

ATTACHMENT G(4)

Randwick Heritage Study Volume 2

Community Nominations

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Randwick Heritage Study Items Analysis

Prepared for Randwick City Council

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1. Introduction

1.1 Project background

Randwick Heritage Study (Stage 1 and Stage 2)

In June 2020, Extent Heritage was commissioned by Randwick City Council to prepare the Randwick Heritage Study. As a component of this study, the local community was provided with the opportunity to submit places that had heritage value for them, as an opportunity to ‘consider any additional places of heritage value worth preserving’. Submissions were received via the online portal ‘Your Say’ on the Council website and via email.

A total of two hundred and eighty-one (281) potential heritage items was forwarded to Extent Heritage for a high-level review. The high-level review assessed each properties eligibility for consideration as a local heritage item on schedule 5 of the Randwick LEP. As a result of this high-level review, seventy-seven (77) potential heritage items were recommended for further investigation with the intention of listing on the Randwick LEP.

Randwick Heritage Study – Items Analysis (Stage 3)

The preparation of an item analysis is based on the findings of the Randwick Heritage Study, prepared by Extent Heritage in 2020. The purpose of this report is to further investigate and analyse the seventy-seven (77) items, so that the selection of items for local listing and the preparation of the listing sheets is efficiently and effectively planned.

This report, the ‘items analysis’ provides an overview of the potential items, gap analysis observations, sensitivity analysis results and provision of a graded set of listing recommendations.

1.2 Objectives

Extent Heritage understands Randwick City Council is taking a proactive approach towards planning and development in heritage sensitive areas. These areas, now more than ever, are under significant pressures and have increased targets to meet with regards to residential development and commercial activation. There are mixed opportunities and limitations in these areas especially regarding heritage significance, significant fabric that forms the public domain, streetscapes, street patterns, and at the foremost, statutory heritage implications. The pressures of these development expectations will inevitably have an impact on heritage.

Therefore, as part of the development process, it is important that heritage places and streetscapes are identified so that their integrity is not compromised, and holistically managed so that they will work to enhance those heritage values. The objective of the heritage study is to revisit the significant values of the area, to have a refreshed understanding of its history, heritage and culture, and an opportunity to redefine the environmental heritage of the precinct.

The objective of this report is to develop a listing criteria, specific to the values for Randwick local heritage, to establish a list of potential heritage items of the same quality and calibre as

the listed heritage items. The assessment included a gap analysis of the proposed heritage items against already listed examples of their architectural style and type, to demonstrate what particular architectural types are heavily represented in some areas and under-represented in others.

Based on the findings of the gap analysis and sensitivity analysis, recommendations have been prepared for the prioritising the listing of potential items. This considers items that are at-risk assets, rare or underrepresented examples, and exemplary examples of a well-represented architectural style has been included.

1.3 Methodology and approach

As the proposed items have already been assessed with a high-level desktop review, this 'proposed items analysis' has involved a further sensitivity analysis against a set of criteria which have been developed specifically for the project, considering the local heritage values that are important to the Randwick community. These criteria include:

Criterion	Description
Comparative representativeness (CR)	An understanding of whether the items architectural style is well represented in the local area, or is comparatively rare in the local area, thereby making it a good candidate for listing.
Streetscape visibility and appeal (S)	Gradation of an item's 'street appeal' as a physical demonstration of how a place contributes to local heritage and conservation areas.
Intactness (I)	Gradation of an item's intactness in terms of how well original materials and features have been preserved over time, and where period characteristics have been celebrated through sympathetic design. This relates to external features visible from the public domain only.
Decorative and aesthetic quality (D)	Gradation of an items decorative and aesthetic qualities, setting apart places representing exceptional and rare decorative features compared to places that have only typical features.
Type	Description
A	Residential items with archaeological potential.
B	This item represents an under-represented architectural style within the LGA. It should be prioritised for listing.
C	This item forms part of a well-represented architectural style, however, has exemplary qualities for one or more of the listing criteria outlined for this report. It should be prioritised for listing.
D	This item forms part of a well-represented architectural style and does not display exemplary qualities for one or more of the listing criteria outlined in the report. Listing is not required.
E	This item is either adequately protected or upon further investigation does not meet the criteria for listing. Listing is not required.

Criterion	Description
	Good candidate for listing against the criteria.
	Fair candidate for listing against the criteria.
	Poor candidate for listing against the criteria.

Using a traffic-light grading system, potential items were graded as being good, fair, or poor candidates against each of the criteria. Ultimately, the resulting data indicates items that are better candidates for heritage listing based on how many criteria they meet. The benefit of this approach is that we are able to further qualify, through desktop and physical inspection, potential items that are good candidates for local heritage listing. This will ultimately reduce the number of items for future listing further after undergoing a robust and qualitative analysis.

The above criteria are, however, not the only tools by which an item is graded for listing. The Randwick Heritage Study was prepared in accordance with the New South Wales heritage manual *Assessing Heritage Significance*, which provides seven criteria by which items are assessed. Utilising these two tools together not only helps to understand the relative heritage significance of items but also helps to provide Randwick Council with a list of potential items, whereby items of the highest calibre will be prioritised for listing.

1.4 Limitations

This assessment made use of available information online for a desktop assessment, supported by a physical inspection of thirty (30) sites. The sites inspected were photographed by Kim Watson and Gabrielle Harrington in February 2021. Access to potential heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this analysis.

Background information such as a full historical context for the study area can be found in the *Randwick Heritage Study*, prepared by Extent Heritage in 2020. Both reports focus on residential buildings only. No Aboriginal heritage or non-Aboriginal archaeological assessments were undertaken for the heritage study.

1.5 Authorship and acknowledgements

The following staff members at Extent Heritage have assisted in the preparation of this report:

- Lucy Irwin, Heritage Advisor
- Kim Watson, Heritage Advisor, and
- Jennifer Castaldi, Architect, Senior Associate

1.5.1 Burra Charter terminology

The terminology in this report follows that in the *Australia ICOMOS Burra Charter, 2013* (Burra Charter). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces, and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social, or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places*, and *related objects*. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

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

Reconstruction means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* that respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Associations mean the connections that exist between people and a *place*.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

2. Location

2.1 Randwick Local Government Area (LGA)

The Local Government Area (LGA) of Randwick is located within the eastern suburbs of Sydney and comprises an area of thirty-six square kilometres. Proclaimed on the 22 February 1859, Randwick is the second oldest LGA in NSW (Randwick City Council). The Randwick LGA is made up of fifteen (15) suburbs including Centennial Park (in part), Chifley, Clovelly, Coogee, Kensington, Kingsford, La Perouse, Little Bay, Malabar, Maroubra, Matraville, Phillip Bay, Port Botany, Randwick and South Coogee.

2.2 Proposed item locations

The seventy-seven (77) potential heritage items resulting from the Randwick Heritage Study are spread across five suburbs within the Randwick LGA, a short community profile of which has been provided in the below table.

Table 1. Randwick suburb community profiles

Suburb	Brief Description
Maroubra	A beachside suburb with a long and enduring history of beach and surfing culture. (Dictionary of Sydney)
Coogee	A coastal suburb known for its broad, sandy beach and coastal walks. The area has a longstanding history as a destination for seaside recreation. (Dictionary of Sydney)
Kensington	An Inner-eastern high-density residential suburb named after the London Royal Borough. Home to the University of New South Wales and the National Institute of Dramatic Art (NIDA) (Dictionary of Sydney).
Kingsford	Kingsford is a mainly residential area, situated directly south of the University of New South Wales, in Kensington. The suburb was initially named South Kensington, until 1936 when the suburb was renamed Kingsford, after the famous aviator Charles Kingsford Smith. (Dictionary of Sydney).
Randwick	A south-eastern primarily residential suburb, the location of the Randwick Racecourse and Prince of Wales Hospital.

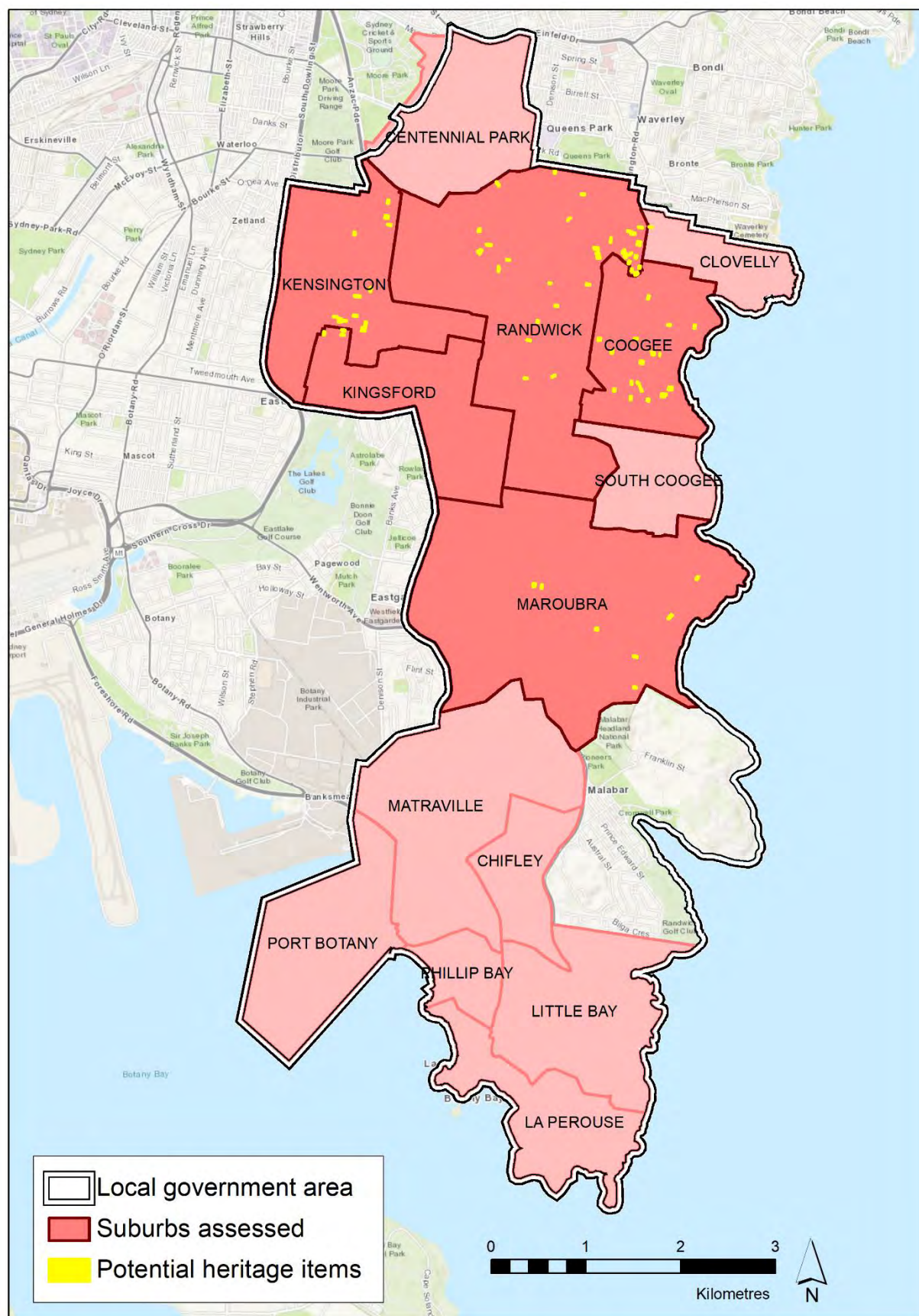


Figure 1. Overview of Randwick LGA with suburbs assessed and potential heritage items identified.

3. Potential item overview

3.1 Preamble

The below sections will outline both the broad architectural character of each suburb and the proposed items within these suburbs. The exploration of the common architectural styles in Randwick will assist us to ascertain the comparative representativeness. This will be used to demonstrate the dominate architectural types that are well-represented in the landscape and identify those that are under-represented.

3.2 Coogee




3.2.1 Character statement






The suburb of Coogee is mostly characterised by the series of ridgelines inland from the coast which broaden out to form an elevated plateau. The rugged coastline is typical of the Hawkesbury sandstone areas around Sydney and is punctuated by a succession of rocky headlands, high sandstone cliffs, long rocky inlets with tidal rock platforms, and the concave sandy beaches Coogee Bay and Gordons Bay. There is a significant relationship between the urban and natural characteristics of the coast and its shoreline. The urban form of Coogee is characterised by a regular grid and a rectilinear street layout over the steep terrain providing considerable vistas to the ocean from most streets. There are also the curvilinear subdivisions of Moira Crescent and Gordon Avenue in Gordon's Bay which respond to the steep topography of the area and create two unique neighbourhoods. Large parks temper the rocky headlands, combined with a backdrop of large houses in a variety of styles. The predominant residential building typology characterising the coastline is medium-density development set around split-level streets to reconcile the steep topography with the disciplined grid pattern street layout. The streets feature sandstone retaining walls, footpath steps and timber post and rail fences. Some streets, particularly those further from the coastal edge, contain notable street plantings that contribute positively to the local streetscape character of Coogee. The suburb is centred around the commercial strip of Coogee Bay Road and Coogee which is the primary corridor for pedestrian traffic throughout Coogee (Randwick City Council 2019, 15).

The character of present-day Coogee reflects the development of the area as a seaside resort and the later residential and commercial development that followed. The area was utilised by local Aboriginal people as the ocean was abundant with fish and the land thick with timber, kangaroos and wallabies. Following colonisation, William Charles Wentworth purchased 30 acres of land in Coogee Gully (and covered the area now known as Judge, Oswald and Dolphin streets and Carrington Road). It was Governor Richard Bourke however, who first ordered that the land on the shores of Coogee Bay should be laid out in 1837; a year later the village of Coogee was gazetted (Gilchrist 2015). Although the new village was allocated into acre sites that were offered for sale at the markets on George Street, Sydney, in February 1840, development of the area was slow. During the late nineteenth century, Coogee was initially a popular destination for day trips, weekend excursions and picnics which was likely due to the completion of the road through Randwick in the late 1850s and later in 1883 the construction of





a tramline from the city to Coogee Bay carrying steam trams that more visitors came to the area. It was not until the 1920s and 1930s that villas and terraced gardens began to characterise Coogee with the predominance of Art Deco styled buildings around the suburb. During the Post-War period more flats and houses were constructed in the area. The suburb has remained popular as a beachside suburb and continues to reflect the suburban development that occurred within the mid-twentieth century, with the retention of buildings constructed during these periods. New infill development is also common in the area, much of which is also of a scale and form that is insensitive to the surviving original buildings.



Table 2. Potential heritage items in Coogee

Item	Architectural style	Thumbnail
174 Arden Street, Coogee	Art Deco	
289 Arden Street, Coogee	Art Deco	
140-154 Beach Street, Coogee	Art Deco	

Item	Architectural style	Thumbnail
122 Brook Street, Coogee	Art Deco	
124 Brook Street, Coogee	Art Deco	
3 Glenwood Avenue, Coogee	Art Deco	
5 Kurrawa Avenue, Coogee	Art Deco	
328 Alison Road, Coogee	Federation	

Item	Architectural style	Thumbnail
293 Arden Street, Coogee	Federation	
19-21 Berwick Street, Coogee	Federation Arts and Crafts	
250-252 Coogee Bay Road, Coogee	Federation Arts and Crafts	
21 Baden St, Coogee	Inter-War Flats	

Item	Architectural style	Thumbnail
129 Coogee Bay Road, Coogee	Inter-War Flats	
218-222 Coogee Bay Road, Coogee	Inter-War	
230 Coogee Bay Road, Coogee	Inter-War Flats	
23 Dudley Street Coogee	Inter-War Flats	

Item	Architectural style	Thumbnail
Havelock Avenue, Coogee	N/A - Former Tramway Remnant Wall	
72 Dudley Street, Coogee	P&O style flats	

3.2.2 Gap analysis observations

The following table compares the potential heritage items identified within Coogee with the existing heritage items listed on Schedule 5 of the *Randwick LEP 2012*. This analysis is based on architectural style and is indicative of the representativeness and rarity of these items within the suburb of Coogee.

Table 3. Gap analysis Coogee.

Style	No. of Potential Items	No. of listed Heritage items	Comment
Federation	2	17	There are seventeen (17) examples of this architectural style listed as heritage items within the suburb of Coogee. This is considered a well-represented style within Coogee.
Federation Arts and Crafts	2	1	There is one (1) example of this architectural style listed as a heritage item within the suburb of Coogee. This is considered an under-represented style within Coogee.
Art-Deco	7	5	There are five (5) examples of this architectural style listed as heritage items within the suburb of Coogee. This style is moderately represented style within Coogee, considering the predominance of Art Deco styled buildings in this suburb,

Style	No. of Potential Items	No. of listed Heritage items	Comment
Inter-War Flats	5	5	There are five (5) examples of this architectural style listed as heritage items within the suburb of Coogee. This is considered a moderately represented style within Coogee considering the predominance of these Inter-War flats throughout Coogee.
P&O style flats	1	0	There are no examples of P&O style flats listed as heritage items within the suburb of Coogee. This is considered an under-represented style within Coogee.
Landscape/road feature e.g. retaining wall	2	7	There are seven (7) examples of this architectural style listed as heritage items within the suburb of Coogee. This is considered a well-represented built feature within Coogee.

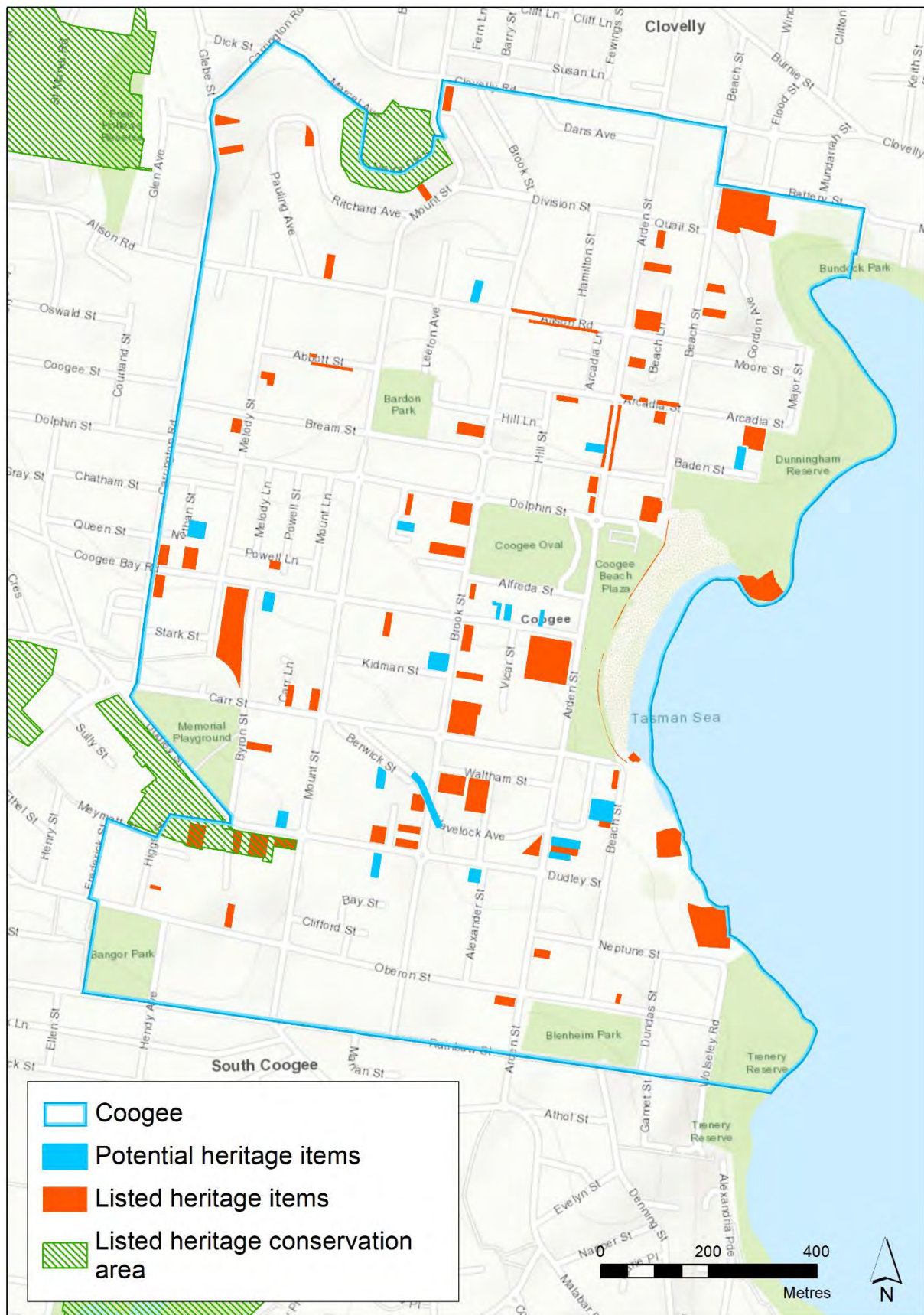


Figure 2. Potential heritage items within Coogee.

3.3 Kensington

3.3.1 Character statement

The suburb of Kensington's topography is predominantly flat and undulates gently, with the exception of the prominent north/south ridgeline that bisects the area. Residential development lies to the north and to the east while Australian Golf Course extends to the western LGA boundary. Anzac Parade runs through the north-south through the suburb (Randwick City Council 2019).

The road network in Kensington is predominately set out in a grid form which respects the major knoll upon which the Sacred Heart Monastery site is located. Kensington is predominantly residential and does not contain strong economic characteristics. The built environment is generally characterised by detached single-storey Federation and Inter-War dwellings. Most streetscapes retain their essential period character. Single dwellings with one or two storeys are the predominant building typology in Kensington, representing 90% of all dwellings. This reflects the residential character of the area, with large swathes of the area built during the Inter-War period (Randwick City Council 2019, 19). The large apartment blocks on Todman Avenue and Brompton Road are the exceptions to the generally low-rise character of the area. Kensington Park is the largest public open space in the suburb and is located on the corner of Barker Street and Cottenham Avenue.

The character of present-day Kensington reflects the development of the area as a predominately residential suburb. When European colonists arrived in Kensington, the area was mangroves and swampland. The land belonged to the Bidjigal and Gadigal peoples of the Eora nation. Initially, European settlers later built a water powered mill on the banks of the Lachlan Stream, near what is now Todman Avenue. The mill produced paper, cloth and later flour between 1814 and 1832. In 1819 the land that would later become Kensington came into the possession of Samuel Terry, a former convict, who called the land 'Lachlan Mills Estate'. Daniel Cooper, an ex-convict came into possession of the land in 1825. Cooper encouraged industry on his land bringing workers and their families to the area. Cooper's land passed to his nephew Samuel Cooper, who planned to subdivide the land after leveling the shanties and create a new township, 'Epsom'. These plans were forestalled until 1887 as until this point Sydney relied on the Lachlan Stream for its water supply. The Sydney Water Reserve restrictions were eventually lifted which allowed Samuel Cooper to attract investors which formed a syndicate to subdivide the estate.

It is from this subdivision that the 'Model Suburb' of Kensington was born and several architects competed for the right to design this new suburb. The first sale of a Kensington Freehold Estate subdivision by the Australian Cities Investment Corporation Ltd was at auction on April 11, 1891. More land in the area was released later that year, and as late as 1907. West Kensington was later released in 1912 and was quickly developed, being almost fully settled within 20 years. A second wave of residential development swept through Kensington in the 1920s. This period saw the most significant development of the recently named Anzac Parade (formerly Bunnerong Road), boosted by this residential boom. Kensington is defined by development dating from these major periods along with high density infill development relating to the UNSW Kensington Campus.

Table 4. Potential heritage items in Kensington

Item	Architectural style	Thumbnail
11-13 Abbotford Street, Kensington	Federation	
18 Day Avenue, Kensington	Art Deco	
20 Day Avenue, Kensington.	Californian Bungalow	
10 Cottenham Avenue, Kensington.	Californian Bungalow	
36 Cottenham Avenue, Kensington	California Bungalow	

Item	Architectural style	Thumbnail
24 Eastern Avenue, Kensington	Californian Bungalow	
20 Ingelthorpe Avenue, Kensington	Californian Bungalow	
32 Mooramie Avenue, Kensington	California Bungalow	
13 Roma Avenue, Kensington.	California Bungalow	
25 Duke Street, Kensington	Federation	

Item	Architectural style	Thumbnail
51 Doncaster Avenue, Kensington.	Post-War	
3 Goodwood Street Kensington	Inter-War Spanish Mission	

3.3.2 Gap analysis observations

The following table compares the potential heritage items identified within Kensington with the existing heritage items listed on Schedule 5 of the *Randwick LEP 2012*. This analysis is based on architectural style and is indicative of the representativeness and rarity of these items within the suburb of Kensington.

Table 5. Gap analysis Kensington

Style	No. of Potential Items	No. of listed Heritage items	Comment
Federation	2	22	There are twenty-two (22) examples of this architectural style listed as heritage items within the suburb of Coogee. This is considered a well-represented style within Coogee.
Californian Bungalow	7	9	There are nine (9) examples of this architectural style listed as heritage items within the suburb of Coogee. This is considered a well-represented style within Coogee.
Art-Deco	1	2	There are two (2) examples of this architectural style listed as heritage items within the suburb of Kensington. This is considered an under-represented style.
Inter-War Spanish Mission	1	0	There are no examples of this architectural style listed as heritage items within the suburb of Kensington.

Style	No. of Potential Items	No. of listed Heritage items	Comment
			This is considered an under-represented style.
Post-War	1	0	There are no examples of this architectural style listed as heritage items within the suburb of Kensington. This is considered an under-represented style.

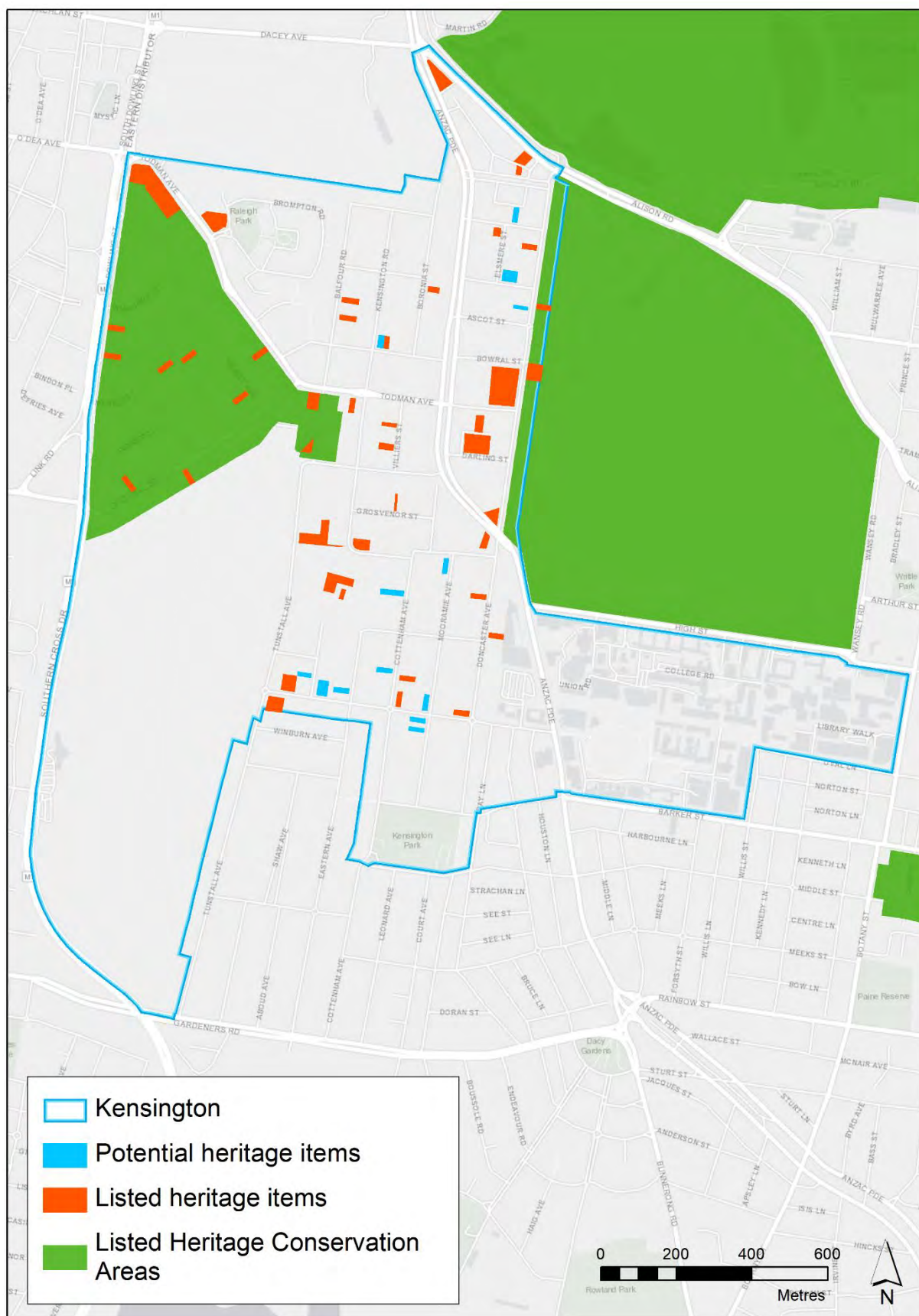


Figure 3. Potential heritage items within Kensington.

3.4 Kingsford

3.4.1 Character statement

The suburb of Kingsford, like Kensington, has a predominantly flat topography that undulates gently, with the exception of the prominent north/south ridgeline that bisects the area. Residential development lies to the east and west of the area and to the east. Anzac Parade runs through the north-south through the suburb. The road network in Kingsford is predominately set out in a grid form on either side of Anzac Parade. Kingsford is predominantly residential and does not contain strong economic characteristics. The built environment is generally characterised by detached single-storey Federation and Inter-War dwellings. Most streetscapes retain their essential period character with twenty-first century infill development interspersed.

The character of present-day Kingsford (formerly known as South Kensington) reflects the development of the area as a predominately residential suburb. Prior to 1900, the area occupied by South Kensington formed part of the Botany Bay Sands. The earliest tracks across the Botany Sand Beds were originally Aboriginal pathways which had traversed along higher ground, which later evolved to form the earliest roads through the area. Bunnerong Road (now Anzac Parade) had been an established track providing a connection to Botany Bay. Settlement of the Kingsford area followed the activation of the Nepean Water Supply Scheme in 1887 and the lifting of bans on development around the Lachlan Swamps and Botany Lakes. However, the area remained largely undeveloped with only scattered residences and trades related to the expanding horse racing industry at Randwick and Kensington racetracks. Development of Kingsford substantially accelerated after the turn of the twentieth century and following the extension of the Sydney tram service beyond the junction of Randwick and Alison Roads in December 1901, and running from Kensington to Little Bay.

The first estate subdivisions at South Kensington began in 1904 and subsequent estate sales in the vicinity of the road junction at South Kensington occurred in 1910, 1915 and 1917. Development was further boosted with the construction of the tramline along Gardeners Road in 1913, as well as the establishment of the Dacey Garden Suburb (the Housing Board estate designed by Sir John Sulman) at the intersection of Bunnerong Road, Gardeners Road and Anzac Parade increasing demand for retail and service buildings within the locality. Rows of combined shop residences and groups of free-standing dwellings were constructed along the 'village' section of Bunnerong Road, and many of the early houses fronting Bunnerong Road were later converted to shops during the 1920s as a result of the rapid suburbanisation of surrounding streets. During the mid-twentieth century, Kingsford went through a further process of change in both character and function with the construction of the University of NSW on the former Kensington Race Course site at the northern end of Kingsford which led to a decline in retail buildings. (Kensington and Kingsford Development Control Plan 2020, 27-8)

Table 6. Potential heritage items in Kingsford

Item	Architectural style	Style
34 Eastern Avenue, Kingsford	Californian Bungalow	
30 Eastern Avenue, Kingsford	Inter-War Functionalist 1940s P&O	
32 Eastern Avenue, Kingsford	Inter-War Functionalist 1940s P&O	
1 Winburn Avenue, Kingsford	Inter-War Functionalist	

3.4.2 Gap analysis observations

The following table compares the potential heritage items identified within Kingsford with the existing heritage items listed on Schedule 5 of the *Randwick LEP 2012*. This analysis is based on architectural style and is indicative of the representativeness and rarity of these items within the suburb of Kingsford.

Table 7. Gap analysis Kingsford.

Style	No. of Potential Items	No. of listed Heritage items	Comment
Californian Bungalow	1	2	There are two (2) examples of this architectural style listed as heritage items within the suburb of Kingsford. This is considered an under-represented style.
Inter-War Functionalist	1	1	There is one (1) example of this architectural style listed as a heritage item within the suburb of Kingsford. This is considered an under-represented style.
Inter-War Functionalist 1940s P&O	2	0	There are no examples of this architectural style listed as heritage items within the suburb of Kingsford. This is considered an under-represented style.

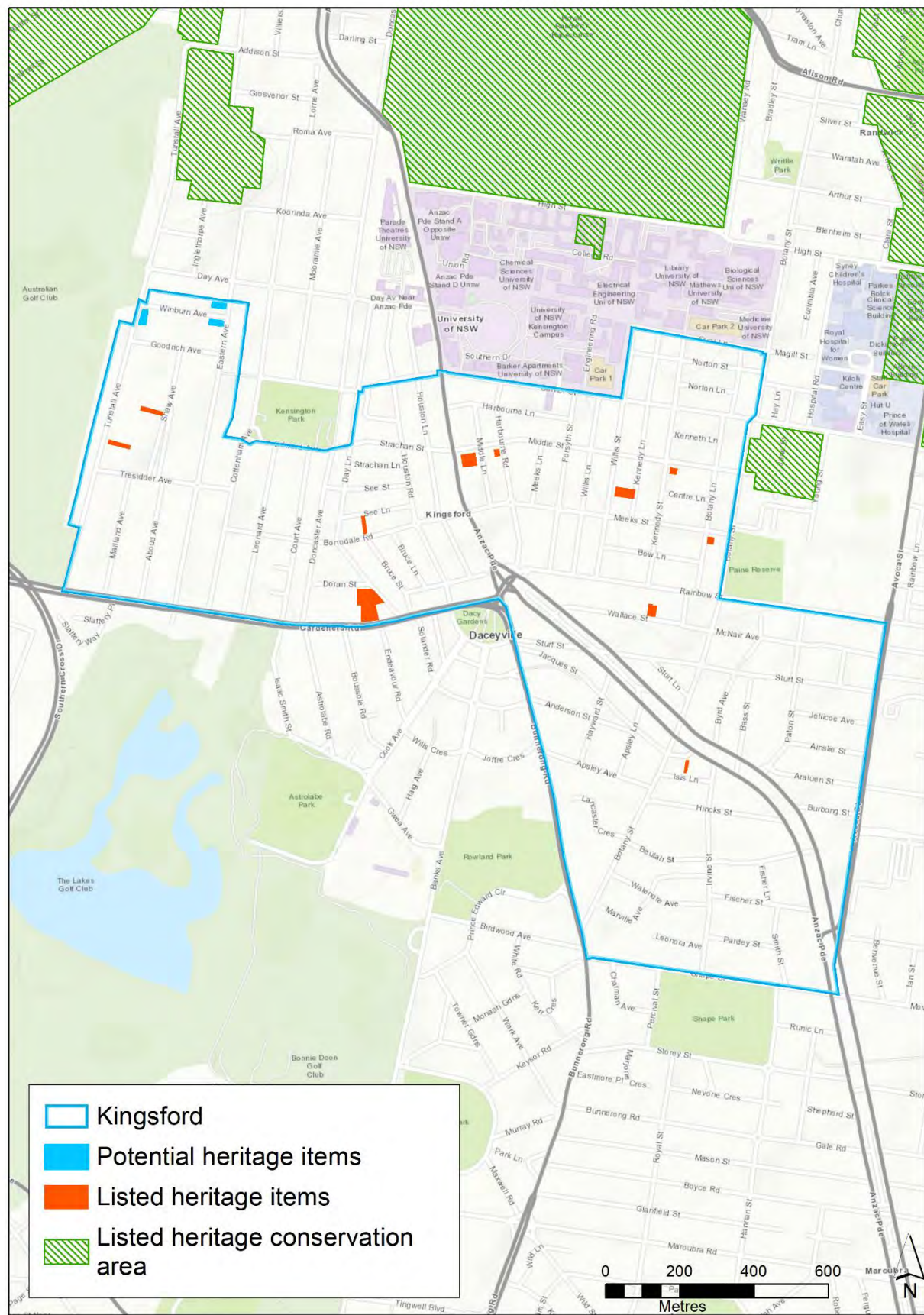


Figure 4. Potential heritage items within Kingsford.

3.5 Maroubra

3.5.1 Character statement


The suburb of Maroubra is situated on a steep slope that begins west of Anzac Parade and undulates towards Maroubra Bay. The suburb is separated into two main precincts, Maroubra Beach and Maroubra Junction. These two precincts are located to the east and west of Anzac Parade, respectively.

The area west of Anzac Parade is largely characterised by a regular street and block pattern and detached one and two-storey houses overlaid on generally flat terrain. Overall, the predominant character of Maroubra is low-rise residential excepting the commercial and high rise residential character of Maroubra Junction. The terrain becomes more undulating toward the coastal plateau, resulting in more diverse subdivision patterns. The curvilinear Mons Avenue subdivision is a direct response to the topography. Other subdivisions that respond to the local terrain include the Coral Sea residential neighbourhood and the Maroubra Reservoir. The landscape character of Maroubra includes areas of mature planting in the public domain and some notable private gardens with mature plantings consistent with the age of the properties. In many areas, streetscapes are quite barren as a result of salty soils and strong winds due to the proximity to the coast.

The character of present-day Maroubra reflects the major periods of residential and commercial development as well as late twentieth and early twenty-first century residential development. The present-day suburb of Maroubra was utilised by local Muru-ora-dial people as a camping ground and a place to fish. Following colonisation, the village of Maroubra remained predominantly unoccupied by European settlers until the twentieth century. In the early twentieth century development began in earnest, turning this once isolated beach area into a smart and substantial village. Maroubra's residential development finally commenced in the second decade of the twentieth century following the auction of The Surf Bathers Estate Maroubra which featured 60 waterside blocks along the Torrington Road, the Corso and Sackville streets (Gilchrist 2015). Following this Maroubra began to flourish, experiencing particular growth in residential and commercial development during the 1920s. During the 1930s Depression, Maroubra Beach became the site of numerous makeshift homes and camps for many Sydneysiders suffering the effects of unemployment and eviction from their rented homes in the inner city. The Post-War development of the area involved the construction of the Coral Sea Housing Estate in 1951. The area continued to develop and remains a predominantly residential suburb.

Table 8. Potential heritage items in Maroubra

Item	Architectural style	Thumbnail
237-245 Maroubra Road, Maroubra	Art Deco	
5 Severn Street, Maroubra	Art Deco	
27 The Corso, Maroubra	Californian Bungalow	
41-43 Kyogle Street, Maroubra	Inter War Functionalist	
10 Broome Street, Maroubra	Inter War Spanish Mission	

Item	Architectural style	Thumbnail
43 Broome Street, Maroubra	1980s Post Modern	

3.5.2 Gap analysis observations

The following table compares the potential heritage items identified within Maroubra with the existing heritage items listed on Schedule 5 of the *Randwick LEP 2012*. This analysis is based on architectural style and is indicative of the representativeness and rarity of these items within the suburb of Maroubra.

Table 9. Gap analysis Maroubra

Style	No. of Potential Items	No. of listed Heritage items	Comment
Californian Bungalow	1	2	There are two (2) examples of this architectural style listed as heritage items within the suburb of Maroubra. This is considered an under-represented style.
Art-Deco	2	3	There are three (3) examples of this architectural style listed as heritage items within the suburb of Maroubra. This is considered an under-represented style.
Inter-War Spanish Mission	1	1	There is one (1) example of this architectural style listed as a heritage item within the suburb of Maroubra. This is considered an under-represented style.
Inter War Functionalist	1	0	There are no examples of this architectural style within the suburb of Maroubra. This is considered an underrepresented style.
1980s Post Modern	1	0	There are no examples of this architectural style within the suburb of Maroubra. This is considered an under-represented style.

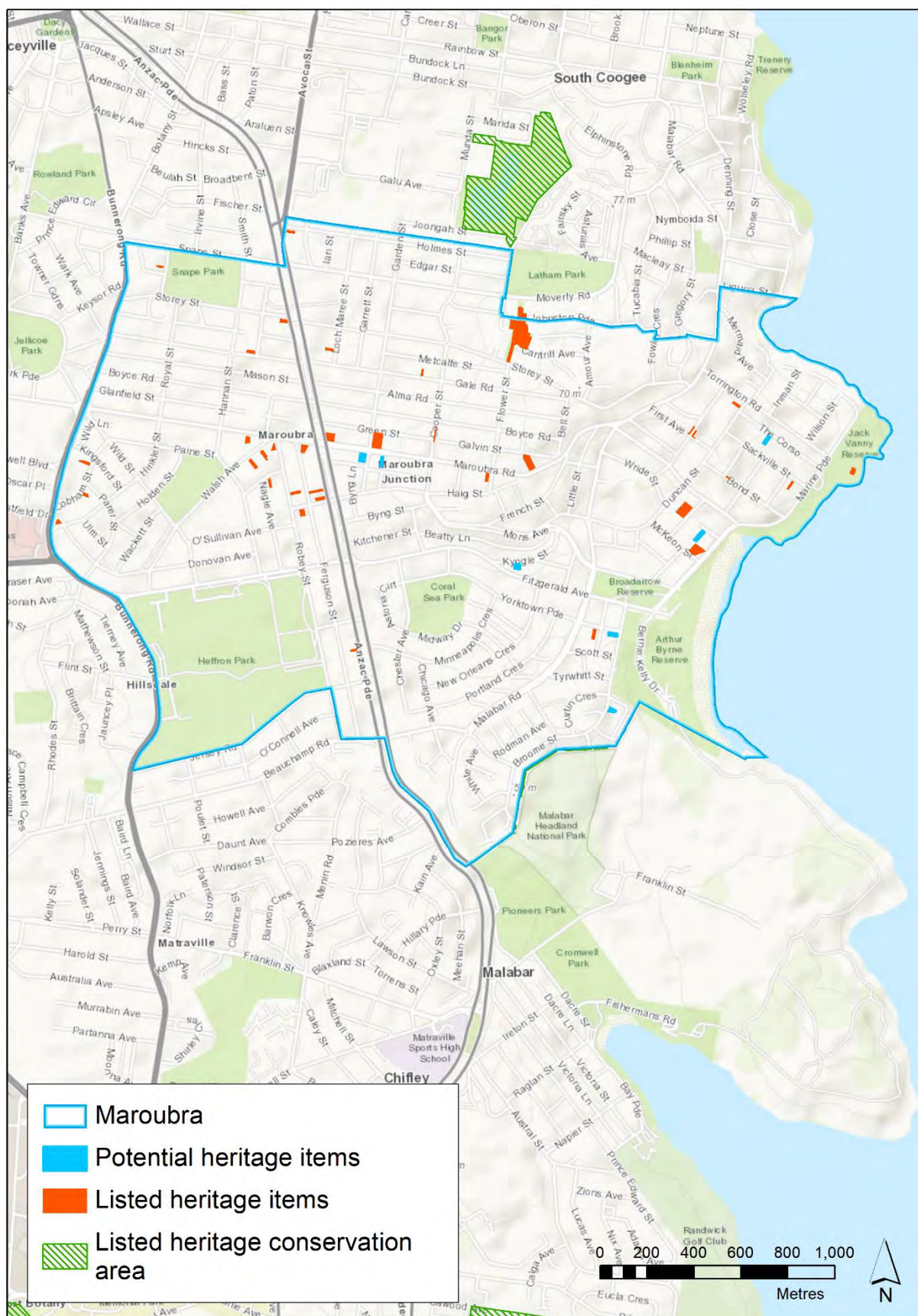


Figure 5. Potential heritage items within Maroubra.

3.6 Randwick

3.6.1 Character statement

The suburb of Randwick is located on an elevated plateau in the north of Randwick City. This plateau is only interrupted where there are significant changes in level towards Queens Park and the Coogee Basin. The elevation of Randwick means that from the ridge of this plateau there are expansive views across to the ocean (Randwick City Council 2019, 11).

As one of the oldest suburbs in Randwick City, Randwick has a complex pattern of development. Although predominantly residential, there are a number of local and neighbourhood centres and major land holdings that contribute to Randwick's diverse character and built form, which differentiates the area from neighbouring areas. The suburb has a fairly regular grid of streets; an amalgamation of various historic subdivisions with minor modifications to accommodate major roads (Alison, Belmore, Frenchmans and Clovelly Roads) and the local topography. There is also a unique neighbourhood focused on Fred Hollows Reserve, which responds to the steep topography of the Glebe Gully (Randwick City Council 2019, 11).

Streets in the east of Randwick, are characterised by higher and lower side separated by a stone retaining wall, footpaths that are raised above or below the carriageway and streets such as Clyde Street that may end suddenly with a small reserve. Across the suburb, sandstone retaining walls, footpath steps and post and rail fences are integral parts of the area's local identity. The key landscape heritage characteristics of the area are centred around Alison Park and the natural bushland of Fred Hollows Reserve. The plantings in the surrounding public domain, including street trees, also contribute to the landscape values of the area (Randwick City Council 2019, 11)




The character of the present-day suburb of Randwick reflects the major phases of residential and commercial development which occurred during the late nineteenth to early twentieth century as well as late twentieth and early twenty-first century residential development. Randwick itself emerged as a township in the 1850s and was named 'Randwick' by Simeon Pearce, an early landowner in the area who designed Randwick as a market garden suburb. One of the first areas developed was known as the 'High Cross' which became a major civic space with a major intersection of roads during this period which retain this function. Most of Randwick's early roads cross or originate from High Cross. Other significant areas developed at this time included Simeon Pearce workers village 'Struggletown' and 'The Spot' which was first occupied with shanties, located along Perouse Road.




The most rapid period of growth within Randwick began after the introduction of steam trams in 1881. The 1880's were therefore a period of large-scale subdivision in Randwick area beginning with the first subdivision of Pearce's Struggletown in 1879 by the Sydney Tramway and Omnibus Company Ltd. This was the start of increased subdivision that continued up until the depression of the 1890s.






In the aftermath of the depression of the 1890s, areas along Frenchmans Road, in The Spot and High Cross showed increased subdivision and residential development. This continued into the twentieth century, particularly during the Inter-War years due to the growth of industry and

as a result of the uncontrolled growth of flats at this time, many of which today still serve their original function (Curby 2015). These Inter-War flats demonstrate the intensification of land use which resulted from increases in population and scarcity of other land for subdivision. Areas such as Bishopscourt Estate and The Spot retain the residential landscape and patterns of subdivision created as a result of the development from this period (Randwick City Council n.d). Development again accelerated in the 1960s, and high-rise buildings proliferated and there was a substantial loss of the historic character of Randwick. With the Wran Labor Government's revision of planning laws in the late 1970s, and the introduction of heritage legislation, permanent conservation orders were placed on historic buildings, including St Jude's Church. This ensured the survival of iconic buildings such as the Randwick post office building, built 1897 and the 1888 Avonmore Terraces (Curby 2015).

Table 10. Potential heritage items in Randwick





Item	Architectural style	
102 Alison Road, Randwick	Art Deco	
187 Clovelly Road Randwick	Art Deco	
90 Dudley Street Randwick	Art Deco	

Item	Architectural style	
14-16 Glebe Street, Randwick	Art Deco	
24 Glebe Street, Randwick	Art Deco	
21 Marcel Avenue, Randwick	Art Deco	
26 Marcel Avenue, Randwick	Art Deco	




Item	Architectural style	
14 Moira Crescent, Randwick	Art Deco	
18 Moira Crescent, Randwick	Art Deco	
3 Nathan Street, Randwick	Art Deco	
27 Prince Street, Randwick	Art Deco	
5 Berwick Street, Randwick	Californian Bungalow	





Item	Architectural style	
190 Clovelly Road, Randwick	Californian Bungalow	
192 Clovelly Road, Randwick	Californian Bungalow	
20-22 Figtree Avenue, Randwick	Californian Bungalow	
4 Judge Street, Randwick	Californian Bungalow	
7 Mears Avenue, Randwick	Federation	


Item	Architectural style	
136-138 Alison Road, Randwick	Federation	
20 Bishops Avenue, Randwick	Federation	
135 -137 & 139-141 Clovelly Road Randwick	Federation	
195 Clovelly Road Randwick	Federation	
69 Darley Road, Queens Park	Federation	

Item	Architectural style	
149 Darley Road, Randwick	Federation	
42a Fern Street "Glenroy", Randwick	Federation	
8 Glen Avenue, Randwick	Federation	
18 Titania Street, Randwick	Federation	

Item	Architectural style	
121-123 Perouse Road, Randwick	Federation	
231 Avoca Street, Randwick	Inter-War	
2 George Street, Randwick	Inter-War	
3 Bishops Avenue Randwick	Victorian	

Item	Architectural style	
16 Bishops Avenue, Randwick	Victorian	
25 Bishops Avenue, Randwick	Victorian	
29 Bishops Avenue, Randwick	Victorian	

Item	Architectural style	
36-42 Cook Street, Randwick	Victorian Filigree Terraces	
182 Clovelly Road Randwick	Inter-War	
25 Mulwarree Avenue, Randwick	Inter-War	
44 Marcel Avenue, Randwick	Inter-War Spanish Mission	

Item	Architectural style	
16 Carey Street, Randwick.	N/A - Remnant Wall	

3.6.2 Gap analysis observations

The following table compares the potential heritage items identified within Randwick with the existing heritage items listed on Schedule 5 of the *Randwick LEP 2012*. This analysis is based on architectural style and is indicative of the representativeness and rarity of these items within the suburb of Randwick.

Table 11. Gap analysis Randwick

Style	No. of Potential Items	No. of listed Heritage items	Comment
Victorian	5	62	There are sixty-two (62) examples of this residential architectural style listed as heritage items within the suburb of Randwick. This is considered to be a well-represented architectural style.
Federation	11	56	There are fifty-two (52) examples of this residential architectural style listed as heritage items within the suburb of Randwick. This is considered to be a well-represented architectural style.
Californian Bungalow	5	4	There are four (4) examples of this residential architectural style listed as heritage items within the suburb of Randwick. This is considered to be under-represented style in this area.
Art-Deco	11	8	There are eight (8) examples of this residential architectural style listed as heritage items within the suburb of Randwick. This is considered to be under-represented style in this area.
Inter-War	4	12	There are twelve (12) examples of this residential architectural style listed as heritage items within the suburb of Randwick. This style is moderately represented style within Randwick.

Style	No. of Potential Items	No. of listed Heritage items	Comment
Inter-War Spanish Mission	1	3	There are three (3) examples of this residential architectural style listed as heritage items within the suburb of Randwick. This is considered to be under-represented style in this area.
Other built features	1	0	This is considered rare with no comparable examples listed on the LEP.

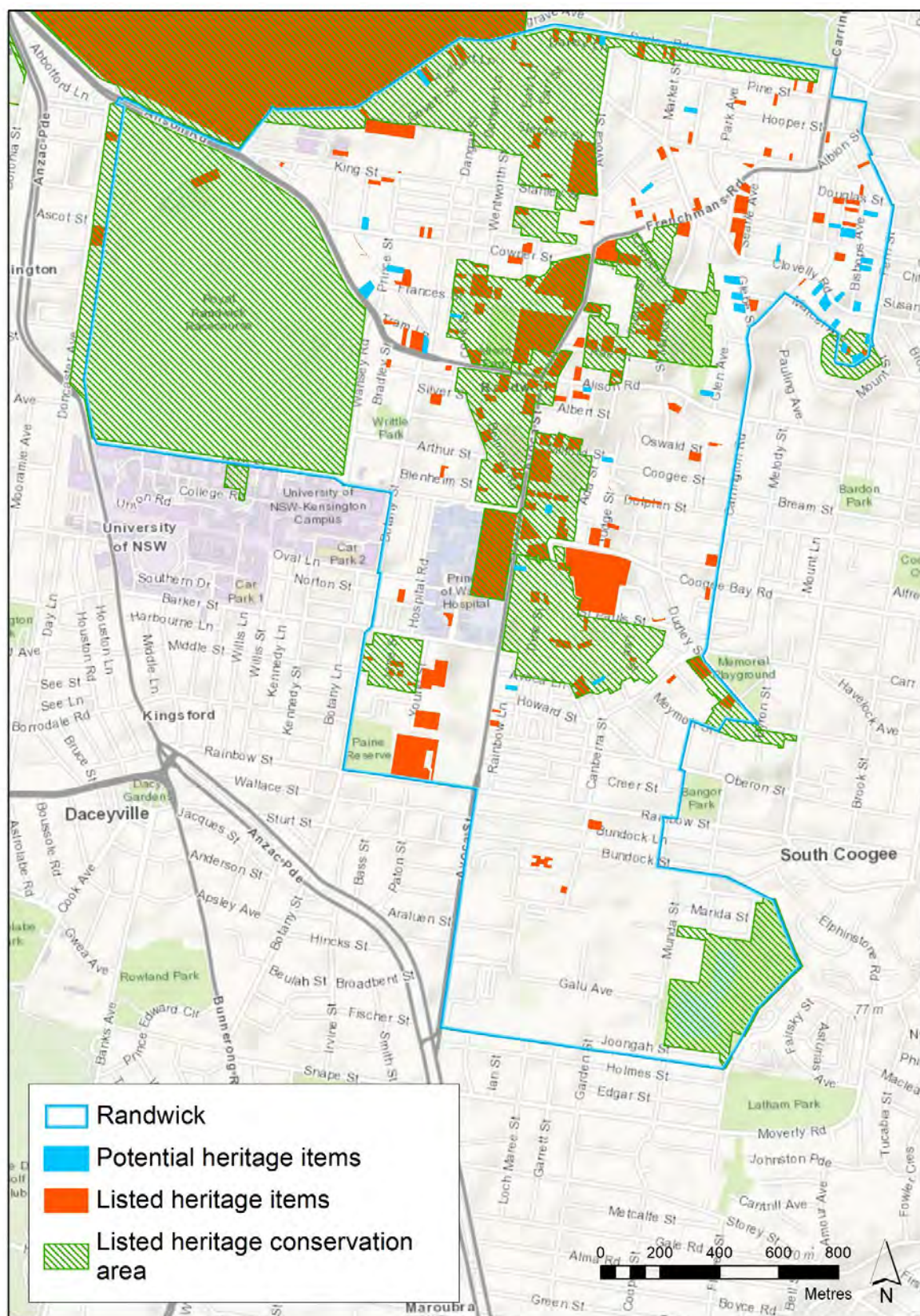


Figure 6. Potential heritage items within Randwick.

4. Analysis results

4.1 Summary

The sensitivity analysis formed a detailed assessment of the seventy-seven (77) potential items nominated for listing on the Randwick LEP. The sensitivity analysis was assessed against a set of criteria which have been developed specifically for the project, considering the local heritage values that are important to the Randwick community. The criteria include:

Table 12. Key for summary table.

Criterion	Description
Comparative representativeness (CR)	An understanding of whether the items architectural style is well represented in the local area, or is comparatively rare in the local area, thereby making it a good candidate for listing.
Streetscape visibility and appeal (S)	Gradation of an item's 'street appeal' as a physical demonstration of how a place contributes to local heritage and conservation areas.
Intactness (I)	Gradation of an item's intactness in terms of how well original materials and features have been preserved over time, and where period characteristics have been celebrated through sympathetic design. This relates to external features visible from the public domain only.
Decorative and aesthetic quality (D)	Gradation of an items decorative and aesthetic qualities, setting apart places representing exceptional and rare decorative features compared to places that have only typical features.
Type	Description
A	Residential item with archaeological potential.
B	This item represents an under-represented architectural style within the LGA. It should be prioritised for listing.
C	This item forms part of a well-represented architectural style, however, has exemplary qualities for one or more of the listing criteria outlined for this report. It should be prioritised for listing.
D	This item forms part of a well-represented architectural style and does not display exemplary qualities for one or more of the listing criteria outlined in the report. Listing is not required.
E	This item is either adequately protected or upon further investigation does not meet the criteria for listing. Listing is not required.
	Good candidate for listing against the criteria.
	Fair candidate for listing against the criteria.
	Poor candidate for listing against the criteria.

The above criteria are however not the only tools by which an item is graded for listing. The Randwick Heritage Study was prepared in accordance with the New South Wales heritage manual *Assessing Heritage Significance*, which provides the framework by which items are assessed. This method enabled us to understand the relative heritage significance of items within the NSW Heritage framework as well as provide Council with a list of potential heritage items categorised so that the items of the highest calibre and merit are prioritised for listing.

Table 13. Summary of findings

Address	CR	S	I	D	Type
174 Arden Street, Coogee					E
289 Arden Street, Coogee					C
21 Baden Street, Coogee					C
140-154 Beach Street, Coogee					C
122 Brook Street, Coogee					C
124 Brook Street, Coogee					C
129 Coogee Bay Road, Coogee					C
23 Dudley Street, Coogee					E
3 Glenwood Avenue, Coogee					D
293 Arden Street, Coogee					C
19 - 21 Berwick Street, Coogee					E
222 Coogee Bay Road, Coogee					C
252 Coogee Bay Road, Coogee					C
230 Coogee Bay Road, Coogee					C
Havelock Avenue, Coogee					E
328 Alison Road, Coogee					E
11-13 Abbotford Street, Kensington					C
18 Day Avenue, Kensington					C
20 Day Avenue, Kensington					C
32 Mooramie Avenue , Kensington					C
10 Cottenham Avenue, Kensington					C
24 Eastern Avenue, Kensington					C
20 Ingelthorpe Avenue, Kensington					C
36 Cottenham Avenue, Kensington					C
51 Doncaster Avenue, Kensington.					B

Address	CR	S	I	D	Type
25 Duke Street, Kensington					C
13 Roma Avenue, Kensington					D
3 Goodwood Street Kensington					E
34 Eastern Avenue, Kingsford					C
30 Eastern Avenue, Kingsford					B
32 Eastern Avenue, Kingsford					B
1 Winburn Avenue, Kingsford					B
237-245 Maroubra Road, Maroubra					B
5 Severn Street, Maroubra					A
27 The Corso, Maroubra					B
41, 43 Kyogle Street, Maroubra					B
10 Broome Street, Maroubra					B
43 Broome Street, Maroubra					B
102 Alison Road, Randwick					D
231 Avoca Street, Randwick					C
5 Berwick Street, Randwick					C
187 Clovelly Road Randwick					C
90 Dudley Street Randwick					C
14-16 Glebe Street, Randwick					C
24 Glebe Street, Randwick					E
5 Kurrawa Avenue, Randwick					C
21 Marcel Avenue, Randwick					E
26 Marcel Avenue, Randwick					C
14 Moira Crescent, Randwick					E
18 Moira Crescent, Randwick					E
3 Nathan Street, Randwick					C
27 Prince Street, Randwick					C
190 Clovelly Road, Randwick					D
192 Clovelly Road, Randwick					D
149 Darley Road, Randwick					E
42a Fern St "Glenroy", Randwick					C

Address	CR	S	I	D	Type
20-22 Figtree Avenue, Randwick					C
4 Judge Street, Randwick					E
7 Mears Avenue, Randwick					C
136-138 Alison Road, Randwick					E
20 Bishops Avenue, Randwick					C
135-137 & 139-141 Clovelly Road Randwick					E
195 Clovelly Road Randwick					D
69 Darley Road, Randwick					C
2 George Street, Randwick					D
8 Glen Avenue, Randwick					E
18 Titania Street, Randwick					E
121-123 Perouse Road, Randwick					C
3 Bishops Ave Randwick					C
16 Bishops Ave, Randwick					C
25 Bishops Ave. Randwick					D
29 Bishops Ave, Randwick					D
182 Clovelly Rd Randwick					D
36-42 Cook St, Randwick					C
72 Dudley St Randwick					C
25 Mulwarree Ave, Randwick					D
44 Marcel Ave, Randwick					B
16 Carey Street, Randwick					A

Key findings

The item analysis, using the methodology outlined in Section 1.3 resulted in the following items prioritised for listing, based on the above grading matrix.

Table 14. Collated summary of findings

Type	No. of items
Type A – Residential item with archaeological potential.	2
Type B - This item represents an under-represented architectural style within the LGA. It should be prioritised for listing.	10

Type	No. of items
Type C - This item forms part of a well-represented architectural style, however, has exemplary qualities for one or more of the listing criteria outlined for this report. It should be prioritised for listing.	39
Type D - This item forms part of a well-represented architectural style and does not display exemplary qualities for one or more of the listing criteria outlined in the report. Listing is not required.	11
Type E - The item is either adequately protected or upon further investigation does not meet the criteria for listing. Listing is not required.	16
Total items	77
Items prioritised for listing	51

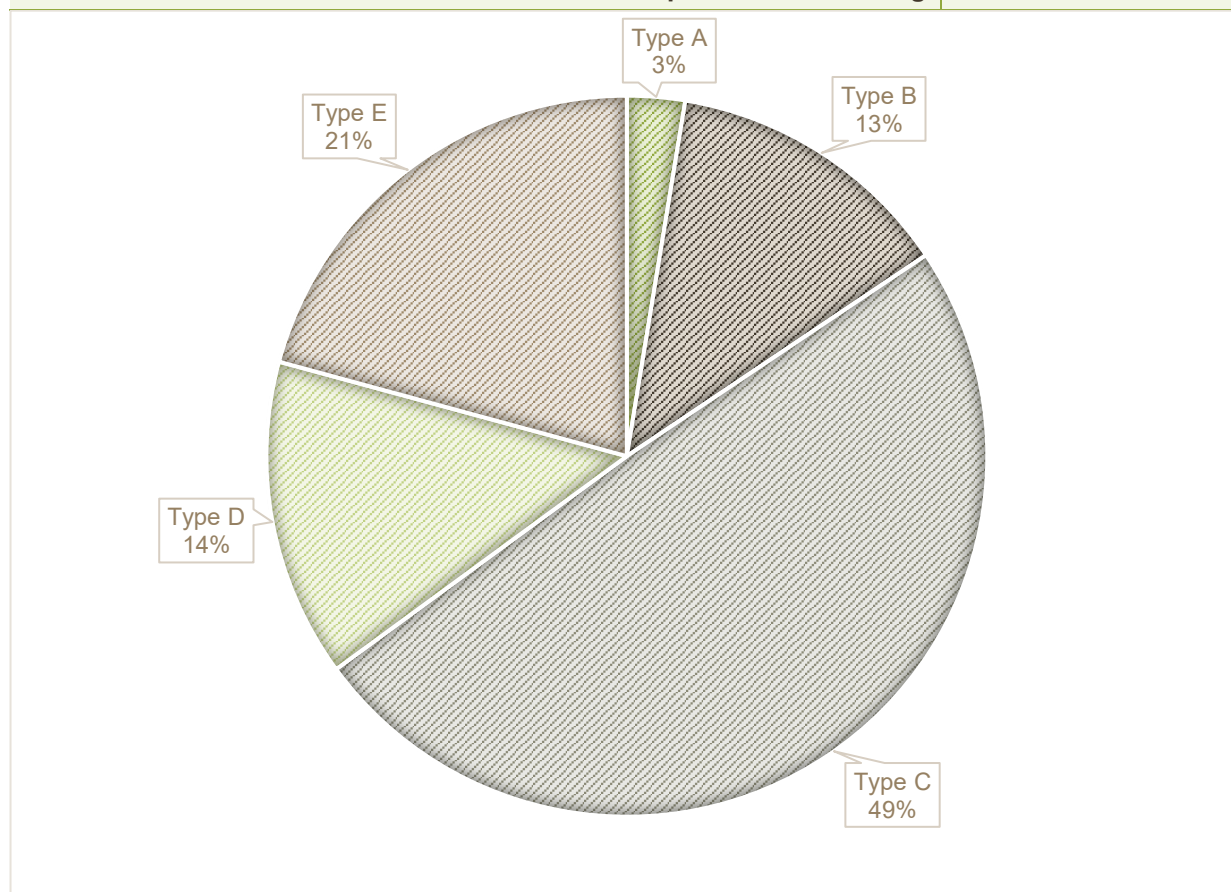


Figure 7. Item analysis breakdown.




4.1.1 Reasons for inclusion

Of the seventy-seven (77) items, a total of fifty-one (51) items are recommended to be prioritised for listing. These include items assessed as Type A, B and C. Of these categories, the dominate grade consisted of Type C. Type C identified buildings as having exemplary qualities of a well-represented architectural style. The dominant architectural style represented in this study included Art Deco apartment flats, California Bungalows and Federation Bungalows.





Items identified as Type B reflects architectural styles that are under-represented in the Randwick LGA. This also represented a significant portion of items prioritised for listing. Items identified as Type B predominantly include buildings from the Inter-War period, with a variety of architectural styles, including; the Spanish mission style, Functionalist and 'P and O' style, of which there are limited examples of these buildings in the LGA. These buildings are significant for both their architectural merit and their ability to demonstrate the urban development of Randwick LGA over time. These buildings make a notable contribution to the history of the area.





Type A forms a very small portion of items prioritised for listing. Type A identified residential items that may have archaeological potential that contributes to the buildings heritage significance. This was limited to two (2) items; 5 Severn Street, Maroubra and 16 Carey Street, Randwick.




Table 15. Summary table of potential heritage items recommended for listing.

Address	Type	Architectural Style	Image
16 Carey Street, Randwick	A	Remnant structure	
5 Severn Street, Maroubra	A	Art Deco	
10 Broome Street, Maroubra	B	Inter War Spanish Mission	



Address	Type	Architectural Style	Image
43 Broome Street, Maroubra	B	1980s Post Modern	
51 Doncaster Avenue, Kensington	B	Post-War	
30 Eastern Avenue, Kingsford	B	Inter-War Functionalist / P&O Style	
32 Eastern Avenue, Kingsford	B	Inter-War Functionalist / P&O Style	
41-43 Kyogle Street, Maroubra	B	Inter-War Functionalist	





Address	Type	Architectural Style	Image
44 Marcel Avenue, Randwick	B	Inter-War Spanish Mission	
237-245 Maroubra Road, Maroubra	B	Art Deco	
27 The Corso, Maroubra	B	California Bungalow	
1 Winburn Avenue, Kingsford	B	Inter-War Functionalist	



Address	Type	Architectural Style	Image
289 Arden Street, Coogee	C	Art Deco	
293 Arden Street, Coogee	C	Federation	
231 Avoca Street, Randwick	C	Inter-War	
21 Baden Street, Coogee	C	Inter-War Flats	


Address	Type	Architectural Style	Image
140-154 Beach Street, Coogee	C	Art Deco	
3 Bishops Avenue Randwick	C	Victorian	
16 Bishops Avenue, Randwick	C	Victorian	


Address	Type	Architectural Style	Image
20 Bishops Avenue, Randwick	C	Victorian	
122 Brook Street, Coogee	C	Art Deco	
124 Brook Street, Coogee	C	Art Deco	
129 Coogee Bay Road, Coogee	C	Inter-War Flats	






Address	Type	Architectural Style	Image
218-222 Coogee Bay Road, Coogee	C	Inter-War	
230 Coogee Bay Road, Coogee	C	Inter-War Flats	
250-252 Coogee Bay Road, Coogee	C	Federation Arts and Crafts	



Address	Type	Architectural Style	Image
36-42 Cook Street, Randwick	C	Victorian Filigree Terraces	
10 Cottenham Avenue, Kensington	C	Californian Bungalow	
36 Cottenham Avenue, Kensington	C	Californian Bungalow	
187 Clovelly Road, Randwick	C	Art Deco Flats	

Address	Type	Architectural Style	Image
69 Darley Road, Randwick	C	Federation	
18 Day Avenue, Kensington	C	Art Deco Flats	
20 Day Avenue, Kensington.	C	Californian Bungalow	
72 Dudley Street, Randwick	C	Inter-War Functionalist/ P&O style flats	
90 Dudley Street, Randwick	C	Art Deco Flats	

Address	Type	Architectural Style	Image
25 Duke Street, Kensington	C	Federation	
24 Eastern Avenue, Kensington	C	Californian Bungalow	
34 Eastern Avenue, Kingsford	C	Californian Bungalow	
42a Fern Street, Randwick	C	Federation	
20-22 Figtree Avenue, Randwick	C	Californian Bungalow	

Address	Type	Architectural Style	Image
14-16 Glebe Street, Randwick	C	Art Deco	
20 Ingelthorpe Avenue, Kensington.	C	Californian Bungalow	
5 Kurrawa Avenue, Coogee	C	Art Deco Flats	
26 Marcel Avenue, Randwick	C	Art Deco Flats	

Address	Type	Architectural Style	Image
7 Mears Avenue, Randwick	C	Federation Bungalow	
32 Mooramie Avenue, Kensington	C	Californian Bungalow	
3 Nathan Street, Randwick	C	Art Deco Flats	
121-123 Perouse Road, Randwick	C	Federation	
27 Prince Street, Randwick	C	Art Deco Flats	





Address	Type	Architectural Style	Image
11-13 Abbotford Street Kensington	C	Federation	
5 Berwick Street Coogee	C	Californian Bungalow	

4.1.2 Reason for exclusion






Items identified as 'Type D' was applied to buildings which form part of an established and well represented architectural style in the Randwick LGA and do not display exemplary qualities for one or more of the listing criteria outlined in the report. This removed items that had undergone some alteration and that compromised the overall integrity, decoration, comparative representativeness and streetscape appeal.






Items identified as 'Type E' recognise properties that do not require further action to proceed with listing on the Randwick LEP. This captured items compromised by modern alterations that did not represent an intact example of its type. This category also captured good examples of well represented architectural styles within an established Heritage Conservation Area. In this instance, the potential item was considered to be a contributory building, adequately protected, and therefore not a high-risk item.






Table 16. Potential heritage items excluded from listing on Randwick LEP.





Address	Type	Architectural style	Image
102 Alison Road, Randwick	D	Art Deco Flats	
29 Bishops Avenue, Randwick	D	Victorian	
25 Bishops Avenue, Randwick	D	Victorian	
182 Clovelly Road, Randwick	D	Inter-War Flats	

Address	Type	Architectural style	Image
190 Clovelly Road, Randwick	D	Californian Bungalow	
192 Clovelly Road, Randwick	D	Californian Bungalow	
195 Clovelly Road, Randwick	D	Federation	
2 George Street, Randwick	D	Inter-War	

Address	Type	Architectural style	Image
3 Glenwood Avenue, Coogee	D	Art Deco Flats	
25 Mulwarree Ave, Randwick	D	Inter-War	
13 Roma Avenue, Kensington	D	Californian Bungalow	
328 Alison Road, Coogee	E	Federation	
136-138 Alison Road, Randwick	E	Federation	

Address	Type	Architectural style	Image
174 Arden Street, Coogee	E	Art Deco	
19-21 Berwick Street, Coogee	E	Federation Arts and Crafts	
135-137 & 139-141 Clovelly Road, Randwick	E	Federation	
149 Darley Road, Randwick	E	Federation	
23 Dudley Street, Coogee	E	Inter-War Flats	

Address	Type	Architectural style	Image
24 Glebe Street, Randwick	E	Art Deco	
8 Glen Avenue, Randwick	E	Federation	
3 Goodwood Street, Kensington	E	Inter-War Spanish Mission	
Havelock Avenue, Coogee	E	Landscape element	
4 Judge Street, Randwick	E	Californian Bungalow	

Address	Type	Architectural style	Image
14 Moira Crescent, Randwick	E	Art Deco	
18 Moira Crescent, Randwick	E	Art Deco	
21 Marcel Avenue, Randwick	E	Art Deco	
18 Titania Street, Randwick	E	Federation	

5. Conclusion and recommendations

Extent Heritage have undertaken an item analysis of seventy-seven (77) potential heritage items as a part of the comprehensive heritage review of the residentially zoned areas within the Randwick LGA. This targeted assessment was informed by the potential heritage items nominated by the local community which underwent a high-level review by Extent Heritage in 2020.

This analysis was undertaken to assist Randwick City Council in their proactive approach towards planning and development in heritage sensitive areas. Conclusions and recommendations resulting from this review have been outlined below.

5.1 Recommendations

As a result of this analysis the following is recommended Randwick City Council implement the findings of this study.

- It is recommended fifty-one (51) items are prioritised for listing on the Randwick LEP. This includes:
 - Two (2) items identified as Type A.
 - Ten (10) items identified as Type B.
 - Thirty-nine (39) items identified as Type C.
- It is recommended a full heritage assessment via a heritage inventory (or 'listing sheet') is prepared for the fifty-one (51) items recommended for listing on the Randwick LEP. The inventory sheet included the property details, an annotated curtilage and location map, a statement of significance, physical description, historical context, set of recommendations, reference list, and at least one current photograph.
- It is recommended the eleven (11) items identified as Type D are excluded from listing on the Randwick LEP and no listing sheets are prepared for these items.
- It is recommended the sixteen (16) items identified as Type E are excluded from listing on the Randwick LEP and no listing sheets are prepared for these items.
- All items nominated for potential listing should be flagged within Council's strategic and statutory teams so that they are adequately assessed and protected in the event that a development application is lodged. Should this occur, it is recommended that a Statement of Heritage Impact and/or Historical Archaeological Assessment is prepared to adequately assess the works against the heritage values of the place.

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