

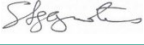
STRATEGIC PLANNING

DRAFT **Randwick** **Development** **Control Plan** **D7 The Spot**

D04579817

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1. Introduction

The Spot is a vibrant neighbourhood local centre located at the junction of two relatively busy roads (St Pauls Street and Perouse Road) within a predominantly residential and educational precinct in Randwick. The area is zoned E1 Local Centre under the Randwick Local Environmental Plan 2012 (RLEP 2012), reflecting its role in providing local retail, dining and community services to surrounding residents and visitors.

The Spot is distinguished by its aesthetic, historic and social significance which is formally recognised through its designation as a Heritage Conservation Area (HCA). The precinct features a cohesive streetscape of heritage buildings, including the iconic Ritz Cinema and retains a fine-grain urban form that contributes to its unique local character.

Functioning as a key local centre within the Randwick Local Government Area (LGA), The Spot offers a pedestrian-friendly environment with active street frontages, a mix of commercial and residential uses and a strong cultural identity. Its layout and proximity to public transport makes it a highly accessible and attractive destination as one of Randwick's main entertainment districts.

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

- Part A – Introduction
- Part B – General controls including:
 - Part B7 – Traffic, transport and parking
 - Part B12 – Outdoor advertising and signage
- Part C – Land Use Controls including:
 - Part C1 – Low density residential
 - Part C2 – Medium density residential
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

Objectives

The objectives of this DCP are to:

1. Protect and enhance the heritage values and character of the commercial area.
2. Encourage and facilitate well designed and appropriate development within The Spot local centre with new development or alterations to existing buildings designed to be compatible with and enhance the heritage streetscape
3. Maintain and strengthen The Spot's role as a cultural and entertainment hub
4. Minimise the potential of the buildings within the commercial zone to adversely affect the amenity of the residential land by implementing building height planes and controls around the commercial periphery.

2. Heritage

Explanation

The Spot Heritage Conservation Area (HCA) showcases a rich diversity of streetscapes. In the commercial centre, buildings are predominantly two-storey, continuous, and aligned to the street, creating a distinctive urban character—especially at the curved corner of Perouse Road and St Pauls Street. Architectural styles include Victorian Italianate, Federation Free Classical, and Inter-War Art Deco, with the Randwick Ritz cinema (39 St Pauls Street) standing out as a prime Art Deco example. Residential areas feature representative buildings from the Victorian, Federation, and Inter-War periods, with Federation Bungalows being the most common. Notable groupings include the detached houses at 77–93 Perouse Road and several others throughout the HCA.

The Spot HCA 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 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, where the commercial centre developed around a tram stop at the intersection of Perouse Road and St Pauls Street.

Themes represented in the HCA

The following historical themes, identified in The Spot HCA include:

- Speculation and promotion
- Industry and commerce
- Transport and communications
- Suburbanisation
- Modifying the landscape
- Promotion, culture, religion and education
- Recreation, entertainment and leisure

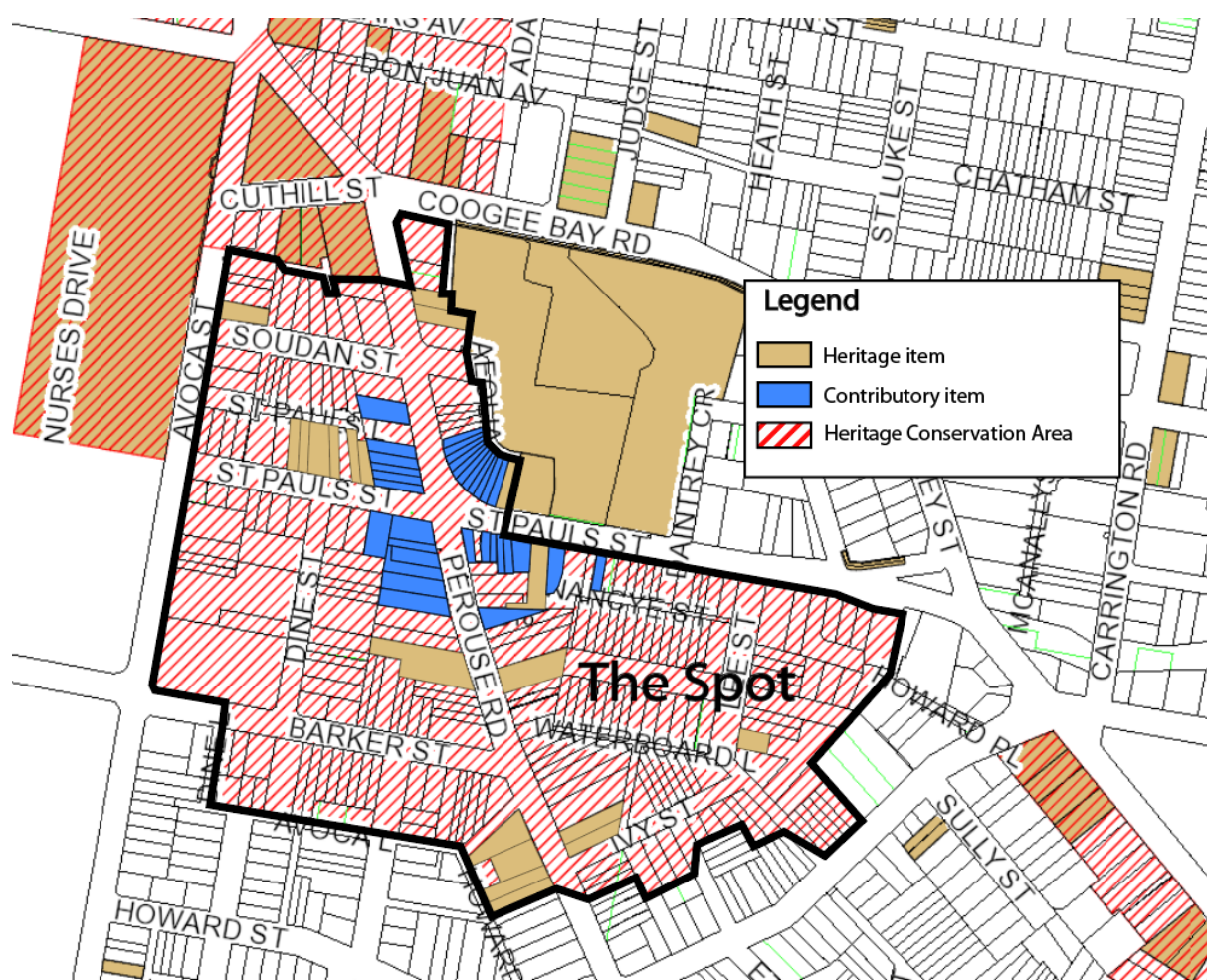
Note

In addition to the below controls, all development must comply with Part B2 Heritage of the Randwick DCP.

The Spot HCA statement of significance can be found on Council’s website at:
<https://www.randwick.nsw.gov.au/planning-and-building/heritage-conservation/heritage-conservation-areas>

Heritage and Contributory Buildings identified within the local centre and surrounds are listed in Table 1 and also mapped in Figure 1 below.

Figure 1: The Spot heritage and contributory buildings



Source: Randwick City Council 2025

Table 1: Contributory buildings within the local centre

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

Objectives

The objectives for heritage are to:

1. Conserve and enhance the character and heritage significance of heritage items
2. Retain and conserve the distinctive and significant physical fabric of heritage items and contributory buildings
3. Ensure surrounding or infill development is designed to respond sympathetically to the historic scale, built form, character and detailing of nearby heritage items and contributory buildings
4. Ensure that the heritage significance of heritage items and The Spot HCA are considered in the assessment of Development Applications (DA).

Controls

- a) All development involving heritage items are to be in accordance with requirements for heritage set out in Part B2 – Heritage of the Randwick DCP
- b) All development involving heritage items and contributory buildings are required to:
 - i. Adhere to the principles of the Burra Charter
 - ii. Include the submission of a Heritage Impact Statement (or Heritage Impact Assessment) which considers the heritage significance of the item or contributory building, the impact of the proposal on the heritage significance of the building or heritage items within the vicinity, the rationale for the proposed development, and the compatibility of the development with the objectives and controls, and/or recommended management within relevant conservation management plans, planning instruments or heritage inventories
- c) Alterations and additions to heritage items and contributory buildings should conserve original characteristic-built form, and not significantly alter the appearance of principal, or historically significant facades, except to remove detracting elements
- d) Development adjacent to heritage items and contributory buildings (infill development) should:
 - i. Reflect the scale, proportions, articulation and alignment of adjacent buildings including maintaining vertical articulation, avoiding dominant horizontal forms and reinforcing historic height lines at corners and intersections
 - ii. Incorporate design that responds to historic streetscape patterns. Contemporary signage and finishes should complement existing detailing and side elevations should preserve the massing and profile of contributory and heritage items.

3. Site planning

Objectives

The objectives for site planning are to:

1. Maintain and enhance retail quality, variety and continuity
2. Promote an attractive and harmonious streetscape which relates to the scale of pedestrians
3. Ensure local site conditions, constraints and opportunities are considered in the design of new development
4. Achieve a coherent site layout that provides a pleasant, attractive and sustainable environment for living, socialising and work
5. Ensure consideration of the relationship between new and existing development and to minimise negative impacts.

Controls

- a) Provide ground floor retail and/or commercial floor space along all local centre zoned street frontages, other than the frontage required for access
- b) Where suitable, provide additional commercial/retail uses at first floor
- c) In addition to the continuous commercial street frontage, the ground floor commercial area should have a minimum depth of 10m in order to achieve a viable shop or office size (except in heritage situations where it may be different)
- d) New development should integrate with the surrounding area through consideration of streetscape, landscape design and pedestrian and cycle links
- e) Retain and integrate heritage items or contributory buildings and significant features such as stone fencing and retaining walls
- f) New development must minimise impacts on the amenity of neighbouring sites.

4. Commercial area – building envelopes

Objectives

The objectives for commercial building envelopes are to:

1. Ensure that any new development respects the scale and form, siting and setbacks of surrounding buildings
2. Ensure that any new development reinforces existing urban form and streetscape character
3. Minimise the potential of buildings within the local centre to adversely affect the amenity of adjoining residential land.

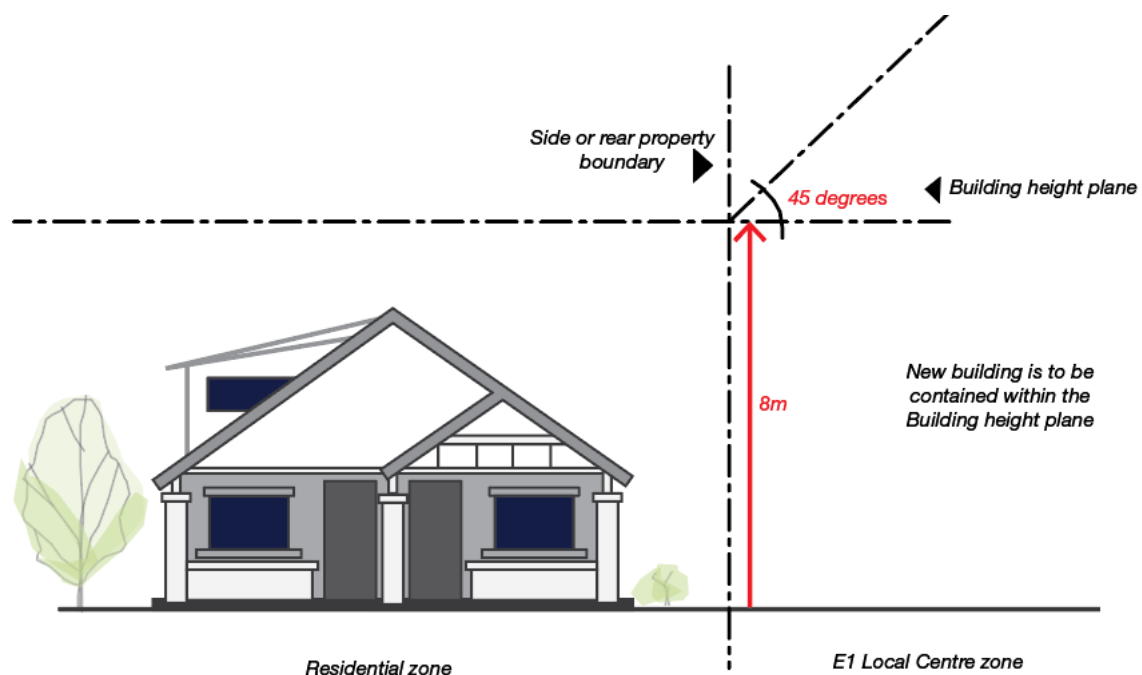
4.1. Application of building envelope planes/space- commercial development

Explanation

The building height plane defines the envelope or space within which a building can be built. The following explains each of the building height planes. Figure 2 shows an example application of the building height plane control. The building height plane for new commercial development adjacent to existing residential development applies throughout the Local Centre zone (at side and rear of property boundaries).

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

Figure 2: Application of building height plane control



Source: Randwick City Council 2025

Building envelope plane – heritage items and contributory buildings

An additional building height plane applies to heritage items and contributory building facades shown on Figure 3. The purpose of this building height plane is to reduce the prominence of new building additions and alterations behind existing conserved heritage and contributing facades and to ensure new buildings will not necessarily or unreasonably intrude upon:

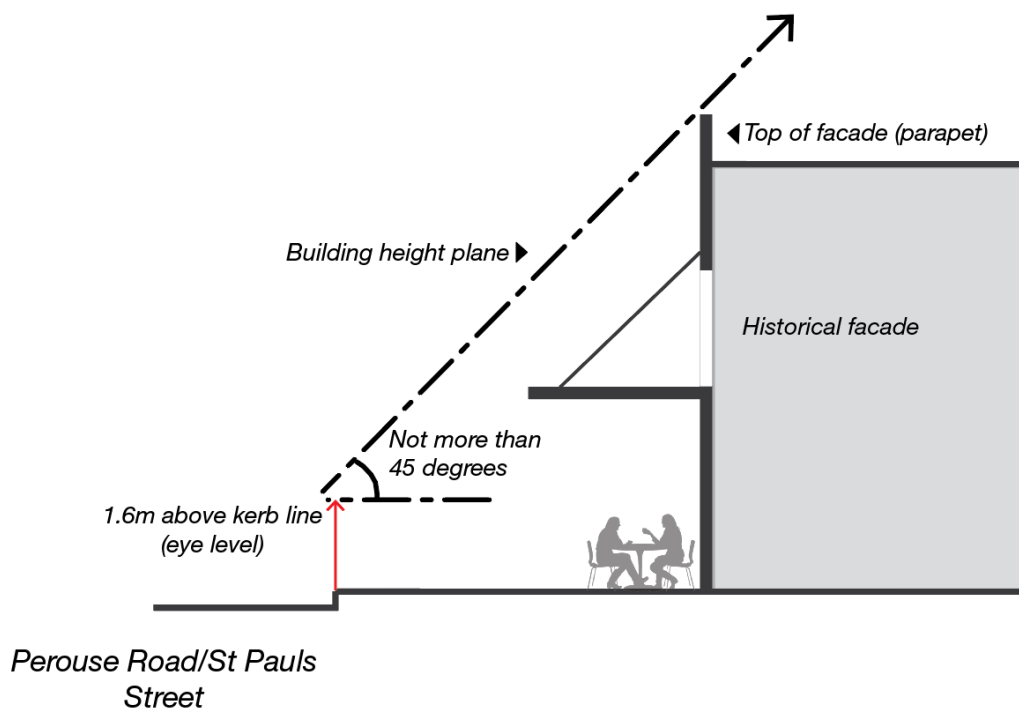
- A heritage item
- The existing streetscape
- The existing character of buildings in the locality built between the late 1880's to the mid 1930's

This height plane is measured at right angles to the building alignment and is projected from a point 1.6m above the kerb line. Its angle is determined by the height of the retained buildings, but not more than 45° as indicated in Figure 3.

Control

- All commercial development within The Spot adjacent to residential development must comply with the building envelope planes in addition to the relevant FSR and building height controls set by RLEP 2012
- No part of a building may penetrate the plane except for minor architectural features including parapets, eaves, chimneys, etc.

Figure 3: Building height plane – historic buildings and contributory facades



Source: Randwick City Council 2025

5. Commercial area – building design

Explanation

The distinctive character of The Spot is largely determined by the existing built form of heritage and contributory buildings (refer to Figure 4). It is envisaged that development will remain consistent with the existing built form and character of the HCA. New development is envisaged to incorporate a number of design elements that contribute to the existing appearance, function and impact of the surrounding area including:

- Shopfronts
- Awnings
- Upper level facades
- Materials and colours
- Outdoor advertising and signage
- Car parking and access

Figure 4: Building design



Source: Randwick City Council 2025

Objectives

The objectives for building design are to:

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

5.1. Shopfronts

Controls

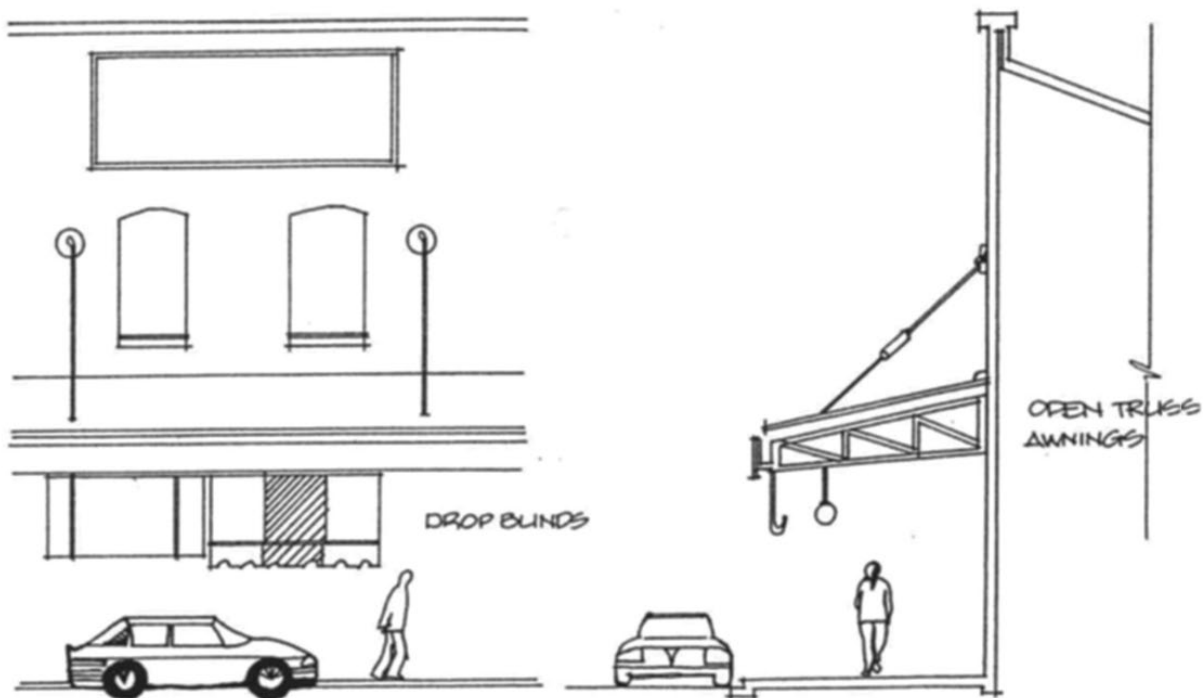
- a) Original heritage shopfronts and detailing (e.g. doors, tiles, windows and ornamental detailing) shall be retained and restored
- b) New shopfronts must be designed to reinforce the character of the locality and to ensure street level continuity. The form, scale and proportion of shopfront elements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

5.2. Awnings

Controls

- a) Continuous awnings attached to buildings and covering all main pedestrian routes must be provided for pedestrian comfort (refer to Figure 5)
- b) Provide, steel-framed awnings, suspended from wall brackets, covering the 3.5m wide footpath
- c) The traditional box awnings are acceptable as they consolidate the centre's overall character
- d) New development should include a flat suspended/cantilevered awning to provide continuous pedestrian shelter
- e) Awning fascias should align with the awning of adjoining buildings, matching the established height above footpath level
- f) The depth of the fascia should be uniform with adjoining properties. Design and materials should be light weight to complement the building to which the awning is to be attached
- g) New development should provide an awning across its street frontage, setback 600mm from the kerb, between 3.5m and 4.5m above the footpath. Gaps between awnings should be closed
- h) Glass or translucent roofing must not be used as these materials provide no shade and facilitate heat transfer. Opaque materials such as ribbed sheet steel are encouraged
- i) Drop blinds protecting shopfronts and shoppers from low sun angles should be included at the outer edge of awnings
- j) Advertising space should be used to diversify the street appearance. The underside of drop blinds must be at least 3m above the footpath level. In cases where it is impractical or unreasonable to require continuous awnings other forms of providing shade and shelter may be considered.

Figure 5: Awning examples



Source: Randwick City Council 2023

5.3. Upper level facades

Explanation

The building façade is one of the strongest elements which contributes to the character and image of The Spot. Changes to individual buildings should respect the built heritage of the business centre (refer to Figure 6).

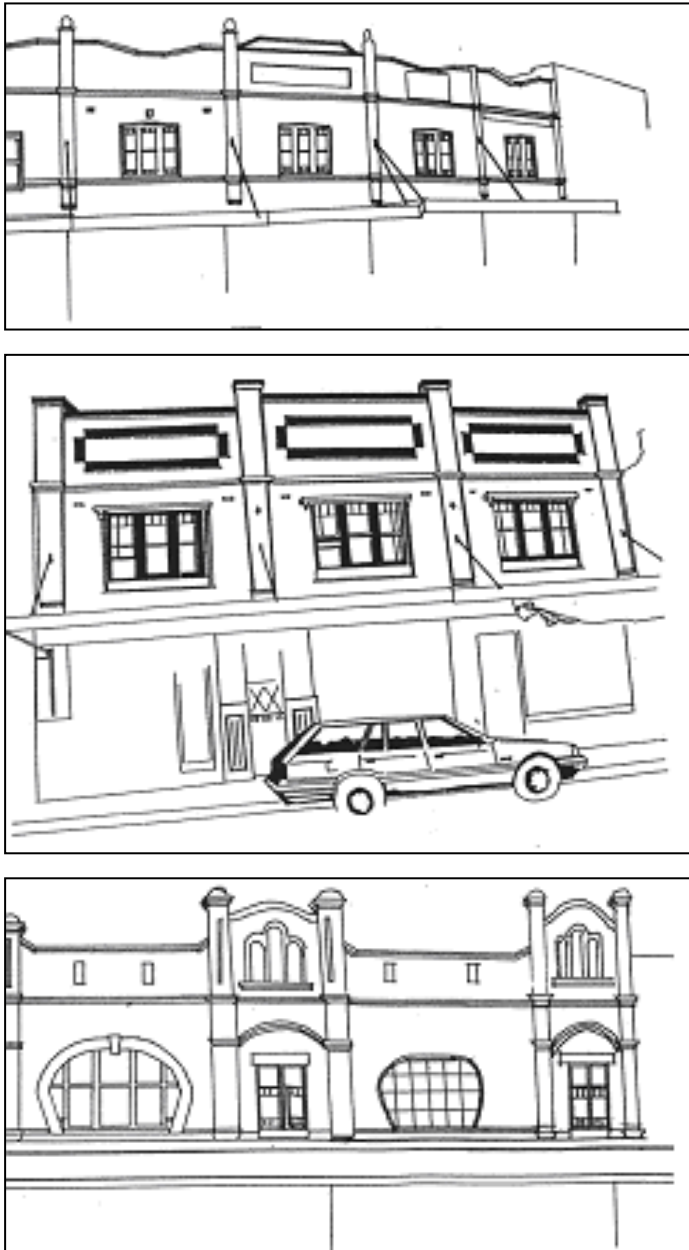
Note

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

Elements which contribute to the character of The Spot include:

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

Figure 6: Examples of parapet roof forms



Source: Randwick City Council 2023

Controls

- a) Upper floor windows should be returned to original detailing through replacement of sympathetic frames or the reinstatement of timber frames and mouldings
- b) The character of the area can be improved with the removal of inappropriate alternations and additions from the facades
- c) New development should adopt a fenestration pattern and architectural design elements which emphasise the vertical proportions of the existing facades
- d) A parapet roof form should be included which creates an interesting skyline and harmonises with the existing parapets (refer Figure 6)
- e) New parapets should align with the parapets of adjoining buildings and a design that generally relates in bulk and scale

- f) For new development, façade alterations and infill buildings, verandahs and upper storey balcony design and materials should be compatible to the heritage items and contributory building facades within the area
- g) Cantilevered balconies should not be used on new buildings
- h) Balconies should be sized and arranged so that strong horizontal lines do not dominate the façade of the development
- i) Recessed balconies which modulate the façade should be incorporated in the design of new development
- j) Balconies should be designed to protect the visual amenity of occupants, neighbours and the street and should therefore have a solid appearance.

5.4. Materials and colours

Controls

- a) Materials and finishes for new development should be compatible with adjoining and nearby development. Sympathetic use of building materials can reduce the impact of a modern shopfront on the streetscape
- b) Acceptable materials include face brickwork (traditional reds, browns and manganese) and rendered masonry. The use of precast concrete is to be avoided. Acceptable roof materials include corrugated iron and Marseilles tiles
- c) Original face brickwork or stone should not be painted or rendered
- d) Colours should enhance the locality and be appropriate to the architectural style of the building.

Note

Suitable colour schemes for buildings of each period of development can be found on Council's website here: <https://www.randwick.nsw.gov.au/planning-and-building/heritage-conservation/looking-after-your-heritage-house>

