

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998 (AMENDMENT No 39)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning and Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act, 1979*. (_____)

DIANE BEAMER, M.P.,
Minister Assisting the Minister for Infrastructure
And Planning (Planning Administration)

Sydney

2005

Randwick Local Environmental Plan 1998 (Amendment No 39)

under the

Environmental Planning and Assessment Act 1979

1. Name of plan

This plan is *Randwick Local Environmental Plan 1998 (Amendment No 39)*.

2. Aims of plan

The aims of this plan are to:

- (a) update the heritage provisions of the Randwick Local Environmental Plan 1998; and
- (b) introduce new heritage conservation areas in the City of Randwick.

3. Land to which this plan applies

- (1) This plan applies to all land within the City of Randwick.

4. Amendment of Randwick Local Environmental Plan 1998

Randwick Local Environmental Plan 1998 is amended as set out in Schedule 1.

Schedule 1 Amendments

[1] Clause 43

Delete clause 43.

[2] Clause 43

Insert after Part 4 – Heritage provisions:

Insert in the Purpose for Part 4 – Heritage provisions: after Schedule 3 the letter “A” and after areas are the words “listed in Schedule 3B and are”.

43 Objectives

The objectives of this plan in relation to heritage are:

- (a) to conserve the environmental heritage of the City of Randwick, and
- (b) to conserve the heritage significance of existing significant fabric, relics, Aboriginal objects, settings and views associated with the heritage significance of heritage items and heritage conservation areas, and
- (c) to ensure that archaeological sites and places of Aboriginal heritage significance are conserved, and
- (d) to ensure that the heritage conservation areas throughout the City of Randwick retain their heritage significance.

[3] Clause 44

Delete clause 44

[4] Clause 44A

Insert after clause 43:

44A Protection of heritage items and heritage conservation areas

When is consent required?

- (1) The following development may be carried out only with development consent:
 - (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, subdividing, or carrying out of work on land on which a heritage item is located or which is within a heritage conservation area.
- (2) Before granting consent to a development application required by this clause, the Council must be satisfied that the features of the proposed development will be compatible with the heritage significance of the heritage item or heritage conservation area, having regard to the form of, and materials used in, buildings that contribute to the heritage significance of the heritage item or heritage conservation area. In satisfying itself about those features, the Council must have regard to at least the following (but is not to be limited to having regard to those features):
 - (a) the pitch and form of the roof (if any), and
 - (b) the style, size, proportion and position of any openings for windows or doors (if any), and
 - (c) the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building.

What exceptions are there?

- (3) Development consent is not required by this clause if:
 - (a) In the opinion of the consent authority:
 - (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, and
 - (b) the applicant has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan.
- (4) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods, Aboriginal objects or to a place of Aboriginal heritage significance:
 - (a) the creation of a new grave or monument, or
 - (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.

[5] Clause 44B

Insert after clause 44A:

Clause 44B What must be included in assessing a development application?

Before granting consent to a development application required by clause 44A, the Council must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

What extra documentation is needed?

The assessment must include consideration of a heritage impact statement.

Purpose: To establish consent requirements for development involving a heritage item or land within a heritage conservation area. Also, to establish criteria for the assessment and determination of development applications arising from those consent requirements.

[6] Clause 45

Delete clause 45.

[7] Clause 45A

Insert after clause 44B:

Clause 45A Development affecting places or sites of known or potential Aboriginal heritage significance

Before granting consent for development that is likely to have an impact on a place of Aboriginal heritage significance or a potential place of Aboriginal heritage significance, or that will be carried out on an archaeological site of an Aboriginal object that has Aboriginal heritage significance, the consent authority must:

- (a) consider a heritage impact statement explaining how the proposed development would affect the conservation of the place or site and any Aboriginal object known or reasonably likely to be located at the place or site, and
- (b) except where the proposed development is integrated development, notify the local Aboriginal communities (in such way as it thinks appropriate) and the Director-General of the Department of Environment and Conservation (NSW) of its intention to do so and take into consideration any comments received in response within 28 days after the relevant notice is sent.

Purpose: To establish consent requirements for development involving places or sites of known or potential Aboriginal heritage significance. Also, to establish criteria for the assessment and determination of development applications arising from those consent requirements.

[8] Clause 45B

Insert after clause 45A

45B Development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance

- (1) Before granting consent for development that will be carried out on an archaeological site or a potential archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of an Aboriginal object of Aboriginal heritage significance), the consent authority must:
 - (a) consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site, and
 - (b) notify the Heritage Council of its intention to do so and take into consideration any comments received in response within 28 days after the notice is sent.
- (2) This clause does not apply if the proposed development:
 - (a) does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any above-ground relics would not be adversely affected by the proposed development, or
 - (b) is integrated development.

Purpose: To establish the consent requirements for development involving known or potential archaeological sites. Also, to establish criteria for the assessment and determination of development applications arising from those consent requirements.

[9] Clause 46

Delete clause 46.

[10] Clause 46A

Insert after clause 45B:

46A Development in the vicinity of a heritage item

- (1) Before granting consent to development in the vicinity of a heritage item, 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.
- (2) This clause extends to development that:
 - (a) 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
 - (b) may undermine or otherwise cause physical damage to a heritage item, or
 - (c) 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.
- (3) The consent authority may refuse to grant any such 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.
- (4) 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.

Purpose: To widen the consideration of heritage issues to development of land in the vicinity of heritage items.

[11] Clause 46B

Insert after clause 46A

46B Development in the vicinity of a heritage conservation area

When determining an application for consent to carry out development on land in the vicinity of a heritage conservation area, the Council must taken into consideration the likely effect of the proposed development on the heritage significance of the heritage conservation area and on its setting.

Purpose: To widen the consideration of heritage issues to development of land in the vicinity of heritage conservation areas.

[12] Clause 47

Delete clause 47

[13] Clause 47

Insert after clause 46B:

47 Conservation incentives

The consent authority may grant consent for development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though the use would otherwise not be allowed by this plan, if:

- (a) it is satisfied that the retention of the heritage item depends on the granting of consent, and the
- (b) proposed development is in accordance with a conservation management plan which has been endorsed by the consent authority, and
- (c) granting of consent to the proposed development would ensure that all necessary conservation work identified in the conservation management plan is carried out, and
- (d) proposed development would not adversely affect the heritage significance of the heritage item or its setting, and
- (e) proposed development would not adversely affect the amenity of the surrounding area otherwise than to an insignificant extent.

Purpose: To introduce incentives to encourage the conservation of heritage items.

[14] Clause 48

Replace reference to clauses “43, 44 or 47” with reference to clauses “44A, 45A, 45B or 47”.

Replace references to “conservation plan” with “conservation management plan”.

[15] Clause 49

Delete the definitions for:

conservation plan, demolition, heritage conservation area, heritage item, heritage significance, maintenance, natural heritage item or natural heritage conservation area, potential archaeological site, relic

Insert in alphabetical order the following definitions:

Aboriginal object means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of Randwick City,

being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

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

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.

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.

heritage conservation area means land shown by distinctive edging on the map and listed in Schedule 3B and includes buildings, works, archaeological sites, 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, tree, archaeological site, relic, Aboriginal object, 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 and shown on the map.

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

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.

natural heritage conservation area means an area with natural heritage values and included as a conservation area on the maps supporting this plan.

place of Aboriginal heritage significance means:

- (a) a place that is specified in an inventory of heritage items available at the office of Council and is 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 and 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.

relic means 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.

Insert in appropriate order in the definition of “the map”:

Randwick Local Environmental Plan 1998 (Amendment No 39)

[16] Schedule 3

Insert in the title to the Schedule after “3” the letter “A”.

[17] Schedule 3B Heritage conservation areas

Insert after Schedule 3A Heritage items:

Schedule 3B Heritage conservation areas

(clause 49)

Araluen Street Heritage Conservation Area

Bishopscourt Heritage Conservation Area
Botany Bay National Park Heritage Conservation Area
Burnie Street Heritage Conservation Area
Burton Street Heritage Conservation Area
Caerleon Crescent Heritage Conservation Area
Clisby Way Heritage Conservation Area
Clovelly Road Heritage Conservation Area
Dolphin Street Heritage Conservation Area
Dudley Street Heritage Conservation Area
Duke Street Heritage Conservation Area
Former Bunnerong Power Station Heritage Conservation Area
Gordon Square Heritage Conservation Area
High Cross Heritage Conservation Area
Kensington Tram Loop Heritage Conservation Area
Lancaster Crescent Heritage Conservation Area
Malabar Headland Conservation Area
Moira Crescent Heritage Conservation Area
North Randwick Heritage Conservation Area
Old Tote/Fig Tree Theatre (UNSW) Heritage Conservation Area
Prince Henry Heritage Conservation Area
Racecourse Precinct Heritage Conservation Area
Randwick Junction Heritage Conservation Area
Sacred Heart Heritage Conservation Area
South Kensington/West Kingsford Heritage Conservation Area
St Judes Heritage Conservation Area
St Marks Heritage Conservation Area
Struggletown Heritage Conservation Area
The Spot Heritage Conservation Area
Walsh Avenue Heritage Conservation Area
West Kensington Heritage Conservation Area

[18] Schedule 4 Potential archaeological sites

Insert in title of Schedule after “4” the words “Known and”



LAND TO BE EXCLUDED FROM HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: ST JUDES HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: EXTENSION TO ST MARKS HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: EXTENSION TO ST MARKS HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: EXTENSION TO NORTH RANDWICK HERITAGE
CONSERVATION AREA

LOCALITY: RANDWICK

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: EXTENSION TO MOIRA CRESCENT HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK AND COOGEE

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: EXTENSION TO GORDON SQUARE HERITAGE
CONSERVATION AREA

LOCALITY: RANDWICK

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: EXTENSION TO DUDLEY STREET HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK AND COOGEE

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: WALSH AVENUE HERITAGE CONSERVATION AREA

LOCALITY: MAROUBRA

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

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

LOCALITY: KENSINGTON AND KINGSFORD

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

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

LOCALITY: KENSINGTON AND KINGSFORD

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: EXTENSION TO NORTH RANDWICK HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK

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HERITAGE CONSERVATION AREA (clause 39)

SUBJECT SITE: LANCASTER CRESCENT HERITAGE CONSERVATION AREA

SCALE: NTS

LOCALITY: KINGSFORD

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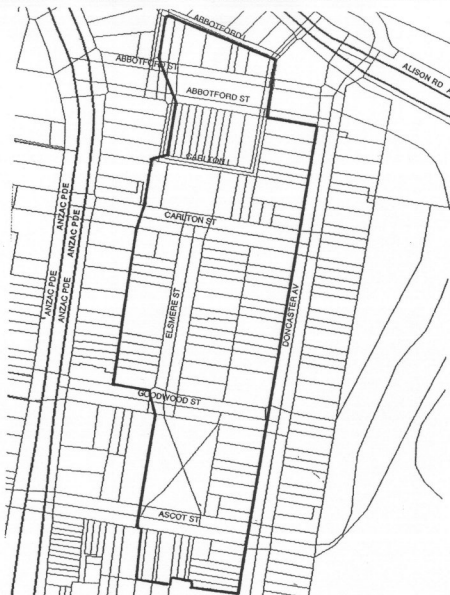
**PLANNING & ASSESSMENT
ACT 1979, AND REGULATIONS**

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HERITAGE CONSERVATION AREA (clause 39)



SCALE: NTS

SUBJECT SITE: KENSINGTON TRAM LOOP HERITAGE CONSERVATION AREA

LOCALITY: KENSINGTON

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: DUKE STREET HERITAGE CONSERVATION AREA

LOCALITY: KENSINGTON

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HERITAGE CONSERVATION AREA (clause 39)



SCALE: NTS

SUBJECT SITE: DOLPHIN STREET HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK

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| GAZETTED: | | PLANNING & ASSESSMENT ACT 1979, AND REGULATIONS | GENERAL MANAGER DATE |



HERITAGE CONSERVATION AREA (clause 39)

SUBJECT SITE: CLOVELLY ROAD HERITAGE CONSERVATION AREA

SCALE: NTS

LOCALITY: CLOVELLY

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

DRAFT (Amendment No. 39)

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HERITAGE CONSERVATION AREA (clause 39)

SUBJECT SITE: CLISBY WAY HERITAGE CONSERVATION AREA

SCALE: NTS

LOCALITY: MATRAVILLE

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

DRAFT (Amendment No. 39)

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PLANNING & ASSESSMENT
ACT 1979, AND REGULATIONS

GENERAL MANAGER

DATE



HERITAGE CONSERVATION AREA (clause 39)

SUBJECT SITE: CAERLEON CRESCENT HERITAGE CONSERVATION AREA

SCALE: NTS

LOCALITY: RANDWICK

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

DRAFT (Amendment No. 39)

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UNDER SEC. 65 E.P.A. ACT, DATE:
1979

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STATEMENT OF RELATIONSHIP WITH OTHER PLANS:

AMENDS RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL

PLANNING & ASSESSMENT
ACT 1979, AND REGULATIONS

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DATE



HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: BURTON STREET HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

DRAFT (Amendment No. 39)

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HERITAGE CONSERVATION AREA (clause 39)



SCALE: NTS

SUBJECT SITE: BURNIE STREET HERITAGE CONSERVATION AREA

LOCALITY: CLOVELLY

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

DRAFT (Amendment No. 39)

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| | DATE |



HERITAGE CONSERVATION AREA (clause 39)



SCALE: NTS

SUBJECT SITE: BISHOPSCOURT HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

DRAFT (Amendment No. 39)

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HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: ARALUEN STREET HERITAGE CONSERVATION AREA

LOCALITY: KINGSFORD

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

DRAFT (Amendment No. 39)

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STATEMENT OF RELATIONSHIP WITH OTHER PLANS:

AMENDS RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL

PLANNING & ASSESSMENT
ACT 1979, AND REGULATIONS

GENERAL MANAGER

DATE



LAND TO BE EXCLUDED FROM HERITAGE CONSERVATION AREA (clause 39)

SCALE: NTS

SUBJECT SITE: ST MARKS HERITAGE CONSERVATION AREA

LOCALITY: RANDWICK

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

RANDWICK LOCAL ENVIRONMENTAL PLAN 1998

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Heritage reflects what we value as a community. This information sheet provides background on heritage listings and what this means for the community

Randwick City: Valuing Our Heritage

Heritage places 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, develop a sense of identity and shape our future.

Valuing our Heritage

Heritage listing is the formal recognition that an item (such as an individual building or a natural feature), or conservation area has heritage significance and that the community wants to keep it for future generations. There are two levels of statutory listing: the heritage schedule in Randwick City Council's Local Environmental Plan; and the State Heritage Register.

Heritage listing is a way of ensuring that any proposed changes to a heritage place or area respect and retain those qualities and characteristics that make it special. Randwick City Council reviews its list of heritage items and conservation areas from time to time to ensure that it reflects the current understanding and appreciation of our heritage.

The heritage listing process requires notification to property owners and residents, public exhibition of a draft

Local Environmental Plan (LEP), consideration of submissions and any amendments to the LEP, approval of the final LEP by Council, and then the Minister.

What are the benefits of heritage listing?

The main reason why people purchase heritage buildings is because they like them. It may be because of their character, well established gardens, wonderful settings, that they pose the challenge of renovation or because they are an important piece of local history. There is growing evidence to support the view that heritage listing has a positive impact on property values.

Owning a heritage property brings other advantages:

- Owners of heritage properties or properties in conservation areas have the assurance that new developments and alterations and additions will respect heritage values.

- Flexibility clauses in the Randwick LEP provide incentives to encourage the conservation of heritage items and enable owners to consider alternative landuses for a heritage item, for example the adaptive reuse of a house as offices.

- Listing gives owners access to free heritage advisory services provided by Council and enables access to heritage grants and loans through the NSW Heritage Office.

- Listing as a heritage item provides potential savings through special heritage valuations. If a property is listed you may request a "heritage restricted valuation" for land tax and local rate purposes from the Valuer-General.



Flowers Ward, Prince Henry Hospital, is now a museum

What are the facts about heritage listing?

There are a number of myths about heritage listing. The facts are:

- Heritage listing places no legal restriction on the sale or lease of your property.
- Heritage listing does not exclude changes, additions or new buildings on the site, provided that these do not detract from heritage significance. This is consistent with advice from real estate agents that, well looked after heritage properties are the easiest to sell and bring the highest prices.
- Heritage buildings are best cared for when they are lived in and loved. This means they must be useable and internal upgrades can be undertaken. Houses may need new bathrooms and kitchens; commercial buildings may need new services and fire protection.
- Maintenance of heritage buildings and gardens does not require formal approval.

- Other than normal maintenance it is not expected that owners undertake additional maintenance works.

- As with all private property, heritage listing does not allow the general public the right to visit your property without your permission.

Looking after your heritage home

Regular maintenance of old buildings is cheaper and more effective than undertaking major repairs every 20 years or so. Often major jobs can be prevented if simple things like fixing down-pipes and gutters and repairing woodwork and metalwork are carried out regularly.

Heritage and Development

Applications for development affecting heritage items or properties within a heritage conservation area will require assessment of the proposal's impact on the item or area. Council's Heritage Planner can provide advice and assistance on the design of alterations and additions and new development.

Finding an architect or consultant experienced in heritage work

The NSW Heritage Office provides a list of professional heritage consultants who can give you advice about looking after or altering your heritage home (see Heritage Office website).

Finding tradespeople to do heritage conservation work

The NSW Heritage Office provides a Directory of Conservation Supplies and Services. Further listings can be found in the Yellow Pages. Always ask for references when contacting tradespeople.

Finding an appropriate colour scheme

There are a number of publications which can help you find the right colours for your house. Council's Heritage Planner can also assist in providing examples and advice on colour schemes for key house styles.



Where can I get more information?

Further information can be obtained by calling Council's Heritage Planner on 9399 0978, or by viewing Randwick City Council's website www.randwick.nsw.gov.au or the Heritage Office website www.heritage.nsw.gov.au

Council's Bowen Library (669-673 Anzac Parade, Maroubra) has a Local Studies section where you can research the history of your house.

Proposed Randwick City Heritage Conservation Areas

Randwick City Council is seeking your comments on proposed new conservation areas and proposed changes to the boundaries of a number of existing conservation areas, identified in the recent Randwick Heritage and Visual Character Study.

Background

Heritage items and heritage conservation areas are recognised through the Randwick Local Environmental Plan (LEP) 1998. The majority of Randwick City's existing heritage items and conservation areas were identified in a heritage study carried out in 1989, and a review, in 2000, by Perumal Murphy Wu heritage consultants.

What is the Randwick Heritage and Visual Character Study?

The purpose of the Study was to update and extend Council's understanding of heritage and visual character values across the City's residential areas. The Study will inform Council's long term strategic Randwick City Plan, update Council's heritage research, and provide information to assist in development assessment.

The Study was carried out for Council in two stages by heritage

specialists Godden Mackay Logan. Stage 1 broadly identified potential conservation areas, landscape values, and special character areas and elements. Community consultation meetings were held to seek public input on perceived heritage and special character values.

Stage 2 provided more detailed research and investigation of potential heritage conservation areas.

The Study had three main components:

Built Heritage

The Study identified potential conservation areas based on an assessment of historical, social, aesthetic and technological values that demonstrate the development of Randwick City over time.

Council is considering recognising some of these areas in its LEP and a Development Control Plan (DCP).

Heritage Landscape

Landscape items identified as having potential heritage significance, include street trees, sandstone retaining walls, stairways and a number of public parks. Council will consider protection of these items in its public domain plans of management.

Visual Character

Visual character encompasses all of the qualities which give a neighbourhood or precinct its unique physical identity, for example public spaces, landscape elements or views and vistas. Council will consider the identified visual character areas at a later stage when the Randwick City Plan (currently underway) is completed in 2005.

What is a Conservation Area?

A heritage conservation area is a precinct, streetscape, group of buildings, landscape, suburb or town with particular heritage values that



give it a distinct identity. These heritage values can include historical origins, subdivision pattern, consistency of building materials or the common age of its building stock.

Within conservation areas there will be properties that make a positive contribution to heritage values (contributory items) and which need to be protected; as well as consideration of the reversal of any unsympathetic changes, and properties that detract from heritage values (non-contributory items), and may be modified or replaced.

Randwick City currently has nineteen conservation areas.

What are the proposed changes to Conservation Areas?

The Randwick Heritage and Visual Character Study identified the following proposed new conservation areas:

- Abbotford/Elsmere Street Area (Kensington Tram Loop)
- Duke Street Area (Kensington)
- South Kensington/West Kingsford Area
- Burton Street Area (Randwick)
- Caerleon Crescent Area (Randwick)
- Dolphin Street Area (Randwick)
- Burnie Street Area (Clovelly)

- Clovelly Road Area (Clovelly)
- Lancaster Crescent Area (Kingsford)
- Araluen Street Area (Kingsford)
- Walsh Avenue Area (Maroubra)
- Clisby Way Area (Matraville).

Other potential conservation areas in the study are currently being reviewed and will be the subject of further investigation.

The heritage research by Perumal Murphy Wu also proposed boundary changes to some existing conservation areas, including:

- North Randwick
- St Marks (Randwick)
- Moira Crescent (Coogee)
- Bishopscourt (Coogee)
- Gordon Square (Randwick)
- St Judes (Randwick)
- Dudley Street (Randwick).

Where can I get more information?

Information about heritage listing and the implications and benefits for property owners is provided in Council's "Valuing Our Heritage" fact sheet.

Information sheets have been prepared for each of the proposed new

conservation areas to explain why they have been identified. Maps of the existing conservation areas and proposed changes are also available.

These brochures and maps are available from Council's Customer Service Centre, on Council's website (www.randwick.nsw.gov.au) or by calling Council's Strategic Planning team on 9399 0992.

A draft local environmental plan and development control plan have been prepared to update the existing heritage provisions and implement the recommendations of the studies. These studies and draft plans are available for viewing on Council's website.

A number of information workshops will be held during the exhibition period. Details on the workshops will be posted on Council's website.

If you have any further questions on this study please call Council's Heritage Planner on 9399 0978 or Council's Strategic Planning team on 9399 0992.



We want your comments!

Council is consulting widely with the community on the proposed Conservation Areas and welcomes your comments. Comments in writing are invited during the exhibition period and should be labelled 'Heritage submission' and be addressed to:

General Manager, Randwick City Council, 30 Frances Street, RANDWICK 2031

or email: general.manager@randwick.nsw.gov.au

An area with highly consistent streetscapes of single storey detached dwellings with many good examples of the Californian Bungalow and other Inter-War styles. The South Kensington & West Kingsford areas also play a major historical link to our Greek migrant community.



examples of other Inter-War influences such as the Art Deco and Functionalist styles. 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.

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

South Kensington/West Kingsford is a large area of generally flat topography, located west of Anzac Parade, north of Gardeners Road and south of Addison Street, 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 with

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?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- Historical significance in demonstrating the layering and evaluation of development in Randwick City.
- 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).
- 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.



Where can I get more information?

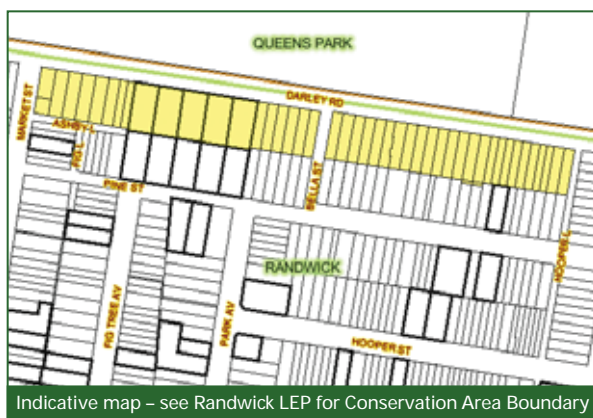
Further information can be obtained by calling Council's Heritage Planner on **9399 0978** or by visiting Council's website www.randwick.nsw.gov.au

Copies of the heritage studies and draft plans are available at Council's Customer Service Centre, 30 Frances Street, Randwick or the Bowen Library, 669-673 Anzac Parade, Maroubra.

This information brochure summarises the Randwick Heritage and Visual Character Study's (prepared by Godden Mackay Logan, Heritage Consultants) analysis and identification of this proposed conservation area; why it is considered significant and other key values that should be recognised and protected.

Proposed Extension of the North Randwick Conservation Area

Located south of Queens Park and east of the existing North Randwick Heritage Conservation Area, this potential extension shows similar characteristics of pre-war and inter-war residences.



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, now 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, exhibiting consistency in materials and a predominantly single level scale.

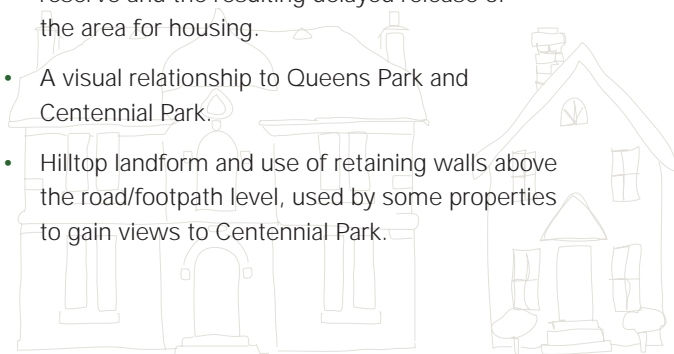
The visual and historic relationship to Queens Park / Centennial Park is an important aspect of the significance of the area, particularly for the residences fronting Darley Road.

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 dwellings throughout the conservation area.

What are the area's key values?

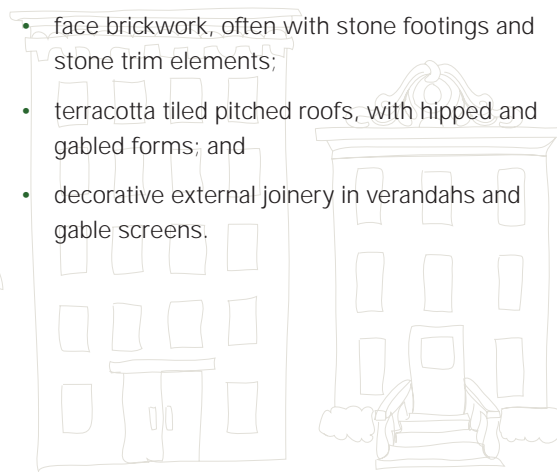
The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- The area demonstrates the historical factors influencing the development of North Randwick. These are the historical connection with Centennial Park and the consistency of the Federation and 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.
- A 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.



Where can I get more information?

Further information can be obtained by calling Council's Heritage Planner on **9399 0978** or by visiting Council's website www.randwick.nsw.gov.au

Copies of the heritage studies and draft plans are available at Council's Customer Service Centre, 30 Frances Street, Randwick or the Bowen Library, 669-673 Anzac Parade, Maroubra.

This information brochure summarises the Randwick Heritage and Visual Character Study's (prepared by Godden Mackay Logan, Heritage Consultants) analysis and identification of this proposed conservation area; why it is considered significant and other key values that should be recognised and protected.

Proposed Lancaster Crescent Conservation Area

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



Indicative map – see Randwick LEP for Conservation Area Boundary

Lancaster Crescent, Kingsford 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.

What is the area's significance?

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

The houses are set close to the carriageway and are mainly Inter-War Californian Bungalows with:

- dark face brickwork and light-coloured rendered trim;
- terracotta tiled roofs characteristic low pitched gables;
- leaded glass casement windows;



- small setbacks from front and side boundaries, and
- low brick fences which all enhance the intimate quality of the area.

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 have also been identified as part of this area.

What are the area's key values?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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.



Where can I get more information?

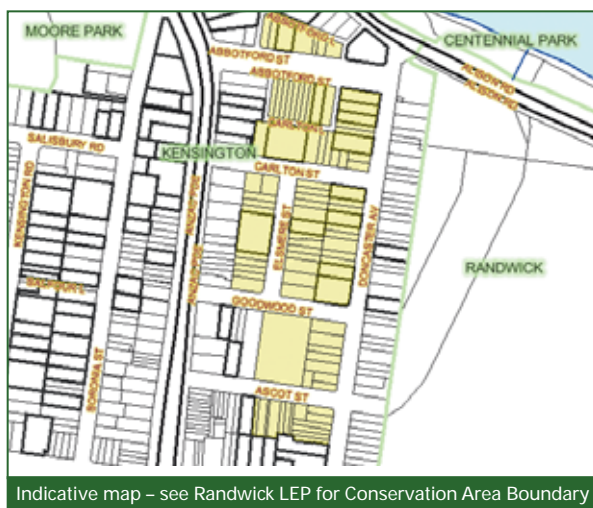
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This information brochure summarises the Randwick Heritage and Visual Character Study's (prepared by Godden Mackay Logan, Heritage Consultants) analysis and identification of this proposed conservation area; why it is considered significant and other key values that should be recognised and protected.

Proposed Kensington Tram Loop Conservation Area

Federation and Inter-War housing with historic links with Centennial Park and the Royal Randwick Racecourse. The boundaries of this area reflect the route of the former tram line to the racecourse.



Indicative map – see Randwick LEP for Conservation Area Boundary

The area takes in properties lining either side of the former tram loop that ran south-east 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 is predominantly residential, containing two green open spaces (the park-like median in Abbotford Street and Kokoda Memorial Park).

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

The materials are predominantly typical of the Federation period ie. face brickwork, some rough cast render, terracotta or slate tiled 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 in Abbotford Street.
- An unusual group of two-storey semi-detached residences at the eastern end of Abbotford Street.
- A good example of a free-standing Federation period residence addressing a corner site 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 also a distinctive landmark.

There are also some examples of 1960s/70s home unit development in the area which do not contribute to the predominant character.

What is the area's significance?

The Kensington Tram Loop Area demonstrates the historical factors which influenced the development of North Randwick. The area is part of the Botany Aquifer, which is a great expanse of low, sandy land stretching south to Botany Bay. From 1857, Sydney's water supply was drawn from the chain of ponds at Botany, which were fed from the southern ponds of Centennial Park through the stream which took the line of Doncaster Avenue from Centennial Park towards Botany Bay. The protection of the aquifer discouraged settlement in the area until the late 1880's, when the Nepean system replaced the Botany Aquifer as the source of Sydney's water supply. The area then became open to residential building from 1897.

The Kensington Tram Loop 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.

The history of development is demonstrated by the pattern of subdivision and in the largely original building stock. 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 consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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.
- 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.



Where can I get more information?

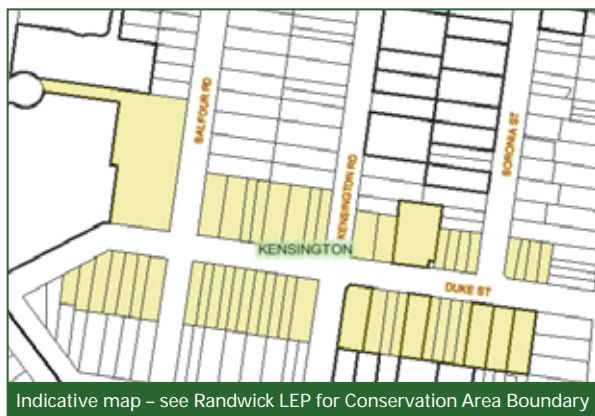
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Proposed Duke Street Conservation Area

Shows 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.



Indicative map – see Randwick LEP for Conservation Area Boundary



The Duke Street Area is located west of Anzac Parade and to the north of Todman Avenue, Kensington. 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 the late 1880's with the substitution of the Nepean River for the Botany Aquifer for Sydney's water supply. This meant that the restrictions on development in order to protect the Botany Aquifer water supply were no longer applied.

The construction of a tramline down Eastern Avenue (now Anzac Parade) in 1900 aroused interest in the area with residential development beginning 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 which were divided equally between single and double fronts and a few were semi-detached. Most houses built during this period were Federation style and conservative in design.

There is evidence of considerable post-World War II developments with flats and unit blocks joining the 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 historical significance of the Conservation Area is that it demonstrates the layering/evolution of development in north Randwick.

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 Our Lady of 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 lower part of the Duke Street area has an intimate quality, resulting from the smaller subdivisions and the consequently smaller and closer buildings.

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;
- a significant small group of two-storey, semi-detached residences, and;
- several residential flat buildings in Duke Street.

What is the area's significance?

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.

What are the area's key values?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- Location at the base of a hill, creates a protected quality and an important backdrop for houses lining the north side of Duke Street.
- 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.
- Mature tree planting, consistent with the period of original construction in the area, reinforces the contained, intimate quality.



Where can I get more information?

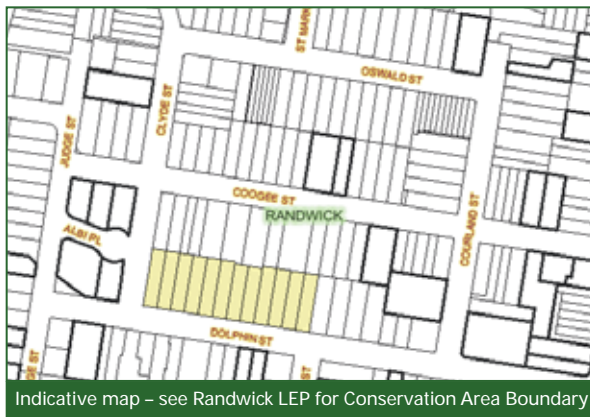
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Proposed Dolphin Street Conservation Area

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



The northern section of Dolphin Street (between Clyde and Courland Streets) provides an example of the form of modest development in Randwick in the Inter-War 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 beyond this area, 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?

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?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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 roovescape, 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.



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Proposed Clovelly Road Conservation Area

An area bounded by a harmonious group of buildings, reflecting the importance of the former tram route in stimulating the development of Clovelly Road as a local thoroughfare.



Indicative map – see Randwick LEP for Conservation Area Boundary



The area is a small, linear precinct along the north side of Clovelly Road (between Knox Street and Beach Street), Clovelly. 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. This 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?

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 as the district's only public transport, and therefore 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 to the community.

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?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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.



Where can I get more information?

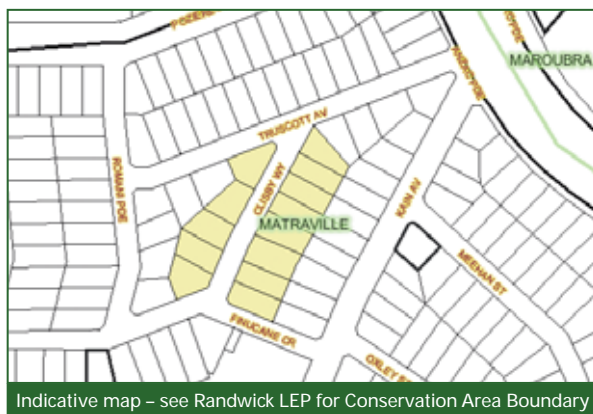
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Proposed Clisby Way Conservation Area

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



This area, bounded by Truscott Avenue, Kain Avenue, Finucane Crescent and Romani Parade, Matraville 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 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 consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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.



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Proposed Caerleon Crescent Conservation Area

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



Indicative map – see Randwick LEP for Conservation Area Boundary



Caerleon Crescent is a rare example of a heritage cul-de-sac in Randwick. Its proximity to Frenchmans Road to the north, the region's oldest thoroughfare and its place on a plateau 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 and contained area, with a wide central planted median and sandstone kerb 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.

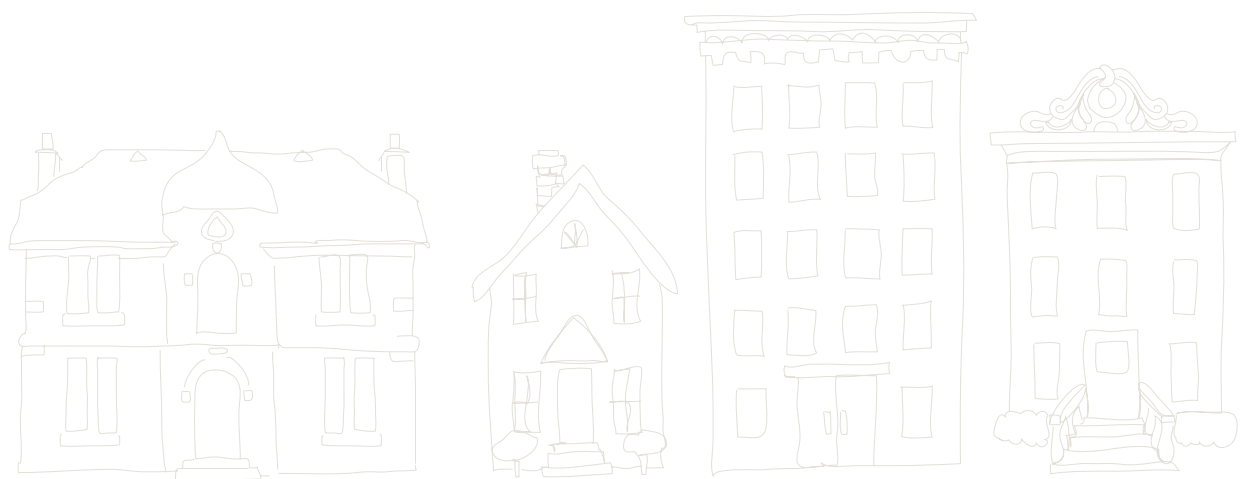
What is the area's significance?

Caerleon Crescent is a 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?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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 and 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.



Where can I get more information?

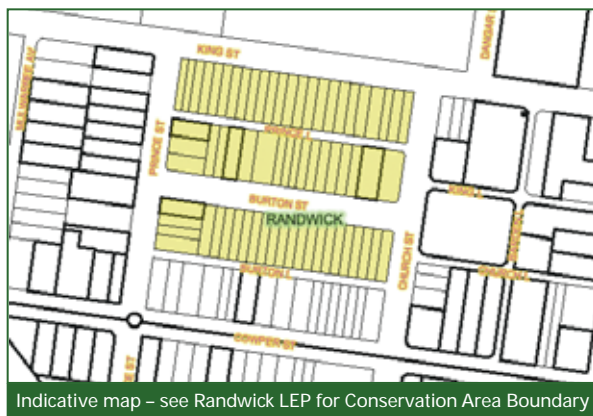
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Proposed Burton Street Conservation Area

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



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 many minor alterations have been carried out on most of the properties. There are also a small number of

alterations that have a strong and 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.

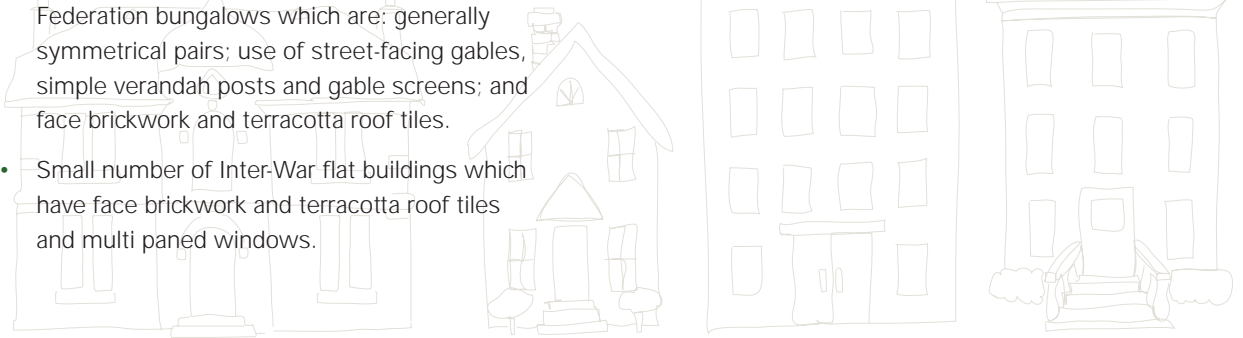
What is the area's significance?

The Burton Street area is 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?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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).



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Proposed Burnie Street Conservation Area

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



Indicative map – see Randwick LEP for Conservation Area Boundary



Burnie Street, Clovelly comprises a cohesive group of Federation period shops at the eastern end and a sandstone edged, triangular traffic island located at the junction 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?

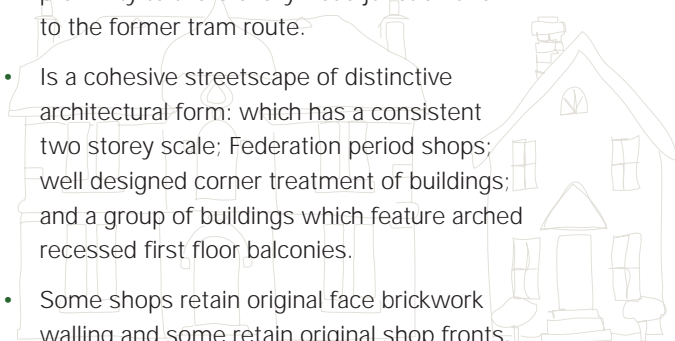
The Burnie Street area is significant in demonstrating the development of local shopping facilities in Clovelly in the early twentieth century.

Together with the Clovelly Road area 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?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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.



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Proposed Bishopscourt Conservation Area

A contour-related subdivision featuring a fine group of Inter-War buildings, which was the original residence of the Bishop of Sydney.



Indicative map – see Randwick LEP for Conservation Area Boundary

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. This area is located south of Clovelly Road and east of Carrington Road, Coogee. The 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 Bungalows 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, and are consistent with the original landscaped garden vision for the Estate when it was first subdivided. Extensive use of sandstone block work for retaining walls, fences and terraces is also an attractive characteristic of many properties. The area also has the potential to contain archaeological relics relating to the original estate.

What is the area's significance?

Historically the Bishopscourt area is 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 a group of substantial figs on Ritchard Avenue, are aesthetically significant landscape elements that contribute to the unique character of Bishops-court.

What are the area's key values?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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; rare in Randwick City.
- 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.
- Postwar and late twentieth century development.
- Extensive use of sandstone blocks for retaining walls, fences and terraces.
- Substantial trees in private gardens and street trees including the good group of mature figs on Ritchard Avenue.
- Potential to contain remnant nineteenth century fig and oak trees planted by Bishop Barker.



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Proposed Araluen Street Conservation Area

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



This 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, Kingsford.

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 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.

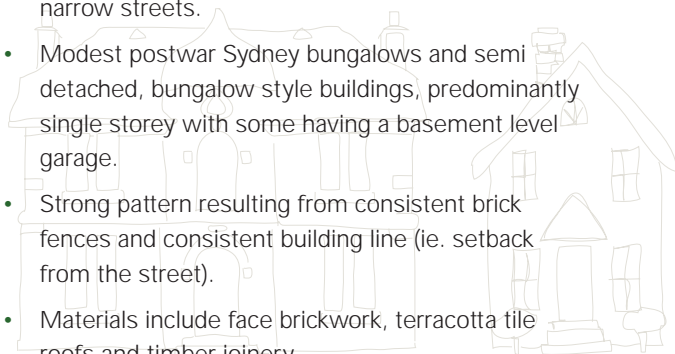
What is the area's significance?

The 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 consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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.



Where can I get more information?

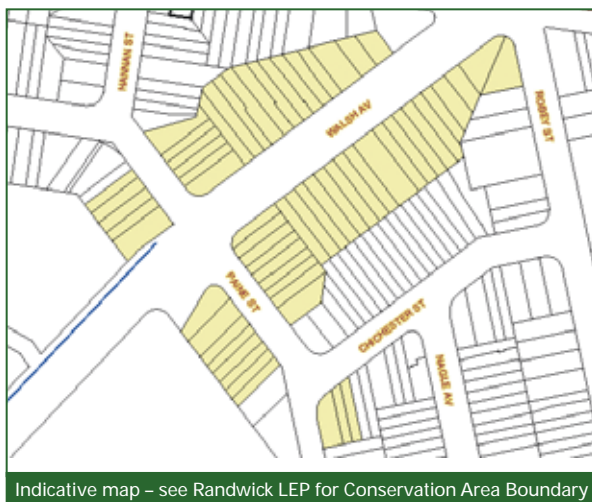
Further information can be obtained by calling Council's Heritage Planner on **9399 0978** or by visiting Council's website **www.randwick.nsw.gov.au**

Copies of the heritage studies and draft plans are available at Council's Customer Service Centre, 30 Frances Street, Randwick or the Bowen Library, 669-673 Anzac Parade, Maroubra.

This information brochure summarises the Randwick Heritage and Visual Character Study's (prepared by Godden Mackay Logan, Heritage Consultants) analysis and identification of this proposed conservation area; why it is considered significant and other key values that should be recognised and protected.

Proposed 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.



Indicative map – see Randwick LEP for Conservation Area Boundary

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 Street, Maroubra. 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, and well maintained mature gardens.



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 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?

The consultants have identified the following values as important for the proposed conservation area, to be recognised in future Council plans.

- 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.



Where can I get more information?

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