched, double arched and rectangular forms
Carparking	Narrow site setbacks limit provision of on site carparking
Fences	Use of low brick fences also reinforces consistency of streetscape
Gardens & garden elements	Well maintained mature gardens

Guidelines for change

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.

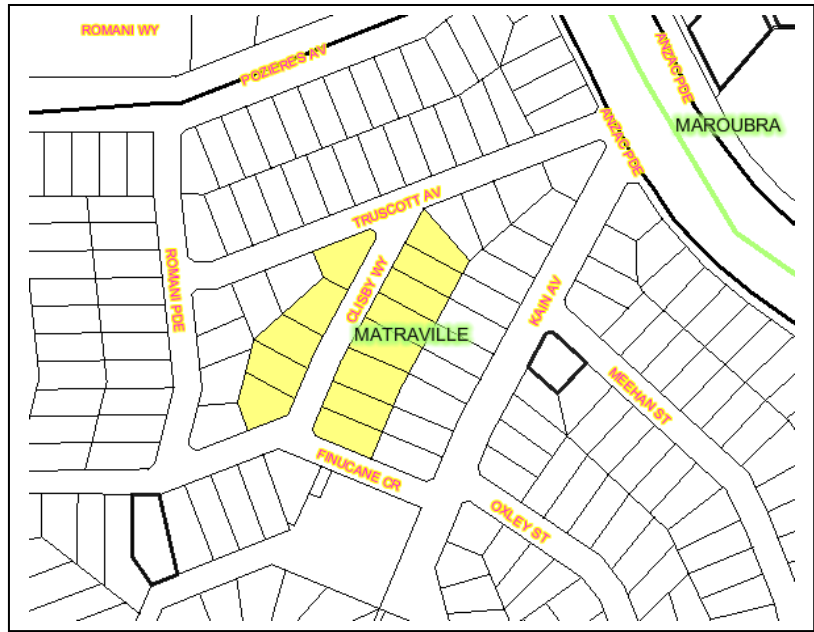
Carparking

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

Clisby Way Conservation Area

A consistent and largely intact subdivision of modest postwar bungalows, demonstrating the continued suburbanisation of Matraville and the Randwick LGA in this period.

A small area which includes both sides of Clisby Way.



*Proposed New Heritage
Conservation Area shown in yellow.*

This area, bounded by Truscott Avenue, Kain Avenue, Finucane Crescent and Romani Parade is a largely intact area of weatherboard houses from the 1950s and early 1960s, many of which have retained their original garden layouts and plantings. The Sydney Water ventilation stack dominates the landscape.

The timber houses are concentrated on Clisby Way which slopes down towards Truscott Avenue and is generally bare of street tree planting. The houses are consistently single storey with a characteristic L-shaped front, formed by a projecting bay. They are constructed on a brick base and have a hipped terracotta tile roof. Walling is predominantly weatherboards although there is some fibro. The rendering, re-cladding and demolition of houses in the vicinity and some houses within the area are threatening the cohesiveness of this area.

What is the area's significance?

The cluster of streets making up the Clisby Way area is located just to the south of the former Matraville Soldiers Settlement. Unlike the settlement, the houses located in the vicinity of Clisby Way were constructed after the Second World War. It appears that building works in this area had earlier been hindered by the sandy nature of the site. A detailed history of the conservation area is provided in the 'Randwick Heritage and Visual Character Study'.

The Clisby way area is significant as one of the few largely intact timber/weatherboard areas in the whole of Randwick. The area has aesthetic value arising from the consistency of design, period, scale and materials of the contributory houses. It demonstrates the continued suburbanisation and development at Matraville and Randwick City in the postwar period.

What are the area's key values?

- The area demonstrates the suburbanisation and development of Matraville and Randwick City in the postwar period.
- Modest, single storey weatherboard bungalows from the postwar period with low brick front fences.
- Consistent setbacks from street and side boundaries.
- Materials include brickwork base, weatherboard or fibro cladding, terracotta roof tiles and timber joinery.

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>	Generally bare of street planting.
<i>Scale & Form</i>	Single storey
<i>Siting & Setbacks</i>	Consistent setbacks from street and side boundaries
<i>Roofs</i>	Plain hipped roofs.
<i>Materials</i>	Walls constructed of weatherboard or fibro cladding to timber frame, on top of a brick base. Terracotta tiled roofs
<i>Detailing</i>	Minimal decoration.
<i>Verandahs & Balconies</i>	Generally small porches protected with a hood, or unroofed verandahs.

<i>Carparking</i>	Generous side setbacks allow for car parking to rear.
<i>Fences</i>	Low brick front fences

Guidelines for change

Part of the heritage significance of the area is its 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. The lightweight cladding materials, timber windows and characteristic plan forms are important features of the area.

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.

APPENDICES

Appendix 1

Definitions

Definitions

Alter, in relation to

- (a) a heritage item means to:
 - (i) make structural changes to the outside of the heritage item, or
 - (ii) make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, other than changes ensuing from the maintenance of the existing detail, fabric, finish or appearance of the outside of the item
- (b) a building or work within a heritage conservation area means to:
 - (i) make structural changes to the outside of the building or work; or
 - (ii) make non-structural changes to the detail, fabric, finish or appearance of the outside of the building or work, not including changes resulting from painting previously painted surfaces, providing the same colour scheme and paint type is used.

Archaeological site means the site of one or more relics that is Specified in Schedule 4 of the Randwick LEP 1998 and described in that Schedule as an archaeological site and shown by distinctive shading on the map.

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

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstances include preservation, restoration, reconstruction and adaption in any one place and will be commonly a combination of more than one of these.

Conservation Management Plan means a document prepared in accordance with the requirements of the NSW Heritage Office that establishes the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Demolish a heritage item, or a building, work, archaeological site, tree or place within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item or the building, work, archaeological site, tree or place.

Environmental heritage means those places, buildings, works, relics, movable objects and precincts of State or local heritage significance.

Fabric means all the physical material of the place.

Heritage conservation area means land shown by distinctive edging on the map and listed in Schedule 3B of the Randwick LEP 1998 and includes buildings, works, relics, trees and places situated on or within that land.

Heritage impact statement means a document consisting of a statement demonstrating the heritage significance of a heritage item or heritage conservation area, or of a building, work, archaeological site, tree or place within a heritage conservation area, an assessment of the impact that proposed development will have on that significance and proposals for measures to minimise that impact.

Heritage item means a building, work, archaeological site, place of Aboriginal heritage significance or place specified in an inventory of heritage items that is available at the office of the Council and the site of which is described in Schedule 3A of the Randwick LEP 1998 and shown on the map.

Heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

Item means a place, building, work, relic, movable object or precinct.

Maintenance means the ongoing protective care of a heritage item or a building, work, archaeological site, tree or place within a heritage conservation area. It does not include alterations, such as carrying out extensions or additions, or the introduction of new materials or technology.

Material affectation means changes made to an item or place that will affect the heritage significance of that item or place and inclusive of more than just change to the fabric of that item or place.

Place of Aboriginal heritage significance means:

- (a) a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It can (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

Potential archaeological site means a site:

- (a) that is specified in Schedule 4 of the Randwick LEP 1998 and is described in that Schedule as a potential archaeological site and shown by distinctive shading on the map, or
- (b) that, in the opinion of the consent authority, has the potential to be an archaeological site, even if it is not so specified.

Potential place of Aboriginal heritage significance means a place:

- (a) that is specified in an inventory of heritage items available at the office of the Council and described in the inventory as a potential place of Aboriginal heritage significance, or
- (b) that, in the opinion of the consent authority, has the potential to have Aboriginal heritage significance, even if it is not so specified.

Preservation means maintaining the fabric of a building or work in its existing state and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.

Relic means:

- (a) any deposit, object or material evidence (which may consist of human remains) that is more than 50 years old relating to the use or settlement, not being Aboriginal habitation, of Randwick City and that is a fixture or is wholly or partly within the ground, or
- (b) any deposit, object or material evidence (which may consist of human remains) of any age relating to Aboriginal habitation of Randwick City.

Renovation in relation to a building or work means:

- (a) the making of any structural changes to the outside of the building or work; or
- (b) the making of non-structural changes to the fabric or appearance of the outside of the building or work, including changes that involve the repair, plastering or other decoration of the outside of the building or work.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Site area, in relation to development, means the area of land to which an application for consent to carry out development relates, but does not include any part of that land on which the development is not permitted by or under this plan or any other environmental planning instrument.

State heritage significance means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Appendix 2

**Maps of Proposed
New Heritage
Conservation Areas –
Contributory
Buildings**



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: ARALUEN STREET HERITAGE
CONSERVATION AREA

LOCALITY: KINGSFORD



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: BISHOPSCOURT HERITAGE
CONSERVATION AREA

LOCALITY: RANDWICK



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: BURNIE STREET HERITAGE
CONSERVATION AREA

LOCALITY: CLOVELLY



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM

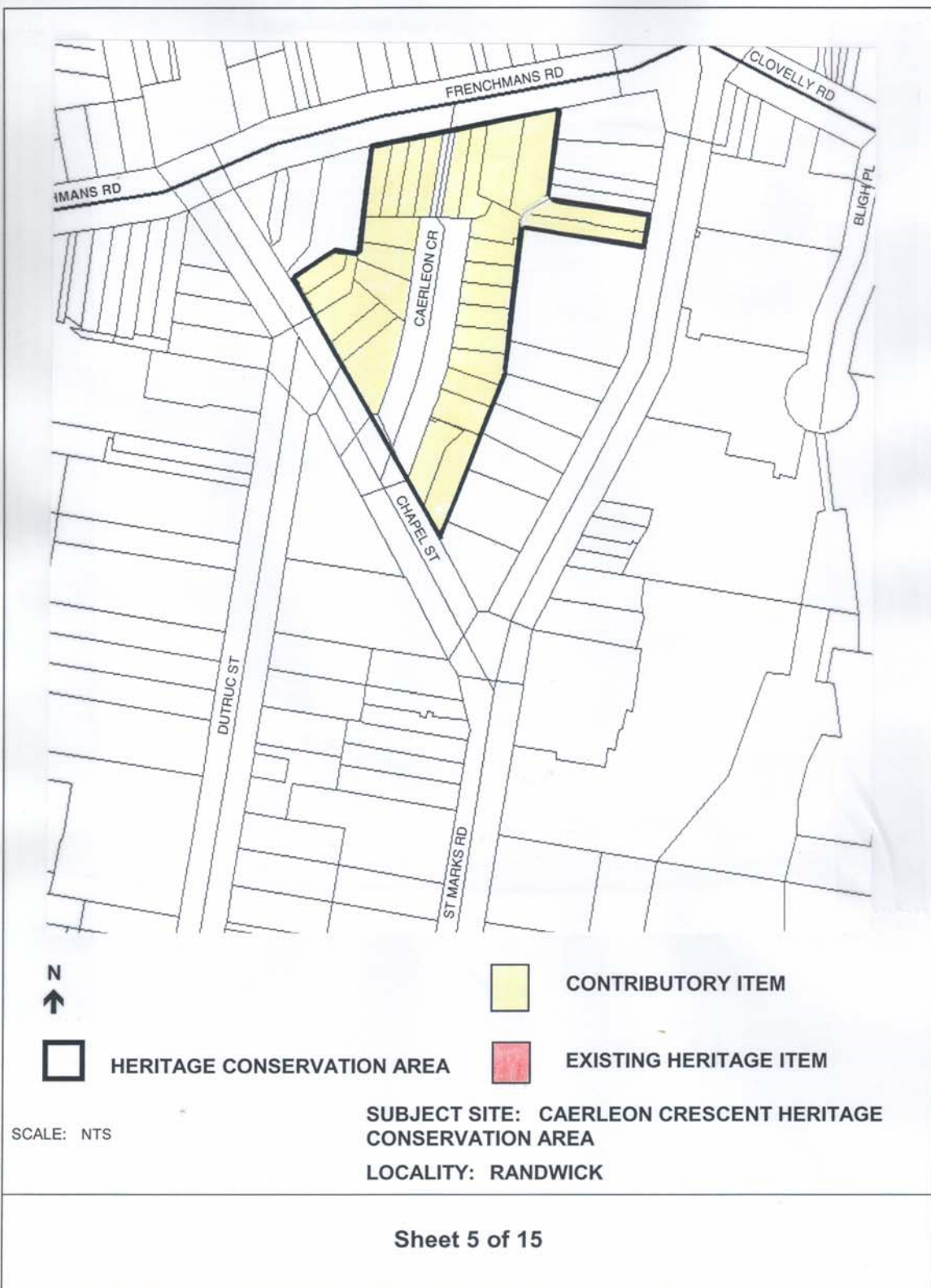


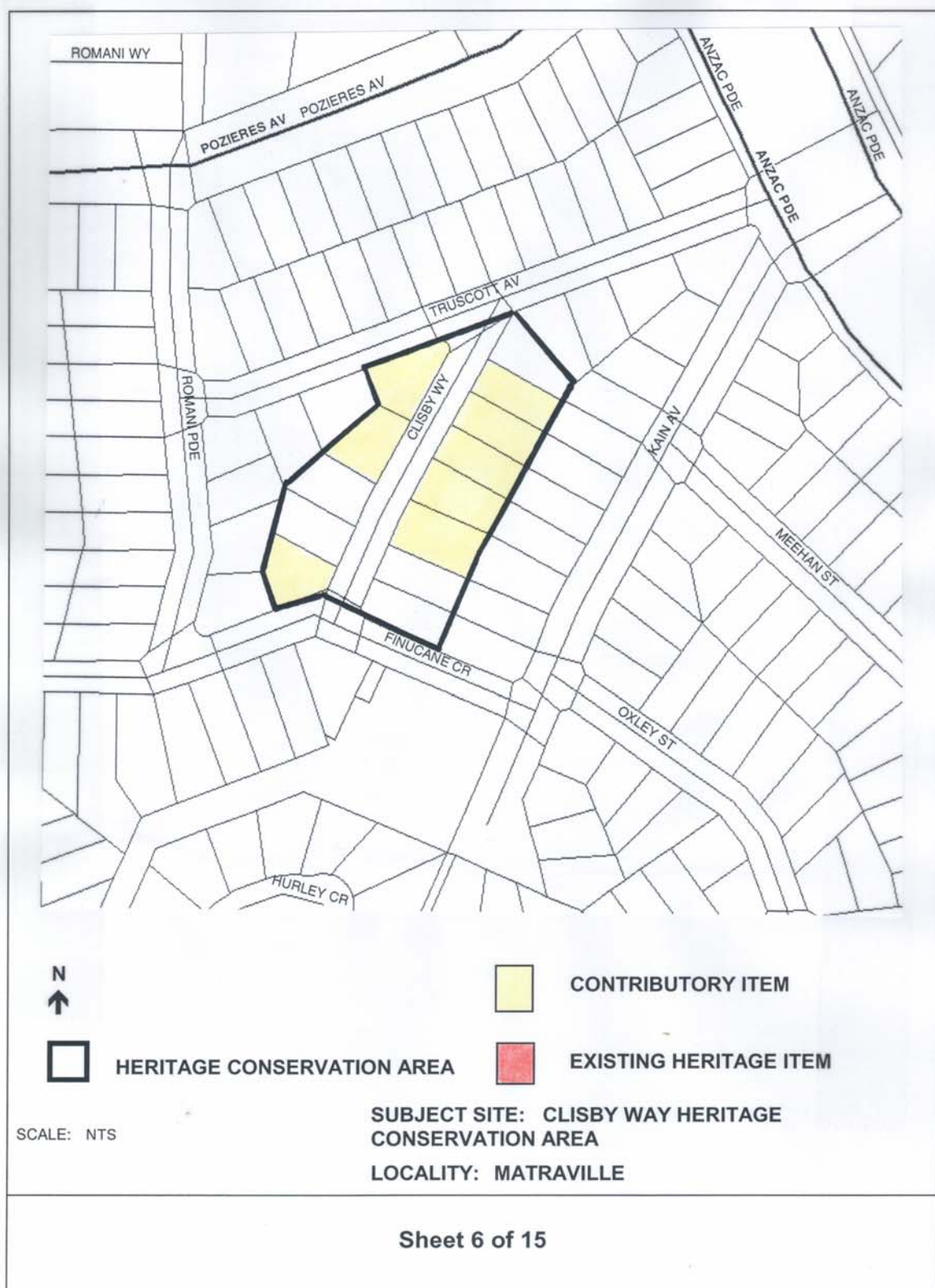
EXISTING HERITAGE ITEM

SCALE: NTS

**SUBJECT SITE: BURTON STREET HERITAGE
CONSERVATION AREA**

LOCALITY: RANDWICK







HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: CLOVELLY ROAD HERITAGE
CONSERVATION AREA

LOCALITY: CLOVELLY



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: DOLPHIN STREET HERITAGE
CONSERVATION AREA

LOCALITY: RANDWICK



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM

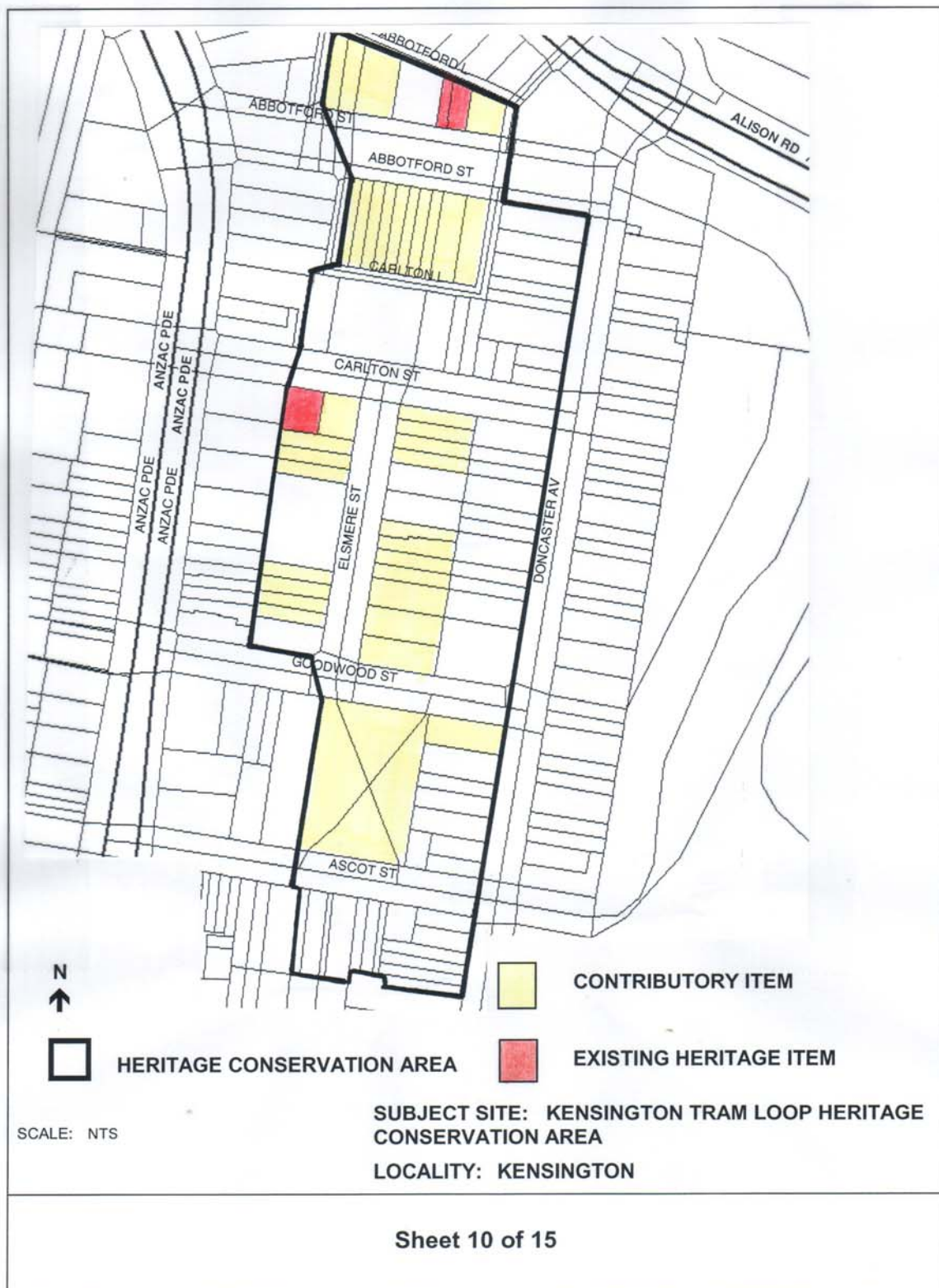


EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: DUKE STREET HERITAGE
CONSERVATION AREA

LOCALITY: KENSINGTON





HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: LANCASTER CRESCENT HERITAGE
CONSERVATION AREA

LOCALITY: KINGSFORD



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM

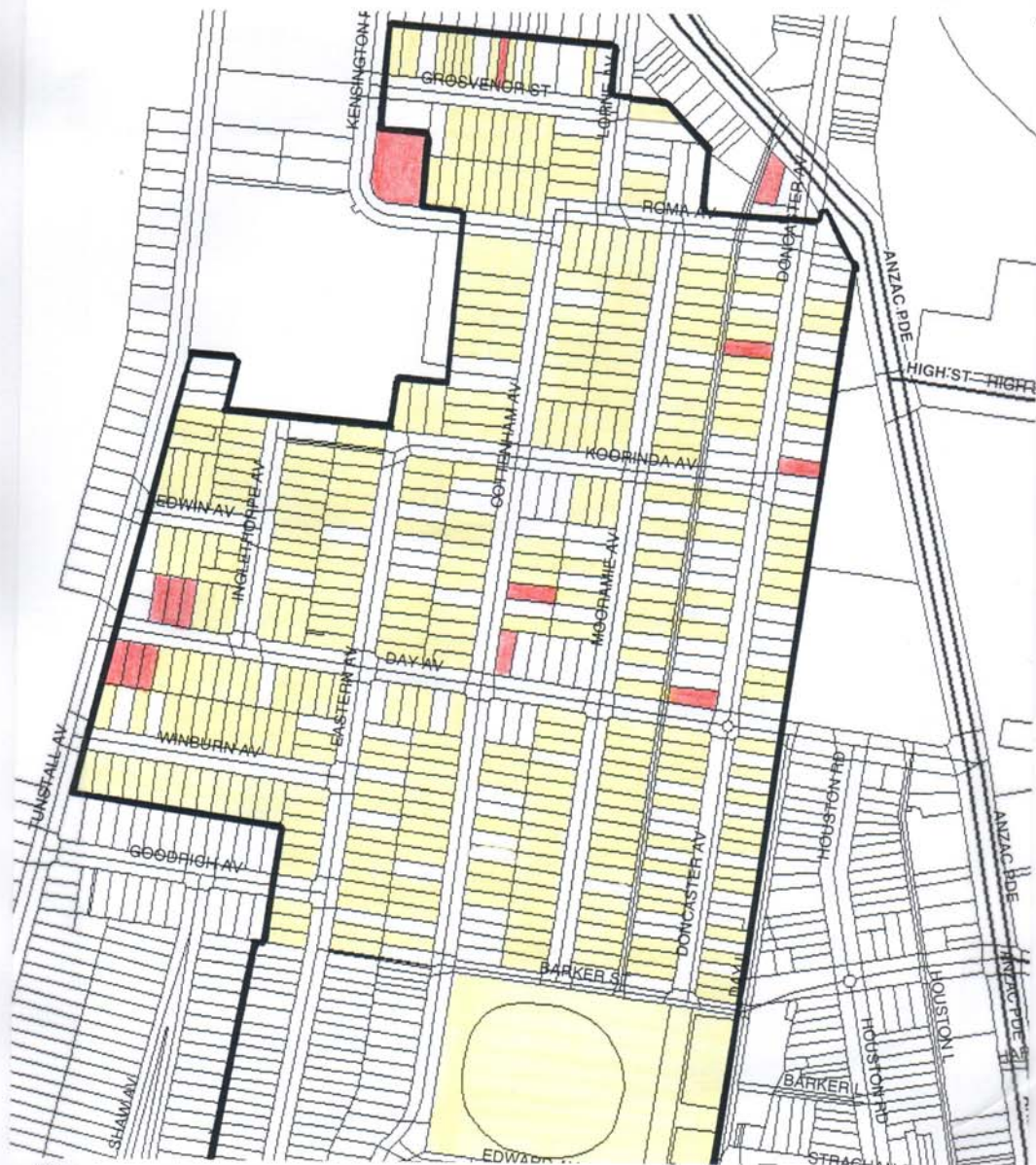


EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: NORTH RANDWICK HERITAGE
CONSERVATION AREA (EXTENSION)

LOCALITY: RANDWICK



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: SOUTH KENSINGTON / WEST KINGSFORD HERITAGE CONSERVATION AREA (PART)

LOCALITY: KENSINGTON AND KINGSFORD



HERITAGE CONSERVATION AREA



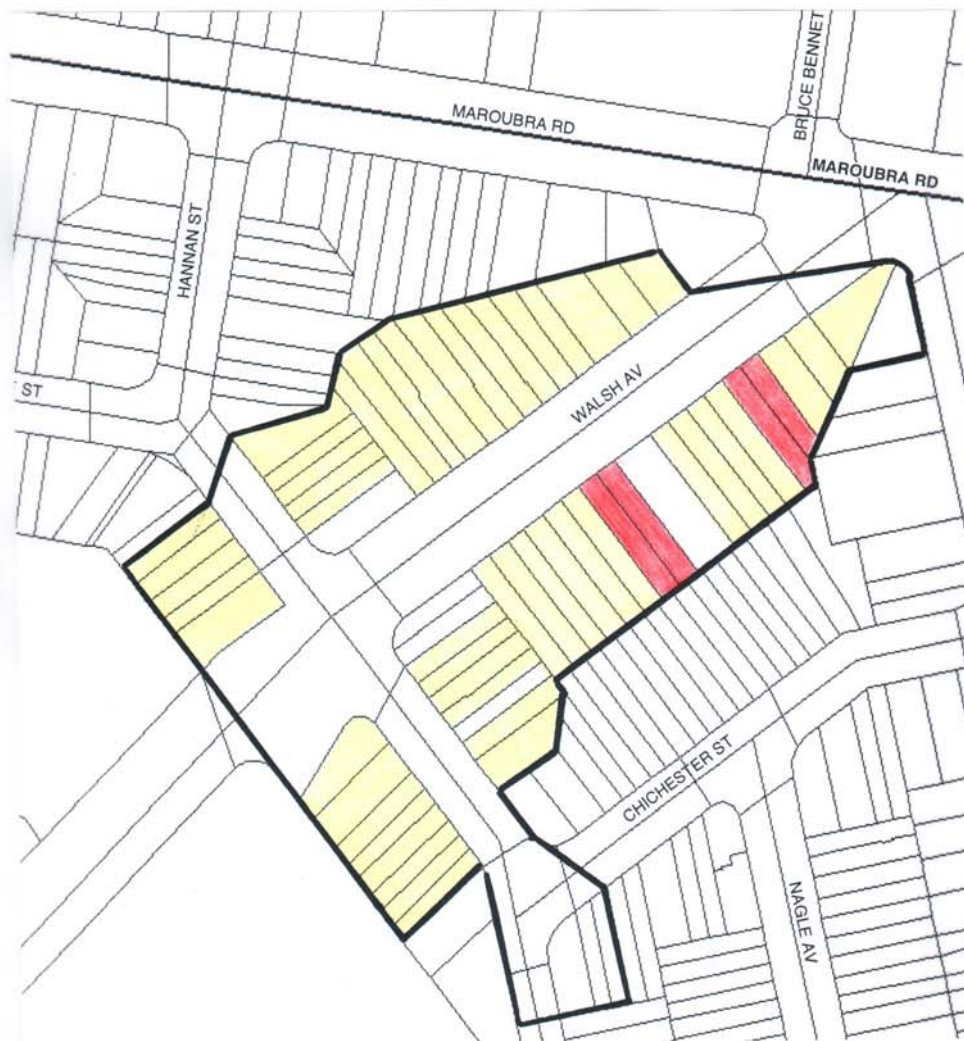
CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

**SUBJECT SITE: SOUTH KENSINGTON / WEST
KINGSFORD HERITAGE CONSERVATION AREA (PART)**
LOCALITY: KENSINGTON AND KINGSFORD



HERITAGE CONSERVATION AREA



CONTRIBUTORY ITEM



EXISTING HERITAGE ITEM

SCALE: NTS

SUBJECT SITE: WALSH AVENUE HERITAGE
CONSERVATION AREA

LOCALITY: MAROUBRA

Appendix 3

Information Requirements for Heritage Development Applications

Development Application Information

Development applications for development affecting a heritage item or property within a heritage conservation area will need to be supported by sufficient information for Council to assess the application. The information required will vary depending on the nature and complexity of the proposed development or the changes proposed. Council's document "The Randwick Development Application Guide" provides a detailed list of the information requirements for written material and drawings supporting a development application. A summary of the minimum information required to support an application is provided below, however applicants are advised to consult Council on the information requirements prior to lodging the development application.

Written Material

The development application should include the following:

- a **statement of significance of the item** (this can be part of the Statement of Heritage Impact);
- a **statement of heritage impact** – the effect the proposed work will have on the heritage significance of the item and its site or the conservation area (refer to the information provided below and Appendix 2 for details);
- a **schedule of work** listing the proposed work to the item or property and cross-referenced to drawings;
- the **future use of the item** or property;
- **consultants reports** if required (eg. historians, archaeologists and engineers), check with Council if this is required;
- a brief **schedule of finishes** cross-referenced to the drawings.

Drawings

- **A location plan and site plan** (drawn to scale) showing the location of the heritage item or property and any other features that may be affected by the proposal (eg. neighbouring structures, outbuildings, trees, significant landscape features, views and vistas). This should also define the title boundaries and, where appropriate, conservation order and/or conservation area boundaries. It should also include a north point. Depending on the type of development proposed, Council may require the site plan to shown levels across the site and adjoining sites.
- **Measured drawings of the item** as 'existing drawings'. A measured drawing is a technical or architectural record (drawn to scale) of the heritage item in its existing form. The drawings should clearly identify (where available) previous alterations, dates of construction, materials etc (not required for properties in heritage conservation areas that are not of heritage significance).

- **Site analysis** provides an understanding of the site and the streetscape context. The purpose of the site analysis is to ensure that the relevant constraints and opportunities are taken into account. For any proposed additions, or new buildings, this drawing will usually include:
 - site dimensions, land area, north point and location of existing building as identified on survey;
 - the relative location and siting of neighbouring buildings;
 - the size, location and botanical name of any major trees on the site, or located on neighbouring land close to your boundary;
 - the slope of the land identified by survey spot levels, and/or contours at 0.5 metre intervals;
 - shadow diagram showing shadows cast during the winter solstice for 9am, 12noon and 3pm;
 - stormwater and natural drainage lines; and
 - location of any existing view lines from, to or through the site.
- **Streetscape analysis** is required if a new building is proposed, or if any proposed additions will be visible from the street. The purpose of the streetscape analysis is to ensure the potential impact of your proposal on the street is taken into account. A streetscape analysis will describe:
 - dominant patterns of building type (scale, form, character, height, roof pitch, front and side setbacks) in the vicinity;
 - subdivision and development pattern
 - any consistent horizontal lines in the streetscape, and the general rhythm of buildings and spaces in the street;
 - local transport and parking conditions in the street and the location of garage and driveway accesses in the street vicinity,
 - major planting in both street reserve and front gardens in the immediate vicinity (species, height & spread); and
 - type and height of fencing to the street.
- **Plans, sections and elevations** (drawn to scale) showing the proposed works by colour or hatching, in accordance with standard architectural and technical drawing practice. These drawings should show how the works would affect existing buildings, structures and features. Fabric to be removed should be shown by dotted line, new fabric by hatching or rendering.

Other Illustrative Material

- coloured photographs of:
 - the heritage item or property and its setting where the works impact on this;
 - particular details which will be affected by the proposal; and
 - views which explain the character of the conservation area where there is an impact on the conservation area.

Photographs should be mounted on A4 sheets, dated and annotated.

- photographic montages, perspectives, drawings or sketches and scale models illustrating the proposal.
- early photographs or drawings of the item or area, especially where you are returning an item or property to a known earlier state.
- colour schemes and information on materials (eg. pictures, brochures and samples).

In some instances additional information may be required to assess an application that is complex or where there are sub-surface works proposed that may have an archaeological impact. In these instances a selection of all of the following documents may be required:

- an archaeological assessment report;
- conservation management plan; and
- conservation policy.

Applicants should contact Council's Heritage Planner to discuss information requirements for complex development applications or those potentially having an archaeological impact.

Statement of heritage impact

A statement of heritage impact will be required to be submitted with the development application. This should be consistent with the document titled Statements of Heritage Impact contained in the NSW Heritage Manual and summarised in Appendix 2. The statement of heritage impact can form part of the statement of environmental effects which is required for all development applications.

The statement of heritage impact should address (as a minimum) the following:

- (a) for development that would affect a **heritage item**:
 - (i) the heritage significance of the item as part of the environmental heritage of the City of Randwick, and

- (ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and
 - (iii) the measures proposed to conserve the heritage significance of the item and its setting, and
 - (iv) whether any archaeological site or potential archaeological site would be adversely affected by the proposed development, and
 - (v) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision, and
- (b) for development that would be carried out in a **heritage conservation area**:
- (i) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance, and
 - (ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area, and
 - (iii) the compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the scale, form, siting, setbacks, materials and detailing of the proposed development, and
 - (iv) the measures proposed to conserve the significance of the heritage conservation area and its setting, and
 - (v) whether any landscape or horticultural features would be affected by the proposed development, and
 - (vi) whether any archaeological site or potential archaeological site would be affected by the proposed development, and
 - (vii) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern.

Do not always assume what has been altered should be reinstated. Alterations and additions sometimes have special interest of their own. This is particularly so if they have been around for a long time, and were originally designed to fit in. Always ask why and when the changes were made. Article 16 of the Burra Charter states that:

“The contributions of all periods to the place must be respected. If a place includes the fabric of different periods, revealing the fabric of one period at the expense of another can only be justified when what is removed is of slight cultural significance and the fabric which is revealed is of much greater cultural significance.”

Often the removal of a balcony or verandah enclosure, for example, will enhance people’s appreciation of an old house. Sometimes however an addition may have interest of its own eg. a sympathetic Inter-War addition to a Federation house.

Refer to Appendix 2 for detailed Guidelines for Preparing Statements of Heritage Impact and the importance of research.

Archaeological assessment

The NSW Heritage Act requires an excavation permit where there is reasonable cause to suspect that excavation could result in an archaeological relic being discovered. An archaeological assessment will advise on the likelihood and potential significance of relics on the site and recommend appropriate action in the context of the proposed development. An archaeological assessment should be prepared in accordance with the Archaeological Assessment Guidelines produced by the NSW Heritage Office.

Appendix 4

Guidelines for Preparing Statements of Heritage Impact and the Importance of Research

Statements of Heritage Impact

Extract from Heritage Manual....

A Statement of Heritage Impact identifies the heritage significance of the item, place or area, the impact of any changes being proposed to it and how any impacts arising from the changes will be mitigated.

A Statement of Heritage Impact must:

- identify why the item, place or area is of heritage significance (the statement of heritage significance);
- describe the works, change of use and any physical changes to the place;
- identify the impact or impacts the proposed changes to the heritage item will have on its heritage significance;
- identify and describe any measures being proposed to lessen negative impacts of the proposed changes;
- identify why more sympathetic solutions to those being proposed are not viable.

In circumstances where the proposed changes are likely to have a detrimental affect on the item, place or area's heritage significance the Statement of Heritage Impact must:

- clearly identify any change or changes that will have a negative impact on the heritage significance of the item, place or area;
- state why the impact or impacts cannot be avoided;
- state the steps being taken to minimise their effect or effects.

The Statement of Heritage Impact must include a statement of heritage significance. It should also include an analysis of heritage significance and proposed conservation policies. Physical condition reports and consultant reports should be included where relevant to the application.

The length of the Statement of Heritage Impact will vary depending on the scale and complexity of the proposal. A brief account included in the Statement of Environmental Effects may be sufficient for minor work that will have little impact on the heritage significance of an item. A more extensive report would be required for more complex proposals or those that will have a major impact on the item.

The Statement of Heritage Impact must address the site of the item or place in its entirety. Features of the item and site, including configuration, layout, setting, buildings and other structures, landscape features (such as gardens, trees, paths and walls), archaeological features (such as wells) and views in and out of the site should be identified where the proposal affects these features.

Research

The three main aims to research are:

- to find out something about the history of building from documentary sources. Old drawings and photographs are the best if you can find them. At the very least, find out when your building was originally built. There are publications available (see list below) which provide detailed information on how to research your building, and where to go for information.
- Inspect the building itself for clues about past alterations. In the absence of documentary sources this will be your best source of information. You should also look at other buildings in the area which are of similar design, or which might even have been identical when originally built
- Familiarise yourself with typical designs and stylistic features of the period. This is never enough on its own. It will also take an experienced practitioner to apply a general knowledge of styles to your particular situation.

Appendix 5

Guidelines for Maintenance and Change

Maintaining and Restoring Existing Buildings

This section sets out how to maintain and restore buildings so that the significance of the heritage item or the contribution the building makes to the conservation area is retained. The information is divided into suggestions and guidelines for changing or treating specific elements and materials of a building.

Brickwork and Walls

Objectives

- to ensure retention of original wall treatments

Most Federation period buildings were constructed of red-brown bricks and were 'tuck-pointed'. Later bricks tended to be darker, usually from being left in the kiln longer. Burnt blue and liver bricks were typical of the Inter-War period. Different bricks were often used at the sides and rear, usually referred to as 'commons'.

Many houses have decorative details, foundations, fencing, verandahs and stairs that have sandstone elements and some have decorative details and panels in stucco and pebbledash. Fully rendered buildings however fell out of favour during the period.

Suggestions

Make sure that any maintenance or alteration to brick walls visible to the street match the colour, brick, bond pattern and mortar joints detail of the remaining or original walls. To do this it may be possible to get second hand bricks from the period, or you may be able to use bricks from another part of your building. Check the ranges available from commercial manufacturers as many produce specialist bricks for restoration purposes.

Where brickwork is in poor condition, joints can be repointed by a specialist bricklayer.

Original face brick should never be rendered as this will destroy the building's original colours and textures, and rob it of its period character. Where hard rendering of face brick has already occurred it may be possible to demolish a rendered wall, turn around the bricks and re-use them. This is a time consuming exercise and is only really appropriate where small parts of a wall are affected. Otherwise it is best not to further alter the original fabric.

Where paint or render cannot be easily removed, a good half-way solution is to paint external walls in colours matching the original brick. Try to get the best match possible. You can determine the original brick colour by removing a section of the paint or render, or finding some area that was not completely covered.

Another half-way solution is to restore other original detail to compensate, including leadlight glazing to windows, and timber details to verandahs. Screen planting should also be considered in conjunction with the above options.

Sandstone details and foundations should be retained and stabilised wherever possible. Alterations should endeavour to replace disturbed or worn sandstone or provide compatible details and materials in new work.

Roofs

Objectives

- to encourage roofs and materials consistent with the original slate and tiled roofs of the Federation and Inter-War periods
- to encourage replacement roofs to match original materials or in an approved alternative material

Original roofs in the area were either in slate or tiled in terracotta. The terracotta tiles were invariably in the same pattern, called the Marseilles pattern. The terracotta was unglazed (or semi-glazed) and usually had a distinctive red or orange colour.

Suggestions

Using modern roofing materials is strongly discouraged. This can significantly alter the character and appearance of an older building. Modern concrete tiles can also cause practical problems. Concrete is heavier than slate for example and can cause roof timbers to sag.

Completely re-roofing a building is an expensive exercise. The price differences between concrete tiles and terracotta tiles however, are not prohibitive. The result in terms of future saleability is worth the investment. There are also new and relatively inexpensive options for slate roofs available.

Note also chimneys, capping, gutters, rainwater heads and downpipes. Imperial tile sizes may be hard to match exactly. Check with specialist heritage suppliers.

Where you have difficulty matching materials, sizes and colours one solution is to take tiles or slates from the rear of the building. Good tiles or slates from the rear can replace broken or missing tiles at the front. The back can then be repaired with new tiles or slates, which match the old as closely as possible.

Where the roof has been altered, consider remedial work according to your budget. If you are planning to re-roof, check to find out if the original form of the roof has been altered. Was for example, the verandah roof originally separate, or was it connected to the main roof? Have roof pitches been altered? Have gables been added or removed?

Re-roofing in slate or Marseilles tiles should be considered when roofing next comes due for replacement. Do not use glazed or inappropriately coloured tiles. Do not use thick concrete tiles meant to imitate slate.

Verandahs

Objectives

- to encourage the retention and repair of existing original verandahs and reinstatement of verandahs and verandah details

Often verandahs have been substantially replaced or enclosed. Other may simply have lost their original detailing, or had it replaced by unsympathetic or non-original detailing. This has a big impact on the way an older building presents to the street.

Suggestions

Re-instating a verandah can do a lot to bring back the original character of a house. Try and find out what your original verandah looked like and reinstate it.

Note the shape, form and structure of the original verandah roof. Is the verandah separate from the main roof? Is it at the same pitch as the main roof? Next, note the profile of the verandah. Is it bullnosed, convex, concave or skillion? Is the verandah hipped at one end? If you cannot find out what the original verandah looked like, and the house has been substantially altered otherwise, erect a simple/sympathetic structure in keeping with the original style of the house. Look at other houses in the area (which would have been the same originally) and which still have their original verandah. Base your design on those.

Do not use highly decorative or ornate verandah detailing unless you know it was original.

Fences

Objectives

- to encourage the retention and repair of existing original fencing
- to encourage the reinstatement of fencing consistent with original buildings

Front fences were an extremely important streetscape element in both the Federation and Inter-War periods.

Suggestions

Wherever possible existing original fences should be retained and repaired. In cases where there is no direct evidence of the form of the original fence it may be possible to reconstruct in a way that is sympathetic to the style of the house.

Timber hardwood paling fences are most commonly applied to side and rear boundaries. More recently, treated pine has become a reasonable alternative. Sheet metal fencing is not appropriate.

High walls or fences should only be erected in exceptional circumstances.

If your house is still essentially original, but you cannot find out what the original fence was like, look at other examples in the street or area. Are there any other houses like yours which still have their original fencing? It is important that the materials and colours match those of your house. Don't use fencing which is more decorative than the house. As far as possible, try to complement original or sympathetic neighbouring fences. Continue fencing at the same height, with similar materials and details. Consistent fencing can considerably unify a streetscape.

The simplest means of recreating a Federation period fence is to erect a timber picket fence with matching gates. The pickets may display some variety with either flat or rounded edges, reflective of the Federation period. Inter-war picket fences featured flat-top batten pickets, but low brick fences were probably more widespread, often with a single horizontal timber or metal pipe rail.

Gardens

Objectives

- to provide attractive front garden areas in keeping with those of the area's original houses
- to improve the landscape setting of all buildings and the streetscape quality of conservation areas

The area's original houses had well cared for front gardens with the minimum of hard paving. Typical front lawns of Federation and Inter-War periods were planted behind the front fence and below the verandahs with border planting of low shrubs or hedge material. Lawns were usually divided into two separate sections by the positioning of the front path. This design element was especially strong in the decades leading up to 1940. Some gardens display symmetrical garden beds, usually circular, within the grassed areas.

A path style common to the Federation period featured tessellated tiling with rounded cement edging. The style persisted in the Inter-War period. Coloured cement paths with matching edging also occur. Brick paving, often in herringbone pattern, was also used for driveways and paths. Tooth brickwork was often used for edging to brick paths.

The most popular lawn species was buffalo grass and, less commonly Couch grass in the larger gardens. Popular ornamental species once commonly found within garden border beds were roses and hydrangeas. The sandy nature of the soil does not assist with the growth of these species. Traditional plants of the Federation period include Frangipani, various palm species, jacaranda, cypresses, Chinese elm, camphor laurel, lemon scented gum, photinia, Indian hawthorn, strelitzia, clivia, camellia and azalea.

Suggestions

In general, it is only the front garden that is relevant in maintaining the heritage quality of the streetscape. Some properties however have frontages to two streets. For these properties, side and rear garden presentations need to be considered.

Unsympathetic alterations and new buildings are all the more disruptive if they are fully exposed to the street. Landscape screening, together with appropriate fencing, is sometimes the only low cost solution to the problem.

Reducing areas of hard surface paving on the site, including both front and rear gardens, is important in maintaining the landscape setting of the dwellings.

Details

Objectives

- to enhance and reinforce the Federation and Inter-War period streetscape by reinstating detail
- to encourage the retention and repair of original detail
- to encourage reinstatement of detail which has been lost

Most original houses in the conservation area have lost some minor detail particularly window hoods, original windows and doors, original glazing.

Restoring detail is a relatively low cost measure which could have a major positive impact. It is also something which may be done a step at a time, as money and time suit.

The following notes will assist you with specific details:

Timber: most minor building elements were made from timber. These include window frames, barge boards, fascia, brackets, columns, friezes etc. Many joinery companies have most popular original profiles in stock. If you have evidence of your original timberwork, a joiner can easily measure a profile and work from it.

Metal: in the Federation and Inter-War period, wrought iron was the decorative metal most commonly used. It was most often featured on balustrading and fences, usually with one matching the other. Decorative cast iron was more commonly used in the earlier Victorian period.

Second hand building suppliers may have replacement pieces of patterned iron work. Matching elements may be found in catalogues or prepared to order.

Flooring & Paving: pay particular attention to verandah, steps and pathway tiling. What were the original materials, patterns and colours? Slate, tiles and boarding were the most common. If the original survives it should be kept, even if it remains incomplete.

Windows: match original sill and head heights. Were the original window heads straight or curved? Was stained or patterned glass used? Check local examples for framing layouts. Proportions are important. Original openings should never be enlarged or otherwise altered.

Paint: to determine original paint colours, try scraping back newer layers of paint. This may reveal an older or original colour. Scrapings should be taken from areas sheltered from the sun and rain. Allow for fading of the original colour. For accurate colour matching you are advised to consult a colour specialist. Previously unpainted surfaces should never be painted. Painting of original stone or brickwork is inappropriate and practically irreversible.

Appendix 6

Guide to Stylistic Features and Materials Used During Particular Periods

Guide to Stylistic Features and Materials Used During Particular Periods

While the final selection of appropriate materials will be closely tied to the particular building under review, the following guide provides a broad framework of acceptable materials.

Georgian	
Roof	Corrugated iron (painted or unpainted), timber shingles.
Walls	Brick smooth faced painted (normally white) or rendered, sandstone, timber boards, concrete blocks, rendered or painted to match stone work. Brickwork was often finished with whitewashed stucco or light cement render.
Other	Windows generally small, in a vertical format, often six or twelve pane, timber stained. Verandahs usually straight, bullnose or concave corrugated iron.

Victorian	
Roof	Corrugated iron (painted or unpainted), slate (or acceptable facsimile).
Walls	Primarily brickwork, most often rendered and painted, some exposed. Timber weatherboard painted, profile or section to match existing as closely as possible.
Fences	<i>Victorian and some Federation period buildings:</i> preferred materials for replica front fences include cast iron reproduction galvanized steel or aluminium spear head or decorative lace types, timber vertical palings or pickets and sandstone blocks. Victorian and Federation cast iron palisade and picket fences with elaborate stone or brick gate posts or columns and plinths, are major streetscape elements particularly in parts of Randwick, Coogee and Clovelly.
Colour Schemes	Colour schemes may be selected from a range of rich colours. Contrasting colours should be used to highlight architectural details, external windows and door joinery and stone quoining.
Other	Vertical front windows, French doors with shutters, high gothic proportions. With Italianate, curved forms and arches may be

Victorian

appropriate on windows and doors. Often curved galvanized iron verandah. Verandahs of straight, bullnose or concave corrugated iron and balcony awnings often painted in stripes. The stripes were mostly the width of a single sheet of iron and colours mostly commonly used were green and white (or off white), greens and browns for dark stripes and cream for light stripes.

Federation / Edwardian

<i>Roof</i>	Corrugated iron (predominantly painted red). Roofs were orange terracotta tiles or slate with frilled terracotta ridge cappings. Marseilles tiles. Some use of shingles (on window hoods).
<i>Walls</i>	Red brick exposed. Some public buildings rendered and painted. Red brick, stucco, rough cast painted combinations, painted timber and boarding on gable ends. Dark painted woodwork (Bungalow style).
<i>Fences</i>	Some Federation period buildings preferred materials are dark red bricks or sandstone blocks, in some cases in combination with timber railings. Brick and sandstone fence types also occur in association with Federation style buildings. Some Federation period buildings preferred materials for replica front fences include cast iron reproduction galvanized steel or aluminium spear head or decorative lace types, timber vertical palings or pickets and sandstone blocks. Victorian and Federation cast iron palisade and picket fences with elaborate stone or brick gate posts or columns and plinths, are major streetscape elements particularly in parts of Randwick, Coogee and Clovelly.
<i>Colour Schemes</i>	Timberwork and other details on Federation houses should be painted in a light colour to contrast the dark brick.
<i>Other</i>	Gable forms, deep eaves, wide verandahs with timber detailing painted white. Vertical format windows, casements often with coloured glass panes.

Californian Bungalow	
Roof	Terracotta tiles often with decorated finials.
Walls	Exposed red brick base with rough cast render above. Gable ends sometimes shingled but more commonly light weight infill with timber battens.
Fences	California Bungalows preferred materials are dark red bricks or sandstone blocks, in some cases in combination with timber railings. Brick and sandstone fence types also occur in association with California Bungalow style buildings.
Colour Schemes	Gables and other lightweight panels in brick may be painted in a contrasting light colour.
Other	Vertical format casement windows. Massive columns support flat or gable roofs over front porches.

Art Deco	
Roof	Hipped, terracotta tiles.
Walls	Exposed dark red or orange-red textured brick. Patterned brickwork incorporating protruding and recessed bricks in strong geometric designs used in infill panels to emphasise vertical and horizontal lines in the façade. Irregular parapet walls.
Fences	<i>Art Deco and 1940s buildings:</i> preferred materials for fencing include dark red bullnose and standard bricks. Brick and sandstone fence types also occur in association with Art Deco, style buildings.
Other	Balconies are generally recessed with brick balustrades. Windows follow a horizontal format and may be double hung or casement.

<i>Spanish Mission</i>	
<i>Roof</i>	Small rounded Cordova or terracotta tiles in hipped and or gabled roof form.
<i>Walls</i>	Brick usually rendered and occasionally rendered in swirls. Semi-circular arches and moldings to windows and verandahs.
<i>Other</i>	Barley twist columns used to support verandah arches. Windows multi pane, often with shutters.

<i>Ocean Liner</i>	
<i>Roof</i>	Flat metal or bitumen or hipped terracotta tiles.
<i>Walls</i>	Smooth finish rendered brick often with curved corners and large areas of flat surfaces.
<i>Other</i>	Windows were generally large openings with steel frames, often wrapped around the corners of the building.

Garden Elements

Typical front lawns of the Federation and Inter-War periods were planted behind the front fence and below the verandahs with border planting of low shrubs or hedge material. Lawns were usually divided into two separate sections by the positioning of the front path. This design element was especially strong in the decades leading up to 1940. Some gardens display symmetrical garden beds, usually circular, with the grassed areas.

A path style common to the Federation period featured tessellated tiling with rounded cement edging. The style persisted in the Inter-War period. Coloured cement paths and brick paving, often in herringbone pattern, was also used for driveways and paths. Tooth brickwork was often used for edging to brick paths. The most popular lawn species was buffalo grass, and less commonly couch grass in larger gardens.

Popular ornamental species once commonly found within garden border beds were roses and hydrangeas. The sandy nature of the soil does not assist with the growth of these species. The more common species include camellias, azaleas, lavender, clivia and strelitzia. Traditional plants of the Federation period include frangipani, various palm species, jacaranda, cypresses, Chinese elm, lemon scented gum, photinia, Indian hawthorn, strelitzia, camellia and azalea.