

ATTACHMENT G(3)

Randwick Heritage Study Volume 1

Heritage Conservation Area Review

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC



Heritage Study

Randwick City Council

Prepared for Randwick City Council

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Executive Summary

Extent Heritage was commissioned by Randwick City Council to prepare a comprehensive heritage review of the residentially zoned areas within the Randwick Local Government Area. As per the project brief, the review comprised two stages:

- A review of thirteen (13) listed Heritage Conservation Areas (HCA) within the Randwick LGA. (**Section 5** 'Heritage Conservation Areas Review').
- A review and assessment of the significance of potential heritage items and HCAs nominated by the local community for inclusion on Schedule 5 of the Randwick LEP. (**Section 6** 'Proposed Heritage Items Review').

Randwick City Council are 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. 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.

Heritage Conservation Areas (HCAs) review

Thirteen (13) HCAs were assessed as part of this study. Each HCA review included:

- Fieldwork observations and general condition and integrity assessments of listed heritage items within the conservation area.
- An assessment of current and potential future risks and threats that may affect the conservation area.
- A risk assessment of the existing key values in the HCA as outlined in the Randwick DCP, and
- Provision of recommendations to help preserve or enhance characteristic elements of the HCA, in the form of 'future vision' statements (Sections 5.2 to 5.14).

The below table represents an overall summary of each HCA, with an 'overall risk factor' determined to identify the relative risk each HCA faced. The methodology for this is outlined in Sections 5.1 and 5.15.

Table 1. HCA summary

HCA	No of included heritage items	Overall Risk Factor	Proposed curtilage change?	Proposed additional/changes to listed items?
North Randwick	21	Low	No	Yes
West Kensington	11	Low	No	Yes

HCA	No of included heritage items	Overall Risk Factor	Proposed curtilage change?	Proposed additional/changes to listed items?
Dudley Street	7	Medium	No	Yes
Gordon Square	1	Medium	No	No
Moiria Crescent	2	Low	Yes	Yes
St Jude's	9	Low	No	No
St Mark's	16	Low	No	No
Struggletown	7	High	No	Yes
Caerleon Crescent	0	Medium	No	No
High Cross	12	Low	No	Yes
Racecourse	4	Low	No	No
Randwick Junction	5	Low	No	No
The Spot	11	Medium	No	No

Proposed heritage items review

Randwick City Council consulted with residents in regard to this project, informing them that they were conducting a review of heritage items and HCAs within the residential portions of the LGA as an *'opportunity to evaluate existing conservation areas and items and consider any additional places of heritage value worth preserving.'* Community consultation was undertaken from 29 January 2020 to 26 February 2020, with submissions being sought from members of the community in regard to places in Randwick City that had *'heritage value to [them].'* The local community was provided the opportunity to make recommendations towards places that should be considered for local heritage listing. Submissions were received via the online portal 'Your Say' on the Council website and via email.

Results from the community consultation were collated by Randwick Council and internally reviewed to remove non-residential items and items that did not meet the scope of assessment being undertaken for this study. Two hundred eighty-one (281) submissions were forwarded to Extent Heritage for a high-level review of their appropriateness or eligibility for consideration as a local heritage item.

The first-round review, using the methodology outlined in Section 6.2 resulted in the following proposed items being removed for consideration:

Table 2. First round review results.

Reason for removal	No. of items removed
Already listed under Schedule 5 of the Randwick LEP 2012	54
Not a residential item	6
Excluded for other purposes	18

Reason for removal	No. of items removed
Total submissions removed from consideration	78
Number of submissions to undergo Second Round review	203

The remaining two hundred and three (203) items that proceeded past the First round review then underwent the Second round review, a high-level desktop assessment to understand obvious heritage significant values of proposed items, with the aim of presenting a schedule of items to Council for consideration for addition to Schedule 5 of the Randwick LEP.

The desktop assessment resulted in 203 items having clear recommendations for local heritage listing, incorporation into an HCA or proposal not to list. The discrepancy in totals is due to several factors, outlined in Section 6.3.2. The following table presents a summary of the second-round review results.

Table 3. Second round review results.

Second round review result	No. of items
Items proposed for listing or further investigation	77
Items proposed for incorporation into an HCA	6
Items not proposed for listing	119
Total items	203

Additionally, Extent identified nine (9) additional potential heritage items or items that were currently listed on Schedule 5 of the Randwick LEP that required amendment or further investigation (Section 6.4). The table below provides a summary of all items requiring listing or further investigation.

Table 4. Summary of items requiring further investigation.

Items	No. of items
Total items proposed for listing or further investigation	77
Additional potential heritage items and proposed changes	9
Total items requiring further investigation	86

Conclusion and recommendations

Recommendations were outlined for future protection and management of the thirteen (13) HCAs, outlined in Section 7.2.1. This included identification of how key values within each HCA were to be protected, and the type of development that should be allowed in each area.

Recommendations were also outlined for next steps in regard to the listing and/or further investigation of proposed heritage items. (Section 7.2.2). This included further assessment for items that were not able to be adequately assessed as part of this review, or for which questions

existed about the integrity and intactness of interiors etc. It also outlined the amendment to the Moira Crescent HCA (details of which can be found in Section 6.3.1).

Extent Heritage has undertaken a further sensitivity analysis (dated March 2021) of the 77 potential items (refer to Randwick Heritage Study – Items Analysis). Of these, 50 are significant and are recommended for heritage listing. The analysis is based on a set of criteria developed for this project as well as criteria outlined in the NSW Heritage Manual “Assessing Heritage Significance”.

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1. Introduction

1.1 Project brief

Extent Heritage Pty Ltd (Extent Heritage) was commissioned by Randwick City Council (the 'Council') to prepare a comprehensive heritage review of the residentially zoned areas within the Randwick Local Government Area (LGA) (the 'Heritage Study'). As per the project brief, the review comprised two stages:

- A review of thirteen (13) listed Heritage Conservation Areas (HCA) within the Randwick LGA, considering the historical significance of each of these HCAs. This review is limited to the thirteen (13) HCAs within the Randwick LGA that are either wholly or partly located within areas zoned 'residential' within the *Randwick Local Environmental Plan 2012* (Randwick LEP) (**Section 5** 'Heritage Conservation Areas Review').
- A review and assessment of the significance of potential heritage items and HCAs nominated by the local community for inclusion on Schedule 5 of the Randwick LEP. (**Section 6** 'Proposed Heritage Items Review').

1.2 Objectives

Extent Heritage understands that Randwick City Council are taking a proactive approach towards planning and development in heritage sensitive areas. Within the Randwick Local Government Area there are twenty (20) identified Heritage Conservation Areas in total, thirteen (13) of which are located, either wholly or in part, within residentially zoned 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.

1.3 Methodology

1.3.1 Best practice guidelines

The methodology used in the preparation of this heritage study is in accordance with the principles and definitions set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.¹ This study was also prepared in accordance with the New South Wales heritage manual *Assessing Heritage Significance*.²

1.4 Limitations

The sites were inspected and photographed by the authors of this report. Access to all heritage items and HCAs 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 heritage study.

Condition and site modification assessment was limited to a visual inspection undertaken from the public domain. This information should be used as a guide only, to be supported with additional research and physical investigation, prior to any development decisions.

1.5 Authorship and acknowledgements

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

Table 5. Report authorship

Staff	Role
Eleanor Banaag	Project Management, QA review
Jennifer Castaldi	Fieldwork and heritage assessments
Lucy Irwin	Report preparation and heritage assessments, fieldwork, GIS mapping
Gabrielle Harrington	Report preparation, fieldwork, and historical research
Dominic Caron	Fieldwork and historical research

1.6 Definitions

1.6.1 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:

¹ Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Burwood, Vic.: Australia ICOMOS, 2013).

² NSW Heritage Office, *Assessing Heritage Significance* (Sydney: Office of Environment and Heritage, 2001).

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*.

Meanings denote what a *place* signifies, indicates, evokes or expresses to people.

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

2. Randwick context

2.1 Location

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 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 (see Figure 1).

2.1.1 Population

The population of the Randwick LGA was estimated at 155,649 people, as of 2019 (id). At the 2016 census conducted by the ABS, 51.4% of the population of Randwick was born in Australia, with 48.6% of the population born overseas (ABS). Of respondents born overseas the most common countries of birth were China³ (7.1%), England (4.4%) and Ireland (2.0%). Analysis of languages spoken in the home by the population of Randwick, when compared to the Greater Sydney region average indicates that there is a larger proportion of people who spoke English only in the Randwick LGA (id). The three most popular languages other than English spoken in the home are Mandarin, Greek and Cantonese (ABS). The above demographic information presents Randwick as having slightly higher proportions of people born overseas than the Greater Sydney average, and is indicative of Randwick's level of cultural diversity.

The following table provides a brief community profile for each suburb included within the assessment areas, located within the Randwick LGA. That is, for each of the thirteen residential HCAs being assessed, the relevant suburbs **only** have been included below.

Table 6. Randwick suburb community profiles

Suburb	Brief Description
Centennial Park (in part)	A small residential suburb located on the western fringe of Centennial Park. (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).
Randwick	A south-eastern primarily residential suburb, the location of the Randwick Racecourse and Prince of Wales Hospital.

³ excludes SARs and Taiwan

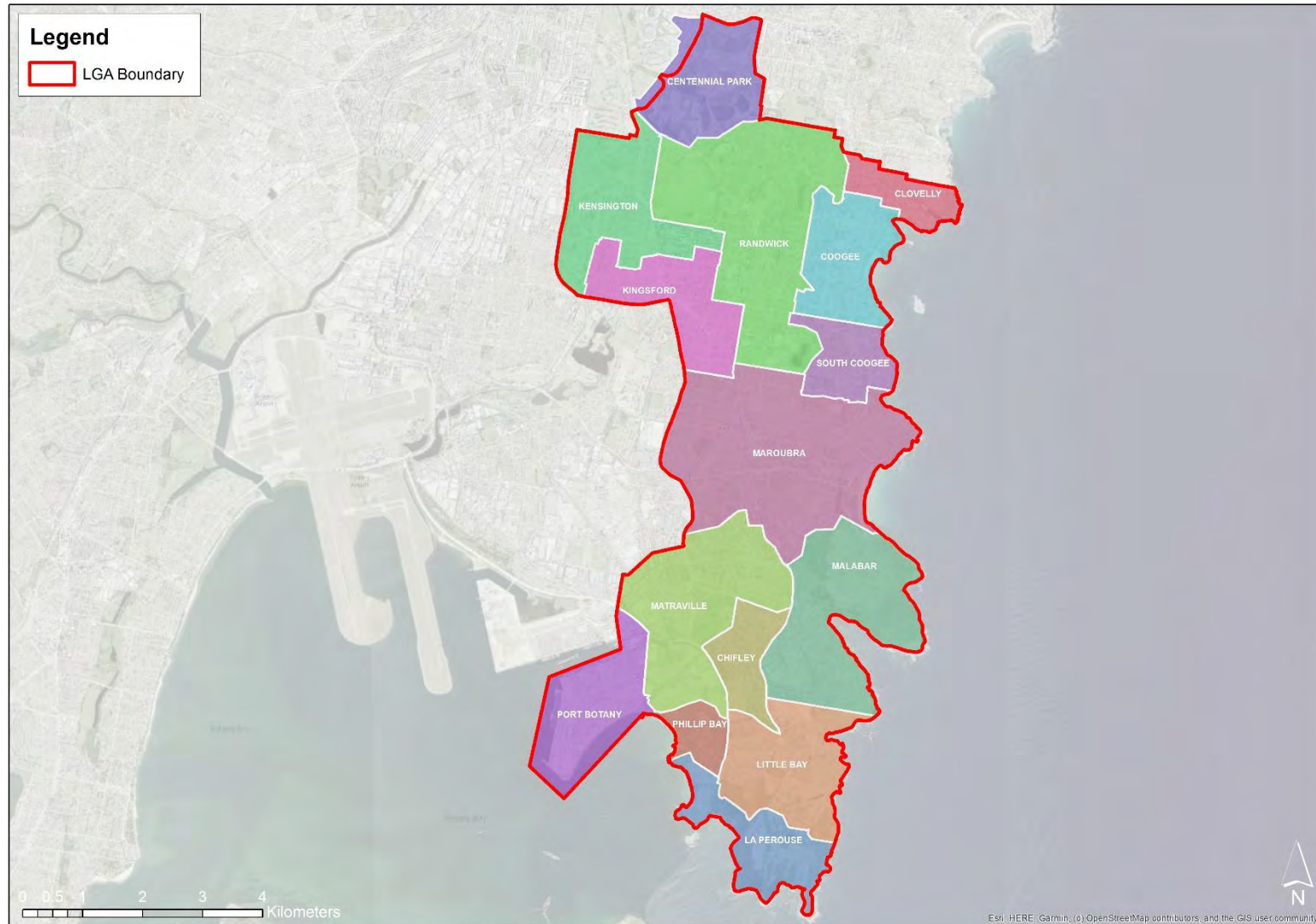


Figure 1. Map of LGA and suburbs contained within.

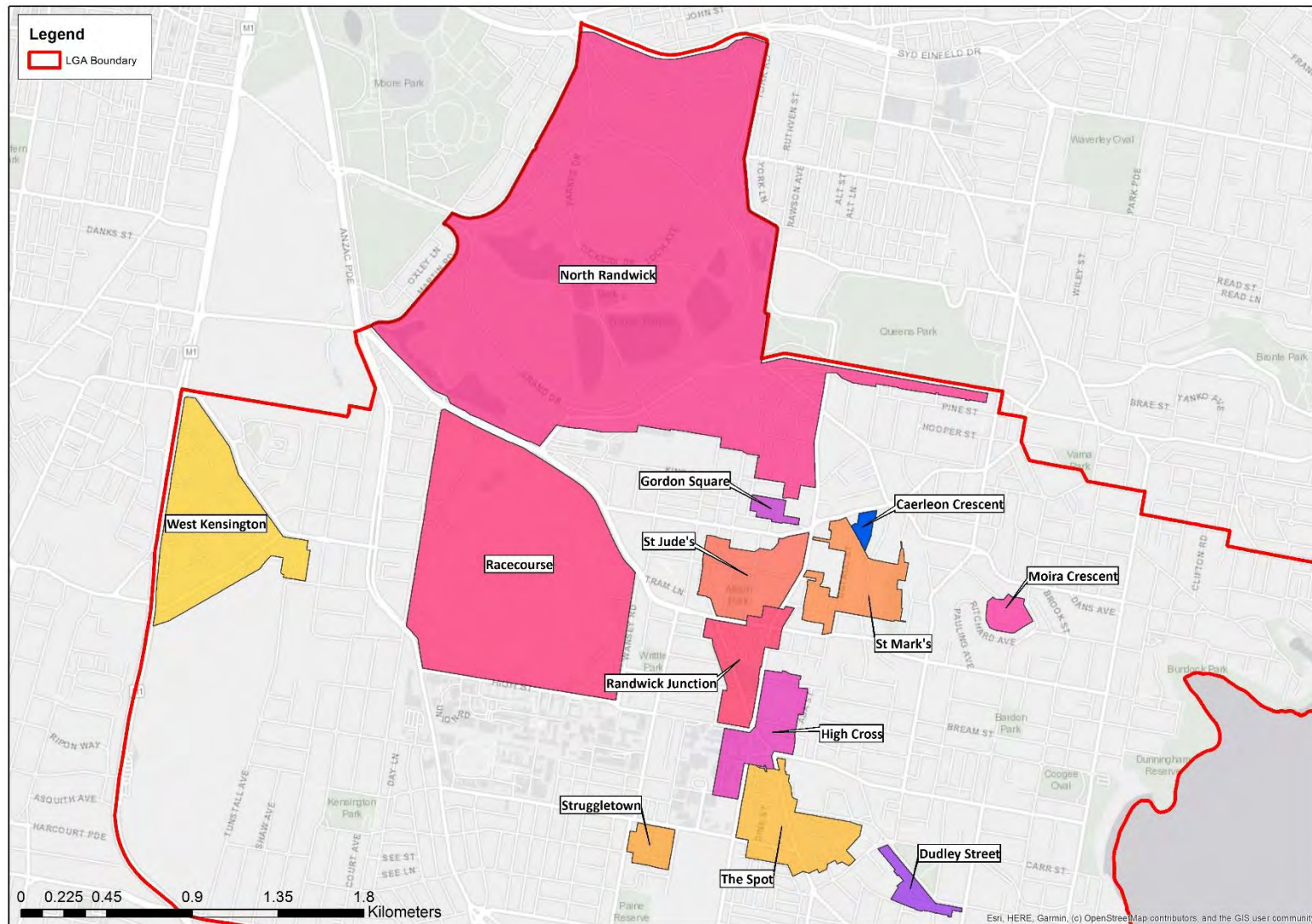


Figure 2. Map of LGA showing HCAs forming this assessment.

3. Historical context

This historical context has been tailored to provide a specific focus on the suburban and residential development of the Randwick LGA. It will draw on the historical development and subdivision of its suburbs and how that has shaped the environmental (including heritage) landscape. This history has a particular focus on the suburbs of Randwick and Coogee – the location of the HCA's that will form part of this Heritage Study.

The following section has been built from collating material from the various previous studies and background documents. This includes:

- Randwick Heritage Study, Lester Firth and Associates, July 1986.
- Randwick Heritage Study, Perumal Murphy Pty Ltd, 1989.
- Conservation Areas Review, PMW Planning, April 1999.
- Randwick Heritage and Visual Character Study – Stage 2 Conservation Areas Report, Godden Mackay Logan, July 2003.

3.1 Colonial settlement in Randwick

European settlement in the now Randwick LGA was sparse for many years due to the natural vegetation of the area and the poor soil quality. The areas in the south-east of the colonial settlement of Sydney were known for their natural environment of swamp and heath vegetation in which Aboriginal communities had inhabited for thousands of years.

The few early European settlers in this region obtained their land through grants or by a contribution from the public purse made possible by the colonists' exploitation of Aboriginal land (Curby 2015). Some of the major landowners at this time included: Simeon Pearce, T.M.W. Winder, Samuel Terry, Sir Frances Marsh and John Piper.

It was not until 1838 that Coogee was pronounced a township and in 1855 the new village of Long Bay was established. In the same year, the Destitute Children's Asylum was established (now part of the site of the Prince of Wales Hospital). In 1858 when the NSW Government passed the Municipalities Act, enabling the formation of municipal districts empowered to collect rates and borrow money to improve their suburb, Randwick was the first suburb to apply for the status of a municipality. Randwick was proclaimed a Municipal Council in February 1859, and its first Council was elected in March 1859 with Simeon Pearce as its first mayor.



Figure 3. Map of the Parish of Botany, 1853 showing lands granted at the time. (Source: HLRV)

3.2 Nineteenth-century subdivision and suburban development

Following the creation of the Municipality of Randwick and throughout the late nineteenth century, the northern part of Randwick Municipality changed from a comparatively rural area to near continuous suburban sprawl. Commuting was made possible by a reasonably efficient public transport system, consisting of horse buses and later an extensive tramway network, constructed between 1880 and 1921.

The first townships in the Randwick LGA were also created during this period. Simeon Pearce and his brother James were responsible for much of the early development of the present-day suburbs of Randwick and Coogee. Pearce campaigned for construction of a road from the city to Coogee (achieved in 1853) and promoted the incorporation of the suburb. Randwick itself emerged as a township in the 1850s and was named 'Randwick' by Pearce in honour of his Gloucestershire village. Here, Pearce created a market garden and sought construction of a church modelled on the church of St. John in his birthplace. Areas of the township were designated with certain functionalities including that of the High Cross, 'Struggletown' and The Spot which were created around this time.

One of the first areas of Randwick to be developed was a vacant space opposite the asylum and located on a ridge in the centre of Randwick, near cross roads, known as the High Cross. The area was designated by Pearce as the site for a church, schoolhouse and parsonage nearby and an additional area for burial grounds on Crown land set aside for these purposes. Pearce promoted the locality as a prestigious living environment. The High Cross became a major civic space with a major intersection of roads during this period and continues to function in this regard. Most of Randwick's early roads cross or originate from High Cross. In this area, a complex of nineteenth century buildings were built along Avoca Street and the first temporary St Jude's Church of England and schoolhouse, largely supported by government funds, opened on 23 May 1858 (Curby 2015). The establishment of St Jude's Church assisted Simeon Pearce's promotion of Randwick as a semi-rural retreat for the Colony's elite. Nearby, more commercial and social institutions were established including the first Randwick-Sydney horse omnibus and the first mail service which were established on the site of the Coach and Horses Hotel in 1859 at the intersection of Avoca Street and Alison Road.

Another early township named 'Struggletown' was located on four hectares of land purchased in 1852 by Simeon Pearce and his brother James. The area was initially designed as a Market Garden in the 1840s, however, in the 1850s the area was subdivided, and stone cottages were built to accommodate workmen brought to Australia by the Pearce brothers. The Pearce brothers erected workers' dwellings in the area for their workers while the less fortunate lived in makeshift shanties.

Developed in opposition to Simeon Pearce's Struggletown, was the settlement known as 'The Spot'. This area originated as an "Irishtown", and was known as a poor working area on the fringe of Randwick Village, dominated by Irish Catholics. The original group maintained a long association with the area and contributed to its strong sense of local identity. The area was first occupied with shanties, located along Perouse Road, although these have long since disappeared. The Spot was redeveloped in the late nineteenth century, as an attempt to clear the temporary dwellings of the Irishtown and displace the inhabitants. The commercial centre at

The Spot developed around a tram stop at the intersection of Perouse Road and St Pauls Street. Other similar workers' subdivisions in the area followed the layout of these towns and included the subdivisions of Gordon's Square which featured centre block development, with its narrow streets and small lots, which was an inventive attempt to maximize yields from subdivision (Randwick City Council n.d.)

East of Randwick, the village of Coogee began to develop in the 1850s, even though coastal Coogee had been formally surveyed in 1838. The Municipality of Randwick experienced some difficult early years, and animosity between Randwick and Coogee reached a climax in the early 1860s over the building of a second St Jude's Church. Completed in 1865, this became the centre of Randwick village life, as churches were in the typical English market village on which Randwick's township was designed upon (Curby 2015)

The most rapid period of growth with 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 Simeon's Struggletown in 1879 by the Sydney Tramway and Omnibus Company Ltd. The subdivision lead to the creation of Young Street. Development in Young Street was slow at first and it was not until the mid-1880s that more people were recorded as living in the area. This was the start of increased subdivision that continued up until the depression of the 1890s.

3.2.1 Racing at Randwick

Randwick had been the venue for sporting events, as well as duels and illegal sports, from the early days of the Colony. Its first racecourse, the Sandy Racecourse or Old Sand Track, had been a hazardous track over hills and gullies and was first reserved as an official racecourse, in 1833 and has been in continuous use as a racecourse since the first regular meetings held in 1863. From this period onwards, Randwick became one of Australia's pre-eminent centres for horse racing. In the 1860s, horseracing was regarded as the 'national pastime' and for Australians the name 'Randwick' became synonymous with horseracing. The houses fronting the eastern side of Doncaster Avenue and Simeon Pearce's 'Struggletown' were at the centre of the local racing industry, and workers' houses stables were established throughout these areas during the late nineteenth and early twentieth centuries. The racecourse spurred the progression of Kensington and Randwick as a township and encouraged the development of the area as a prosperous and lively place.

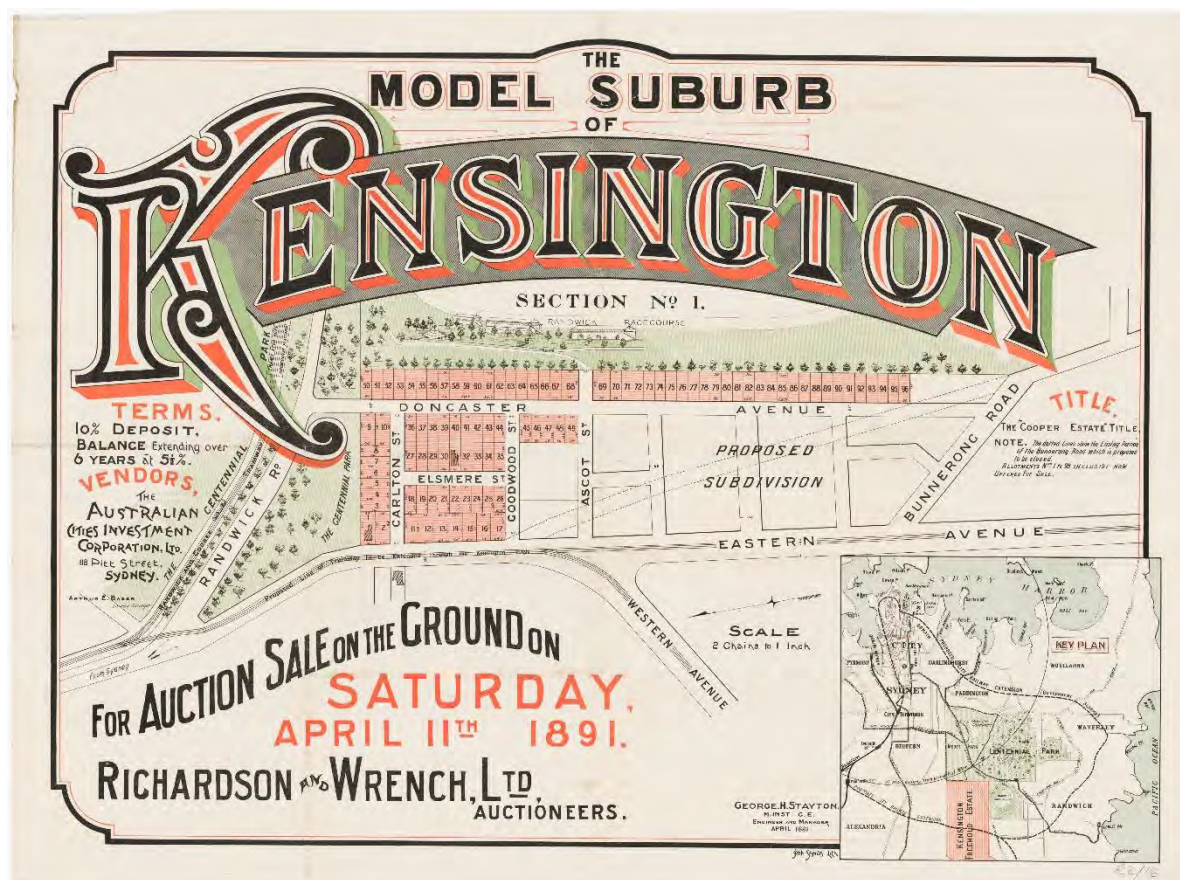


Figure 4. Subdivision of the Model Suburb of Kensington showing the subdivision of Doncaster Avenue (Source: SLNSW)



Figure 5. Randwick Racecourse, dated 1963. (Source: SLNSW)

3.3 Twentieth-century prosperity at Randwick

3.3.1 Celebrating a Centenary

North Randwick originated as a part of the Sydney Common, set aside by Governor Macquarie on 5 October 1811 and reserved for use by the public. The common land contained a vital resource in the form of a constant supply of pure water due to the natural aquifers present in the Botany Sands system (NSW Heritage n.d). Centennial Park, itself was formed in 1888 to commemorate the first centenary of European settlement in Australia. It was also the focus of Sydney's celebration of Federation in 1901. Busby's Bore and the lakes persist as important visual reminders of the area's historical role as a water supply catchment.

The eventual residential release of the land surrounding Centennial Park saw the area develop reasonably quickly, despite the slow start in the 1890s recession. As a consequence, most housing dates from the early twentieth century and has produced an interesting juxtaposition of Federation and Inter-War housing on often narrow Victorian allotments. There was a resultant modification of standard house designs to suit narrow frontages. The continuing physical and historical connection with Centennial Park is important and gives special significance to the houses fronting Darley Road. These buildings tend to be larger and grander, with more generous allotments which were created to help fund the establishment of Centennial Park. The area still retains a few horse stables connected with the historic racing industry in the area. There are also historical and physical connections with the adjoining former tramway workshops.



Figure 6. Subdivision map of Centennial Parklands, 1905 (Source: SLNSW)

3.3.2 Federation boom

During the early Twentieth Century, the suburbs of Randwick and Coogee continued to flourish 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 followed the increase in transportation to the area, particularly as a result of the electrification of the Waverley – Randwick tramway along Frenchmans Road.

The development of Caerleon Crescent occurred during this period as an early twentieth century construct. It belonged to a block of land owned by the Moore family and fronting onto Frenchmans Road. It was developed by George Gale, a prolific local builder during the second decade of the twentieth century, and Mayor of Randwick in 1902 – 1903.



Figure 7. Subdivision Map of the Caerleon Estate, Randwick (Source: SLNSW)

West Kensington also experienced substantial residential development during this period. This area was used as a water catchment since early settlement in the Randwick LGA and was associated with early industries established on the Lachlan Stream. These factors ultimately delayed the development of West Kensington, as did subsequent speculation and the 1890s recession. The eventual and long-awaited release of land in West Kensington in 1912 saw it develop relatively quickly. The area was almost fully settled within fifteen to twenty years. The original developer of the West Kensington Estate, George Frederick Todman, was one of the founders of a tobacco factory, one of the few commercial industries within this mostly residential area.

3.3.3 Inter-War residential development

The population in Randwick LGA rose sharply in the Inter-War years only in part due to the growth of industry as many workers in the area resided outside the municipality. A concentrated residential population was mainly possible because 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).

The turbulent politics of World War I and the Inter-War years impacted on Randwick with strikes and unrest at some of its large industrial complexes where militant unionised workers were employed. The community came together as one, however, in May 1925 when a cenotaph in memory of the 4,000 Randwick men who had fought in World War I was unveiled by the governor general Lord Forster (Curby 2015).

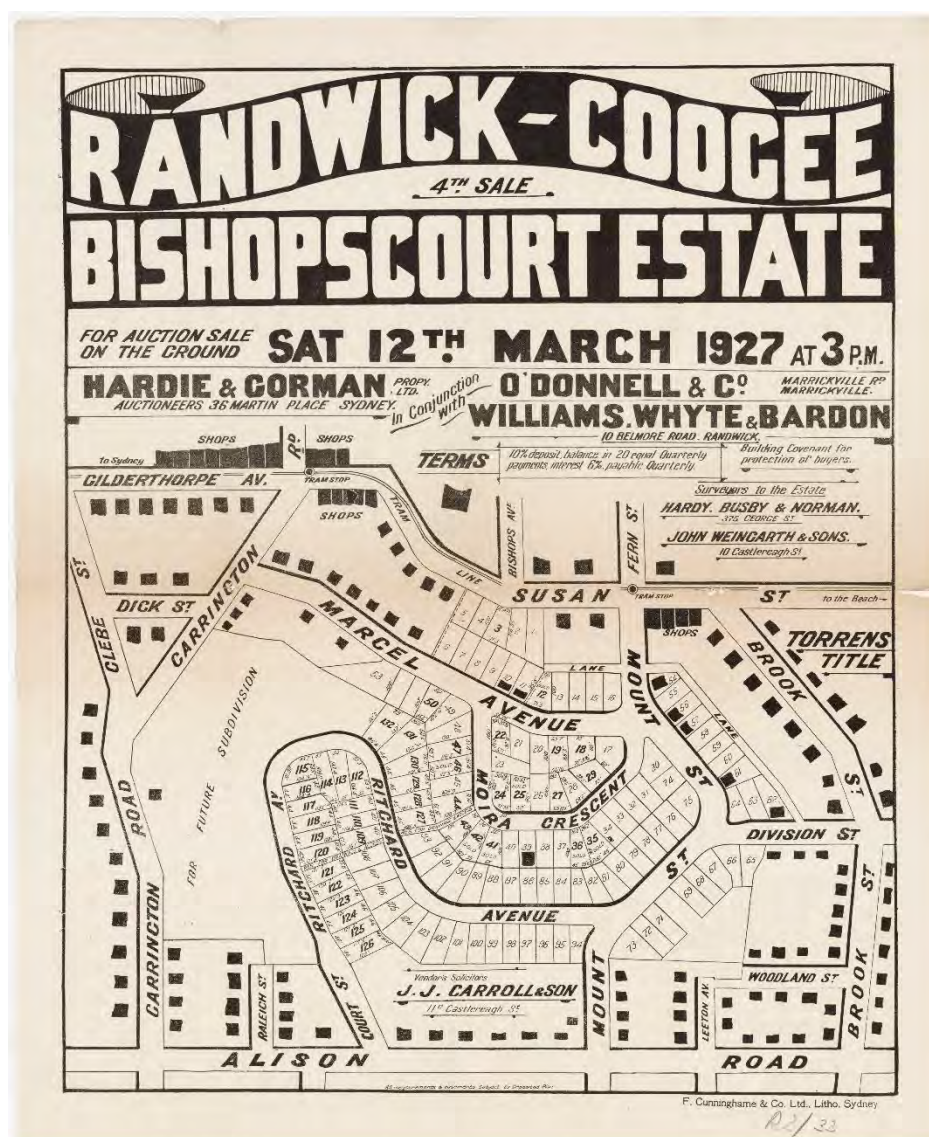


Figure 8. Subdivision map showing the fourth sale of Bishopscourt Estate. (Source: SLNSW)



Figure 9. Randwick District War Memorial
(Source: NSW War Memorials Register)



Figure 10. Randwick District War Memorial
(Source: NSW War Memorials Register)

3.3.4 Post-War suburbanisation

Dramatic changes took place in Randwick in the Post-War years. Leisure patterns changed, and as the impact of television (first seen in Sydney in 1956) was felt, patronage of the Inter-War picture theatres declined. Many were demolished or the buildings used for other purposes. The Odeon in Randwick, which closed in 1980 to be replaced by a shopping centre, survived longer than most. A successful fight was waged, however, to save a fine example of Inter-War Art Deco architecture, the Ritz theatre at the Spot (Curby 2015).

Although local councils were supposed to abide by town planning principles, this was seldom the case. As development accelerated in the 1960s, and high-rise buildings proliferated, Randwick Council seemed to have little input into the process. When the historic Newmarket Stable and selling yards in Young Street and a group of nearby cottages were threatened during the rezoning of The Spot in 1976, the Randwick Struggletown Association, using the name supposedly once attached to this area, successfully fought the proposed rezoning. 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, described as the 'finest Italianate terraces in Sydney' (Curby 2015).



Figure 11. Avonmore Terraces as of 2020.

3.4 Historical themes

The 1989 Randwick Heritage study by Perumal Murphy identified eight key historical themes which apply to heritage within the Randwick LGA. These were applied to the each of the Randwick HCAs. The theme 'Promotion of entertainment and leisure' was added at a later stage and replaced the original theme of 'Religion and entertainment'.

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

The listing sheet for each of the thirteen HCAs has already identified which themes are applicable to each area. The following table summarises the themes applicable to each HCA both indirectly and directly. These established themes should remain in place for each HCA.

























Legend	
 Direct	 Indirect

Table 7. Application of local themes to heritage conservation areas.

	Modifying the landscape	Speculation and promotion	Government and institutions	Industry and commerce	Recreation, entertainment and leisure	Transport and communications	Suburbanisation	Promotion of culture, religion and education
North Randwick HCA								
West Kensington HCA								
Dudley Street HCA								
Gordon Square HCA								
Moir Crescent HCA								

	Modifying the landscape	Speculation and promotion	Government and institutions	Industry and commerce	Recreation, entertainment and leisure	Transport and communications	Suburbanisation	Promotion of culture, religion and education
St Jude's HCA	●	●	●		●	●	●	●
St Mark's HCA	●	●	●		●	●	●	●
Struggletown HCA	●	●		●		●	●	
Caerleon Crescent HCA	●		●	●	●	●		●
High Cross HCA		●	●	●	●	●	●	●
Racecourse Precinct	●	●	●		●	●	●	
Randwick Junction HCA	●	●	●	●	●	●	●	●
The Spot HCA	●	●		●	●	●	●	●

4. Statutory context

Non-Aboriginal (historical) heritage places within the Randwick LGA are subject to the following Acts:

- *Heritage Act 1977* (NSW) and the
- *Environmental Planning and Assessment Act 1979* (NSW)

The statutory requirements of these Acts have been explained in more detail below.

4.1 *Heritage Act 1977* (NSW)

4.1.1 State Heritage Register

The *Heritage Act 1977* (NSW) (Heritage Act) was established to conserve the environmental heritage of NSW. Specifically, the Act provides protection for items of State heritage significance that are listed on the State Heritage Register (SHR), as well as for unlisted archaeological relics.

Section 4 of the Heritage Act describes State heritage significance as:

In relation to a place, building work, relic, movable object or precinct, means significance to the State in relation to the historic, scientific, cultural, social, archaeological, natural or aesthetic value of the item.

Works proposed for items protected by the Heritage Act are approved by the Heritage Council of NSW or its delegates, as appropriate.

Proposed works and intent to disturb or destroy archaeological relics on places included on the SHR, requires approval under Section 63 of the Heritage Act, unless exemptions under Section 57 of the Act (to the requirement to obtain approval) apply.

There are three types of Exemptions that apply under Section 57 of the Act:

1. Standard exemptions for all items on the State Heritage Register. Typical activities that are exempted include building maintenance, minor repairs, alterations to certain interiors or areas and change of use.
2. Site specific exemptions for an individual heritage item approved by the Minister on the recommendation of the Heritage Council. Site specific exemptions can only be for works which have no potential to materially affect the item (Standard Exemption 6). Site specific exemptions must be specifically identified as 'exemptions in a CMP endorsed by the Heritage Council or its delegate' and using wording agreed upon prior to Heritage Council endorsement.
3. Agency specific exemptions for activities related to sites listed on the SHR, to allow usual maintenance and other activities relating to railway operations.

The Heritage Act defines a 'relic' as any deposit, object or material evidence:

- a) that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and
- b) that is of State or local heritage significance.

Historical archaeological 'relics' on land not included on the SHR (as well as land on the SHR) are afforded protection under Heritage Act. Section 139[1] of the Heritage Act applies to land not included on the State Heritage Register and states that:

A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an excavation permit.

There are several items in the Randwick LGA which have been included on the State Heritage Register. These items must be managed in accordance with the statutory requirements of the Heritage Act. In most instances, development approvals will be managed in isolation by the Heritage Division. In other cases, this approval will be co-managed via an Integrated Development between the Heritage Division and Randwick City Council.

These assets must also be managed in accordance with the minimum standards specified under s 118 of the Heritage Act and Part 3 of the *Heritage Regulation 2005*. The minimum standards of maintenance and repair of a listed item relate to the following:

- the protection of the listed item from damage or deterioration due to weather.
- the prevention of and the protection of the listed item from damage or destruction by fire.
- security (including fencing and surveillance measures) to prevent vandalism; and
- essential maintenance and repair (being maintenance and repair necessary to prevent serious or irreparable damage or destruction).

HCA	State significant items included in assessment (LEP No.)
West Kensington	▪ "Carthona", Edwardian house (I146)
St Jude's	▪ Avonmore Terrace (I454)
St Mark's	▪ "Rathven", large Italianate house, c 1887 (I441)
High Cross	▪ "Corana" and "Hygeia" (I287) ▪ Gothic Revival Sandstone Mansion, c 1843 (I416)

4.2 *Environmental Planning and Assessment Act 1979*

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is an Act 'to institute a system of environmental planning and assessment for the State of New South Wales'. For

environmental assessment purposes, the Act requires that a determining authority 'examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment with respect to the proposed works.' Heritage is an environmental element which must be considered.

Under the Act, an Environmental Planning Instrument (EPI) is made. An EPI can be a Local Environmental Plan (LEP), a Development Control Plan (DCP), a Regional Environmental Plan (REP), or a State Environmental Planning Policy (SEPP). The applicable LEP's and DCP's for Randwick City Council have been outlined below.

4.2.1 Randwick Local Environmental Plan 2012

The *Randwick Local Environmental Plan 2012* (LEP) is the main statutory document for planning and development in Randwick. It provides protection for items that have heritage significance. The LEP helps ensure that any proposed changes respect and retain qualities of these significant items and places. Specifically, Clause 5.10(1) of the LEP recognises the following objectives:

- a. to conserve the environmental heritage of the area.*
- b. to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*
- c. to conserve archaeological sites; and*
- d. to conserve Aboriginal objects and Aboriginal places of heritage significance.*

These objectives specifically relate to the heritage places listed on Schedule 5 (Environmental Heritage) of the LEP. These places are significant in the context of a local area, they contribute to the individuality and streetscape, townscape, landscape, or natural character of an area and are matters controlled by local government. They often reflect the socioeconomic or natural history of a local area. The LEP requires Council to consider the impact of a proposal on the heritage significance of a heritage item or a Heritage Conservation Area (HCA).

4.2.2 Randwick Development Control Plan

A Development Control Plan (DCP) provides detailed planning and design guidelines to support the planning controls in the LEP. These development controls are used as part of the Development Application process to ascertain if a proposal is in keeping with the desired planning outcomes of the LGA. The *Randwick City Council Development Control Plan 2013*, Volume 1 Part B – General Controls, with Heritage addressed in subsection B2 outlines controls for developments that will, or may have a potential impact on an item of local significance

5. Heritage Conservation Areas (HCAs) review

5.1 Preamble

The below sections outline both the broad heritage character of the thirteen (13) residential HCAs and the listed heritage items within these HCAs. This has been undertaken in order to describe the character of each HCA and to establish a benchmark for their values, character, setting and built heritage stock.

For each HCA, a statement of significance has been provided, reproduced from the State Heritage Inventory (SHI) (NSW) to provide context around how the HCA has developed historically, ultimately contributing to its existing physical character and landscape. With this setting contextualised, a main review of the HCA follows. This review draws together a visual assessment of all individually listed heritage items within the HCA, a broad description of the built landscape that is prevalent throughout the HCA, and the HCA's existing character values according to the DCP. This will identify specific and immediate risks and threats to the values of the HCA and enable Randwick City Council to take a proactive approach to heritage management.

Overall Risk	Risk Description
High	HCAs classified as 'high' risk were those with immediately encroaching development that had the potential to overwhelm the scale and historic character of the HCA.
Medium	HCAs classified as 'medium' risk were those: <ul style="list-style-type: none"> With some adjacent high-density development that was beginning to encroach on the HCA Where DCP controls and/or zoning were not considered to adequately protect the HCA, and Where the existing character values outlined in the DCP were moderately impacted (for example, areas where many original historic elements had been removed, painted, or otherwise altered.)
Low	HCAs classified as 'low' risk were those: <ul style="list-style-type: none"> With little adjacent high-density development encroaching on the HCA, Where DCP controls and/or zoning were considered to be adequately protecting the HCA, and Where existing character values outlined in the DCP were intact and being maintained.

5.2 North Randwick Heritage Conservation Area (C1)



Figure 12. North Randwick HCA



Figure 13. North Randwick HCA showing residential portion

5.2.1 Context

Significance

Federation and Inter War housing associated with the development of Centennial Park. A large area to the south of Centennial Park, originally reserved for water supply purposes, delaying its release for housing (Source: Randwick City Council).

Table 8. North Randwick Significance Assessment (Source: SHI)

Criterion	Statement
Aesthetic Significance:	<p><i>Centennial Park is one of Sydney's largest expanses of urban parkland and provides a much-needed breathing space for Sydney's inner eastern suburbs. The park has high scenic and landscape significance. It has a strong rural character, but also incorporates remnant natural vegetation, formal garden areas, tree lined avenues, playing fields and formal and informal water features. The melaleuca wetlands are a distinctive and important character element. Notable architectural elements include two residences, several kiosks and shelters, magnificent sandstone entry gates, the perimeter palisade fence, reservoir fences and steps, statues and monuments and an amphitheatre.</i></p> <p><i>The North Randwick precinct is significant for its persistent, strongly Federation streetscapes. The imposition of a varied subdivision pattern, on the north facing slopes adjoining Centennial Park, has created numerous internal views and vistas of special interest. The combination of street pattern, topography and native and cultural plantings, set off the areas original buildings to good advantage.</i></p> <p><i>The heritage value of the area largely derives from its Federation and Interwar housing, its predominantly single storey scale, face brick construction, dominant slate and terra cotta tiled roofs and well-established cultural plantings. The mixed building stock adds to the area's interest, ranging from larger Federation houses on Darley Road to small semi-detached on Dangar Street. Whilst many buildings have been substantially altered, there has been, very little redevelopment relative to other parts of Randwick. Most buildings and streetscapes retain their essential period character.</i></p>
Historic Significance:	<p><i>Centennial Park has considerable historical significance. It originated as a Common, set aside by Governor Macquarie and later become the main source of Sydney's water supply. It was dedicated as a park to celebrate the first centenary of European settlement in Australia. It was also the focus of Sydney's celebration of Federation in 1901. Busby's Bore and the lakes persist as important visual reminders of the area's historical role as a water supply catchment.</i></p> <p><i>The consistency of the architecture in North Randwick is partly a reflection of the unusual historical circumstances which delayed the release of the area for housing. Most of the area originally formed part of the Sydney Common. For many years it was reserved for water supply purposes. The eventual residential release saw the area develop reasonably quickly, despite the slow start in the 1890s recession. As a consequence, most housing dates from</i></p>

Criterion	Statement
	<p><i>the early twentieth century. There are a few particularly notable examples of Victorian housing, as well as more numerous Inter-War houses. The latter filled in remaining empty lots in the 1920s and 30s.</i></p> <p><i>The street and subdivision pattern is Victorian in origin, though the area developed over a long period. This has produced an interesting juxtaposition of Federation and Inter-War housing on often narrow Victorian allotments. There was a resultant modification of standard house designs to suit narrow frontages.</i></p> <p><i>The continuing physical and historical connection with Centennial Park is important and gives special significance to houses fronting Darley Road. These buildings tend to be larger and grander, with more generous allotments. These allotments were created to help fund the establishment of Centennial Park.</i></p> <p><i>The area still retains a few horse stables connected with the historic racing industry in the area. There are also historical and physical connections with the adjoining former tramway workshops.</i></p>
Social Significance:	<i>Centennial Park has a high social significance at a regional level. It remains one of the most popular recreation areas in the Sydney region.</i>
Scientific Significance:	<i>Centennial Park has special scientific significance for its natural values. It preserves remnant native vegetation and provides important wildlife habitat. The melaleuca wetlands are regionally significant.</i>

5.2.2 Review

Broad character statement

The precinct consists of a mix of Federation and Inter-War housing. Dwellings are predominantly single-storey face brickwork, with slate and terracotta tile roofs. There is a mixed scale of building stock even amongst dwellings that have familiar architectural styles, with larger Federation houses on Darley Road facing towards Centennial Park and smaller semi-detached dwellings on Danger Street. While many individual buildings have been substantially altered, little large-scale redevelopment has occurred within the precinct, resulting in a persistent strongly Federation streetscape. This is supported by the street pattern, topography and mix of native and cultural plantings that have resulted in many internal views and vistas within the HCA.

Existing Character Values (DCP)

Table 9. Existing character value analysis.





Value	DCP Description	Comment
Subdivision	Lots of consistent depth, but varying width.	Subdivisions in the area are of varying width and depth, it is not expected

Value	DCP Description	Comment
		additional development would deviate from this pattern. Risk Factor: Low
Scale and form	Predominantly single-storey and two-storeys with higher residential flat buildings in the former quarry site. Detached, semi-detached and attached cottages.	Height limits within the precinct support the current scale, which is predominantly single-storey and two-storeys. Risk Factor: Low
Siting and setbacks	Minimal front setbacks generally, greater setbacks for larger lots fronting Centennial Park.	Setbacks in the precinct range from minimal to large, new development therefore has a range of setback opportunities dependent upon the streetscape. Risk Factor: Low
Roofs	Traditional pitched roofs hipped and gabled forms.	Any new development should be sympathetic to existing roof forms, which consist of traditional pitched roofs with hipped and gabled forms Risk Factor: Low.
Materials	Walls of face brickwork, smooth faced red or liver bricks, often with stone footings and stone trim elements. Marseilles pattern terracotta tiles and slate roofing.	Many properties have had face brickwork painted; this should be discouraged in future. Risk Factor: Medium
Detailing	Predominantly timber decoration to verandahs, sunhoods, gables etc.	Some items are missing their decorative timber elements, further removal should be discouraged. Risk Factor: Medium
Verandahs and balconies	Front verandahs provide depth to facades, an interface to the street and contribute to dwelling character.	Existing verandahs contribute to streetscape character, any new development should be sympathetic. Risk Factor: Low
Carparking	Generally accessed from rear lanes.	Rear lane access to carparks ensures the streetscape character is maintained. This should continue. Risk Factor: Low
Fences	Many low brick fences, some sandstone and wrought-iron fencing.	Some unsympathetic modern fences exist within the precinct, some heritage items have unsympathetic replacements. Risk Factor: Medium

Listed heritage items





Excluding items that are not residential in nature, twenty-one (21) heritage items are located within the North Randwick HCA. These items are listed on the Randwick LEP 2012, and are all locally significant.




Table 10. Listed items in the North Randwick HCA.

Name (ID)	Sig.	Image	Fieldwork Observations
"Monte Carlo", Edwardian house, c 1920s (I339)	Local		The house is located at 37 Darley Road. The condition of this item is in keeping with its description on the SHI. The balcony enclosure is the most obvious alteration, however overall the item appears otherwise intact and in good condition.
Federation house, c 1915 (I340)	Local		The house is located at 71 Darley Road. The overall condition and integrity match the image on the SHI database. The building appears to be in good condition and with most original details.
Bungalow style dwelling, c 1920s (I341)	Local		73 Darley Road has a front fence and hedge that makes the property difficult to see from the public domain. For this reason an inspection was unable to be undertaken.
"Shaldon", Queen Anne residence, c 1905 (I342)	Local		85 Darley Road has a high hedge that makes viewing the property from the public domain difficult, however, the building appears to be in a good condition and intact.

Name (ID)	Sig.	Image	Fieldwork Observations
"Swan Isle", two-storey mansion, c 1910 (I343)	Local		Due to the high fence this property, 87 Darley Road, was difficult to see from the public domain, however, appears to be in good condition. The SHI entry for this item suggests face brickwork has been painted, but this does not appear to be the case. Suggest further inspection.
"Wollungra", corner bungalow (I344)	Local		The house is located at 115 Darley Road. The item is consistent with the description in the SHI database. The terracotta roof appears to have recently been cleaned and/or potentially replaced.
"Alhawa", Federation house, c 1920 (I345)	Local		Construction is currently occurring at this dwelling and the front façade of the house is obscured by a construction fence. Suggest further inspection.
Unusual symmetrical style house, c 1915 (I346)	Local		The house is located at 135 Darley Road. The item appears to be consistent with the description in the SHI database, however due to the high fence and hedge is difficult to see from the public domain. Suggest further inspection.
Late Edwardian house, c 1919 (I347)	Local		The house is located at 143 Darley Road. The item appears to be consistent with the description in the SHI database, with front almost entirely covered in pebbledash. Some biological growth noted on terracotta roof tiles.

Name (ID)	Sig.	Image	Fieldwork Observations
Edwardian style bungalow, c 1920 (I348)	Local		The house is located at 147 Darley Road. The item appears to be consistent with the description in the SHI database, however due to the high fence is difficult to see from the public domain. Suggest further inspection
Row of attached cottages, c 1905 (I349)	Local		These houses are located at 169-177 Darley Road. The item is consistent with the description in the SHI database, with several unsympathetic additions such as the painting of face brickwork at Nos 171 and 175. However, the item is still contributory to the streetscape overall.
Triple-gabled bungalow (I350)	Local		This house is located at 195 Darley Road. The item is obscured by a high fence and is not visible from the public domain. Suggest further inspection.
Federation style semi (I351)	Local		These houses are located at 199-201 Darley Road. The item is obscured by a high fence and is not visible from the public domain. Suggest further inspection.
Timber semi, c 1910 (I364)	Local		These houses are located at 55-57 Earl Street. The item appears to be consistent with the description in the SHI database, with strong Gothic influences in the dwellings form. This semi has been split into two distinct dwellings, with sympathetic extensions to the rear.

Name (ID)	Sig.	Image	Fieldwork Observations
Timber cottages, c 1910 (I365)	Local		<p>These houses are located at 59 and 61 Earl Street. The item appears to be mostly consistent with the description in the SHI database, with the below exceptions.</p> <p>59 Earl Street is noted in the SHI database as having an unsympathetic decramastic pressed metal roof. This has been replaced with Colourbond roof sheeting.</p> <p>61 Earl Street is similar in style to 55-57 Earl Street, however, is in a poorer condition, with deterioration of timber elements noted during the inspection.</p>
Federation residence, c 1905 (I417)	Local		<p>This house is located at 2 Monmouth Street. The item appears to be consistent with the description in the SHI database, apart from painting of the original face brickwork. Otherwise, the item is relatively intact and in a good condition.</p>
Bungalow, c 1931 (I418)	Local		<p>This house is located at 19 Monmouth Street. The item appears to be consistent with the description in the SHI database. At time of inspection sample areas of paint were noted on the render in, suggesting it is soon to be repainted.</p>
Edwardian style cottage, c 1900 (I430)	Local		<p>This house is located at 71 Pine Street. The item appears to be consistent with the description in the SHI database, with some original detailing and a replacement fence. There is some corrosion on the verandah roof corners.</p>

Name (ID)	Sig.	Image	Fieldwork Observations
Two-storey Federation semi, c 1905 (I431)	Local		This property is located at 81-83 Pine Street. The item appears to be consistent with the description in the SHI database, with decorative brickwork. 81 and 83 have been painted in different colour schemes. There is a sympathetic extension to the rear of the property.
Pair of late Victorian terraces and Edwardian style corner house (I450)	Local		<p>This house and terrace pair are located at 10-14 Stephen Street.</p> <p>The terrace pair at 10-12 appear consistent with the description in the SHI database, with the exception that they have recently been repainted. The SHI database additionally notes the terrace pair as having two mismatched doors, new matching doors have been installed.</p> <p>The house at 14 does not have a physical description included within the SHI listing, however, appears to be in good condition and intact.</p>
"Keletera", symmetrical cottage, c 1920 (I456)	Local		This house is located at 5 Wentworth Street. The item is mostly obscured by a high fence and hedge and is not visible from the public domain. Suggest further inspection.

The following items are excluded from the study as they are not residential.

Table 11. Items excluded from this study.

ID	Name	Significance
I01	Centennial Park	State
I02	Reservoir fence and steps Centennial Park	State
I03	Centennial Park Reservoir WS001	State

ID	Name	Significance
I400	Former Tramways repair shop	Local
I449	Former Little Sisters of the Poor Chapel, Novitiate and 'Aston Lodge'	State

Risks and threats

The below assessment of risks and threats within the North Randwick HCA excludes Centennial Park, which is not considered residential in nature. The below assessment however recognises the relationships between Centennial Park and the residential precinct of the HCA to the south of the park, which was originally reserved for water supply purposes.

There is little risk of development that does not match the current scale and built form of the precinct. The key values of the precinct are supported by the persistent streetscape, intact heritage buildings and sympathetic or neutral infill buildings. Height limits both within the HCA and adjacent protect this intimate scale and the inclusion of Centennial Park to the north provides a 'buffer' to the HCA that protects it from larger scale development on the northern side. Any future development of residential buildings in the area should follow the objectives and controls outlined in the DCP, to ensure the high-quality built form and character of the area remains.



Figure 14. Height of Buildings (HoB) map with a portion of North Randwick focused on residential development outlined in red.

Future vision

The following recommendations would help preserve the characteristic elements of the North Randwick HCA:

- The subdivision and street layout of the HCA should be preserved.

- Further removal of detailed timber elements or painting of face brickwork should be discouraged.
- No development of an inappropriate form and scale should be considered. Scale should be carefully monitored to ensure internal vistas are protected and maintained.
- If opportunities arise to remove unsympathetic additions, such as modern front fences, and replace with a more sympathetic alternative this should be undertaken.
- It is recommended that the heritage item 'Pair of late Victorian terraces and Edwardian style corner house (I450)' be split into two items; one item for the terrace and one item for the Edwardian style corner house, for consistency of items within the precinct.

5.3 West Kensington Heritage Conservation Area (C4)



Figure 15. West Kensington HCA

5.3.1 Context

Significance

Highly consistent early twentieth century streetscapes with an unusual triangular street layout. A large area of land generally bounded by Dowling Street to the west, Todman Avenue to the north, and the Australian Golf Course to the south (Randwick City Council).

Table 12. West Kensington Significance Assessment (Source: SHI)

Criterion	Statement
Aesthetic Significance	<p><i>The West Kensington heritage conservation area is significant for its highly consistent early twentieth century streetscapes. The unusual triangular street layout, overlaid on a former water supply catchment, has produced a unique subdivision pattern. It features interesting street junctions, many of which are T-junctions, and streets which range in length. This results in a great variety of internal vistas, long and short, most of which are terminated by buildings at an intersection or bend. Some of the more interesting views out include views to the elevated areas to the south-east, where the Sacred Heart Church still stands.</i></p> <p><i>The area's visual interest is mostly a consequence of built character, and the geometry of the subdivision, with all allotments orientated at 45 degrees to the main compass points. The landscape remains predominantly flat, though there are a few notable variations in level. Street planting is variable, but there is a particularly notable street tree canopy in Milroy Avenue.</i></p> <p><i>The heritage character of the area largely derives from its Federation and Inter-War housing, its predominantly single storey scale, the originally consistent face brick construction, and the highly visible tiled and slated roofs. Whilst many buildings have been substantially altered, there has been very little redevelopment relative to other parts of Randwick. Most buildings and streetscapes still retain their essential period character.</i></p>
Social and Historic Significance:	<p><i>The area has historical interest for its early importance as a water catchment, the boundaries of which expanded beyond those of the conservation area. This delayed its development, as did subsequent speculation and the 1890s recession. The eventual and long-awaited release in 1912 saw it develop relatively quickly. The area was almost fully settled within 15 to 20 years. The consistency of the area is strengthened by its being almost wholly residential. Commercial intrusions are minimal.</i></p> <p><i>The area has important historical associations with early industries established on the Lachlan Stream.</i></p> <p><i>The development of the area also has interest for its historical and physical associations with the former tobacco factory on the eastern side of Todman Avenue. The original developer of the West Kensington Estate, George Frederick Todman, was one of the founders of the factory. There was also a later association with the glass manufacturer, AGM, which had a factory nearby on Samuel Terry Avenue. There is a fine group of Inter-War buildings on Todman Avenue which was purpose built for employees of AGM. The area also has interest for its association with the local racing industry. A number of horse stables in the area are still in use, some of them quite old.</i></p> <p><i>The housing (Federation/Inter-War) is representative of the second stage of Kensington's suburban development, after the Doncaster Avenue / Anzac Parade precinct (Victorian/Federation) and prior to South</i></p>

Criterion	Statement
	<i>Kensington (Inter-War). The unusual triangular street layout was probably a simple response to the shape of the residue parcel of the former water catchment, retained by Todman after the collapse of the earlier speculative joint venture for the wider area. It was as close as the area came to the original grand town planning vision for Kensington.</i>

5.3.2 Review

Broad Character Statement

West Kensington consists of a highly consistent early twentieth century streetscape, with interesting ‘geometry of subdivision’ resulting from overlay of streets on a former water supply catchment area. Dwellings in this HCA consist predominantly of Federation and Inter-War housing mostly single storey in scale. The landscape is predominantly flat, though some small variations in level occur. The aesthetic significance of the precinct results from and is enhanced by the interesting subdivision pattern, which results in a variety of internal vistas. These vistas vary in length but result in an intimate setting for the precinct, with street junctions and streetscapes retaining their essential period character and supported by inclusion of street trees. The precinct is almost wholly residential, with minimal commercial intrusions.

Existing Character Values (DCP)

Table 13. Existing character values analysis.






Value	DCP Description	Comment
Subdivision	Unusual triangular street subdivision layout with very consistent lot sizes.	The street subdivision pattern is not expected to change, however ongoing effort will be required to ensure lot sizes remain consistent. Risk Factor: Low.
Landscape and public domain elements	Notable street tree canopy in Milroy Avenue.	Street trees should be maintained, particularly along Todman Avenue and the notable street tree canopy in Milroy Avenue. Risk Factor: Low.
Scale and form	Single storey detached cottages.	Most development in the area is single or two-storey, ongoing effort will be required to ensure scale and form remain consistent. Risk Factor: Medium
Siting and setbacks	Generous setbacks allow for attractive front gardens.	Setbacks are generous, no future development should be built with narrow setbacks as this will interrupt the existing streetscape. Risk Factor: Low.

Value	DCP Description	Comment
Roofs	Traditional pitched roofs hipped and gabled forms.	Any new development should respect the form of existing roofs, which consist of traditional pitched roofs with hipped and gabled forms. Risk Factor: Low.
Materials	Walls predominantly face brickwork – smooth faced red or liver bricks. Marseilles pattern terracotta tiles and slate roofing.	Walls are predominantly face brickwork; ongoing effort will be required to ensure these are not painted. Risk Factor: Medium
Detailing	Predominantly timber decoration to verandahs, sunhoods gables etc. Heavy brick/timber verandah decoration. Timber and stucco gable decoration.	Ongoing effort required to discourage the removal of original timber elements. Risk Factor: Medium
Verandahs and balconies	Front verandahs provide depth to facades, an interface to the street and contribute to dwelling character.	Any new front verandahs should match the depth of existing, to ensure cohesive interfacing with the streetscape. Risk Factor: Low.
Carparking	Generous setbacks allow for car parking to rear.	Carparking often at rear or in driveways, this is not expected to change. Risk Factor: Low.
Fences	Many low brick fences, some plain timber picket fences.	Original brick and picket fences should be retained. Many replacement fences are sympathetic, but ongoing effort is required to discourage unsympathetic fences. Risk Factor: Medium
Garden and garden elements	A number of early stable buildings are found in the area, some retaining their original use.	The generous setbacks allow for nicely planted gardens, this should continue for any new development to help create a cohesive streetscape. Risk Factor: Low.

Listed heritage items

Excluding non-residential items, eleven (11) heritage items are located within the West Kensington HCA. These items are listed on the Randwick LEP 2012 and the Heritage Act 1977. Of these eleven (11) items, ten (10) are locally significant, and one is State significant.

Table 14. Listed items in the West Kensington HCA.

Name (ID)	Sig.	Image	Fieldwork Observations
Late Federation house (I108)	Local		This house is located at 6 Balfour Road. The item appears to be consistent with the description in the SHI database, in good condition and with significant detailing intact. Was unable to see the side addition mentioned due to vegetation.
"Hastings", Federation style dwelling, c 1915 (I135)	Local		This item is located at 25 Lenthall Street and appears to be in a similar condition to the SHI listing. Fence is a sympathetic replacement, and overall the item is in good condition with many details intact.
Late Federation style dwelling, c 1915 (I136)	Local		This item is located at 42 Lenthall Street and appears consistent with the description in the SHI database, in good condition and with relatively little modification. The front fence is likely a replacement but is sympathetic.
Federation style house (I137)	Local		This item is located at 7 McDougall Street and appears to be in good condition, however, is very difficult to see due to the high fence and hedge. Suggest further inspection.
Federation style house (I138)	Local		This item is located at 10 McDougall Street and appears to be in good condition, however, is very difficult to see due to the hedge. Appears mostly intact. Suggest further inspection.

Name (ID)	Sig.	Image	Fieldwork Observations
"Marathon", Federation style dwelling, c 1915 (I139)	Local		This item is located at 55 Milroy Avenue. While the SHI listing identifies the item as being in excellent condition, the site inspection identified the item as being in very poor condition and deteriorating. As outlined further below. Urgent attention is needed to prevent further deterioration.
Row of Art Deco flat buildings (I141)	Local		These buildings are located at 1 and 3 Samuel Terry Avenue. The item appears to be consistent with the description in the SHI database, with face brickwork and terracotta tile roofs both in good condition. Windows have been replaced on both blocks.
Edwardian Style house, c 1915 (I142)	Local		This item is located at 57 Samuel Terry Avenue and appears to be consistent with the description in the SHI database. Some unsympathetic additions such as security screening on windows, but otherwise is moderately intact and in good condition.
Corner design bungalow (I143)	Local		This item is located at 67 Samuel Terry Avenue and appears to be consistent with the description in the SHI database, however, is difficult to see from the public domain due to fencing and a large hedge. Suggest further inspection.
Row of Art Deco flat buildings (I144)	Local		These buildings are located at 1-21 Todman Avenue. The item appears to be consistent with the description in the SHI database, however would suggest bricks are more red-orange than 'dark red' as the SHI listing suggests. Buildings appear in good condition and are intact.

Name (ID)	Sig.	Image	Fieldwork Observations
"Carthona", Edwardian house (I146)	State		This item is located at 85 Todman Avenue and appears to be consistent with the description in the SHI database, however, is difficult to see from the public domain due to fencing and a large hedge. Suggest further inspection.

The following items are excluded from the study as they are not residential.

Table 15. Listed items excluded from this study.

ID	Name	Significance
I147	St Martin's Church	Local

Risks and threats

Ongoing effort will be required to maintain the intimate scale of this precinct. Any non-sympathetic development which is larger in scale will likely be more easily visible, due to the flat topography of the HCA. Additionally, while it is important to maintain scale within the HCA, it will be important ongoing to ensure that surrounding development outside of the HCA is carefully considered so that the HCA is not overshadowed or 'built out' into a pocket of small scale development. The height limits in the areas immediately surrounding the HCA are much higher in scale than those within the HCA, so it will be important that any future development consider the HCA in the vicinity when considering, the form, scale and use of materials in their design. For instance, the permissible height of new developments should be stepped down as they near, or are adjacent to the HCA boundary.

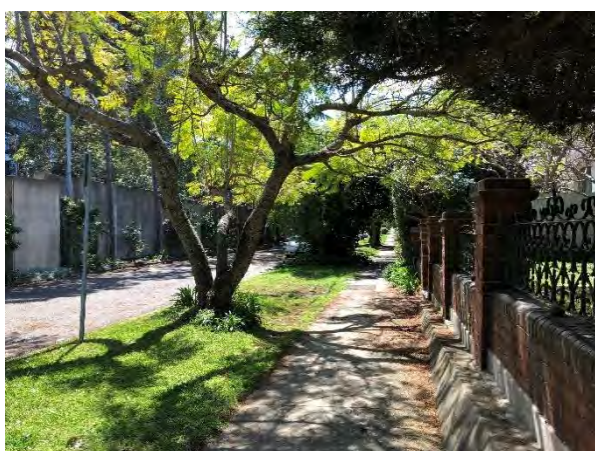


Figure 16. Streetscape character as seen on Todman Avenue.



Figure 17. Example of internal vistas with mature vegetation.



Figure 18. Example of intimate scale in foreground within the HCA, with larger scale development on the opposite side of the Eastern Distributor

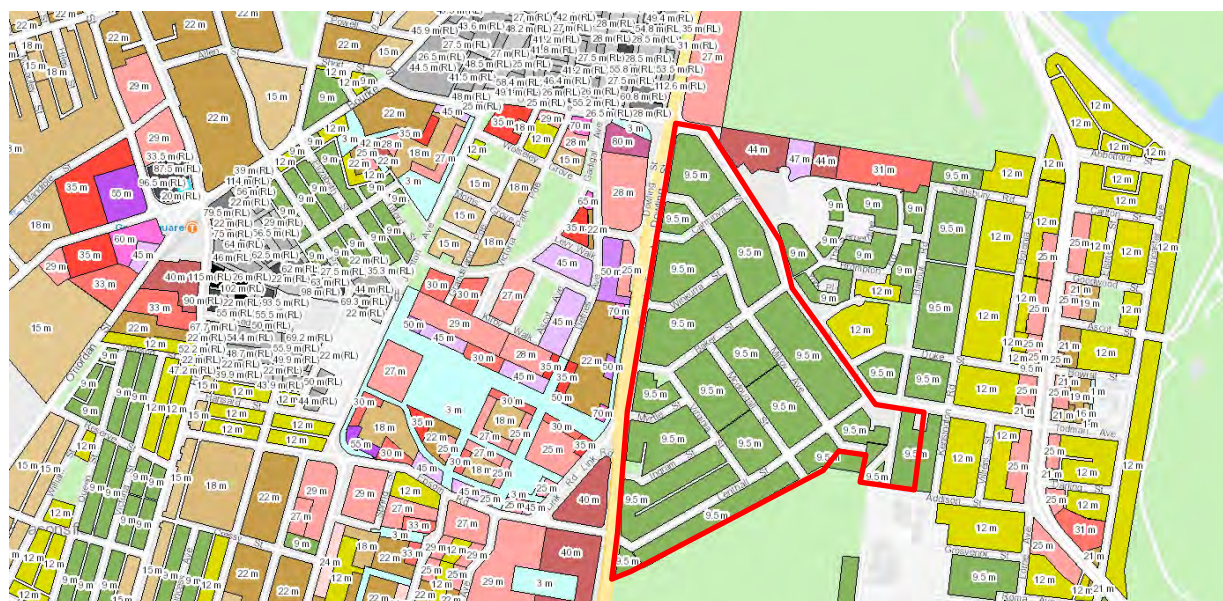




Figure 20. 55 Milroy Avenue



Figure 21. 55 Milroy Avenue

Future vision

The following recommendations would help preserve the characteristic elements of the West Kensington HCA:

- The subdivision and street layout of the HCA should be preserved.
- Further removal of detailed timber elements or painting of face brickwork should be discouraged.
- No development of an inappropriate form and scale should be considered within the HCA. Scale should be carefully monitored to ensure internal vistas are protected and maintained.
- If opportunities arise to remove unsympathetic additions, such as modern front fences, and replace with a more sympathetic alternative this should be undertaken.
- It is recommended that the two sets of art deco flat buildings (1144 on Todman Avenue and 1141 on Samuel Terry Avenue) may be consolidated into the one heritage item for consistency, and to ensure the potential risk of development and/or change to one set of items is minimised.
- The item at 55 Milroy Avenue (I139) is in a poor, deteriorated condition such that it is impacting on the significance of the place. Opportunities to conserve the item through repairs to deteriorated fabric should be investigated and encourage to improve the heritage item and make a positive contribution to the aesthetic values of the HCA.
- The physical description for 57 Samuel Terry Avenue (I142) mentions that it may be a copy of the house at 63 Samuel Terry Avenue, which is currently unlisted. There is the potential to list this item separately or consolidate both dwellings into the one listing as a matching pair.

5.4 Dudley Street Heritage Conservation Area (C9)



Figure 22. Dudley Street HCA

5.4.1 Context

Significance

Fine quality Federation and Interwar detached houses in an outstanding elevated setting. The Dudley Street conservation area consists of rows of houses on Thomas Street, Higgs Street and Dudley Street, facing Baker and Leete Parks (Randwick City Council).

Table 16. Dudley Street Significance Assessment (Source: SHI)

Criterion	Statement
Aesthetic Significance	<i>The conservation area includes fine quality groupings and individual examples of large Federation and Inter-War period detached houses. Several styles are represented, including Federation Bungalow and Queen Anne and Inter War Mediterranean and Functionalist. The most outstanding individual examples are the Federation Queen Anne style houses at Nos 16, 22, 34 and 36 Dudley Street and Nos 1 and 7 Thomas Street. Their large and bowed windows take maximum advantage of views. The houses are situated on elevated sites, with views of the Pacific Ocean to the east and north over the adjacent Baker and Leete Parks. The front gardens, fence designs, sandstone kerbing, steep and</i>

Criterion	Statement
	<i>undulating topography, and the palm, pine and fig tree plantings in the parks, all contribute to the aesthetic quality of the setting</i>
Historic Significance:	<i>The existing houses demonstrate the process of development of the area in the first few decades of the twentieth century. The social class and aspirations of the original occupants are demonstrated by the design of these large houses, on desirable sites with ocean views.</i>
Social Significance:	<i>The conservation area has social significance because its physical qualities are appreciated by its residents and the general community. The conservation area continues in its traditional residential use.</i>

5.4.2 Review

Broad Character Statement

There are fine quality groupings and individual examples of large Federation and Inter – War detached houses generally constructed of brick masonry, with tiled and slate roofs, decorative timber elements and stone, masonry or iron fences. Blocks in this area are large with several different styles represented.

The houses are situated on elevated sites, with views to the Pacific Ocean. These views are largely still intact due to the elevation of the houses, their large front windows and the park adjacent to many of the dwellings. Aesthetic quality includes front gardens, fence designs, sandstone kerbing, steep and undulating topography and tree plantings.

Street names are embedded in paving slabs in contrasting red concrete. The heritage value of these concrete names represents a time when people were more frequently travelling by foot, and are now an uncommon, discreet historic feature in the urban landscape.

Existing Character Values (DCP)

Table 17. Existing character values analysis





Value	Description	Comment
Landscape and public domain elements	Front gardens, steep and undulating topography and palm, pine and fig tree plantings in the parks contribute to the aesthetic quality of the setting	Large areas of recreational parkland are at risk of development Embedded concrete footpath signage has heritage significance and should be retained Risk Factor: Medium
Scale and form	Large detached houses, single storey and two storeys.	The precinct contains mostly large two to three storey bungalows with intact traditional elements. New contemporary dwellings should reflect the scale and form of the existing dwellings Risk Factor: Medium

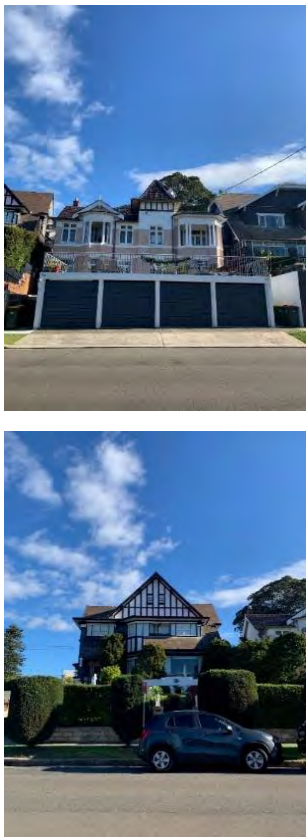

Value	Description	Comment
Siting and setbacks	Houses generally well set back from and elevated above street.	Setbacks from street do not appear to be at risk. Risk Factor: Low
Roofs	Traditional pitched roofs, includes a number of steeply pitched gable roofs.	Traditional pitched roofs are the dominant form Risk Factor: Low
Materials	Walls predominantly face brickwork, some stucco. Terracotta tiles and slate roofing.	Materials are typically masonry – brick and stone with decorative timber elements and roofs of tile or slate Risk Factor: Medium
Detailing	Predominantly timber decoration to verandahs, gables etc.	Arched brickwork and timber trim elements are largely intact Risk Factor: Medium
Verandahs and balconies	Front verandahs integral to each of the architectural styles which are represented in the area.	Enclosure of verandahs along the street frontage is most likely due to exposure to the coastal environment Risk Factor: Low
Carparking	Steep topography allows for garages to be provided within a retaining wall, below the level of the house.	Most dwellings have independent off-street parking Risk Factor: Low
Fences	Fence design varies according to style of dwelling and contributes to the quality of the setting. Many sandstone fences.	Original front fences are generally stone and brick, most additional fences are appropriate. Risk Factor: Low

Listed heritage items

Seven (7) heritage items are located within the Dudley Street HCA. These items are listed on the Randwick LEP 2012. Of these seven items, all are locally significant.

Table 18. Listed items in the Dudley Street HCA.

Name (ID)	Sig.	Image	Fieldwork Observations
Large Bungalow – 7 (I100)	Local		This item, located at 7 Thomas Street, is a large Federation Bungalow set back from the street on a large elevated site behind a well planted garden and a scalloped rendered masonry wall with face brick piers along the street frontage.
4 large freestanding bungalow style residences (I356)	Local	  	<p>This item consists of 4 freestanding residences at 16-22 Dudley Street.</p> <p>16 Dudley Street is a large two storey house complex with Arts and Crafts set on a large elevated corner site appears consistent with the description in the SHI database, in good condition.</p> <p>18 Dudley Street is an impressive Spanish Mission Style residence with large arched porches on either side of the arched entry courtyard between. It appears consistent with the description in the SHI database, in good condition.</p> <p>20 Dudley Street is a grand style residence on an elevated site with the design incorporating Edwardian and Queen Anne features and the garage on the street in the same style. The item appears consistent with the description in the SHI database, and is in good condition</p> <p>22 Dudley Street is a large two storey asymmetrical residence on an elevated site with design influences similar to No.16. The item appears consistent with the description in the SHI database, and is in good condition</p>

Name (ID)	Sig.	Image	Fieldwork Observations
2 large freestanding bungalow style residence (I357)	Local		<p>32 -34 Dudley Street is a large 1920's style house with large tower featuring pyramidal roof and a mixture of design influences including Italianate, Classical and Art Nouveau. There is an intrusive garage structure at the street frontage.</p> <p>36 Dudley Street is a highly individual bungalow style mansion constructed on a corner site C.1936. The slate roof is steeply pitched with unusual corner porches with flat roofed balconies.</p> <p>Original stone retaining walls and well planted grounds</p> <p>Alterations have been made to enclosing the balconies.</p>
Inter War Bungalow (I467)	Local		<p>38 Dudley Street is on the corner of Dudley and Byron Street is an example of an interwar freestanding residence C.1929-30. The house has a scale, quality and response to the setting which demonstrates the historic evolution of the Interwar house and the last stages of the suburban consolidation of Coogee. The item appears consistent with the description in the SHI database, and is in good condition.</p>
Late Federation House (I468)	Local		<p>42 Dudley Street is a notable example of a late Federation house C.1917 located on the higher grounds of Coogee.</p> <p>Later alterations include partial enclosure of the verandah and construction of street front garages.</p> <p>The item appears consistent with the description in the SHI database, and is in good condition.</p>

Name (ID)	Sig.	Image	Fieldwork Observations
Late Federation House (I469)	Local		<p>44 Dudley Street is a notable example of a late Federation house c.1917 located on the higher grounds of Coogee.</p> <p>Later alterations include partial enclosure of the verandah and replacement of original roof cladding.</p> <p>The item appears consistent with the description in the SHI database, and is in good condition.</p>
Late Federation House (I470)	Local		<p>The house at 122 Mount Street is a late Federation house c. 1917. The residence remains substantially intact as a prominent aspect of the streetscape. The residence forms part of a cohesive group of similar history and related styles demonstrating the evolution of quality housing about the upper slopes of the Coogee valley through the Inter War period. Later [reversible] alterations include enclosure of verandas and unsympathetic paint finishes.</p>

Risk and Threats

There are several main risks to heritage and contributory items in this HCA. Many houses have garages in front which block sightlines to the item from the adjacent footpath which means due to the topography and elevation they are not able to be seen from the same side of the street. There are some unsympathetic alterations within this HCA which includes the enclosure of verandahs, and the removal of original cladding and timber trim elements. Alterations to the streetscape include contemporary footpaths and kerbs. Another major threat includes the demolition of non-contributory items which have been replaced with large scale contemporary development.



Figure 23. Stone front walls and decorative features at entrance



Figure 24. Large Federation houses feature original tiled roof and shingled cladding on blocks with generous setbacks



Figure 25. View across Leete Park from up Thomas Street



Figure 26. View across Leete Park along Dudley Street



Figure 27. Elevated topography provides houses with views across Leete Park to the Pacific Ocean



Figure 28. 1 Thomas Street is located at the crest of the hill with expansive views to the ocean



Figure 29. Byron Street name has been embedded in concrete steps



Figure 30. Dudley Street Name embedded in concrete has been cut through for installation of services



Figure 31. Multiple garages on the street frontage obscure the street elevation



Figure 32. Multiple garages on the street frontage obscure the street elevation



Figure 33. Contemporary dwelling on Dudley Street



Figure 34. Contemporary dwelling under construction on Dudley Street

The scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists generally of low density residential dwellings (R2), with an large adjacent area zoned as public recreation (RE1) to the east of Dudley Street, and beyond that to the east the land is zoned medium density residential (RE2). Height limits in this area are between 9.5 metres (J2) and 12 metres (M), as indicated on the below figure.



Figure 35. Height of Buildings (HoB) map with the approximate area of Dudley Street outlined in red.

The below table outlines the identified character values of the precinct, with an assessment of the risk factor of each element based upon the above assessment.

Future vision

The following recommendations would help preserve the characteristic elements of the Dudley Street HCA:

- Further unsympathetic additions at the street frontage within this HCA should be minimised, where possible.
- Further removal of timber trim elements or painting of face brickwork should be discouraged.
- Recommendation that currently listed items such as 16, 18, 20 & 22 Dudley Street are split into four separate items rather than having all four under the same listing. They are quite different architecturally and with varying levels of intactness.
- It is recommended 1 Thomas Street is individually listed on the Randwick LEP.

5.5 Gordon Square Heritage Conservation Area (C10)



Figure 36. Gordon Square HCA

5.5.1 Context

Significance

A unique precinct of nineteenth century workers housing including several fine terraces. A rectangular area generally bounded by Gordon Street in the north, Waverley Street in the west, and Sydney Street, and including Randwick Street in the west (Randwick City Council).

Table 19. Gordon Square Significance Assessment (Source: SHI)

Criterion	Statement
Aesthetic Significance	<p><i>The Gordon Square conservation area is unique in Randwick for its unusual street and subdivision layout. The centre block development, with its narrow streets and small lots, was an inventive attempt to maximize yields from subdivision.</i></p> <p><i>The housing stock is an interesting mix of small and large terraces, semi-detached, single storey row houses and freestanding cottages. The mixture of periods and styles, from Victorian to Federation, results in a remarkably varied streetscape for such a small area. The combination of street layout and architecture produces an intimate scale and some</i></p>

Criterion	Statement
	<p><i>interesting internal vistas, enhanced by the small park at the corner of Gordon and Randwick Streets.</i></p> <p><i>Despite intrusions by a number of Post-war flat buildings, and some unsympathetic alteration to older houses, the area retains several reasonably intact period buildings. Most notable are the fine terraces on Gordon and Waverley Streets. The stepping of the Gordon Street terraces with the topography, and the projecting boundaries, produce a particularly impressive streetscape.</i></p>
Historic Significance:	<p><i>The Gordon and Waverley Street terraces are also of special historical significance as examples of nineteenth century workers' housing. The terraces have a special connection with Randwick Racecourse, one of the oldest and most enduring institutions in the area. The terraces are individually listed as heritage items.</i></p> <p><i>Although the area developed later than Struggletown, it retains a greater degree of integrity and its streetscapes remain unmistakably Victorian and Federation in character.</i></p>
Social Significance:	<p><i>The precinct is now the best surviving example of early workers' housing in Randwick. The subdivision layout has produced a quiet enclave with a strong sense of identity.</i></p>

5.5.2 Review

Broad Character Statement

The HCA is known for its unusual street and subdivision layout, most of which has been preserved. The precinct includes several different styles of dwellings, including terraces, workers housing including semi-detached and freestanding cottages and post-war apartment buildings. This varied streetscape results in interesting internal vistas, with many houses facing towards or abutting the Frank Doyle Park Playground.

Existing Character Values (DCP)

Table 20. Existing character values analysis.


Value	Description	Comments
Subdivision	Unusual street and subdivision layout with narrow streets and small lots.	<p>The unusual street and subdivision layout does not appear to be at risk, however the key value of 'small lots' has been partially infringed with the inclusion of several larger apartment blocks.</p> <p>Risk Factor: Medium</p>
Scale and form	Single storey and two storeys. Mixture of small and large terraced dwellings,	Key values include a scale of single storey and two storey buildings, however post-war modernist walk-up apartments within the

Value	Description	Comments
	as well as detached and semi-detached cottages.	precinct measure three to four storeys. Effort should be taken to ensure no further above-scale buildings are considered. Risk Factor: Medium
Siting and setbacks	Minimal or zero front setbacks.	Terraces have zero front setbacks and most other development in the area has minimal setbacks. Risk Factor: Low
Roofs	Includes both pitched roof forms and skillion roofs with parapets.	Key values include pitched roof forms and skillion roofs with parapets. Effort should be made that any future development be sympathetic to these forms. Risk Factor: Medium
Materials	Walls are painted stucco, originally in consistent colour schemes, some face brickwork. Generally, corrugated iron roofs	Some houses, particularly on Hodgson Street have unsympathetic additions in both materials, detailing and colour scheme. Use of cast iron for detailing in terraces is a key value that should be protected. Risk Factor: Medium
Detailing	Cast iron decoration to verandahs and balconies	Some houses, particularly on Hodgson Street have the unsympathetic use of detailing and colour scheme. Use of cast iron for detailing in terraces is a key value that should be protected. Risk Factor: Medium
Verandahs and balconies	Projecting upper floor balconies contribute to impressive streetscape.	Projecting upper floor balconies are considered a key value of this precinct, this does not appear to be at risk. Risk Factor: Low
Carparking	Narrow lots without rear lanes do not allow for onsite carparking.	Narrow lots without rear lanes does not allow for onsite carparking, this is not expected to change. Risk Factor: Low
Fences	A number of terraces are built to the street alignment, so that dwellings do not have front fences and front gardens. Where fencing exists, it is predominantly open metal or timber fencing.,	For dwellings that have front fences, several are in disrepair and require maintenance to ensure they are contributory to the aesthetic characteristics of the HCA. Risk Factor: Medium

Listed heritage items

One heritage item is located within the Gordon Square HCA. This item is listed on the Randwick LEP 2012 and is locally significant.

Table 21. Listed items in the Gordon Square HCA.

Name (ID)	Sig.	Image	Fieldwork Observations
"Gordon Terrace", c 1885 (I386)	Local		A series of mid-Victorian style terraces dated to 1885 with step-downs to align with the surrounding landscape. This heritage item also has a plaque installed adjacent to 26 Gordon Street. This item appears to be in good condition and relatively intact.

Risk and Threats

The centre block development indicative of Gordon Square, including its street layout and subdivision plan does not appear to be at risk, however, the mix of housing stock has already been impacted by the development of unsympathetic Post-War apartments within the HCA. While these newer Post-War developments are also representative of affordable housing for a large resident workforce, the scale and form of these buildings (usually four storeys or above) are not of a sympathetic form and/or scale within the rest of the HCA.



Figure 37. Indicating mixed housing stock within HCA, with freestanding cottages in foreground and terraces in background. (Source: Google Streetview)



Figure 38. Example of unsympathetic addition of four-storey post-war modernist housing blocks adjacent to freestanding cottages. (Source: Google Streetview)

The precinct is now the *'best surviving example of early workers' housing in Randwick'* however ongoing maintenance must be undertaken to preserve this streetscape character and to protect contributory dwellings. The addition of Post-SWar modernist apartment blocks along Randwick Street has altered this streetscape character. Some contributory houses within this HCA on Gordon Street have front fences in disrepair.



Figure 39. Image indicating dwellings and fences along Gordon Street.



Figure 40. Close up of fence on Gordon Street requiring repair.

Along Hodgson Street are a series of similar dwellings, included within the Gordon street HCA. Several of these dwellings are in poor condition or have been heavily altered, further contributing to an endangerment of the streetscape character for which Gordon Square is, in part, considered significant.

The aesthetic significance of the HCA is defined partially by its *'interesting mix of small and large terraces, semi-detached, single storey houses and freestanding cottages.'* A number of intrusive multi-storey post-war apartment buildings are located within the HCA with a general height of three to four storeys. The general scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists almost

entirely of medium density residential dwellings (R3), with a small pocket of land zoned for public recreation (RE1) at Frank Doyle Park Playground. Height limits in this area are 12 metres (M), as indicated on the below figure.



Figure 41 Height of Buildings (HoB) map with the approximate area of Gordon Square outlined in red.

Future Vision

The following recommendations would help preserve the characteristic elements of the Gordon Square HCA:

- The subdivision and street layout of the HCA should be preserved.
- In order to maintain the aesthetic significance of Gordon Square HCA, it is recommended that no additional large apartment blocks are built within this HCA. New medium to high rise buildings in this HCA have the potential to adversely impact upon the aesthetic significance of the HCA. Future development will have to consider the existing built form of the HCA so that any new development within or adjacent the HCA does not overwhelm and negatively impact the form, scale and streetscape character of the area. Where the height of the building is considered a constraint on the HCA, the permissible height of new developments should be stepped down as they near or are adjacent to the HCA boundary to reduce/mitigate the impact.
- New development must consider the setback, form and materiality of the new design to achieve a development that is sensitive to the heritage character of the Gordon Square HCA.
- Scale should be considered for all future development to ensure internal vistas are protected and maintained.
- Where houses have front fences in disrepair, including on Gordon Street and Hodgson Street, these should be maintained.

- Further unsympathetic additions or alterations to dwellings on Hodgson Street should be minimised, where possible. If opportunities arise to reverse changes these should be undertaken.

5.6 Moira Crescent Heritage Conservation Area (C11)



Figure 42. Moira Crescent HCA

5.6.1 Context

Significance

Randwick's best grouping of Inter-War residential flat buildings. A hilltop conservation area which includes Moira Crescent as well as part of Marcel Avenue (Randwick City Council).

Table 22. Moira Crescent Significance Assessment (Source: SHI)

Criterion	Statement
Aesthetic Significance	<i>The heritage conservation area has aesthetic significance because of the high integrity of its Inter-War streetscapes. Most buildings are constructed of red or liver coloured face brickwork, which is complemented by the red terracotta tile roofs. The most common building types are detached single storey Inter-War Bungalows and two or three storey flat buildings in Functionalist, Spanish Mission, Art Deco, Stripped or Free Classical or Bungalow inspired styles.</i>

Criterion	Statement
	<p><i>The area includes the best preserved and most consistent grouping of Inter-War flat buildings in the City of Randwick, which were so characteristic of the City's development in that period.</i></p> <p><i>Most properties have dwarf pierced face brick boundary fences which allow the gardens in front of the buildings to become part of the streetscape. The landscape quality of the streetscapes is also enhanced by the curved streets and wide nature strips. Some steeper sites have sandstone walling.</i></p> <p><i>The precinct of Inter-War period housing has a close spatial connection to the small commercial centre on Clovelly Road. Most of the shops are two storeys and date from the Inter-War period.</i></p>
Historic Significance	<p><i>The existing buildings, lot and street pattern demonstrate the process of the rapid subdivision and development of this part of the Randwick City area in the Inter-War period. This development followed the opening of the Clovelly tram line earlier in the century.</i></p> <p><i>The heritage conservation area is a well-preserved example of an entire Inter-War period neighbourhood. The design of the buildings and the range of types are representative of the lifestyles and economic conditions which were current in the Inter-War period.</i></p>
Social Significance	<p><i>The heritage conservation area has social significance because its physical qualities are appreciated by its residents. The area continues in its traditional residential and commercial use.</i></p>

5.6.2 Review

Broad Character Statement

The streetscape presents a very consistent grouping of well-preserved inter-war dwellings, consisting of detached single-storey inter-war bungalows and two to three storey flat buildings. While buildings consist of a range of styles including Functionalist, Spanish Mission, Art Deco, Stripped, Free Classical, most consist of red or liver coloured face brickwork with red terracotta tile roofs, contributing to a cohesive streetscape. Curved streets and wide nature strips contribute to the streetscape quality, as do low dwarf pierced boundary fences.

The HCA is well-preserved, with little unsympathetic development. A range of apartment types are represented within the precinct, providing a broad example of Inter-War development.

Existing Character Values (DCP)

Table 23. Existing character values analysis.

Value	Description	Comments
Subdivision	Curved streets and wide nature strips.	<p>Curved streets and wide nature strips do not appear to be at risk.</p> <p>Risk Factor: Low</p>



Value	Description	Comments
Landscape and public domain elements	Streetscapes have a strong landscape quality.	Streetscapes have a strong landscape quality which does not appear to be at risk. Risk Factor: Low
Scale and form	Consistency of scale, generally two and three storeys.	Consistency of scale should be maintained; this is supported by the building height guidelines. Risk Factor: Low
Siting and setbacks	Main rooms and balconies of individual apartments oriented to the street.	Balconies are oriented towards the street, any new development should be sympathetic in matching current siting and setbacks within the precinct. Risk Factor: Low
Roofs	Includes both traditional hipped roofs and flat roofs with parapets.	Any new roofs should be sympathetic in matching the traditional styles, which include both traditional hipped roofs and flat roofs with parapets. Risk Factor: Low
Materials	Walls of red or liver coloured face brickwork. Red terracotta tiles.	HCA has a consistent use of materials, including red or liver coloured face brickwork and terracotta roof tiles. Any future development should be sympathetic. Risk Factor: Low
Detailing	Decorative elements in stone, brickwork and cement render.	Decorative elements vary between apartment and can consist of stone, brickwork and cement render. Any new additional detailing should be sympathetic. No original detailing should be removed. Risk Factor: Low
Verandahs and balconies	Recessed balconies a design feature of front elevation.	Recessed balconies are a design feature of front elevation, these do not appear to be at risk. Risk Factor: Low
Garages, carports, carspaces and driveways	Garages often incorporated to the rear of buildings	Garages are often incorporated to the rear of buildings, any new development should match this pattern. Risk Factor: Low
Fences	Dwarf pierced face brick front boundary fences allow front	Any additional fencing within the precinct should be low, to allow front gardens to form

Value	Description	Comments
	gardens to become part of the streetscape.	part of the streetscape. Current fencing within the precinct is predominantly sympathetic. Risk Factor: Low
Gardens and garden elements	Private rear garden accessed by back stairs.	Gardens should be maintained, and any new development or plantings should be sympathetic. Most gardens within the precinct are consistent. Risk Factor: Low

Listed heritage items

Excluding archaeological items, two (2) heritage items are located within the Moira Crescent HCA. These items are listed on the Randwick LEP 2012 and are locally significant.

Table 24. Listed items in the Moira Crescent HCA.

Item (ID)	Sig.	Image	Fieldwork Observations
Residential flat building with neo-classical entry and shingled bay windows, c 1920 (I405)	Local		Building appears to be in good condition, viewed from public domain. Materials, features and detailing are in keeping with the physical description outlined in the SHI.
"Romona Hall", Spanish Mission influence flat building, c 1940 (I404)	Local		Building appears to be in good condition, viewed from public domain. Materials, features and detailing are in keeping with the physical description outlined in the SHI.

The following items are excluded from the study as they are archaeological.

Table 25. Items excluded from the study.

ID	Name	Significance
A1	Bishopcourt	Local
A2	Original Roadway and Turning Circle	Local

Risks and threats

The assessment and statement of significance for the Moira Crescent HCA refers to a spatial connection to the small commercial centre on Clovelly Road. This precinct, consisting predominantly of two-storey shops from the inter-war period are not included within this conservation area and are therefore not subject to the same level of protection. Effort must be made so that this spatial connection is maintained, and the values of this relationship are recognized.

This relationship also results in some significance being ascribed to the precinct that it does not exemplify; the social significance of the HCA, in part, recognizes the continued '*traditional residential and commercial use*' of the precinct, however the commercial precinct is not included in the HCA, which only represents residential development.



Figure 43 Example three storey apartment building.



Figure 44 Example three storey apartment building.



Figure 45 At northern boundary of HCA looking towards Clovelly shopping precinct (Source: Google Streetview).



Figure 46 Outside of HCA boundary looking along Clovelly shopping precinct from corner of Clovelly Road and Fern Street (Source: Google Streetview 2013)

The general scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists almost entirely of medium density residential dwellings (R3) with small areas of lower-density residential (R2) nearby and a neighborhood centre (B1) at the Clovelly shopping district, outside of the HCA. Height limits in this area are between 9.5 metres and 12 metres (M), as indicated on the below figure.



Figure 47 Height of Buildings (HoB) map with the approximate area of Moira Crescent outlined in red

In both spatial data provided to Extent Heritage by Randwick Council, and in the Randwick LEP 2012, the locally listed LEP item 'Bishopcourt' (A1) is identified as an archaeological item only, with the following groupings:

Type of item	Archaeological-Terrestrial
Group/Collection	Residential buildings (private)
Category	Other – residential buildings (private)

No other information is provided for the item within the SHI database. It is possible that the building listed at the location, also named "Bishopscourt", (identified in the below photographs) should be captured as a built heritage item also and that this listing contains an error.



Figure 48. Bishopscourt apartment building.



Figure 49. Bishopscourt apartment building.

Future vision

The following recommendations would help preserve the characteristic elements of the Moira Crescent HCA:

- The current streetscape and landscape amenity of this HCA should be preserved and enhanced, where possible.
- The subdivision and street layout of the HCA should be preserved.
- Any new development should be of a similar scale and form. This is supported by the height limits within the precinct.
- Scale should also be considered for all future development to ensure internal vistas are protected and maintained.
- Unsympathetic additions or alterations to dwellings are not permitted.
- The relationship between the Clovelly Road shopping district and this HCA should be further explored, with values identified to exemplify why this connection is important
- It should be determined, via a check of Council's records, if the locally listed item Bishopcourt (A1) is purely archaeological or if the building (and associated landscaping) on the site itself should also be protected.

5.7 St Jude's Heritage Conservation Area (C17)



Figure 50. St Jude's HCA

5.7.1 Context

Significance

Randwick's earliest church and civic buildings together with some fine groups of nineteenth and twentieth century houses. This area falls into two distinct precincts. One is the historic St Jude's grouping. The other is the residential precinct centred on Alison Park and the intersection of Cook and Frances Streets (Randwick City Council).

Table 26. St Jude's Significance Assessment (Source: SHI)

Criterion	Statement
Aesthetic Significance	<p><i>The St Judes precinct is an outstanding building grouping centred on early church and civic buildings. The church and civic groupings are prominent on Randwick's original main thoroughfare, the Frenchman's Road.</i></p> <p><i>The church group includes two notable early stone buildings, set in open grounds, with St Jude's cemetery in the background. Each of the three main buildings in the group is significant in its own right, namely St Judes Church, the Rectory, and the former Borough Council Chambers. The</i></p>

Criterion	Statement
	<p><i>buildings and their setting have changed little since the time they were built.</i></p> <p><i>The civic group consists of the late nineteenth century Town Hall, the buildings of the former Randwick Public School, and a fire station. These buildings remain distinctive despite the presence of a number of more recent buildings.</i></p> <p><i>The Alison Park precinct survives as a notable grouping of late nineteenth and early twentieth century houses. The building stock is a rich mixture of types, ranging from small semis and row houses, to Victorian terraces, Federation and Inter-War cottages, and grand mansions on generous allotments. Alison Park provides an important focus, as does the intersection of Cook and Frances Streets.</i></p> <p><i>Immediately adjoining the church group there is a fine three storey terrace known as “Avonmore”, overlooking Alison Park. This terrace precedes the Federation and Inter-War housing to the north and west. The row is an outstanding Victorian grouping in its own right. Such grand London style terraces are rare for the Sydney region.</i></p> <p><i>Particularly prominent in the Federation housing area is the ornate home at the Cook and Frances Street intersection. This building has achieved landmark status and is prominent on approaches from both streets. Despite intrusions by a number of Post-War flat buildings, and some unsympathetic alteration to older houses, this grouping persists as one of the best preserved examples of Federation housing in Randwick.</i></p>
Historic Significance	<p><i>The establishment of St Jude’s Church assisted Simeon Pearce’s promotion of Randwick as a semi-rural retreat for the Colony’s elite. The church symbolised the strength and stability of the new community. The church, cemetery and grounds continue as a clear reminder of the original English village model Pearce sought to imitate.</i></p> <p><i>The establishment of the Borough Council was another of Pearce’s initiatives. The council was one of the first established in the Colony. The later Town Hall, close by, marked the considerable progress of the early municipality.</i></p> <p><i>The 1883 public school was typical of many established following the passing of the Public Instruction Act. The Act made education “free, compulsory and secular”. The route of the former tramway, now part of the school grounds, has considerable historical interest. The tramways greatly assisted the establishment and growth of the settlement. Its boundaries are still well marked by fencing and different landscape treatments.</i></p> <p><i>Housing in the Alison Park precinct is representative of the range of housing types and styles built in the City during the Late Victorian and Federation periods. The grander homes are in keeping with Simeon Pearce’s original ambitions for the area, but the presence of smaller and simpler cottages adds to the historical interest and diversity.</i></p>

Criterion	Statement
Social Significance	<p><i>The church, school and civic precinct remains a major community focus and its institutions have been held high in local esteem for over 100 years.</i></p> <p><i>The mixture of grand homes and simple cottages is notable as a continuing record of the area's rich social mix.</i></p>

5.7.2 Review

Broad Character Statement

St Jude's HCA is comprised of mixed residential and civic buildings with houses usually 'grouped' together in precincts. The HCA is made up of 'two' precincts, the church and civic group and the residential precinct centered around Alison Park. The Alison Park precinct is a 'notable' grouping of late nineteenth and early 20th century houses. The building stock is a large mixture of types. Civic buildings were not covered in this study, however most residential buildings are in good condition, probably due to their placement in and proximity to several main thoroughfares.

Existing Character Values (DCP)

The below table outlines the identified character values of the precinct, with an assessment of the risk factor of each element based upon the above assessment.


Table 27. Existing character values assessment.


Value	Description	Comments
Subdivision	Varied subdivision pattern including larger and smaller lots.	<p>There is a low risk to this varied subdivision pattern.</p> <p>Risk Factor: Low</p>
Landscape and public domain elements	Alison Park provides a landscape focus for the area.	<p>Large areas of recreational parkland are at no risk of development.</p> <p>Risk Factor: Low</p>
Scale and form	Diversity of scale including landmark church buildings, three storey terraces, two storey villas and single storey detached and semi-detached cottages.	<p>The precinct contains a combination of civic buildings, recreational land, large two to three storey residences with intact traditional elements and medium scale residential flat buildings</p> <p>New contemporary dwellings should reflect the scale and form of the existing dwellings.</p> <p>Risk Factor: Low</p>
Siting and setbacks	Diversity of setbacks including smaller setbacks for terraces and larger setbacks for villas.	<p>Setbacks from street do not appear to be at risk.</p> <p>Risk Factor: Low</p>





Value	Description	Comments
Roofs	Traditional pitched roofs.	Traditional pitched roofs are the dominant form . Risk Factor: Low
Materials	Walls are stucco for Victorian buildings, face brickwork for Federation and Interwar buildings, stone for the church group. Terracotta tiles, slate roofing.	Materials are typically face brick or rendered masonry and stone with decorative timber elements and roofs of tile or slate. Risk Factor: Medium
Detailing	Decorative elements in stone, metal, timber and brick.	Brickwork, decorative iron timber trim elements are largely intact. Risk Factor: Medium
Verandahs and balconies	Front verandahs integral to each of the architectural styles which are represented in the area.	Enclosure of verandahs along the street frontage is not common. Risk Factor: Low
Carparking	Wider lots provide access for carparking to rear. Narrower lots do not allow for onsite carparking.	Car parking is a combination of on street and independent off street parking Risk Factor: Low.
Fences	Front fencing is sympathetic to style of dwelling.	Original front fences are generally stone, brick, timber or painted decorative iron. Most additional fences are appropriate. Risk Factor: Low

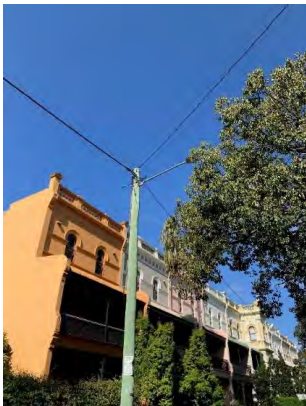
Listed heritage items

Excluding non-residential items, nine (9) heritage items are located within the St Jude's HCA. These items are listed on the Randwick LEP 2012 and the Heritage Act 1977. Of these nine (9) items, eight (8) are locally significant and one is State significant.

Item (ID)	Sig.	Image	Fieldwork Observations
Woodeville Edwardian House (I327)	Local		The item at 3 Cook Street is a fine Edwardian House with a hipped roof and symmetrical façade. The house retains many original features including timber mouldings and decoration. Alterations include retiled front verandah and pathway. Materials, features and detailing are in keeping with the physical description outlined in the SHI.

Item (ID)	Sig.	Image	Fieldwork Observations
2 Storey Federation house, c 1900 (I328)	Local		The Item at 14 Cook Street is a two storey Edwardian house in excellent condition set back from the street behind a well planted garden and an original iron palisade fence. Materials, features and detailing are in keeping with the physical description outlined in the SHI.
Single storey Federation house, c 1900 (I329)	Local		The item at 26 Cook Street is a Federation style house c.1915 with a complex plan arrangement and a splay corner verandah feature specifically designed for the corner block. There are many intact features including bay windows, balustrades and brackets. Materials, features and detailing are in keeping with the physical description outlined in the SHI.
"Juvena" Art Deco Apartments (I330)	Local		The item at 50 Cook Street is a three level art deco residential flat building in good condition generally as built. It has a deeply recessed central feature stairwell with translucent glass blocks, thematic brickwork, including brick columns, decorative parapet features and herringbone brickwork on the foyer ceiling. The original fence, entry doors and windows have been retained.
Federation Arts and Crafts single storey dwelling C. 1900 (I371)	Local		The item at 11 Frances Street is one of a pair of Federation Queen Anne style matching houses. Original intact features include a roughcast gable and timber decoration, bullnosed verandah with cast iron posts, lace fringes and original slate roof

Item (ID)	Sig.	Image	Fieldwork Observations
Federation Arts and Crafts single storey dwelling C. 1900 (I372)	Local		The item 11A Frances Street is one of a pair of Federation Queen Anne style matching houses. Original intact features include a roughcast gable and timber decoration, bullnosed verandah with cast iron posts, lace fringes and original slate roof.
“The Centre” “Wirringulla” “Ballarat House” Federation mansions (I373)	Local	 14 -14a Frances Street “The Centre”  16 Frances Street “Wirringulla”  18 Frances Street “Ballarat House”	The three separate items at 14 - 14a, 16 & 18 Frances Street are all large two storey Federation mansions with multiple gabled roofs and decorative timber detailing on the verandahs and porticos. Each item is in excellent condition with generally original retained features. No’s 16 and 18 are well set back behind significant hedges and largely concealed from street view.

Item (ID)	Sig.	Image	Fieldwork Observations
Avonmore Terrace (I454)	State		The item at 26-42 The Avenue is one of the finest rows of Victorian terraces in Sydney, in magnificent park setting overlooking a row of large Moreton Bay Figs. Remarkable for high degree of integrity despite alterations to some terraces. All are redeemable. Local historical interest associated with education.

The following items are excluded from the study as they are not residential.

Table 28. Items excluded from study.

ID	Item Name	Significance
I257	Presbyterian Church, c 1889	State
I266	Randwick Public school, c 1924 and Randwick North High School, 1886	Local
I271	St Jude's group of buildings, including church, rectory, old borough chambers & hall	State
I374	St Jude's Cemetery	State
I375	Randwick Town Hall, c 1882	Local
I453	Randwick Fire Station, c 1908	Local

Risks and threats

Within St Jude's HCA, there are several unsympathetic alterations including the enclosure of verandahs, and the removal of original cladding and timber trim elements. Current risks to the HCA include intrusions by a number of Post-War flat buildings and some unsympathetic alteration to older houses. Nonetheless, this HCA 'persists as one of the best-preserved examples of Federation housing in Randwick'



Figure 51. Randwick Town Hall on Avoca Street



Figure 52. St Jude's Church Hall on Avoca Street



Figure 53. St Jude's Church on Avoca Street.



Figure 54. Avenmore Terrace 26-42 The Avenue.



Figure 55. Corner of Alison Road and Abbey Street.



Figure 56. Terrace houses along Abbey Street.



Figure 57. Intersection of Cook Street and Frances Street



Figure 58. Randwick Presbyterian Church on Cook Street

The scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists generally of medium density residential dwellings (R3), with a large central area zoned as public recreation (RE1) and peripheral areas zoned as infrastructure (SP2) and local centre (B2). Height limits in this area as indicated on the height of buildings map are a maximum of 12 metres (M).

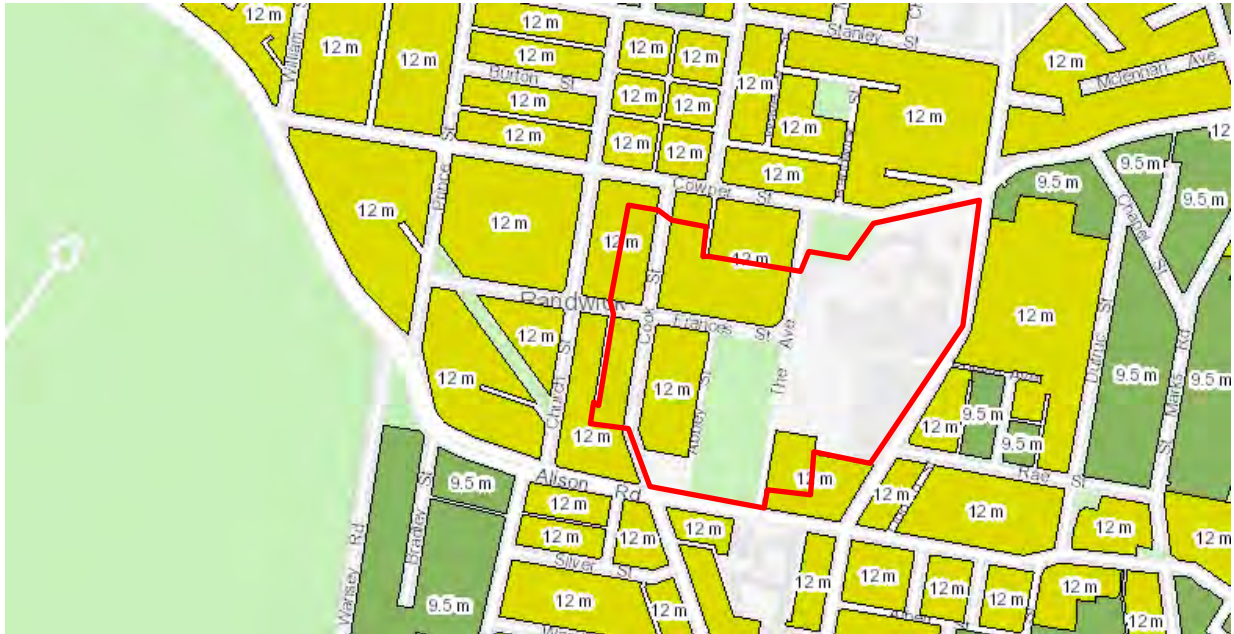


Figure 59. Height of Buildings (HoB) map with approximate boundary of St Jude's HCA outlined in red.

Future Vision

The following recommendations would help preserve the characteristic elements of the St Jude's HCA:

- Retention of existing decorative elements and colour schemes
- Further unsympathetic additions at the street frontage within this HCA should be minimised, where possible.
- Further removal of timber trim elements or painting of face brickwork should be discouraged.

5.8 St Mark's Heritage Conservation Area (C18)

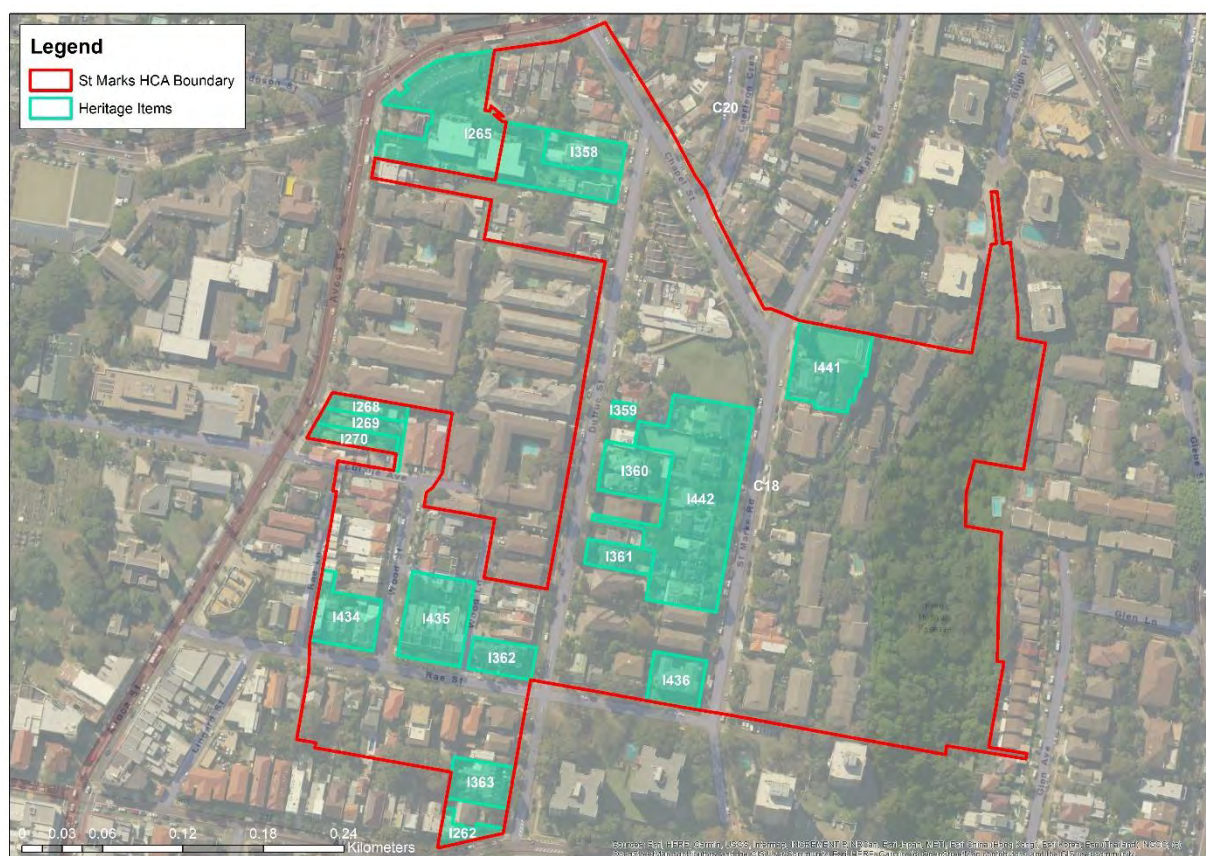


Figure 60. St Marks HCA

5.8.1 Context

Significance

A fine collection of residential buildings, including nineteenth century villas and terraces and twentieth century cottages, adjacent to an important area of remnant bushland. The area extends west from Glebe Gully to include parts of Dutruc Street, St Marks Road, Rae Street and Wood Street (Randwick City Council).

Table 29. St Mark's Significance Assessment (Source: SHI)

Criterion	Statement
Aesthetic Significance:	<p><i>The St Mark's precinct boasts the City's largest, most consistent collection of nineteenth century dwellings. There are two or three main building groupings, which together provide a very good representation of styles, types and densities.</i></p> <p><i>The first main grouping features several outstanding Victorian villas, on large lots, fronting St Mark's Road and Dutruc Street. The second includes impressive terraces, and more modest Victorian, Federation and Inter-War cottages and semi-detached, centred on Rae and Wood</i></p>

Criterion	Statement
	<p><i>Streets. A third grouping consists of a mixture of styles and periods extending north to Frenchmans Road.</i></p> <p><i>Although there are several modern and disruptive buildings present, there are two fine rows of intact buildings, one on the west side of St Mark's Road, and one on the north side of Rae Street. Most of these are individually listed as heritage items. The recently restored house on the pivotal corner of Rae and Dutruc Streets has become something of a landmark, and is an outstanding example of a Late Victorian villa.</i></p> <p><i>Buildings and gardens combine well with the topography and some good street planting. The street pattern provides some interesting internal vistas, and there is a notable view south along Dutruc Street to the Brigidine Convent on the other side the Coogee valley.</i></p>
Historic Significance	<p><i>St Mark's Road and Dutruc Streets have considerable historical interest. They were created by subdivision of the former Church of England Glebe Estate in 1888. The strong demand for land in the area ensured the establishment of substantial homes for the well-to-do, all within the significant Late Victorian "boom period".</i></p> <p><i>The Church's continuing ownership of the adjoining Glebe gully was also of interest, as it ensured the gully's eventual preservation.</i></p> <p><i>Other housing in the precinct is historically representative of the wide range of house types and styles built on smaller lots during the Victorian, Federation and Inter-War periods.</i></p>
Scientific Significance	<p><i>The Glebe gully, now the Fred Hollows Reserve, has considerable natural heritage value. It is a rare surviving example of a well vegetated watercourse in the midst of an intensely developed residential area. The reserve is a habitat for significant local flora and fauna, including the rare Gully Skink.</i></p>
Social Significance	<p><i>The surviving villas on St Mark's Road and Dutruc Street have social significance for what they reveal of the tastes and life styles of Randwick's elite, in the late nineteenth century. Randwick had, by now, become a settled residential area, in contrast to its semirural origins. The subdivisions of the Glebe lands provided generous lots for those wishing to build prestigious homes close to the commercial and civic centre. The highly ornamented "Boom Style" buildings reflected the prosperity of the time.</i></p>

5.8.2 Review

Broad Character Statement

The St Mark's HCA consists of Randwick city's largest, most consistent collection of nineteenth century dwellings. There are two or three main building groups that together provide a good representation of styles, types and densities. A wide range of house types and styles built on smaller lots during the Victorian, Federation and Inter-War periods. There are many examples of fine rows of substantial homes for the well to-do, all within the significant Late Victorian "boom

period” along St Marks Road and Rae Street. The recently restored house on the pivotal corner of Rae and Dutruc Streets has become something of a landmark and is an outstanding example of a Late Victorian villa. Buildings and gardens combine well with the topography and some good street planting. The street pattern provides some interesting internal vistas, and there is a notable view south along Dutruc Street to the Brigidine Convent on the other side the Coogee valley.

Existing Character Values (DCP)

The below table outlines the identified character values of the precinct, with an assessment of the risk factor of each element based upon the above assessment.

Table 30. Existing character values analysis

Value	Description	Comment
Subdivision	Varied subdivision pattern including larger and smaller lots.	Subdivision remains varied with low risk to this value. Risk Factor: Low
Landscape and public domain elements	Glebe gully, now Fred Hollows Reserve has natural heritage value as a rare surviving example of a well vegetated watercourse in an intensively developed residential area.	Buildings and gardens combine well with the topography and some good street planting. The street pattern provides some interesting internal vistas, and there is a notable view south along Dutruc Street to the Brigidine Convent on the other side the Coogee valley Risk Factor: Low
Scale and form	Diversity of scale including two storey villas and single storey detached, semi-detached and attached dwellings.	The precinct contains a combination of range of house styles built on smaller lots from the Victorian, Federation and Post War eras as well as large two to three storey residences with intact traditional elements New contemporary dwellings should reflect the scale and form of the existing dwellings. Risk Factor: Low
Siting and setbacks	Diversity of setbacks including smaller setbacks for cottages and larger setbacks for villas.	Setbacks from street do not appear to be at risk. Risk Factor: Low
Roofs	Traditional pitched roofs.	Traditional pitched and gabled roofs are the dominant form Risk Factor: Medium
Materials	Walls are stucco for Victorian buildings, face brickwork for Federation buildings, Terracotta tiles, slate roofing.	Materials are typically face brick or rendered masonry and stone with decorative timber elements and roofs of tile or slate Risk Factor: Medium


Value	Description	Comment
Detailing	Decorative metalwork and timberwork.	Brickwork, stonework and decorative iron timber trim elements are largely intact Risk Factor: Low
Verandahs and balconies	Front verandahs integral to each other architectural styles which are represented in the area.	Enclosure of verandahs along the street frontage is not common. Risk Factor: Low
Carparking	Wider lots provide access for carparking to the rear. Narrower lots do not allow for on site carparking.	Car parking is a combination of on street and independent off street parking Risk Factor: Low
Fences	Front fencing is sympathetic to style of dwelling.	Original front fences are generally stone, brick, timber or painted decorative iron. Most additional fences are appropriate. Risk Factor: Low

Listed heritage items


Sixteen (16) heritage items are located within the St Mark's HCA. These items are listed on the Randwick LEP 2012 and Heritage Act 1977. Of these sixteen (16) items, fifteen (15) are locally significant, and one is State significant.





Table 31. Listed items within the St Mark's HCA.



Item (ID)	Sig.	Image	Fieldwork Observations
Freestanding Victorian Residences (I262)	Local		The large Italianate, two storey house is located at 238 – 242 Alison Road. The house has some loss of detail including some mouldings and lacework, although has been generally well-restored. . The item is in a good condition and is considered to be of high integrity.
Site of Father Shaws Wireless works Complex of timber and iron building (I265)	Local		The item at 51 Avoca Street is an impressive two-storey Federation building located at a key intersection. The item was not visible from the public domain and was not able to be assessed as a part of this study.
Group of Federation house, pre 1915 (I268)	Local		The Federation house is located at 87 Avoca Street. This house unfortunately has been spoiled by significant alterations, in particular the balcony enclosure and painted brickwork. A new unsympathetic rendered fence surrounds the front of the property. The item is in a fair condition and is considered to be of moderate integrity.
Group of Federation house, pre 1915 (I269)	Local		The Federation house is located at 89 Avoca Street, Randwick and is one of a group of three Federation houses. The item's physical description should be updated in the SHI database. A new sympathetic brick fence with timber gate has been added. The item maintains a high integrity and is considered to be in a good condition with all detailing intact.

Item (ID)	Sig.	Image	Fieldwork Observations
Group of Federation house, pre 1915 (I270)	Local		The Federation house is located at 91 Avoca Street, Randwick and is one of a group of three Federation houses. The item is consistent with the description in the SHI database. A new sympathetic brick fence with timber gate has been added. The item maintains a high integrity and is considered to be in a good condition with all detailing intact.
Victorian Residence 4 Dutruc Street (I358)	Local		The two-storey Victorian Mansion at 4 Dutruc Street has been recently restored and is well-maintained. The item is consistent with the description in the SHI database. The item has been painted to a new colour scheme. The item is in an excellent condition and is of high integrity.
Electricity Substation No.287 C, 1929 (I359)	Local		The Electricity substation is located at 9S Dutruc Street, Randwick. The item is consistent with the description in the SHI database, however, the address should be updated as 9S Dutruc Street. The item maintains a high integrity and is considered to be in a good condition with all detailing intact.
Freestanding Victorian residence (I360)	Local		The item is located at 11A and 15 Dutruc Street, Randwick. The item is mostly consistent with the description in the SHI database. The item maintains a high integrity and is considered to be in a good condition with all detailing intact. No. 15 is currently ongoing restoration and possibly alterations. It appears the front door to No. 15 has been removed.

Item (ID)	Sig.	Image	Fieldwork Observations
Victorian Italianate Villa (I361)	Local		<p>The item is located at 21 Dutruc Street, Randwick. The item has been attractively restored since it was last updated in the SHI database. The item maintains a high integrity and is considered to be in a good condition with all detailing intact.</p> <p>The SHI database should be updated to reflect these changes.</p>
Victorian Italianate residence, c 1890 (I362)	Local		<p>The item is located at 54 Dutruc Street, Randwick. The item has been attractively restored since it was last updated in the SHI database with the verandah and balconies reinstated. The item maintains a high integrity and is considered to be in a good condition.</p> <p>A Development Application (2019) has been approved for alterations and additions to the item including the demolition of a modern addition to the rear. The SHI database should be updated to reflect these changes.</p>
Sandstone cottage & Victorian duplex 60B, 62-64 Dutruc Street (I363)	Local	 	<p>The item at 62-64 Dutruc Street, Randwick is mostly consistent with the description in the SHI database. The item maintains a high integrity and is considered to be in a good condition.</p> <p>60B Dutruc Street has been highly modified and is no longer consistent with its description in the SHI database. The addition of a second storey and of three dormers to the front is detracting and intrusive. Removal of intrusive elements and reinstatement of historic elements should be encouraged, as the building is no longer identifiable as a mid-Victorian house. It is recommended that the house be</p>

Item (ID)	Sig.	Image	Fieldwork Observations
			<p>reinstated to its original form so that the building fits/enhances the values of the HCA where the opportunity may arise in future.</p> <p>Future heritage assessments may review the heritage significance of the item, with a view to potentially delisting the item given it is no longer identifiable as a mid-Victorian house.</p> <p>A recommendation to delist the item would require a heritage assessment to assess the significance of the item and establish whether the building has lost significant fabric such that it no longer warrants local heritage status.</p>
Part of historic streetscape, c 1900 (I434)	Local	 <p>3 Rae Street</p> <p>5 Rae Street</p>	<p>The group of houses at 3,5,7 & 9-11 Rae Street, Randwick are mostly consistent with the description in the SHI database. The item maintains a high integrity and is considered to be in a good condition, particularly No. 3 which has been recently restored.</p>

Item (ID)	Sig.	Image	Fieldwork Observations
		 <p>7 Rae Street</p>  <p>9 Rae Street</p>	
Part of historic residential streetscape, c 1887 (I435)	Local		<p>The group of houses at 11A-23 Rae Street, Randwick are mostly consistent with the description in the SHI database although Nos 11 to 21 have been recently restored. The item has a moderate integrity and is considered to be in a good condition. No. 23, however, is in a poor condition and has an enclosed balcony.</p>
Victorian residence, c 1889 (I436)	Local		<p>The item is located at 37-39 Rae Street, Randwick. The item is consistent with the description in the SHI database. The item maintains a moderate integrity and is considered to be in a good condition. Currently, there are some works occurring to the enclosed balcony at the front.</p>

Item (ID)	Sig.	Image	Fieldwork Observations
"Rathven", large Italianate house, c 1887 (I441)	State		The item is located at 43 St Marks Road, Randwick. The item is consistent with the description in the SHI database. The item maintains a high integrity and is considered to be in a good condition.
Single-storey and two-storey Italianate residences, part of a large and consistent group, c 1884 (I442)	Local		The item is located at 48, 50, 52-56, 58, 60, 62, 64, 66 St Marks Road. The majority of these houses were not visible from the public domain and so were not fully inspected during this study. The item's description should be updated in the SHI database as there is currently no information within this listing sheet.

Risks and threats

There are several modern and disruptive buildings present in the St Mark's HCA. Unsympathetic alterations including the enclosure of verandahs, and the removal of original cladding and timber trim elements. There are some unsympathetic alterations to older houses, however, the St Mark's HCA *'persists as one of the best-preserved examples of Victorian Boom style housing in Randwick'*.



Figure 61. Plaque outlining the significance of Rathven.



Figure 62. Plaque outlining the significance of the St Marks Road Streetscape.



Figure 63. Four storey brick flat buildings on Dutruc Street.



Figure 64. Three storey brick interwar flat buildings on Rae Street.

The scale of the precinct is determined by both the land zoning and building height restrictions in the area. The surrounding precinct consists generally of medium density residential dwellings (R3), and some small areas low density (R2). Small parkland areas zoned are as public recreation (RE1) Height limits in this area as indicated on the height of buildings map are a maximum of 12 metres (M).



Figure 65. Height of Buildings (HoB) map with approximate boundary of St Marks HCA outlined in red.

Future vision

The following recommendations would help preserve the characteristic elements of the St Marks HCA:

- Retention of existing decorative elements and colour schemes,
- Further unsympathetic additions at the street frontage within this HCA should be minimised, where possible.
- Retention of existing street planting and internal views and vistas.

5.9 Struggletown Heritage Conservation Area (C19)



Figure 66. Struggletown HCA

5.9.1 Context

Significance

One of the earliest settlements in Randwick, it includes a number of mid nineteenth cottages and stables buildings associated with the horse racing industry. The Struggletown Conservation Area consists of several street blocks of housing and stables between Young Street, Barker Street and Botany Street in Randwick (Randwick City Council).

Table 32. Struggletown Significance Assessment (Source: SHI)

Criterion	Statement
Aesthetic Significance	<p><i>The heritage conservation area has a streetscape character which differs markedly from other parts of Randwick. The heritage conservation area has a rectilinear layout of narrow streets with sandstone kerbing, on a flat topography. Building allotments are narrow and buildings are set back a small distance from the streets.</i></p> <p><i>Many of the buildings in the heritage conservation area are single fronted weatherboard, stone or brick Victorian Georgian workers' cottages. There are also cottages from the Federation period, in Bungalow or Georgian style and the Inter-War period.</i></p> <p><i>There is a small grouping of Federation and Inter-War period shops, at the corner of Barker Street and Jane Street.</i></p> <p><i>The range of housing types and styles is complemented by stables buildings, often at the rear of sites. The Newmarket Complex, on the eastern side of Young Street, is not in the heritage conservation area. However, the trees and buildings on the site, including the Big Stable, and the main residence, make a major contribution to the visual amenity of the conservation area and its character as a precinct for the horse racing industry.</i></p>
Historic Significance	<p><i>The heritage conservation area has historic significance as one of the earliest settlements in the Randwick City area, and its connection with Simeon Pearce. Pearce created a market garden here in the 1850's. Stone cottages were constructed by Pearce for his workers from the late 1850's onwards. Many of the early inhabitants were domestic workers who were employed locally by middle- and upper-class residents of Randwick. St Jude's Mission Hall, on the north-east corner of Jane and Middle Streets, was built on land granted by Pearce for the building of a church for the community.</i></p> <p><i>In the 1860's Struggletown became a centre for the horse racing industry. More stabling was introduced into the area when the Sydney Omnibus Company moved its operations to the Newmarket complex, in 1870.</i></p> <p><i>The primary uses of the heritage conservation area for housing and the horse racing industry, have continued throughout the twentieth century. The Randwick Equine Centre, on the block between Jane Street, Middle Street, Young Street and Barker Street, is currently the largest horse racing establishment within the conservation area.</i></p>
Social Significance	<p><i>The heritage conservation area has social significance for local residents and the wider Randwick community. The area is well recognised for its streetscape qualities, its rare Victorian period workers' housing, and its long-term associations with the horse racing industry.</i></p>

5.9.2 Review

Broad Character Statement

The streetscape character of the Struggletown HCA is largely intact and consists of a rectilinear narrow layout on flat topography with narrow building elements. These buildings consist of single-fronted workers cottages (Victorian and Georgian) and Federation cottages in the Bungalow or Georgian style.

Existing Character Values (DCP)

The below table outlines the identified character values of the precinct, with an assessment of the risk factor of each element based upon the above assessment.

Table 33. Existing character values analysis


Value	Description	Comment
Subdivision	Rectilinear layout of narrow sites	It is unlikely that any development would alter the current subdivision pattern of rectilinear layouts on narrow sites, though design of the Newmarket Precinct would be required to be sympathetic. Risk Factor: Medium
Landscape and public domain elements	Trees on the Newmarket site and sandstone kerb and guttering contribute to the amenity and character of the area.	This value specifically refers to trees on the Newmarket site contributing to the amenity of the area. Development of the Newmarket Precinct may remove these elements. Risk Factor: High
Scale and form	Two storey shops on the corner of Barker Street and Jane Street, but otherwise modest single storey cottages. Stables buildings at the rear of sites.	The Newmarket Precinct may have an impact on the scale and form of the HCA, which is predominantly modest single-storey cottages. Risk Factor: High
Siting and setbacks	Minimal front setbacks.	Existing minimal front setbacks within the HCA are not at risk. Risk Factor: Medium
Roofs	Simple pitched roofs.	The HCA contains simple pitched roofs, any new development would be required to be sympathetic. Risk Factor: Medium
Materials	Walls of weatherboard, stone, or brick. Generally, corrugates iron roofs.	Any future development would be required to carefully consider materials and detailing to ensure the characteristic values of the HCA remain. Risk Factor: Medium

Value	Description	Comment
Detailing	Plainly detailed metalwork and timberwork.	Any future development would be required to carefully consider materials and detailing to ensure the characteristic values of the HCA remain. Risk Factor: Medium
Verandahs and balconies	Early buildings incorporate a simple verandah across the entire front of the cottage.	Early buildings incorporate simple verandahs, any new development within the HCA would be required to be sympathetic. Risk Factor: Medium
Carparking	Narrow lots without rear lanes do not allow for on-site carparking.	Narrow lots do not allow for on-site carparking, this is not expected to change Risk Factor: Low
Fences	Traditional fencing probably low timber pickets.	Traditional fencing of low timber pickets would need to be maintained, and any new fencing would be required to be significant. Risk Factor: Medium




Listed heritage items

Seven (7) heritage items are located within the Struggletown HCA. These items are listed on the Randwick LEP 2012. Of these seven items, all are locally significant.

Table 34. Listed heritage items.

Item (ID)	Sig.	Image	Fieldwork Observations
Georgian house, c 1860s (I308)	Local		The house is located at 139 Botany Street. The overall condition and integrity match the details provided in the SHI database, the house having been substantially modified and only the original stonework remaining intact. Otherwise, the house is in good condition.

Item (ID)	Sig.	Image	Fieldwork Observations
Worker's cottage, c 1865 (I392)	Local		The house is located at 11 Jane Street. The overall condition and integrity match the details provided in the SHI database, having been substantially altered and original materials having been extensively replaced. It is difficult to see from the public domain due to the fence, but this item appears to be in good condition but not particularly intact. Suggest further inspection.
Two-storey sandstone cottage, c 1860s (I393)	Local		The house is located at 15 Jane Street. The overall condition and integrity match the details provided in the SHI database, with extensive replacements to original features. The house is however difficult to see over the high fence so further inspection is suggested.
St Jude's Mission Church, c 1885 (I411)	Local		The house is located at 84 Middle Street. The overall condition and integrity match the details provided in the SHI database. This dwelling, once a church, is now a private residence. Brickwork has been painted and many original details have been lost. The integrity of the item is low, however it appears to be in fair condition.

Item (ID)	Sig.	Image	Fieldwork Observations
Old stone cottage, c 1865 (I412)	Local		The house is located at 88 Middle Street. The overall condition and integrity match the details provided in the SHI database, with minor redeemable alterations. Overall, the condition of the item is good. The SHI description states that this 'may be the oldest house in Randwick' but this requires substantiation.
Edwardian timber cottage, c 1905 (I413)	Local		The house is located at 90 Middle Street. The overall condition and integrity mostly match the details provided in the SHI database, however the house has been subject to some renovations including painting and a new replacement fence. Most detailing remains intact.
Weatherboard cottage, c 1870 (I457)	Local	<div>  <p>22 Young Street</p> </div> <div>  <p>86 Middle Street</p> </div>	<p>There appears to be an error relating to this item within the SHI. The listing for 'weatherboard cottage' (I417) gives the address as 22 Young Street, however this is a brick dwelling.</p> <p>It is likely that this listed item is located at 86 Middle Street, Randwick and should be amended as such.</p>

Risks and threats

It is important to note that both the Struggletown HCA statement and assessment of significance refer to and include items *outside* of this HCA. Items in the Newmarket complex including the

Big Stable, trees and buildings are identified as making a '*major contribution to the physical amenity*' of the Struggletown precinct. Some of these items, especially to the south, have already been demolished or removed. It will be an important risk-management measure to ensure the remaining surrounding items are protected, so their proximity to and views to and from the HCA remain intact and are protected.

It is understood GML prepared a heritage assessment report for the proposed Newmarket Site in 2011, where land abutting the Struggletown HCA was to be rezoned from 2A (low-density) residential to 2D residential. A masterplan was being prepared for this site to accommodate 800-900 dwellings, including a mix of studio, one, two- and three-bedroom apartments and townhouses with building heights varying from two to nine storeys. As a result of this assessment, a revised boundary of the Struggletown HCA was proposed.

GML recommended further study, including further design detailing, view analysis, preparation of Conservation Management Plans and other mitigation methods. Extent Heritage agrees that further study would be necessary to consider new development compatibility with the established residential character of the Struggletown HCA, in order to mitigate risk. Development would be required to be sympathetic in nature and ensure that portions of the Struggletown HCA are not overshadowed.

While heights within the Struggletown HCA are generally limited to 9.5 metres (indicated by the letter J in the below figure), some portions of land both within and directly adjacent to the HCA have height limits up to 25 metres. Dependent upon the design detailing of the Newmarket precinct, these limits may result in overshadowing of the HCA.



Figure 67. Height of Buildings (HoB) map with the approximate area of Struggletown outlined in red.



Figure 68. Struggletown HCA outlined in red, with proposed Newmarket Precinct outlined in yellow.

Future vision

The following recommendations would help preserve the characteristic elements of the Struggletown HCA:

- The streetscape character of this HCA should be preserved, where possible.
- An effort should be made to quantify and outline the key values that exist outside of the Struggletown HCA but contribute to its significance, so these can be protected during any future development.
- All further study recommended by GML should be undertaken prior to any development within the Newmarket Precinct, to ensure that new development is compatible with the established residential character of the HCA.
- Key existing character values of contributory buildings, such as materials, detailing and roofs should be protected and maintained. Unsympathetic additions should be discouraged.

Criterion	Statement
	<i>the 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 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.</i>
Historic Significance	<i>Caerleon Crescent, which is not crescent-shaped, was an early twentieth century construct. It belonged to a block of land owned by the Moore family and fronting onto Frenchmans Road. It was developed by George Gale, a prolific local builder during the second decade of the twentieth century, and Mayor of Randwick in 1902 – 1903. The subdivision developed in the early years of the twentieth century, as Randwick's population began to grow following the 1890s depression. The Waverley – Randwick tramway along Frenchmans Road had been electrified by this time.</i>

Listed Items

The Caerleon Crescent HCA does not contain any individually listed heritage items.

5.10.2 Review

Broad Character Statement

The area covers Caerleon Crescent properties and also includes a number of properties in Frenchmans Road and Chapel Street. Caerleon Crescent is a rare example of a heritage cul-de-sac in Randwick. Its proximity to Frenchmans Road, the region's oldest thoroughfare and its place on the plateau of upper Randwick gives the Crescent quite a prominent place in the locality. It is one of the few subdivisions in Randwick that is separate from the main street grid, Caerleon Crescent is an intimately-scaled contained precinct, with a wide central planted median and sandstone kerbing edged by single-storey houses with narrow setbacks from the front boundary. Some of the houses have unsympathetic alterations such as painted face brickwork and high front fences but the overall form, particularly the cohesive roofscape, is largely intact.

Existing Character Values (DCP)

The below table outlines the identified character values of the precinct, with an assessment of the risk factor of each element based upon the above assessment.

Table 36. Existing character values analysis

Value	Description	Comment
Landscape and public domain elements	Planted median provides focus for the precinct	Large planted median does not appear to be at risk of development. Existing vegetation appears to be healthy. Risk Factor: Low

Value	Description	Comment
Scale and form	Single storey, semi-detached cottages	The precinct contains mostly single-storey cottages. However, additions to the roofline and the inclusion of a small number of two-storey houses puts this small scale at risk. Risk Factor: Medium
Siting and setbacks	Minimal setbacks from street	Setbacks from street do not appear to be at risk. Risk Factor: Low
Roofs	Consistent roofscape of traditional pitched roofs, hipped and gabled forms.	Traditional pitched roofs are present however numerous houses have unsympathetic additions above this roof-level. Risk Factor: High
Materials	Face brickwork walls, terracotta tiled roofs	Some face brickwork has been painted. Risk Factor: Medium
Detailing	Timber trim contributes to Federation Queen Anne character	Some original timber trim elements appear to have been removed. Risk Factor: Medium
Verandahs and balconies	Characteristic Queen Anne style front verandahs	Verandahs of single-storey cottage retain their characteristic Queen Anne features. Risk Factor: Low
Carparking	Minimal side setbacks do not allow parking to side or rear of dwelling.	Minimal side setbacks are not at risk. Risk Factor: Low
Fences	Some original/early front fences	Only some original front fences remain, most additional fences are appropriate. Risk Factor: Medium

Risk and Threats

The overall form of the cul-de-sac subdivision separate from the main street grid has been maintained, the precinct remains intimately scaled. The wide planted median is intact both with mature trees and juvenile saplings, with sandstone kerbing present on either side of the road, both alongside the footpath and median. This sandstone has been subject to minor localised impacts, likely due to vehicle traffic or ongoing wear and tear.



Figure 70. The wide planted median.



Figure 71. Example of sandstone kerbing.

Side and front setbacks do not appear to be at risk, these have largely been maintained in keeping with the development vision for the precinct. Caerleon Crescent contains mostly single-storey cottages, however there are several outlying properties that do not conform to the general scale or vision of the precinct such as 5 Caerleon Crescent, a two-storey dwelling with a deeper front setback, or the two corner properties facing Chapel Street.



Figure 72. Example of outlying property on Chapel Street.



Figure 73. Example of outlying two-storey property with larger setback.

The largest threat to the precinct is the deterioration of the 'cohesive roofscape' identified as an important element of the HCA. Additions to the roofline can be seen on several properties, interrupting this consistent roofline, and representing unsympathetic additions to the traditional pitched roof within the precinct.



Figure 74. Example of unsympathetic 'pop top' addition above the roofline.



Figure 75. Example of unsympathetic addition above the roofline.

Some houses have minor unsympathetic alterations including the painting of face brickwork or the removal of some original timber trim elements, though generally from the public domain houses retain their characteristic elements. Most verandahs maintain Queen-Anne features. Only few original front fences remain, though most modern fences within the precinct are considered appropriate.

The intimate scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists generally of medium density residential dwellings (R3), with an area zoned as a neighbourhood centre (B1) to the east of Caerleon Crescent, on Frenchmans Road. Height limits in this area are between 9.5 metres and 12 metres, as indicated on the below figure.

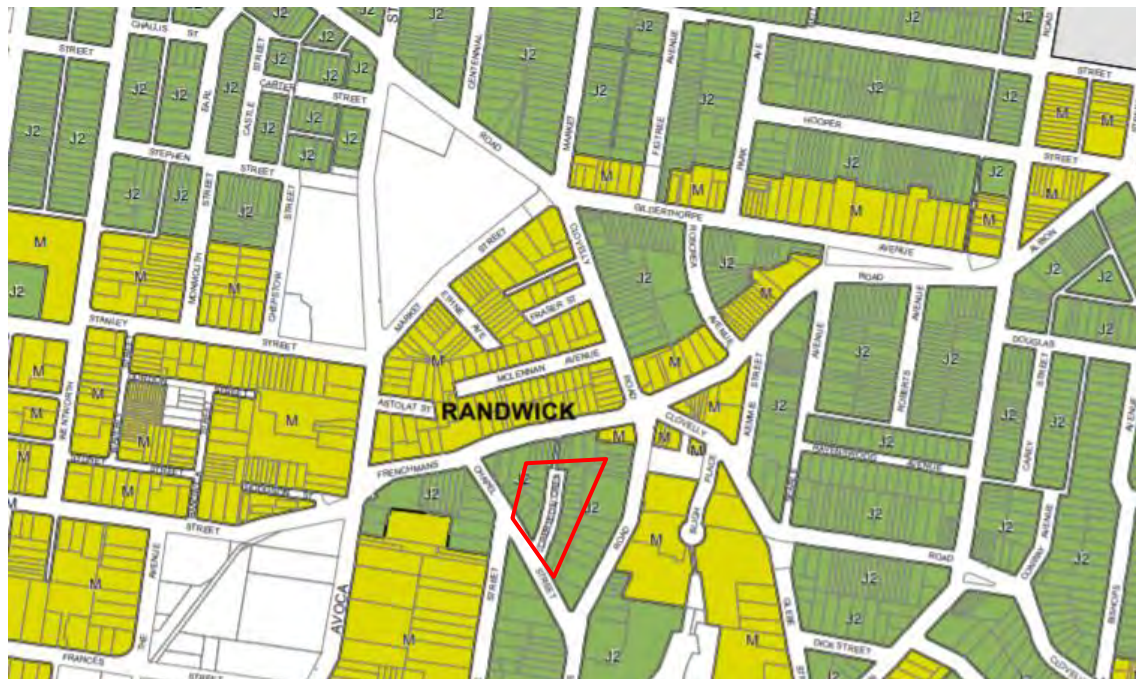


Figure 76. Height of Buildings (HoB) map with the approximate area of Caerleon Crescent outlined in red.

Future Vision

The following recommendations would help preserve the characteristic elements of the Caerleon Crescent HCA:

- Further unsympathetic additions above the roofline within this HCA should be minimised, where possible.
- The large planted median should be maintained, including regular inspection of kerbing (especially at locations where localised impact has already occurred)
- Further removal of timber trim elements or painting of face brickwork should be discouraged.

5.11 High Cross Heritage Conservation Area (C12)

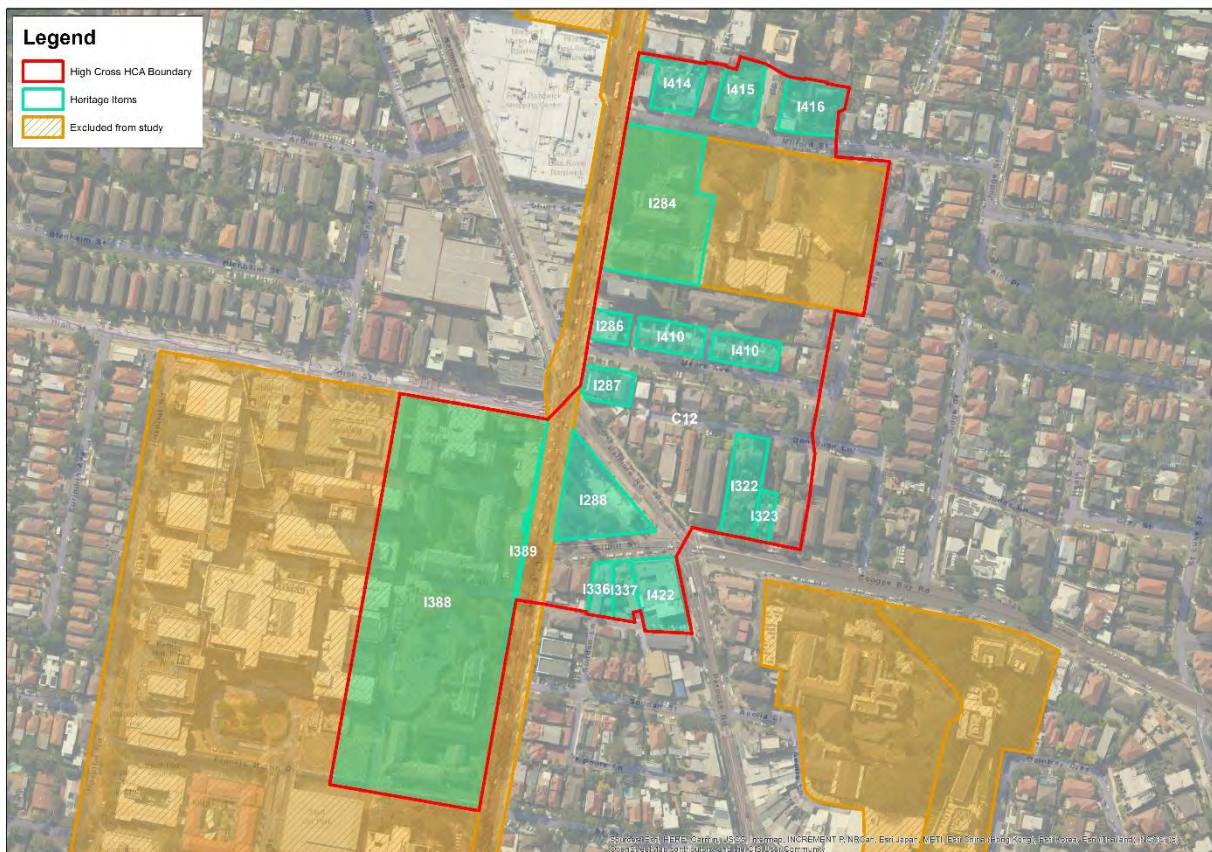


Figure 77. High Cross Heritage Conservation Area

5.11.1 Context

The above map indicates residential zoning within this precinct. Included below is an overview and assessment of those items within the High Cross HCA that are residentially zoned only. The overall statement and assessment of significance have been provided for context.

Significance

A major urban space providing a focus for nearby institutional buildings with many important religious and residential buildings in the surrounding area. The High Cross Conservation Area consists of High Cross Park, urban areas to the north-east and south, and part of the Prince of Wales Hospital to the west (Randwick City Council).

Table 37. High Cross Significance Assessment (Source: SHI)

Criterion	Statement
Historic Significance	<i>The conservation area is located on a ridge in the centre of Randwick. Most of Randwick's early roads cross or originate from High Cross. The existing buildings around High Cross demonstrate its use as a major civic space, since the foundation of the village of Randwick in the mid-nineteenth century. The sandstone buildings in the grounds of the Prince of Wales Hospital, and the Royal Hotel are the best examples. Our Lady of the Sacred Heart Church is another example of a communal use which was established in the area, due to its central location. This part of Randwick Ridge was one of the first parts of the City to be developed, and was historically the most important. It has strong associations with Simeon Pearce, who first promoted the locality as a prestigious living environment. The residential buildings in the conservation area provide evidence of the subdivision, development and subsequent redevelopment of the area in the Victorian, Federation and Inter-War periods. The conservation area has excellent examples of housing from all three periods.</i>
Aesthetic Significance	<i>High Cross Park has aesthetic significance as one of Randwick's major urban spaces. It is a feature in vistas along Belmore Road, Avoca Street, Perouse Road and Coogee Bay Road. The Norfolk Island Pines in the park provide a visual link between the surrounding urban areas. The sandstone and iron palisade fence and sandstone buildings of the former Superintendent's residence, former Destitute Children's Asylum and former Catherine Hayes Hospital, on the western side of Avoca Street, are part of the urban space formed by the park. The southern and north-eastern boundaries of this space are defined by Victorian, Federation and Inter-War period residential buildings, on Cuthill Street and Belmore Road. The Victorian Filigree style Royal Hotel is on the corner of Cuthill Street and Perouse Road. In the north-eastern half of the conservation area there are excellent groupings of Victorian and Federation detached and attached houses, and Inter-War period flat buildings. The row of ten Victorian Free Gothic style two storey terraces, Nos 2-20 Mears Avenue, is outstanding. Nugal Hall, at No 18 Milford Street, is one of Randwick's grandest early Victorian houses. Ventnor, near the south-east corner of Milford Street and Avoca Street, is a fine quality Victorian period sandstone house. It is now in the grounds of the Sacred Heart School. Our Lady of the Sacred Heart Church, on Avoca Street, is an excellent example of a Victorian Free Gothic style church. The church, Ventnor to the north, the Victorian period commercial buildings to the south, and the avenue plantings of fig trees, make a major contribution to the streetscape character of Avoca Street. Visually, the connections to the statue of</i>

Criterion	Statement
	<i>Captain Cook, and the buildings behind on the corner of Belmore and Avoca Streets, are an important part of the cross-roads character of the precinct.</i>
Social Significance	<i>High Cross is widely recognized by the community as a central and identifying element of Randwick's historic landscape. High Cross Reserve was an early focal point for social gatherings in the village. Its proximity to the former Destitute Children's Asylum (now the Prince of Wales Hospital) was also significant. The reserve was used as a drill ground for the Randwick Volunteer Rifles in the nineteenth century, based on English village militia. This reinforced Simeon Pearce's vision of an idealized English village for the elite of the Colony. The physical presence of the Hospital marks its continuing importance in the local and regional community. The Royal Hotel is the other major building overlooking the central space. The streetscape character of the residential parts of the conservation area is also widely appreciated.</i>

5.11.2 Review

Broad Character Statement

High Cross HCA remains an excellent and generally intact example of a 'major urban space providing a focus for nearby institutional buildings with many important religious and residential buildings in the surrounding area'. It is agreed that the HCA consists of four identifiable areas including High Cross Park, urban areas to the north-east and south and part of the Prince of Wales Hospital to the west.

The HCA consists of a commercial strip along Avoca Street including religious buildings and hospital with residential areas along the outskirts of the HCA. A mix of single-storey and two-storey dwellings, and mid-rise apartments from the Victorian, Federation and Inter-War period. Groupings of consistent housing styles from Victorian, Federation and Inter-War period are highly intact and present well from the street. Although there is no overall consistent built form in this HCA these groupings of buildings demonstrate the changes in the area over time and are excellent examples of their type. There are several particularly grand Victorian houses in the north-eastern section of the HCA. The aesthetic significance remains consistent with the existing statement of significance.

Existing Character Values (DCP)

The below table outlines the identified character values of the precinct, with an assessment of the risk factor of each element based upon the above assessment.

Table 38. Existing character values analysis

Value	Description	Comment
Landscape and public	Avenue plantings of fig trees within the Sacred Heart Church make a	Landscape plantings including the Avenue of plantings of fig trees within the Sacred Heart



Value	Description	Comment
domain elements	major contribution to the streetscape character of Avoca St.	<p>Church remain a major contribution to the streetscape. There is a low risk to this element of the HCA which appears to have been well maintained.</p> <p>Other streetscapes feature many significant mature plantings that contribute to the HCA. Includes: pines at High Cross Park, avenue plantings of fig trees, palms linked to early houses particularly along Milford Street.</p> <p>Risk Factor: Low</p>
Scale and form	Dominated by the imposing scale of the buildings of the former Destitute Children's Asylum, the Royal Hotel and the Lady of the Sacred Heart Church. Also a number of grand two storey houses. Housing predominantly two storeys.	<p>The scale and form of buildings appear relatively unchanged with minimal additions or alterations visible from the public domain. The imposing scale of the buildings of the former Destitute Children's Asylum, the Royal Hotel and the Lady of the Sacred Heart Church remain at the forefront of the vistas formed within the HCA.</p> <p>Risk Factor: Low</p>
Siting and setbacks	Wide range of block sizes result in a wide variation in setbacks. Views of the large Victorian period buildings from the streets, across their forecourts and gardens.	<p>Due to the wide variation of setbacks there is a low risk of these being impacted. Large Victorian period buildings maintain their visibility from the public domain. These views should continue to be protected.</p> <p>Risk Factor: Low</p>
Roofs	Traditional pitched roofs.	<p>Traditional pitched roofs are intact with no unsympathetic additions above the original roof height.</p> <p>Risk Factor: Low</p>
Materials	Walls of sandstone, stucco, some face brickwork. Slate roofs.	<p>Largely intact. There is evidence of restoration to heritage items in the HCA using like for like materials.</p> <p>Risk Factor: Low</p>
Detailing	Decorative metalwork to verandahs and balconies, cement render detailing.	<p>Decorative metalwork to verandahs and balconies screens appear to be well-maintained, intact and are not at risk</p> <p>Risk Factor: Low.</p>
Verandahs and balconies	Front verandahs integral to each of the architectural styles which are represented in the area.	<p>Verandahs of and balconies retain their characteristic features. Very few verandahs and balconies have been infilled.</p> <p>Risk Factor: Low</p>





Value	Description	Comment
Carparking	Generous setbacks generally allow for carparking to rear.	Existing driveways are constructed of concrete and located to the rear of the property. They are generally not visible from the main streets. Risk Factor: Low
Fences	Victorian metal palisade fencing.	Many original front fences remain. Most replacement fences are appropriate to the HCA values, although some are considered to be too high. Most remain as Victorian metal palisade, timber picket or low brick fences. Risk Factor: Medium





Listed heritage items



Excluding items from the SP2 'Special Purpose' zone (three heritage items), twelve (12) heritage items are located within the High Cross HCA. These items are listed on the Randwick LEP 2012, and Heritage Act 1977. Of these twelve (12) items, ten (10) are locally significant, and two (2) are State significant.

Table 39. Listed items in the High Cross HCA.

Item (ID)	Sig.	Image	Fieldwork Observations
"Edith", Victorian House (I337)	Local		The Victorian House is located at 2-4 Milford Street, Randwick. The item is mostly consistent with the description in the SHI database. The item has been repainted to a new colour scheme. It maintains a high integrity and is considered to be in a good condition.
Californian Bungalow (I415)	Local		The Californian Bungalow is located at 10 Milford Street, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.

Item (ID)	Sig.	Image	Fieldwork Observations
Victorian Mansion (I414)	Local		The Victorian Mansion is located at 2-4 Milford Street, Randwick. The item is consistent with the description in the SHI database and remains comprised by the large extensions on each side. The item is considered to be of moderate integrity and is in a good condition.
Royal Hotel, 1887 (I422)	Local		The Royal Hotel is located at 2-4 Perouse Road, Randwick. The item is mostly consistent with the description in the SHI database. The item has been repainted to a new colour scheme and new signage has been added to the hotel. It maintains a high integrity and is considered to be in a good condition.
"Corana" and "Hygeia" (I287)	State		The Victorian terraces are present at 211-215 Avoca Street, Randwick. The item is mostly consistent with the description in the SHI database. The item has been repainted to a new colour scheme and the verandah roof has been replaced. It maintains a high integrity and is considered to be in a good condition.
Gothic Revival Sandstone Mansion, c 1843 (I416)	State		The Gothic Revival Sandstone Mansion at 16-18 Milford Street, Randwick was not completely visible from the public domain. From what was observed, the item is mostly consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.

Item (ID)	Sig.	Image	Fieldwork Observations
Brighton Terrace, c 1886 (I410)	Local		Brighton Terrace is a row of two-storey Victorian houses at 2-20 Mears Avenue, Randwick. The item is mostly consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.
Edwardian Residence (I323)	Local		<p>The residence is present at 12 Coogee Bay Road, Randwick. The item is mostly consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition, although there is some biological growth on the slate tiled roof.</p> <p>An unsympathetic timber fence has been built along the front boundary of the item.</p>
“Essex”, Victorian House c 1890 (I336)	Local		The Californian Bungalow is located at 7 Cuthill Street, Randwick. The item has been restored with its balcony reinstated, and has been repainted to a new colour scheme. It maintains a high integrity and is considered to be in a good condition.
High Cross Reserve (I288)	Local		High Cross Road is present, located at the corner of Avoca Street, Cuthill Street and Belmore Road, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.

Item (ID)	Sig.	Image	Fieldwork Observations
"Goldring House", c 1886 (I286)	Local		The terrace row of four shops are present at 203-209 Avoca street, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.
"Gower-Galtees", Art Deco residential flat building including fence and gate (I322)	Local		The Art Deco flat building is present at 8-10 Coogee Bay Road, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.

The following items are excluded from the study as they are not residential.

Table 40. Listed items excluded from the study.

ID	Item Name	Significance
I388	Prince of Wales Hospital Group	Local
I284	Our Lady of the Sacred Heart Church, c 1888, and "Ventnor" sandstone house, c 1870	Local
I389	Prince of Wales Hospital gates & fences	Local

Risks and threats

Some houses in the High Cross HCA (particularly those listed as heritage items) have been restored since their significance in the SHI database was last updated which is a positive outcome. As a result the several important vistas have been enhanced, particularly to and from High Cross Park. These should be preserved. The HCA forms an excellent and intact streetscape with many well-maintained and highly intact dwellings.

Some houses have minor unsympathetic alterations including the painting of face brickwork in an inappropriate paint scheme, construction of a carport, or the use of inappropriate fencing. Generally, from the public domain houses retain their characteristic elements. Most verandahs maintain typical Victorian and Federation detailing. It should be noted that there is minor

intrusive development, although most of the risks posed are from buildings constructed outside the boundary of the HCA.



Figure 78. View of landscape along Milford Street.

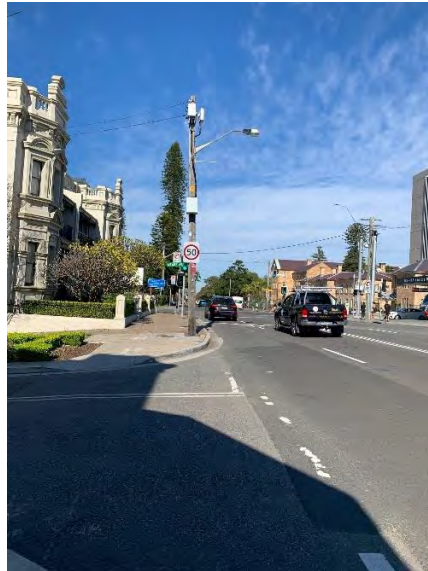


Figure 79. View south along Avoca Street towards High Cross Reserve. Note the intact streetscape and visible Norfolk Island Pines.



Figure 80. View east along Mears Avenue, showing intact streetscape with consistent scale and form of building.



Figure 81. View of intact and well-maintained houses along Cutill Street. Contributing to the streetscape of the High Cross HCA.

The intimate scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists generally of medium density residential dwellings (R3), with an area zoned as Infrastructure (SP2) and High Cross Reserve zoned for Public Recreation (RE1). Height limits in this area are between 9.5 metres and 12 metres, except for the hospital which has a height limit of 18 metres as indicated on the below figure.

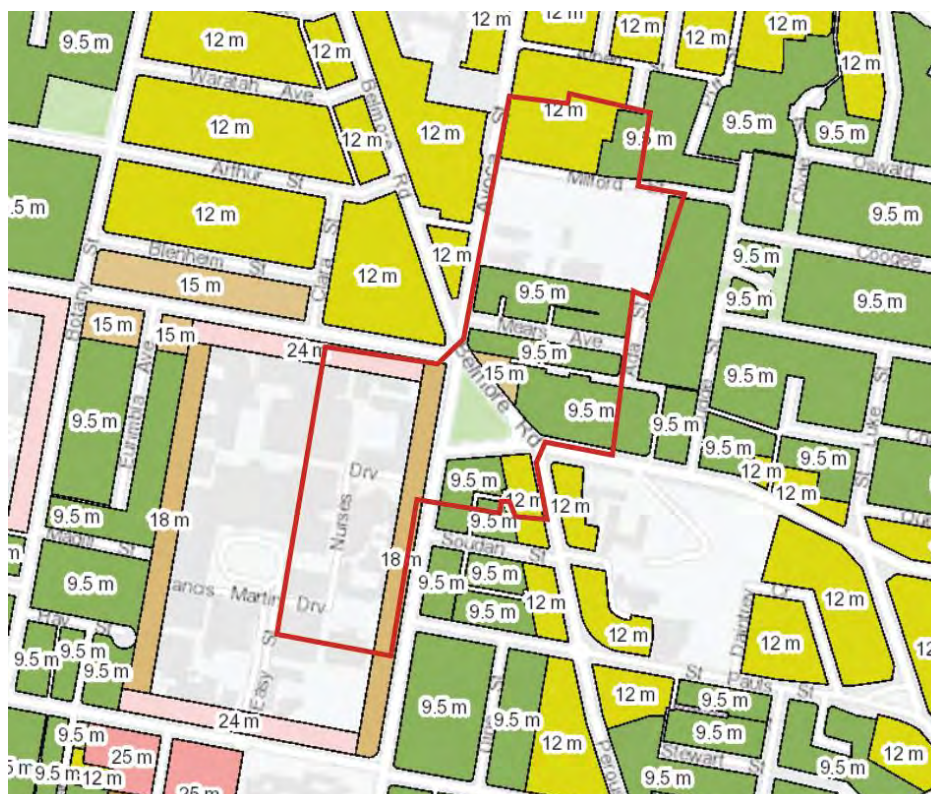


Figure 82. Height of Buildings (HoB) map with the approximate area of High Cross HCA outlined in red.

Future vision

- This HCA has been well-maintained and is considered highly intact. Significant views and vistas of the HCA should continue to be maintained. Any alterations and additions within the HCA should be consistent with the existing character values, or sympathetic with heritage items in the vicinity.
- Any new development in the HCA or in the surrounding streets, should adhere to the character of the HCA, with a specific focus on sympathetic design especially built scale, use of materials, and colour scheme.
- There is an opportunity to review the contribution of Post-War and late 20th Century buildings to the streetscape as there are many buildings from this period, some of which are of interest. It should be noted that the inclusion of some of these buildings within the landscape is demonstrative of the growth and change that occurred within the area over time and the continuation of the function of High Cross as a major urban space.
- Part B2 (4.6) of the Randwick DCP should be updated to include a map of heritage items and contributory buildings within High Cross HCA that identifies heritage items and contributory buildings in the both the residential and special purpose zoned areas of the HCA.



Figure 83. Late 20th Century apartments at 2 Coogee Bay Road, Randwick.



Figure 84. Highly intact Post-War apartment at 6-8 Milford Street, Randwick.

5.12 Racecourse Precinct Heritage Conservation Area (C13)



Figure 85. Racecourse Precinct HCA

5.12.1 Context

Significance

Table 41. Racecourse Precinct Significance Assessment (Source: SHI)

Criterion	Statement
Historical Significance	<i>The racecourse is historically significant for its early reservation as an official racecourse, in 1833. It has been in continuous use as a racecourse since the first regular meetings held in 1863. This is probably the longest period of any racetrack in Australia. The racecourse retains much original fabric from the nineteenth and early twentieth centuries. It is the best preserved Victorian and Federation period racetrack in Sydney. Randwick Racecourse developed in parallel with the present City of Randwick. The racecourse, and the many stables and workers' cottages in the</i>

Criterion	Statement
	<i>surrounding area, demonstrate the process of development of the racing industry, and its importance to the commercial life of the district. This includes housing and stables on some of the properties fronting Doncaster Avenue. The residential properties on Doncaster Avenue demonstrate the process of suburbanisation which took place in the late nineteenth and early twentieth centuries. This was the first part of Kensington to develop, and has a higher proportion of Victorian housing as a consequence. The housing (Victorian/Federation) is representative of the first stage of Kensington's suburban development, prior to West Kensington (Federation/Inter-War). The street also has a close connection with the racecourse and the racing industry.</i>
Aesthetic Significance	<i>The Racecourse, together with Centennial Park and Moore Park, further to the north and east, forms one of the largest areas of open space in the eastern suburbs of Sydney. The Racecourse provides an outlook for parts of the suburb of Randwick on higher ground to the east, and the University of NSW South Wales, to the south. The major built features of note are the stands, particularly the 1910 Members Stand, and the oval shaped course. Other racecourse buildings are located behind the stands in the north-west corner of the site, and close to the street frontages. The large modern grandstand is out of scale with its older neighbours but has become a local landmark. The frontages to Alison Road, Wansey Road and High Street have avenue plantings of Port Jackson and Moreton Bay Figs, Plane trees and Brush Box, which enhance the visual amenity of these streets. In the north-west corner of the site there are Canary Island Date Palms and formal garden plantings. The residential properties on the eastern side of Doncaster Avenue form a straight street frontage almost a kilometre in length, with a predominantly Victorian and Federation period character. This housing is representative of the larger Kensington precinct, on either side of Anzac Parade. The most common building types are one storey Federation period detached and semidetached houses. These mostly stand on narrow lots and have consistent setbacks and verandah and roof designs. There are also a large number of Victorian period one and two storey houses, and two storey terraces. The unity of the streetscape is disturbed to some degree by Post-War period three storey flat buildings, but to a lesser degree than the remainder of the historical Kensington precinct.</i>
Social Significance	<i>Randwick Racecourse is held in high esteem by members of the Australian Jockey Club, the racing industry, and past and present race-goers. Royalty has visited the facility on several occasions, giving the course special prestige in Australian thoroughbred racing. The physical environment of 'Royal Randwick' is an important part of the experience of a race day. Doncaster Avenue shares a close physical and visual link with the racecourse. It is a major route for pedestrian access to the racecourse. Doncaster Avenue is also appreciated by the community as part of an important local period landscape and streetscape.</i>

5.12.2 Review

Broad Character Statement

The streetscape character of the Racecourse HCA is largely intact and consists is focused on the Royal Randwick Racecourse and the residential frontages along the eastern side of Doncaster Avenue, Kensington, which adjoins the racecourse at the rear. Groupings of consistent housing styles from Victorian, Federation and Inter-War period are highly intact and present well from the street. Although there is no overall consistent built form in this HCA these groupings of buildings demonstrate the changes in the area over time and are excellent examples of their type.

Existing Character Values (DCP)

The below table outlines the identified character values of the precinct, with an assessment of the risk factor of each element based upon the above assessment.

Table 42. Existing character values analysis.


Value	Description	Comment
Subdivision	Narrow lots	The precinct contains mostly single-storey cottages set narrow lots. These narrow lots are mostly retained, however, proposed development at the northern end of Doncaster Avenue threatens these allotments. Risk Factor: Medium
Scale and form	Major built features are the stands within the Racecourse. Single storey detached and semi-detached cottages, two storey detached houses and terraces, some intrusive 3 storey buildings. Historic significance of stable buildings at the rear of sites.	The scale and form does not appear to be at risk but care should be taken to maintain the existing scale and form of the HCA. Risk Factor: Low
Siting and setbacks	Consistent setbacks.	Setbacks from street do not appear to be at risk. Risk Factor: Low
Roofs	Traditional pitched roofs, many with gabled forms.	Traditional pitched roofs are present and maintained. modern infill development conforms with the pitch of form of existing roofs. Risk Factor: Low
Materials	Walls predominantly face brickwork, some painted stucco. Walls that are painted stucco, originally in consistent colour schemes. Terracotta tiles and slate roofing.	Walls that are painted are generally in an appropriate and consistent colour scheme. Most roof material is of slate and terracotta tiles, although some original roofing replaced with decramastic pressed metal tiles.




Value	Description	Comment
		Risk Factor: Medium
Detailing	Predominantly timber decoration to verandahs and gable screens.	Timber decoration, verandahs and gable screens appear to be well-maintained intact and are not at risk. Risk Factor: Low
Verandahs and balconies	Federation detailing of front verandahs contributes to the character of the area.	Verandahs of and balconies retain their characteristic features. Risk Factor: Low
Carparking	Narrow lots without rear lanes generally do not allow for on site carparking.	Only a minority of lots have on-site carparking due to narrow lots. Existing driveways are constructed of concrete and located to the side of the property. A few carports were visible which did not conform to the characteristic of the HCA. Risk Factor: Low
Fences	Low brick fences and simple picket fences typical.	Only some original front fences remain, most additional fences are appropriate although some are considered to be too high. Most remain as timber picket or low brick fences. Risk Factor: Medium

Listed heritage items

Excluding the heritage items associated with Randwick Racecourse (one heritage item), four (4) heritage items are located within the Racecourse Precinct HCA. These items are listed on the Randwick LEP 2012. Of these four items, all are locally significant.

Table 43 Listed heritage items in the Racecourse Precinct HCA

Item (ID)	Sig.	Image	Fieldwork Observations
Federation Queen Anne single-storey row house (I125)	Local		The Federation Queen Anne single-storey row house is present at 68-82 Doncaster Avenue. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.

Item (ID)	Sig.	Image	Fieldwork Observations
Two-storey pair of terraces, c1880 (I122)	Local		<p>The two-storey pair of terraces are present at 10-12 Doncaster Avenue. The item is consistent with the description in the SHI database, although there is a threat of a reduction in the large curtilage. The item maintains a moderate integrity and is considered to be in a fair condition being in the process of restoration.</p> <p>The surrounding properties have been demolished and a planning proposal has been submitted to incorporate the item into new development. There is a potential risk for insensitive redevelopment of this area.</p>
"Creswell", Victorian terrace, c 1890s (I124)	Local		<p>The Victorian Terrace is present at 58 Doncaster Avenue. The item is consistent with the description in the SHI database. It maintains a moderate integrity and is considered to be in a good condition.</p> <p>Notable additions to the property include a rear addition, that is not overly visible from the public domain, an unsympathetic timber panel fence.</p>
Victorian mansion (I127)	Local		<p>The Victorian mansion is present at 8 Doncaster Avenue. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.</p>

The following items are excluded from the study as they are not residential.

Table 44. Listed items excluded from this study

ID	Item Name	Significance
1249	Members' Stand (Official Stand), c 1910	Local

Risk and Threats

Within this hCA, side and front setbacks do not appear to be at risk, these have largely been maintained in keeping with the development vision for the precinct. Although there is no overall consistent built form in this HCA these groupings of buildings demonstrate the changes in the area over time and are excellent examples of their type. There are some Post-War residences and modern infill in between. Rear extensions are set back and mostly sympathetic or not visible from the street. There are several outlying properties that do not conform to the general scale or vision of the precinct. This includes the modern terraces at 150-152 Doncaster Avenue, which appear to be designed to be sympathetic with a row of adjacent terraces, however, make use of cladding and a colour scheme that is not sympathetic to the heritage values of the HCA.

The largest threat to the precinct is the threat of encroaching new development. This is particularly visible at the northern end of Doncaster Avenue where Nos. 6, 14 and 16 have been demolished to make way for new development. The heritage items at 10-12 Doncaster Avenue have been retained, however, there is a development application to incorporate these items into the new development.

Some houses have minor unsympathetic alterations including the painting of face brickwork in an inappropriate paint scheme, construction of carports that obscure the heritage item, or the use of inappropriate fencing. Generally, from the public domain houses retain their characteristic elements. Most verandahs maintain typical Victorian and Federation detailing.



Figure 87 . Addition to the rear of 58 Doncaster Road. Not overly visible from street.



Figure 88. View of modern infill development at 150 -152 Doncaster Avenue.



Figure 89. View showing 10-12 Doncaster Avenue and the demolition of surrounding buildings.



Figure 90. Unsympathetic fence.

The intimate scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists generally of medium density residential dwellings (R3), with the main section of the precinct, Randwick Racecourse, zoned as Public Recreation (RE1). Height limits in this area are between 9.5 metres and 12 metres along Doncaster Avenue, as indicated on the below figure.



Figure 91 Height of Buildings (HoB) map with the approximate area of the Racecourse precinct outlined in red.

Future Vision

The following recommendations would help preserve the characteristic elements of the Racecourse Precinct HCA:

- Further unsympathetic additions above the roofline within this HCA should be minimised, where possible.
- Any new development in the HCA or in the surrounding streets, should adhere to the character of the HCA, with a specific focus on sympathetic design especially built scale, use of materials, and colour scheme.

5.13 Randwick Junction Heritage Conservation Area (C15)

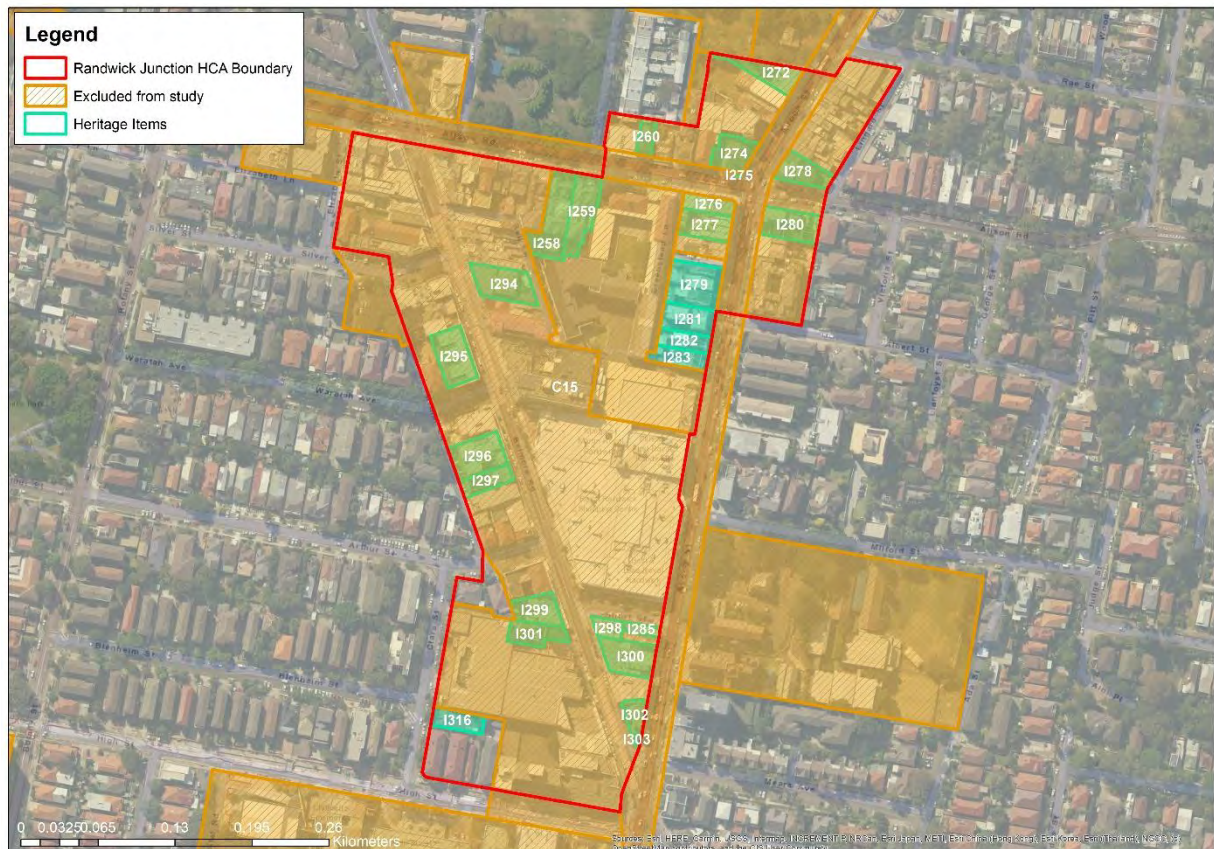


Figure 92. Randwick Junction HCA

5.13.1 Context

The above map indicates residential zoning within this precinct. Included below is an overview and assessment of those items within the Randwick Junction HCA that are residentially zoned only. The overall statement and assessment of significance have been provided for context.

Significance

The Randwick Junction Conservation Area is the only conservation area within the City of Randwick that is focused on a commercial centre. It retains a coherent streetscape character

of nineteenth and early twentieth century buildings. Within the conservation area there are two distinct groupings of commercial buildings. These are Belmore Road and the Coach and Horses grouping (centred on the intersection of Alison Road and Avoca Street) (SHI).

Table 45. Randwick Junction HCA Significance Assessment (Source: SHI)

Criterion	Statement
Historical Significance	<i>Randwick Junction has been the centre for commercial activity in Randwick since the establishment of the village in the mid-nineteenth century. The buildings in the conservation area provide physical evidence of the process of growth and development of Randwick as a commercial centre. The conservation area is at the intersection of three roads that have been the principal routes for travel between Randwick and other parts of Sydney since the establishment of the suburb. The first Randwick-Sydney horse omnibus and the first mail service were established on the site of the Coach and Horses Hotel in 1859, reflecting a strong relationship between Randwick Junction and early transport and communications in the district. Many of the important sites in the early development of the commercial area were at the street intersections. The former Star and Garter Inn (circa 1859) was one of the earliest hotels in Randwick. No.119 Belmore Road, at the corner of Short Street, was the site of the post office from 1878 to 1897. The most rapid period of growth began after the introduction of steam trams in 1881. The 1880 's were a period of large scale subdivision in Randwick. In the Federation and Inter-War periods development of the commercial centre continued. There was considerable expansion on the western side of Belmore Road. Earlier, less intense residential uses, such as Sandgate at No.128 Belmore Road, were displaced. The foundation stone for Randwick Post Office 1897, is on the northwest corner of Alison Road and Avoca Street. This building provides historical evidence of the importance of the conservation area as a centre of communication and reflects the connection to government and institutions within Randwick.</i>
Aesthetic Significance	<i>The conservation area is a good and generally intact example of a traditional commercial strip (linear) style centre. Buildings are typically two or three storeys and are generally built to the street alignment, for the full width of the allotment. The urban spaces formed by the buildings impart a strong linear character, particularly along Belmore Road. There are many good examples of building from the Victorian, Federation and Inter-War periods. In the Coach and Horses grouping the Victorian Italianate style is dominant, interspersed with other later styles such as Federation Freestyle. There are significant groups of these buildings on the south-west corner of Avoca Street and Alison Road, as well as on the east side of Avoca Street, north of Alison Road. There are excellent examples of Victorian Italianate commercial and residential buildings on Alison Road, between Avoca Street and Belmore Road as well as three outstanding Victorian Italianate residences on Avoca Street, adjacent to Marcellin College. The single most striking building within the conservation area is the former Star and Garter Inn, at the corner of Avoca Street and Belmore Road, notable for its distinctive castellated sandstone tower and the adjacent statue of Captain James Cook. The pairing of the Coach and</i>

Criterion	Statement
	<i>Horses Hotel and the former Post Office, located on diagonally opposite corners of the intersection of Alison Road and Avoca Street is also prominent.</i>
Social Significance	<i>The conservation area continues as Randwick's main commercial centre, developing around the earliest hotels in Randwick, namely the former Star and Garter Inn and the Coach and Horses Hotel. The Victorian, Federation and Inter-War buildings provide a sense of historical continuity throughout the centre and the streetscape character of the conservation area are well recognized throughout the community. In 1923, the Catholic Church acquired the Brisbane Villa Estate on Alison Road for a monastery. This site later became the Marcellin College, an important and enduring centre for education within the local community. When considered further in the context of the two adjacent conservation areas of St Jude's and High Cross, with their significant administrative, cultural and institutional roles, Randwick Junction may be seen as the focal point of the city, as many of the enduring symbols of Randwick's development are located either within or immediately adjacent to the conservation area. Important community services such as mail services and government savings bank (initially operated from the post office), as well as educational and commercial activities have been centred in and around Randwick Junction for as long the suburb has been established.</i>

5.13.2 Review

Broad Character Statement

Randwick Junction HCA remains a good and generally intact example of a typical "High Street" style commercial strip/centre, particularly along Belmore Road. The HCA is predominately commercial with some residential areas along the outskirts of the HCA which feature a mix of single-storey dwellings, and two and three storey apartments. Figure 93 illustrates the heritage items and contributory buildings within Randwick Junction HCA.

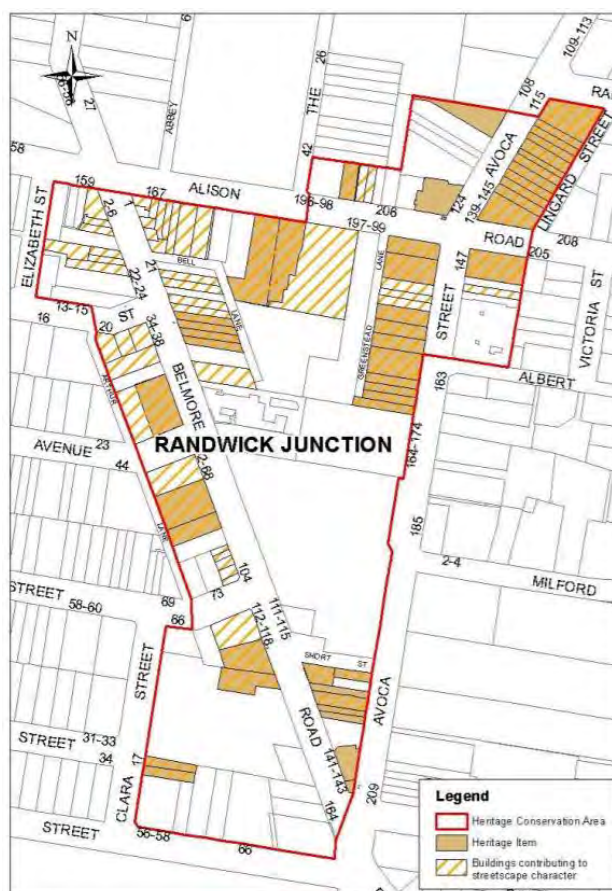


Figure 93. Map showing heritage items and contributory buildings in Randwick Junction HCA. (Source: Randwick DCP 2013, Part D3, 6)

Existing Character Values

It should be noted that Randwick Junction does not have an existing character values table within the Randwick DCP. The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be recognised for contributory buildings. New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings. It is recommended that the following table (specifically the values and descriptions) be incorporated into the DCP for Randwick Junction HCA (Part B2, 4.14.3).

Table 46. Existing character values analysis.

Value	Description	Comment
Landscape and public domain elements	Linear streetscape with no obvious landscape elements.	No overarching landscape of public element, however, there are important views and vistas within the linear commercial streetscape that should be maintained. Risk Factor: Low
Scale and form	Diversity of scale and form with two-storey and three-storey	The precinct contains mostly two and three-storey buildings set narrow lots. These narrow lots are mostly retained. Residential buildings




Value	Description	Comment
	terraces and semi-detached shop fronts common in the area.	generally date to the Victorian period. New development threatens the scale of the buildings of the HCA. Risk Factor: Medium
Siting and setbacks	Residential buildings generally have a deeper setback than the commercial shopfronts.	Setbacks from street do not appear to be at risk. Risk Factor: Low
Roofs	Parapet façades.	Parapet facades are generally well-maintained and consistent and roof material is not visible from the public domain. Risk Factor: Low
Materials	Walls predominantly face brickwork, some painted stucco. Walls that are painted stucco, originally in consistent colour schemes. Terracotta tiles and slate roofing.	Walls that are painted are generally in an appropriate and consistent colour scheme. Most roof material is of slate and terracotta tiles. Some roofing is in need of repair. Some heritage items have detailing, windows or doors replaced with unsympathetic materials. Materials should be replaced on a like for like basis. Risk Factor: Medium
Detailing	Predominately timberwork and metal work detailing.	Timber decoration, verandahs and gable screens are mostly intact. Some heritage items have damaged metal detailing to the façade which should be repaired. Risk Factor: Medium
Verandahs and balconies	Victorian detailing to front verandahs and balconies contributes to the character of the area.	Verandahs of and balconies retain their characteristic features. Balconies that were previously infilled have been reinstated. Risk Factor: Low
Carparking	Narrow lots on a commercial strip generally do not allow for onsite carparking.	On-site carparking remains uncommon due to narrow lots. Risk Factor: Low
Fences	Metal palisade fences set into sandstone is the typical fence.	Only some original front fences remain, most additional fences are appropriate although some are considered to be too high. Most remain as timber sandstone bases with metal palisade inserts. Risk Factor: Low


Listed heritage items

Excluding items from the SP2 'Special Purpose' and B2 'Local Centre' zones (21 heritage items), five (5) heritage items are located within the Randwick Junction HCA. These items are listed on the Randwick LEP 2012. Of these five items, all are locally significant.

Table 47. Listed heritage items in the Randwick Junction HCA.

Item (ID)	Sig.	Image	Fieldwork Observations
"Clovelly", "Ilfracombe", "Torquay", Italianate houses, c 1906 (I279)	Local		The Italianate houses are located at 146-150 Avoca Street, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition with all detailing intact.

Item (ID)	Sig.	Image	Fieldwork Observations
"Somerset" & "Glastonbury" (I283)	Local		The two terraces are located at 160-162 Avoca Street, Randwick. The item is mostly consistent with the description in the SHI database. No. 162 is considered to be of high integrity and in a good condition. No. 160 is of moderate integrity as the terrace has been modified with new windows and the loss of moulded detailing at the ground level.
Two late Victorian terraces, c 1890 (I282)	Local		The terraces are located 156-158 Avoca Street, Randwick. The item is mostly consistent with the description in the SHI database although is in a fair condition. There are scratches to the rendered façade, the slate roof tiles are in need of repair, the filigree balustrade to No. 158 is broken and a new unsympathetic screen door has been added to No. 156. The item has moderate integrity.
Two three-storey terraces, c 1885 (I281)	Local		The two three-storey terraces are located at 152-154 Avoca Street, Randwick. The item is inconsistent with the description in the SHI database as the buildings have been restored since the database was last updated. The balconies and lower ground verandahs have been reinstated, the exterior staircase has been removed, and the façade has been restored. The terraces maintain a high integrity and is considered to be in a good condition with all detailing intact. The SHI database should be updated to reflect these changes.

Item (ID)	Sig.	Image	Fieldwork Observations
Edwardian semis, c 1910 (I316)	Local		The Edwardian semis are located 117-19 Clara Street, Randwick. The item is consistent with the description in the SHI database. It is considered to have high integrity and is in a good condition, although the façade could be repointed should the opportunity arise.

The following items are excluded from the study as they are not residential.

Table 48. Items excluded from this study.

ID	Item Name	Significance
I280	"Coach & Horses Hotel", c 1859	Local
I298	"Cooks Lodge", two-storey commercial building, c 1878	Local
I259	"Glanmire", pre 1896	Local
I272	"Hetta Building", Edwardian style commercial/residential building	Local
I297	"Koowori Flats", three-storey commercial/residential building	Local
I301	"Sandgate", mid-Victorian sandstone house, c 1870	State
I258	"Seabird", pre 1890	Local
I299	Commercial building, c 1920s	Local
I302	Early Georgian stone building, c 1859	Local
I300	Federation commercial building, c 1895	Local
I275	Jubilee Fountain	State
I285	Late Victorian shop & residence	Local
I274	Randwick Post Office, c 1897	State
I295	Residential/commercial building, c 1940	Local
I303	Statue of Captain James Cook RN	Local
I260	Stone commercial building, c 1915	Local
I294	Three-storey Art Deco commercial building	Local
I296	Three-storey commercial building	Local
I277	Two three-storey Victorian style commercial buildings	Local

ID	Item Name	Significance
I276	Two three-storey Victorian style commercial buildings	Local
I278	Victorian shopfronts with residences above, c 1880s	Local

Risks and threats

Within the Randwick Junction HCA there is no overall consistency in built form, with varied roof forms, building heights and various examples of buildings from the Victorian, Federation and Inter-War period. There are two distinct groupings of commercial buildings; the Belmore Road grouping and the Coach and Horses grouping (centred on the intersection of Alison Road and Avoca Street). The Coach and Horses Grouping is the focus of this assessment, where the residential zoned buildings are grouped around.

The main threat to Randwick Junction HCA is extensive, modern 21st Century commercial development in the area. This is particularly noticeable on the outskirts of the HCA streets where only one side of the street falls within a HCA such as Avoca Street and High Street. For example, along the High Street boundary of the HCA, where the inclusion of the light rail at the intersection High Street and Belmore Road and the surrounding new development is unsympathetic in scale and materials to the HCA in the vicinity.

It should be noted that there are more threats to the commercial portion of this HCA rather than the residential area near the 'Coach and Horse grouping', however, this fell out of the scope of this assessment which focused on the residential area of this HCA.

Generally, from the public domain houses retain their characteristic elements and built form. Many of the heritage items had been restored since they were listed as heritage items and therefore contribute positively to the streetscape character of this HCA. Most verandahs maintain typical Victorian and Federation detailing although there are some in need of minor repairs which were visible from the public domain. The heritage item at No. 160 Avoca Street (Item I283) has reduced integrity due to the replacement of its original windows and the removal of important detailing.



Figure 94. View north along Avoca Street.



Figure 95. View south along Avoca Street.



Figure 96. Restoration of the heritage item at 152-154 Avoca Street (I281) contributes positively to the character of the HCA.



Figure 97. Unsympathetic replacement of windows and removal of moulded architrave at 160 Avoca Street.

The intimate scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists generally of areas zoned Local Centre (B2), Infrastructure (SP2) and Medium Density Residential (R3). Height limits in this area are 12 metres.



Figure 98. Height of Buildings (HoB) map with the approximate area of the Randwick Junction HCA outlined in red.

Future vision

The following recommendations would help preserve the characteristic elements of the Randwick Junction HCA:

- Further unsympathetic additions above the roofline within this HCA should be minimised, where possible.
- Any new development in the HCA or in the surrounding streets, should adhere to the character of the HCA, with a specific focus on sympathetic design especially built scale, use of materials, and colour scheme.
- As per the Randwick DCP it is agreed that for future development, 'Only sites with non-contributory buildings are suitable for new development. New development is instead expected to be consistent with the existing built form and character' (Randwick DCP, Part D8, 12).

5.14 The Spot Heritage Conservation Area (C16)

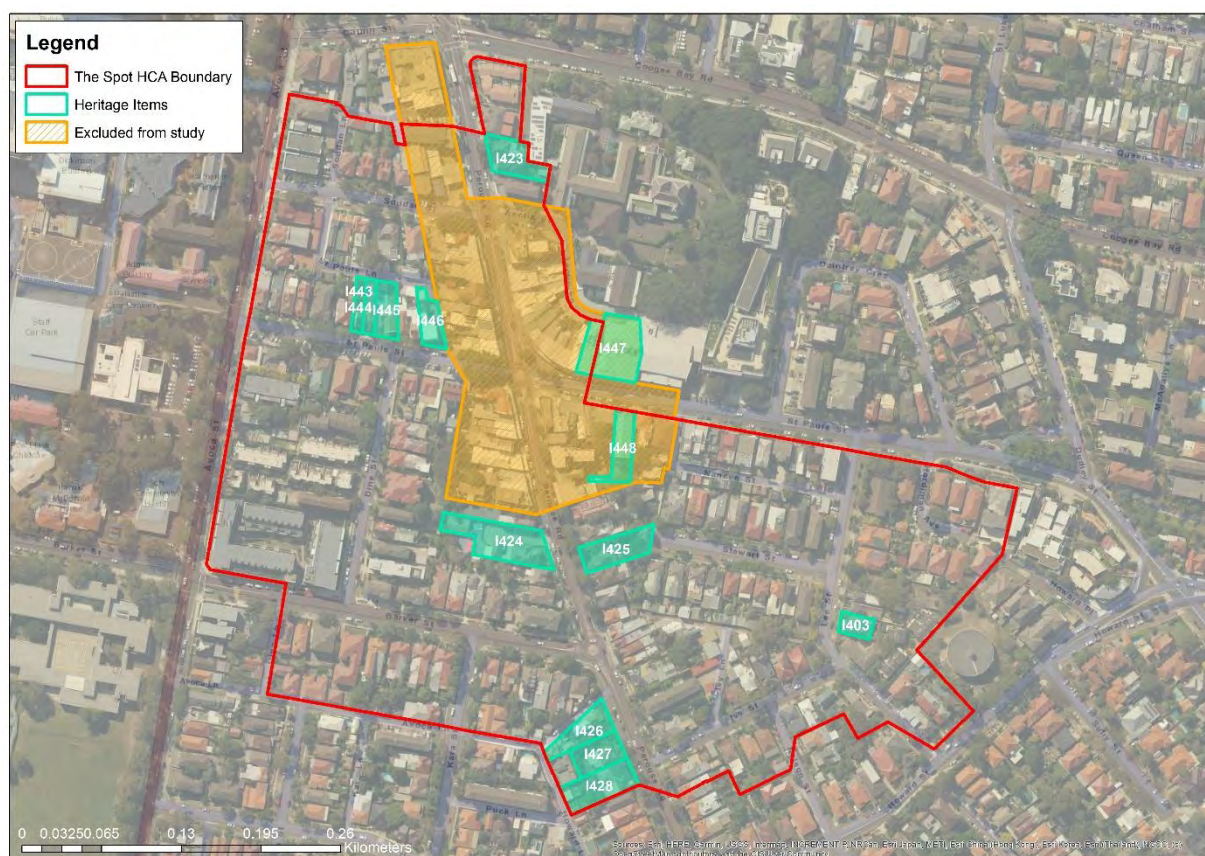


Figure 99. The Spot HCA

5.14.1 Context

The above map indicates residential zoning within this precinct. Included below is an overview and assessment of those items within The Spot HCA that are residentially zoned only. The overall statement and assessment of significance have been provided for context.

Significance

Groupings of nineteenth and twentieth century residential and commercial buildings including the outstanding Art Deco Ritz cinema. The Spot Conservation Area consists of the commercial centre on Perouse Road and St Pauls Street, and surrounding residential areas (Randwick City Council).

Table 49. The Spot HCA Significance Assessment (Source: SHI)

Criterion	Statement
Historical Significance	<i>The Spot Conservation Area has historic significance for its origins as Irishtown, a poor working area on the fringe of Randwick Village, dominated by Irish Catholics. It came to be considered a settlement in opposition to Simeon Pearce's Struggletown, the housing area he developed for his own workers. The original group maintained a long association with the area and contributed to its strong sense of local</i>

Criterion	Statement
	<i>identity. The original shanties, located along Perouse Road, have long since disappeared. The redevelopment of The Spot, in the late 1800's, was an attempt to clear the temporary dwellings of Irishtown and displace the inhabitants. The Spot is now a cohesive residential and commercial neighbourhood. It demonstrates the later processes of large scale urban subdivision and development, which began after the establishment of the tramway route between Randwick and Coogee in 1883. The commercial centre developed around a tram stop at the intersection of Perouse Road and St Pauls Street. The Inter-War period flat buildings demonstrate the intensification of land use which resulted from increases in population and scarcity of other land for subdivision. The design of the Victorian, Federation and Inter-War period dwellings and commercial buildings, and their range of types, are representative of contemporary lifestyles and economic conditions.</i>
Aesthetic Significance	<i>The Spot is a large precinct exhibiting an interesting diversity of streetscapes. In the commercial centre the facades are mostly two storeys, continuous and built to the street alignments. They create a distinctive urban space, particularly at the curved corner of Perouse Road and St Pauls Street. The most common building styles of the commercial buildings are Victorian Italianate and Federation Free Classical. There are also Inter-War Art Deco style buildings. The Randwick Ritz, at No39 St Pauls Street is an excellent example of an Inter-War Art Deco style cinema. The residential areas contain representative groupings of buildings from the Victorian, Federation and Inter-War periods. Residential buildings from the Federation period are the most common. Most are Bungalow style. The row of detached houses at Nos 77-93 Perouse Road is only one example of several excellent groupings of Federation period detached or semi-detached houses in the conservation area. There is a concentration of Victorian period houses in the western half of the conservation area, north of Barker Street and west of Perouse Road. Some are Italianate style detached houses. There are several rows of Filigree style two storey terraces, which give streetscapes such as St Pauls Street, a distinctive character. The most common types of Inter-War period residential buildings are California Bungalow style detached and semi-detached houses, and two or three storey residential flat buildings. A large number of the Inter-War period flat buildings are in the western half of the conservation area. However, the most intact grouping of Inter-War period buildings is on Hardiman Avenue. These buildings are detached houses or flat buildings, and are characterised by their liver brick external walls and fences. Tree plantings, such as the Moreton Bay Figs in St Pauls Street, make a major contribution to the visual quality of streetscapes in the conservation area.</i>
Social Significance	<i>The Spot is a popular local name for the precinct and there is a strong sense of individual identity, dating back to its origins as Irishtown. The precinct remains something like a suburban village. The existing neighbourhood character has social significance for local residents and the general community. The conservation area continues in its traditional residential and commercial use.</i>

Existing Character Values (DCP)

The below table outlines the identified character values of the precinct, with an assessment of the risk factor of each element based upon the above assessment.

Table 50. Existing character values analysis

Value	Description	Comment
Landscape and public domain elements	Character of some streets enhanced by sandstone retaining walls and mature street planting	Character of some streets e.g. St Pauls Street, Perouse Road, Stewart Street, remain enhanced by sandstone retaining walls and mature street planting. Risk Factor: Low
Scale and form	Diversity of scale including single storey detached cottages and villas, single storey and two storey semi-detached houses and two or three storey residential flat buildings.	The scale and form do not appear to be at risk but care should be taken to maintain the existing scale and form of the HCA. Additions to houses are generally sympathetic in scale and form and set back towards the rear of the house. The main threat to the HCA is development on the outskirts of the HCA which is threatening to overwhelm the HCA. Risk Factor: Medium
Siting and setbacks	Diversity of setbacks including smaller setbacks for cottages and larger setbacks for villas.	Setbacks from street do not appear to be at risk with cottages retaining a smaller setback and larger villas with a deeper setback. Risk Factor: Low
Roofs	Traditional pitched roofs.	Traditional pitched roofs are present and maintained. modern infill development conforms with the pitch of form of existing roofs. Risk Factor: Low
Materials	Walls are stucco for Victorian buildings, face brickwork for Federation and Interwar buildings. Terracotta tiles and slate roofing.	Walls are painted are generally in an appropriate and consistent colour scheme. Most roof material is of slate and terracotta tiles, although some original roofing replaced with decramastic pressed metal tiles which is not appropriate as a replacement material. Risk Factor: Medium
Detailing	Decorative metalwork and timberwork.	Timber decoration, verandahs and metal work appear to be well-maintained intact and are not at risk. Most dwellings have highly detailed timber and metal detailing which contributes to the overall aesthetic value of the HCA. Risk Factor: Low




Value	Description	Comment
Verandahs and balconies	Front verandahs integral to each of the architectural styles which are represented in the area.	Front verandahs and balconies retain their characteristic features and are integral to each of the architectural styles in this HCA. They contribute to the overall streetscape and aesthetic value of the HCA. Risk Factor: Low
Carparking	Wider lots provide access for parking to the rear. Narrower lots do not allow for on site carparking, unless a rear lane is available.	Majority of streets have rear lanes for carparking, and narrower lots generally do not allow for onsite parking. Some lots have cars parking in driveways at the front of the house, e.g on Barker Street. This threatens the overall streetscape of the HCA and is not recommended. Risk Factor: Medium
Fences	Front fencing is sympathetic to the style of the building.	Only some original front fences remain, most additional fences are sympathetic to the style of the dwelling. Most remain as timber picket, low brick fences or metal palisade fences. New fence inserts are generally sympathetic and are timber picket. Risk Factor: Medium

Listed heritage items


Excluding two (2) items from the B1 'Local Centre' zone, eleven (11) heritage items are located within The Spot HCA. These items are listed on the Randwick LEP 2012. Of these ten (10) items, all are locally significant.

Table 51. Listed heritage items in The Spot HCA.

Item (ID)	Sig.	Image	Fieldwork Observations
Transitional Victorian/Edwardian style residence, c 1910 (I403)	Local		The residence is located at 13 Lee Street, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition.

Item (ID)	Sig.	Image	Fieldwork Observations
Matching pairs of Edwardian cottages & fences (I423)	Local		The house is located at 15-19 Perouse Road, Randwick. The item is mostly consistent with the description in the SHI database. No. 19 has a second storey addition set back from the front of the property. The addition is mostly sympathetic, however, has unsympathetic timber weatherboards painted lime green. The roofs to both houses have been retiled and the front fence may have been repointed in a cementous mortar. The item is of moderate integrity and is in a good condition.
Grand Edwardian mansion (I424)	Local		The mansion is located 84 Perouse Road, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is considered to be in a good condition with all detailing intact. A new timber picket fence surrounds the property.
Federation house, c 1915 (I425)	Local		The house is located at 85 Perouse Road, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity although is in a fair condition. There is biological growth on the slate tiled roof, the timber fence has rotted, and the paint to the timber detailing is peeling.

Item (ID)	Sig.	Image	Fieldwork Observations
Edwardian style adaptation to irregular blocks, c 1915-1920 (I426)	Local		The house is located at 98-100 Perouse Road, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity although has an unsympathetic garage addition which extends down Avoca Lane. The item is in a fair condition due to the overgrown landscape, and presence of pigeons nesting across the property
Federation Queen Anne house (I427)	Local		The house is located at 106 Perouse Road, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is in a good condition with all detailing intact. A new screen door has been added and landscaping has been altered.
Federation Queen Anne houses (I428)	Local		The houses are located at 108 and 110 Perouse Road, Randwick. The item is consistent with the description in the SHI database although the roof of No. 108 has been retiled with decramastic pressed metal tiles. The item maintains a high integrity and is in a good condition.
Victorian terrace (I443)	Local		The house is located at 15 St Pauls Street, Randwick. The item is consistent with the description in the SHI database and has been restored sympathetically. The boundary fence has new timber picket inserts. It maintains a moderate integrity and is in a good condition.

Item (ID)	Sig.	Image	Fieldwork Observations
Federation single-storey cottage (I444)	Local		The house is located at 17 St Pauls Street, Randwick. The item is consistent with the description in the SHI database. It maintains a high integrity and is in a good condition with all detailing intact.
Victorian Italianate boom style two-storey house (I445)	Local		The house is located at 19 St Pauls Street, Randwick. The item is consistent with the description in the SHI database although the house has been painted to a new colour scheme and has new timber picket inserts along the house's boundary fence. It maintains a high integrity and is in a good condition with all detailing intact.
Terraced pair (I446)	Local		The house is located at 25-27 St Pauls Street, Randwick. The item is mostly consistent with the description in the SHI database. The balconies have been reinstated and a new unsympathetic boundary wall has been added along the front of the property. The item is considered to be of moderate integrity and is in a good condition with all detailing intact.

The following items are excluded from the study as they are not residential.

Table 52. Listed items excluded from this study.

ID	Item Name	Significance
I447	Ritz Theatre	State
I448	Masonic Temple, classic Revival style, c 1920s	Local

Risks and threats

The majority of alterations and additions to dwellings within The Spot HCA are appropriate and conform with the provisions set out in the DCP. The DCP (Part B2, 77) states 'Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.' Some buildings have been compromised by an unsympathetic addition that does not comply with this provision (see Figure 104). Although it is likely that these unsympathetic additions were likely added in the c.1990s or early 2000s, should the opportunity arise, a more sympathetic heritage solution should be investigated.

Some houses have minor unsympathetic alterations including the painting of face brickwork in an inappropriate paint scheme, driveways at the front of lots, or the use of inappropriate fencing. Generally, from the public domain houses retain their characteristic elements. Most verandahs maintain typical Victorian and Federation detailing. It should be noted that there is minor intrusive development within the residential portion of this precinct besides some Post-War structures.

The largest threat to the precinct is that of encroaching new development on the outskirts of the HCA. This is particularly visible at the western end of Barker Street where the new development at 201-207 Barker Street (Figure 105 and Figure 106). It is recommended that any further new development on the outskirts of this HCA consider the HCA in the vicinity when considering, the form, scale and use of materials in their design.



Figure 101. View west of streetscape along Stewart Street.



Figure 102. 'Soudan St' laid into the concrete. It is recommended that these are retained as a feature of the Heritage Conservation Area.



Figure 103. Restored building at 227 Barker Street. Unsympathetic use of materials and infilling of verandah. This property has lost some of its integrity.



Figure 104. Example of unsympathetic second storey additions at 210 Barker Street.



Figure 105. Encroaching development at 201-207 Barker Street (outside HCA).



Figure 106. Encroaching development at 201-207 Barker Street (outside HCA).

The intimate scale of the precinct is protected by both the land zoning and building height restrictions in the area. The surrounding precinct consists generally of medium density residential dwellings (R3), with the main section of the precinct zoned Neighbourhood Centre (B1). Height limits in this area are between 9.5 metres and 12 metres, as indicated on the below figure.

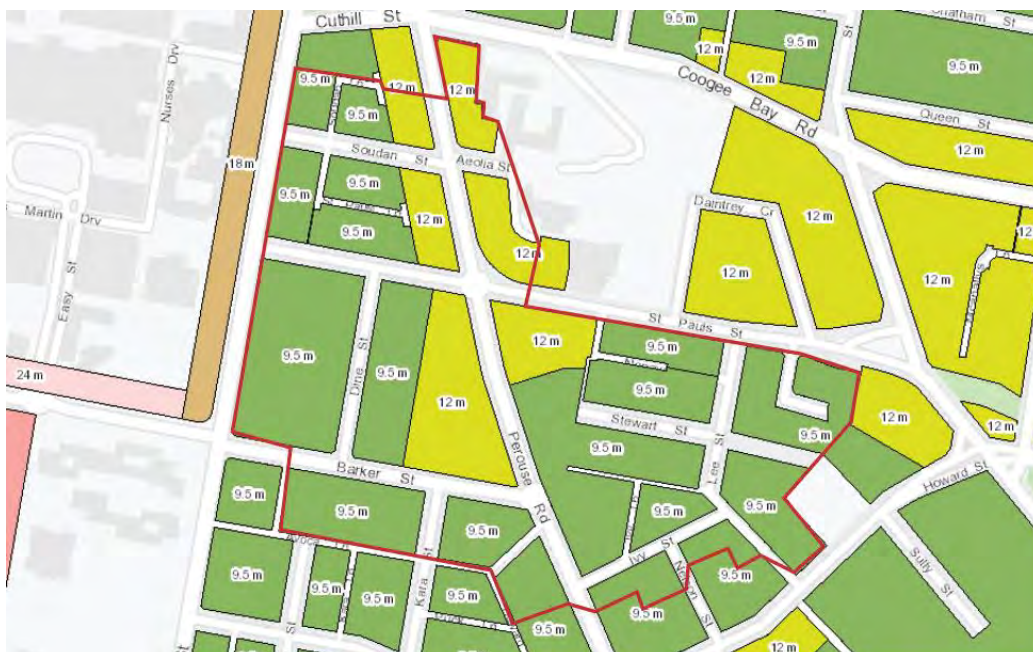


Figure 107. Height of Buildings (HoB) map with the approximate area of The Spot HCA outlined in red.

Future vision

The following recommendations would help preserve the characteristic elements of the Spot HCA:

- Further unsympathetic additions above the roofline within this HCA should be minimised, where possible.
- Part D8 of the Randwick DCP should be updated to include a map of heritage items and contributory buildings within The Spot HCA that identifies heritage items and contributory buildings in the both the residential and business zoned areas of the HCA.
- Any new development in the HCA or in the surrounding streets, should adhere to the character of the HCA, with a specific focus on sympathetic design especially built scale, use of materials, and colour scheme.
- There is an opportunity to review the contribution of Post-War and late 20th Century buildings to the streetscape as there are many buildings from this period, some of which are of interest. It should be noted that the inclusion of some of these buildings within the landscape is demonstrative of the growth and change that occurred within the area over time.
- There is an opportunity to preserve the street names laid into the concrete paths within the HCA as shown in Figure 102. It is recommended that these are retained as a feature of the Heritage Conservation Area.

5.15 Summary

Below is a summary table of the above Heritage Conservation Area reviews. For those HCAs in which additional heritage items or changes to heritage items are proposed, these are further explored in the sections 6.3.1 under 'Items proposed for incorporation into an HCA' and '6.4 'Additional potential heritage items and proposed changes.'

To determine an 'overall risk factor', all identified risks and threats to key values of each HCA were collated, with a decision made to how detrimental current and future development may be to each of these 13 (thirteen) HCAs, considering their tolerance for change, current unsympathetic development, condition etc. This has been undertaken to give Council an idea of which residential HCAs are at risk, when compared to each other, to help assist in decision making and prioritisation.

Table 53. HCA summary

HCA	No of included heritage items	Overall Risk Factor	Proposed curtilage change?	Proposed additional/changes to listed items?
North Randwick	21	Low	No	Yes
West Kensington	11	Low	No	Yes
Dudley Street	7	Medium	No	Yes

HCA	No of included heritage items	Overall Risk Factor	Proposed curtilage change?	Proposed additional/changes to listed items?
Gordon Square	1	Medium	No	No
Moiria Crescent	2	Low	Yes	Yes
St Jude's	9	Low	No	No
St Mark's	16	Low	No	No
Struggletown	7	High	No	Yes
Caerleon Crescent	0	Medium	No	No
High Cross	12	Low	No	Yes
Racecourse	4	Low	No	No
Randwick Junction	5	Low	No	No
The Spot	11	Medium	No	No

6. Proposed heritage items review

6.1 Preamble

Randwick City Council consulted with residents in regard to this project, informing them that they were conducting a review of heritage items and HCAs within the residential portions of the LGA, as an *'opportunity to evaluate existing conservation areas and items and consider any additional places of heritage value worth preserving.'*

Community consultation was undertaken from 29 January 2020 to 26 February 2020 with submissions being sought from members of the community in regard to places in Randwick City that had 'heritage value to [them].' The local community was provided the opportunity to make recommendations towards places that should be considered for local heritage listing. Submissions were received via the online portal 'Your Say' on the Council website and via email.

The community submissions were received by Council. The list of submissions was able to be refined through a number of reviews, summarised as follows:

1. First Round review: Undertaken by Extent Heritage to remove additional items that were already on a heritage list, or outside of the scope of this study.
2. Second Round review: Undertaken by Extent Heritage as a desktop assessment of items where their obvious physical characteristics warrants recommendation for listing or further investigation.

6.2 First round review

Results from this period of community consultation were collated by Randwick Council and underwent an internal review process. This included the removal of items that were not residential items, or that for alternative reasons would not be included in this study. In total, two hundred and eighty-one (281) submissions received by Council, were passed to Extent Heritage for the first-round review.

The first-round review was able to further reduce the number of community submissions based on the following conditions:

- Items were removed for consideration that were already individually listed as heritage items on Schedule 5 of the Randwick LEP 2012.
- Items were removed for consideration that were not residential, as they were outside the scope of this study. This included civic, commercial, religious, or ecological items, for example.
 - Residential, as defined by this study, refers to dwellings and areas designed for people to live in, such as areas where housing predominates or individual residences.

- Items were removed for consideration where they did not have enough information to proceed with a desktop assessment, such as being submitted without a street address.
- Items were removed for consideration where another matter would prevent a desktop assessment taking place, such as items that were currently undergoing a separate known assessment or were already part of a Planning Proposal and approved Development Application (DA).

These items were excluded from the Second Round review not because of a lack of potential heritage significance but because they are outside of the scope of this study, which was limited to residential items only.

6.2.1 First round review results

The first-round review, using the methodology outlined above resulted in the following proposed items being removed for consideration:

Table 54. First Round review results.

Reason for removal	No. of items removed
Already listed under Schedule 5 of the Randwick LEP 2012	54
Not a residential item	6
Excluded for other purposes	18
Items removed from study in First Round review	78
Items proceeding to Second Round review	203

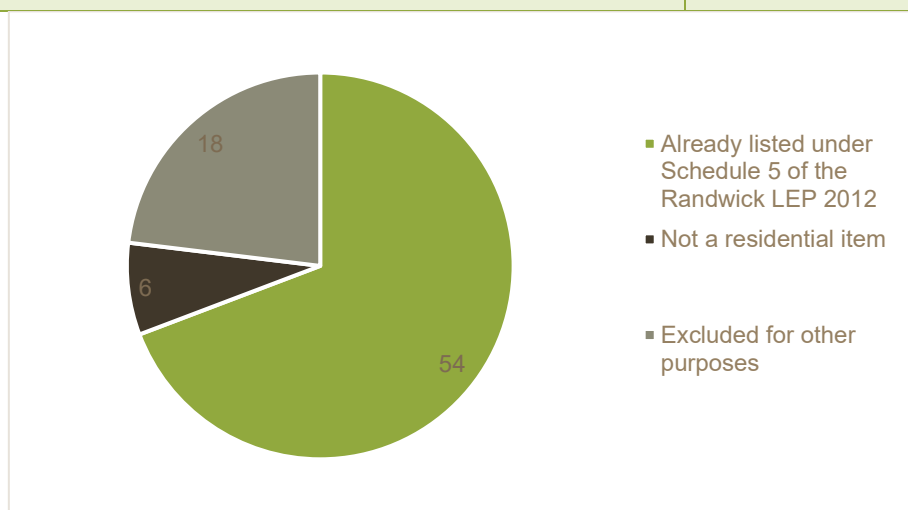


Figure 108. First round review breakdown

The full results of the first-round review can be found in **Appendix A**.

6.3 Second round review

Two hundred and three (203) items formed the second-round review, a high-level desktop assessment to understand obvious heritage significant values of proposed items, with the aim of presenting to Council a list of items for consideration for inclusion on the Randwick LEP Schedule 5.

This review involved desktop searches of aerial and street-view imagery, historical documentary research and consideration of community submission information. Where possible, while undertaking a review of the current HCAs (Section 5) certain proposed items that required further investigation were inspected from the public domain. The integrity of a proposed heritage item was also considered during the course of the desktop assessment, items that have undergone a great degree of change or addition that renders them no longer 'intact' examples were not considered for further assessment. The overall stock and quality of currently listed items on Schedule 5 of the Randwick LEP was considered when assessing items.

Assessing Heritage Significance

The NSW Heritage Manual was developed by the Heritage Office and former NSW Department of Urban Affairs and Planning to provide the basis for an assessment of heritage significance of an item or place. This is achieved by evaluating the place or items significance in regard to specific criteria, which can be applied at a national, state or local level (Heritage Office and Department of Urban Affairs and Planning 1996).

Assessing the heritage significance of potential new items is important as before decisions can be made about the future of these items, it is necessary to understand their values. By understanding the heritage value of these items, decision making can occur that retains these values for the future. As the purpose of this desktop assessment was to determine whether potential heritage items submitted by the Randwick community were appropriate for further investigation, a full significance assessment was not undertaken for each individual item. However, the below table outlines the criteria for evaluating significance to provide context for the high-level decision-making process.

Table 55. Assessing heritage significance.



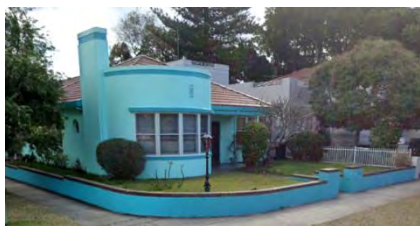
Criterion	Description
a) 'Historical'	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
b) 'Associative'	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
c) Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
d) Social	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Criterion	Description
e) Research	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
f) Rarity	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
g) Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments. (or a class of the local area's cultural or natural places; or cultural or natural environments.)






6.3.1 Second round review results

Potential Heritage items proposed for listing or further investigation

Table 56. Potential heritage items proposed for listing or further investigation

Address	Image	Reason for listing
149 Darley Road, Randwick		<p>This property is within the North Randwick HCA.</p> <p>A desktop assessment suggests this was once the residence of prominent educator, Alfred Godwin Alanson (1863-1943). There is the potential to list this item on the Randwick LEP, subject to further detailed assessment.</p>
30 Eastern Avenue, Kingsford		<p>This is a good representative example of an Inter-War Functionalist 1940s P&O style residence. The rarity of this architectural style in this area suggests representative examples should be protected.</p> <p>This forms a pair with 32 Eastern Avenue, it is recommended both be listed subject to further detailed assessment.</p>
32 Eastern Avenue, Kingsford		<p>This is a good representative example of an Inter-War Functionalist 1940s P&O style residence. The rarity of this architectural style in this area suggests representative examples should be protected.</p> <p>This forms a pair with 30 Eastern Avenue, it is recommended both be listed subject to further detailed assessment.</p>

Address	Image	Reason for listing
10 Cottenham Avenue, Kensington		<p>A desktop assessment of this property suggests that many original timber interior elements may survive, as well as original leadlight windows.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
5 Severn Street, Maroubra		<p>This building may have historical significance as one of the first block of 'holiday flats' in the Maroubra area and is a good representative example of early Art Deco 'beach' architecture. The building appears to have recently been renovated. Community submissions suggest there may be potential historical archaeological value relating to the former stables.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
69 Darley Road, Randwick		<p>This property is within the North Randwick HCA.</p> <p>Two-storey federation mansion on a large parcel of land with tapered timber columns, timber gable decoration and multi pane top sash windows. A desktop assessment suggests interiors may be partially intact. This building is typical of similar Darley Road properties that are already listed.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
14 Moira Crescent, Randwick		<p>This property is within the Moira Crescent HCA.</p> <p>This address is a two-storey block of brick flats with many intact original features including brick detailing and leadlight glazing.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>

Address	Image	Reason for listing
18 Moira Crescent, Randwick		<p>This property is within the Moira Crescent HCA.</p> <p>This is a fairly unusual Art Deco style block of flats, which appears to have mostly intact features.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
1 Winburn Avenue, Kingsford		<p>Situated on a prominent corner block, an Inter-war Functionalist dwelling with original rear garage c 1940s. Interesting curved brick bay windows. Highly intact exterior.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
10 Broome Street, Maroubra		<p>Highly intact, large residence with a sympathetic extension to the west and some infilled sections. Interesting example of Inter-War Spanish Mission style.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
102 Alison Rd, Randwick		<p>Block of Art Deco flats with interesting Art Deco brickwork and features. The building has been built to a unique plan. Some windows may have been replaced but otherwise appears to be highly intact.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
122 Brook St, Coogee		<p>Art Deco apartment which has a good contribution to the streetscape. Unusual features and ground level doors. Further historical research may provide more valuable information.</p> <p>Recommend further research for potential listing.</p>

Address	Image	Reason for listing
123 Perouse Rd, Randwick		<p>This property is within The Spot HCA.</p> <p>Half of an intact Federation semi-detached residence with intact exterior and interior.</p> <p>Recommended for listing, however only if No. 121 Perouse Road is included in this listing.</p>
124 Brook St, Coogee		<p>Art Deco apartment which has a good contribution to the streetscape. Unusual features and ground level doors. Further historical research may provide more valuable information.</p> <p>Recommend further research for potential listing.</p>
129 Coogee Bay Road, Coogee		<p>An intact Art Deco building constructed of liver brick. Internal photos show cornices and ceiling decorations have been retained. Very impressive along the streetscape. Modified ground floor shop fronts.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
13 Roma Avenue, Kensington		<p>Elegantly restored Federation cottage, in a prominent corner siting. Requires further investigation to determine significance.</p> <p>Recommend further research for potential listing.</p>
135 Clovelly Road, Randwick		<p>Very unusual, unique semi-detached dwelling. Requires further research.</p> <p>Subject to further detailed assessment, recommend listing with No. 137, 139 and 141.</p>

Address	Image	Reason for listing
136-138 Alison Rd, Randwick		<p>Neat, restored two-storey semi-detached residence. Modified windows and new timber details added.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
14-16 Glebe St, Randwick		<p>Art deco apartment block. Large decorative leadlight glass on the facade still intact. Some windows on the front have been replaced. Deep setback and good contribution to streetscape.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
140-156 Beach St, Coogee Originally nominated as separate items.		<p>Part of a group of elaborately decorated and rendered Art Deco/Federation apartments. The group of buildings could be listed as a group as they form a highly intact streetscape.</p> <p>Subject to further detailed assessment, recommended for listing and should include No's 140-156.</p>
16 Carey Street, Randwick		<p>In the wall of the property of 16 Carey is a 'milk station' that is a remnant of the dairy that was on the property.</p> <p>Unusual and interesting feature. Requires further investigation as it is not identifiable from a desktop assessment.</p> <p>Recommend further research for potential listing.</p>

Address	Image	Reason for listing
174 Arden Street, Coogee		<p>Interesting art deco apartment in Coogee with interesting siting on a steep incline. Internal photographs seem to be distinctive with high and decorated ceilings and brick fireplaces. The facade is somewhat modified. Not easily visible from a desktop assessment.</p> <p>Recommend further research for potential listing.</p>
12, 14 and 16 Bishops Avenue, Randwick Originally Nos. 16 and 18 were proposed		<p>Would recommend further investigation of these three properties as they are very difficult to see from the street.</p> <p>Recommend further research for potential listing.</p>
18 Day Avenue, Kensington		<p>'Lorn Court' - Inter-war (c. 1930s) Art Deco flat building. Highly intact art deco apartment building. Decorative leadlight windows and doors over two entrances. Decorative brickwork façade. Prominent building within the streetscape.</p> <p>Subject to further detailed assessment, recommended for listing.</p>
18 Titania St, Randwick		<p>Highly intact federation cottage with excellent timber details and roughcast elements to façade. Internal fireplaces have been bricked over, potentially original timber floorboards.</p> <p>Subject to further detailed assessment, recommended for listing.</p>
182-184 Clovelly Road, Randwick		<p>Inter-War Art deco inspired apartment block with a hipped roof. Interesting brickwork detail to the façade. The timber window frames, gutters and brick appear to be in poor condition. The interior appears to be intact with many original features retained.</p> <p>Subject to further detailed assessment, recommended for listing.</p>

Address	Image	Reason for listing
187 Clovelly Road, Randwick		<p>Art deco apartment complex, dark brick with rounded windows.</p> <p>Apartments appear to have original decorative door frames, ceilings, and cornices. Interior appears relatively intact. The property warrants investigation.</p> <p>Subject to further detailed assessment, recommended for listing.</p>
19-21 Berwick Street		<p>Interesting Federation Arts and Craft, that has some unsympathetic alterations but presents well within the streetscape and is unique to the Randwick LGA.</p> <p>Subject to further detailed assessment, recommended for listing.</p>
190 and 192 Clovelly Road, Randwick		<p>Matching intact Californian bungalows. Neat presentation on the streetscape with a deep setback. Potential to list 190 and 192 as a group listing.</p> <p>Subject to further detailed assessment, recommended for listing.</p>
195 Clovelly Road, Randwick		<p>Highly intact, neat Federation semi-detached cottage. Well, maintained, although new fencing and signage.</p> <p>Subject to further detailed assessment, recommended for listing.</p>
2 George St, Randwick		<p>Unusual Federation bungalow. Looks like the dwelling may have been extended quite early on. The building is difficult to view from streetview and further investigation should be undertaken.</p> <p>Recommend further research for potential listing.</p>

Address	Image	Reason for listing
44 Marcel Ave, Randwick		<p>Unique Spanish mission style Inter War Apartments. Excellent presentation on the streetscape. Further research required to determine if meets criteria to be listed as a heritage item.</p> <p>Recommend further research for potential listing.</p>
5 Kurrawa Ave, Randwick		<p>Art deco style semi-detached house with timber floors, decorative door and window frames, decorative high ceilings.</p> <p>Interesting, well-maintained and intact two-storey Inter-War semi-detached house.</p> <p>Subject to further detailed assessment, recommended for listing</p>
51 Doncaster Avenue, Kensington		<p>1940-50's Freestanding Residence. Original red textured brickwork, bay window and garage door still intact. Original fence matches in its brickwork. Unique style and design in the Kensington area.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
7 Mears Ave, Randwick		<p>This property is within the High Cross HCA.</p> <p>A desktop assessment suggests that this property, a Californian Bungalow c. 1917, is intact throughout with many original features preserved including verandah tiles, leadlight windows and both internal and external timber elements. The property is a good representative example of the Californian bungalow style.</p>

Address	Image	Reason for listing
		Subject to further detailed assessment, it is recommended this property be listed.
72 Dudley St Randwick		<p>Inter-War Art deco/functionalist redbrick building, decorative brickwork on the face. Rounded 'turret' like structures on the left and right side of the façade. No internal photos</p> <p>Interesting brick parapet and use of curved brick for an apartment. Very prominent withing the streetscape.</p> <p>Subject to further detailed assessment, recommended for listing</p>
8 Glen Ave, Randwick		<p>Large, bungalow style property with timber floors, distinctive architecture inside. Set low and not visible in streetview. Very unique building.</p> <p>Subject to further detailed assessment, recommended for listing.</p>
90 Dudley St Randwick		<p>Interesting brick parapet and use of curved brick for an apartment complex.</p> <p>Subject to further detailed assessment, recommended for listing</p>
20 Bishops Avenue, Randwick		<p>This property is not visible from the street.</p> <p>Recommend further research for potential listing.</p>

Address	Image	Reason for listing
20 Day Avenue, Kensington		<p>Appears to be a good intact example for its style. Contributes positively to a wider historic streetscape.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
20 Inglethorpe Avenue, Kensington		<p>Appears to be a good intact example for its style. Basement garage level would be a rare feature for this period of house.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
21 Baden St, Coogee		<p>Fine interwar apartment. Intact exterior and looks to also have intact fine traditional features internally. However, if it has been converted into individual apartments it may have had some significant physical interventions.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
21 Marcel Ave, Randwick		<p>A unique Inter-War building that deserves individual listing as a local heritage item. Highly intact exterior.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>

Address	Image	Reason for listing
22 Figtree Avenue, Randwick		<p>Good intact example. However, the streetscape is very heavily modernised, so this item is a bit lost within its wider more modern landscape.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
222 Coogee Bay Road, Coogee		<p>Intact interwar façade in a varied streetscape.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
23 Dudley St Randwick		<p>Good example of its type, retaining a number of its original features.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
230 Coogee Bay Road, Coogee		<p>Has decorative features including highly decorative parapet that indicate it could have had an original civic function.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>

Address	Image	Reason for listing
231 Avoca St, Randwick		<p>Internal photographs show a range of modifications and interventions. Additionally, the present exterior indicates that potentially the front balcony has been enclosed. However, if this is a rare example of this type in the area, it should be listed.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
237-245 Maroubra Road, Maroubra	 	<p>Appears to have a very interesting and detailed façade detailing. Not a typical mixed residential apartment building. May have undergone recent modifications but those could be restorations.</p> <p>Modern streetview imagery suggests the property may be under construction.</p> <p>Recommend further research for potential listing.</p>
24 Eastern Avenue, Kensington		<p>A well-presented, well maintained and highly intact example.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
24 Glebe St, Randwick		<p>Internals show a range of modifications and interventions. Additionally, the external present potentially that the front façade is an enclosed balcony. However, if this is a rare example of this type in the area, it should be listed.</p> <p>Recommend further research for potential listing.</p>

Address	Image	Reason for listing
25 Bishops Avenue, Randwick		<p>Some interesting moulding to the façade, although it is not the best example of its type along Bishops Avenue. No internals available.</p> <p>Recommend further research for potential listing.</p>
25 Duke Street, Kensington		<p>A fine example of its type.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
25 Mulwarree Ave, Randwick		<p>A good example of interwar, art-deco style apartment building with many interesting traditional finishes</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>
252 Coogee Bay Road, Coogee		<p>Recommend for listing. If listing, it should be considered for listing as a pair. A nice example of its type, despite modifications at street level.</p> <p>Subject to further detailed assessment, it is recommended this property be listed.</p>



Address	Image	Reason for listing
26 Marcel Ave, Randwick		<p>Very intact features and well-presented externally.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>
27 Prince St Randwick		<p>Very intact features and well-presented externally.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>
27 The Corso, Maroubra		<p>A good example of its type with some interesting, potentially rare traditional finishes.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>

Address	Image	Reason for listing
289 Arden Street, Coogee		Well-presented externally. Subject to further detailed assessment it is recommended this property be listed.
29 Bishops Avenue, Randwick		Well-presented externally. Subject to further detailed assessment it is recommended this property be listed.
293 Arden Street, Coogee		Very intact features and well-presented externally. Subject to further detailed assessment it is recommended this property be listed.

Address	Image	Reason for listing
3 Bishops Avenue, Randwick		Not visible from streetview. Requires further investigation to determine whether it should be listed.
3 Glenwood Ave, Coogee		<p>Recommend for listing. Very intact features and well-presented externally. Appears to contribute to a wider streetscape.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>
3 Nathan St, Randwick		<p>Very intact features and well-presented externally.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>
32 Mooramie Avenue, Kensington		<p>Highly intact internal and external features. Well-presented and maintained, grander than most bungalow style, a good example of its type.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>

Address	Image	Reason for listing
328 Alison Road, Coogee		<p>The blocks around the sandstone areas already preserved are a good example of early 20th century housing styles and the area may be conserved with that in mind.</p> <p>Further investigation of the streetscape required with the possibility to list N.328 and several other Federation buildings along this street.</p>
34 Eastern Avenue, Kingsford		<p>Highly intact external features. Well-presented and maintained, grander than most bungalow style, a good example of its type. Contributes to a very intact surrounding streetscape. Could consider forming a HCA around here.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>
3-5 Goodwood Street, Kensington		<p>Quite a rare and grand apartment block formation, displaying rare architectural style for the area. Potentially heavily modified interiors.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>
36 Cook St, Randwick		<p>Part of a row of Victorian filigree terraces at Nos 36 – 42.</p> <p>Recommend further investigation of Nos 36-42 for potential listing.</p>
36 Cottenham Avenue, Kensington		<p>Intact Federation bungalow. In a fair condition.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>

Address	Image	Reason for listing
4 Judge St, Randwick		<p>Prominent siting on top of a rise. Most intact although may have been restored. Further investigation required.</p> <p>Subject to further detailed assessment it is recommended this property be listed.</p>
42a Fern Street, Clovelly		<p>Interesting Federation Bungalow situated quite low on the landscape. In a fair condition.</p> <p>Recommend further research for potential listing.</p>
43 Kyogle Street, Maroubra		<p>Neat and intact example of a Post-War building. Recommend further investigation as there are few Post-War buildings recognised for their heritage significance on the Randwick LGA. Possibly constructed for housing commission.</p> <p>Subject to further detailed assessment it is recommended this property be listed alongside No. 41.</p>
43 Broome Street, Maroubra		<p>An example of a 1970s modernist style home, rare for the Randwick area.</p> <p>Subject to further assessment it is recommended that this property be listed.</p>
Former tramway fence along both sides of Havelock Avenue, Coogee.		<p>This former tramway fence is situated on either side of Havelock Avenue and extends and passes under Brook Street in the form of a retaining wall.</p> <p>This appears to be a rare element within the LGA, subject to further detailed assessment it is recommended that this element be listed.</p>


Address	Image	Reason for listing
11-13 Abbotford Street, Kensington		<p>Intact Federation semi-detached dwelling built c.1909. The side entrances and wrap-around bull nosed veranda are unusual additions that make the dwelling a rare example within the style.</p> <p>This forms a pair with 13 Abbotford Street. The property was subject to an expedited heritage assessment due to an existing DA to demolish. It is recommended this property be listed.</p>
5 Berwick Street, Randwick		<p>Intact example of an Inter-War Californian Bungalow with intact interiors that exemplifies the principal characteristics of its architectural type.</p> <p>This appears to be rare within the LGA and is recommended it is listed.</p>

Items proposed for incorporation into an HCA

Several proposed heritage items were found to be close to the boundary of the Moira Crescent HCA and exhibiting an architectural style in line with significant properties within that HCA. Extent Heritage recommends that the HCA boundary be extended, and the following properties be included.

Moira Crescent

Table 57. Items proposed for incorporation into the Moira Crescent HCA.

Address (Lot/DP)	Image	HCA
24 Marcel Ave, Randwick (3/SP43075)		<p>These Art Deco style apartments sit close to the north-western boundary of the Moira Crescent HCA. Considering their architectural features align with those outlined in the HCA statement and assessment of significance, it would make sense to extend the northern boundary of the HCA to cover these items.</p>

Address (Lot/DP)	Image	HCA
204 Clovelly Road, Randwick (CP/SP68565)		
206 Clovelly Road, Randwick (CP/SP19866)		
208 Clovelly Road (CP/SP13499)		
28 Marcel Avenue (8/DP13587)		This Bungalow would therefore be brought into the HCA. The property would act as a neutral item within the new boundary.
15 Marcel Avenue (50/DP318884)		This Federation home would therefore be brought into the HCA. The property would act as a neutral item within the new boundary.



Figure 109 Figure indicating the north-western portion of the current boundary of the Moira Crescent HCA in red hatching, with nominated heritage items in blue and potential contributory and/or neutral items in green.

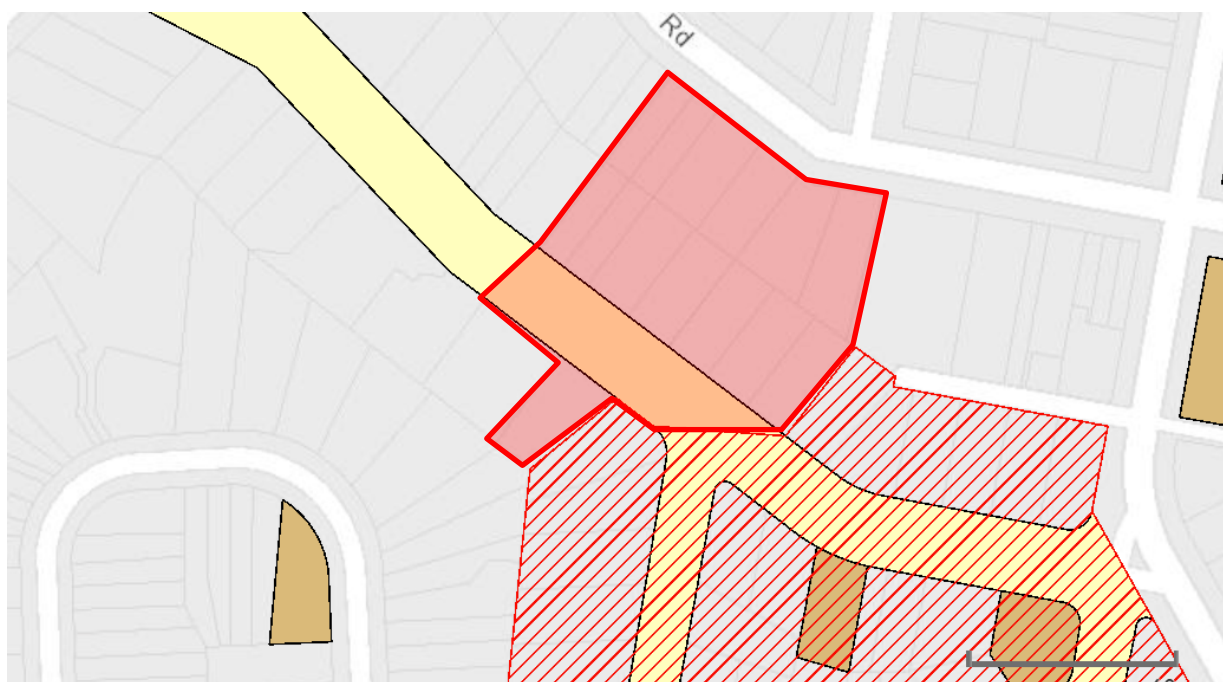


Figure 110 Potential new northern extension for the Moira Crescent HCA indicated in red.

Items not proposed for listing

A total of one hundred and nineteen (119) items did not meet the eligibility requirements for potential listing on Schedule 5 of the Randwick LEP 2012.

The full list of items not proposed for listing can be found in **Appendix B**.

6.3.2 Summary of second round review results

A total of two hundred and three (203) entries proceeded to the second-round review. A desktop assessment of these entries established which items should be proposed for listing, incorporation into an HCA or not proposed for listing. There were some discrepancies in the data, examples of such are detailed below:

- Some items were proposed with more than one street address. For example, originally No 16 and 18 Bishops Avenue, Randwick were proposed as a potential heritage item. While 16 was found to have potential merit as a heritage item, 18 was not. Therefore, an additional entry was created to capture both items.
- Some items were proposed that upon investigation formed part of a matching pair or were one part of a semi-detached residence. In this case, an additional entry was created to capture both items.

The following table and graph present a summary of the second-round review results.

Table 58. Second round review results.

Second round review result	No. of items
Items proposed for listing or further investigation	77
Items proposed for incorporation into an HCA	6
Items not proposed for listing	119
Total items	203

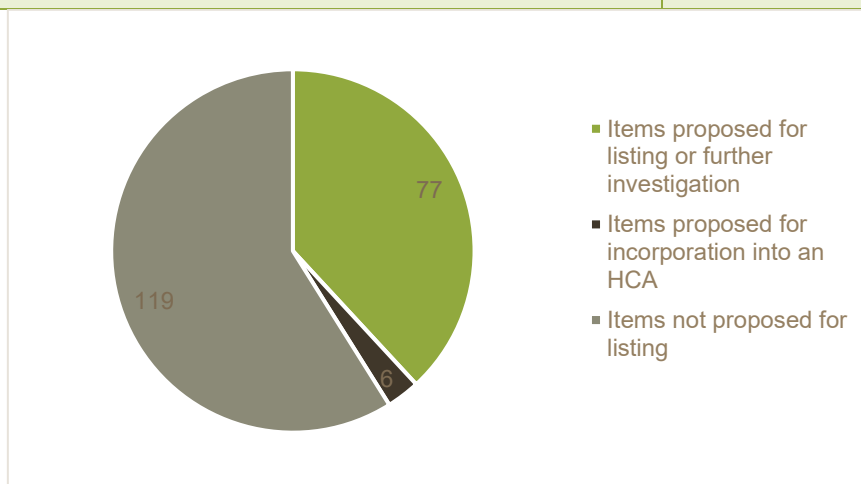


Figure 111. Second round review results

6.4 Additional potential heritage items and proposed changes

Throughout the field surveys undertaken for this project for the review of HCAs, Extent Heritage also identified several individual items that may meet the criteria for local listing or that were currently listed but required amendments. These have been included below, separate to community submissions.

Table 59. Additional potential heritage items and proposed changes

Address (HCA)	Photograph	Reason for inclusion
<p><i>Pair of late Victorian terraces and Edwardian style corner house (I450)</i></p> <p>10-14 Stephen Street (North Randwick)</p>		<p>This listed heritage item is located within the North Randwick HCA and consists of a terrace pair and freestanding house.</p> <p>It is recommended this heritage item be split into two separate listings; one for the terrace and one for the Edwardian style corner house, for consistency of items within the precinct.</p>
<p><i>Row of Art Deco flat buildings (I141)</i></p> <p><i>Row of Art Deco flat buildings (I144)</i></p> <p>1-21 Todman Avenue and 1-3 Samuel Terry Avenue (West Kensington)</p>		<p>These listed heritage items are located within the West Kensington HCA.</p> <p>It is recommended that the two sets of art deco flat buildings (I144 on Todman Avenue and I141 on Samuel Terry Avenue) be consolidated into the one heritage item for consistency, and to ensure the potential risk of development and/or change to one set of items is minimised</p>
<p>63 Samuel Terry Avenue (West Kensington)</p>		<p>This item is located within the West Kensington HCA.</p> <p>The physical description for 57 Samuel Terry Avenue (I142) mentions that it may be a copy of the house at 63 Samuel Terry Avenue, which is currently unlisted. There is the potential to list this item separately or consolidate both dwellings into the one listing as a matching pair.</p>

Address (HCA)	Photograph	Reason for inclusion
<p><i>4 large freestanding bungalow style residences (I356)</i></p> <p>16-22 Dudley Street (Dudley Street)</p>	 <p>16 Dudley Street for reference</p>	<p>These listed heritage items are located within the Dudley Street HCA.</p> <p>It is recommended that the currently listed items at 16, 18, 20 & 22 Dudley Street are split into four separate items. They are quite different architecturally and with varying levels of intactness.</p>
<p>1 Thomas Street, Coogee (Dudley Street)</p>		<p>This item is located within the Dudley Street HCA.</p> <p>The address is specifically mentioned as part of the HCA statement of significance; however, the item is not currently individually listed.</p> <p>It is recommended this item be listed.</p>
<p><i>'Bishopcourt' (A1)</i></p> <p>21-29 Moira Crescent (Moira Crescent)</p>		<p>This listed heritage item is located within the Moira Crescent HCA.</p> <p>It should be determined, via a check of Council's records, if the locally listed item Bishopcourt (A1) is purely archaeological or if the building (and associated landscaping) on the site itself should also be protected.</p>
<p><i>'Weatherboard cottage' (I417)</i></p> <p>86 Middle Street (Struggletown)</p>	 <p>22 Young Street</p>	<p>This listed heritage item is located within the Struggletown HCA.</p> <p>There appears to be an error relating to this item within the SHI database. The listing for 'weatherboard cottage' (I417) gives the address as 22 Young Street, however this is a brick dwelling.</p> <p>It is likely that this listed item is located at 86 Middle Street, Randwick and should be amended as such.</p>

Address (HCA)	Photograph	Reason for inclusion
	 <p>86 Middle Street</p>	
2 Coogee Bay Road (High Cross)		<p>There is an opportunity to list underrepresented items within the High Cross HCA, particularly late 20th century development that exhibits Post War/Modernist architectural styles.</p> <p>The property at 2 Coogee Bay Road is a good example of this style and subject to further detailed assessment it is recommended this property be listed.</p>
Street names embedded in footpaths LGA-wide	 <p><i>Example of street name embedded in footpath within West Kensington HCA</i></p>  <p><i>Example of where 'Dudley Street' street name has been impacted for installation of services.</i></p>	<p>In several HCAs street names have been embedded into the concrete at street intersections. These represent important features of the streetscape and contribute to the character of these precincts. These features are in varying stages of condition, with some having been partly or wholly removed through the installation of services or replacement of sections of footpath. It is recommended that a condition and significance assessment of these elements be undertaken, so effort can be made to protect and conserve these elements for the future.</p>

7. Conclusions and Recommendations

Extent Heritage prepared a comprehensive heritage review of the residentially zoned areas within the Randwick LGA. This review was undertaken in two parts:

- A review of thirteen (13) HCAs within the Randwick LGA that were either wholly or partly located within residentially zoned areas, and
- A review and assessment of potential heritage items nominated by the local community.

This review 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.

7.1 Conclusion

7.1.1 HCA review

Thirteen (13) HCAs were assessed as part of this study. Each HCA review included:

- Fieldwork observations and general condition and integrity assessments of listed heritage items within the conservation area;
- An assessment of current and potential future risks and threats that may affect the conservation area;
- A risk assessment of the existing key values in the HCA as outlined in the Randwick DCP, and
- Provision of recommendations to help preserve or enhance characteristic elements of the HCA, in the form of 'future vision' statements (Sections 5.2 to 5.14).

An overall risk factor was also determined for each HCA (Section 5.15). This was undertaken to give Randwick Council an overall view of which residential HCAs were most at risk of having its significance affected or diminished through encroaching development, to help assist in decision making and prioritisation. The below table summarises the results of this assessment.

Table 60. HCA risk factor summary

Overall Risk	Risk Description	HCAs
High	HCAs classified as 'high' risk were those with immediately encroaching development that had the potential to overwhelm the scale and historic character of the HCA.	<ul style="list-style-type: none"> ▪ Struggletown
Medium	HCAs classified as 'medium' risk were those:	<ul style="list-style-type: none"> ▪ Dudley Street ▪ Gordon Square

Overall Risk	Risk Description	HCA's
	<ul style="list-style-type: none"> With some adjacent high-density development that was beginning to encroach on the HCA Where DCP controls and/or zoning were not considered to adequately protect the HCA, and Where the existing character values outlined in the DCP were moderately impacted (for example, areas where many original historic elements had been removed, painted, or otherwise altered.) 	<ul style="list-style-type: none"> Caerleon Crescent The Spot
Low	<p>HCA's classified as 'low' risk were those:</p> <ul style="list-style-type: none"> With little adjacent high-density development encroaching on the HCA, Where DCP controls and/or zoning were considered to be adequately protecting the HCA, and Where existing character values outlined in the DCP were intact and being maintained. 	<ul style="list-style-type: none"> North Randwick West Kensington Moirra Crescent St Jude's St Mark's High Cross Racecourse Randwick Junction

7.1.2 Proposed heritage items review

A total of two hundred and eighty-one (281) entries were passed on to Extent Heritage by Randwick City Council for review and comment. Following the first and second round assessments, (results of which are available in Sections 6.2 and 6.3 respectively) seventy-seven (77) items were proposed for listing on the Randwick LEP 2012 or required further investigation to determine their eligibility for listing.

Additionally, Extent identified nine (9) additional potential heritage items or items that were currently listed on Schedule 5 of the Randwick LEP that required amendment or further investigation (Section 6.4). The table below provides a summary of the above items.

Table 61. Summary of items requiring further investigation.

Items	No. of items
Total items proposed for listing or further investigation	77
Additional potential heritage items and proposed changes	9
Total items requiring further investigation	86

Both the HCA review and review of proposed items found that there are a large number of highly intact and high-quality heritage items within the LGA, including Federation bungalows, Californian bungalows, and Art Deco apartment blocks. Additionally, there were a very high number of community submissions from the public for properties with these architectural styles.

The review of proposed items also found that there is an opportunity within the Randwick LGA to list under-represented architectural styles, including P&O style buildings, late 20th century apartments, modernist dwellings and art deco inspired 'beach' style apartment blocks.

7.2 Recommendations

7.2.1 HCA review

As a result of the HCA review, the following is recommended:

- Recommendations have been provided within each HCA review in Section 5 (Sections 5.2 to 5.14) for ways to retain and/or enhance each conservation area, in the form of 'future vision' statements. These should be carefully considered, and relevant provisions included within the DCP or other material to ensure they are appropriately enacted. This should be undertaken for the most high-risk HCAs first, then medium, then low.
- General recommendations for all HCAs include:
 - Preservation of important subdivisions, street layouts and internal and external views and vistas.
 - Limiting or disallowing development that is not of an appropriate form and/or scale and outlining provisions for building scale to be carefully monitored in accordance with DCP height restrictions. As each HCA differs in terms of what scale and form is appropriate, the exact nature of this is explored in each HCA review.
 - Removal of unsympathetic additions, the exact nature of which are outlined within each HCA review.
 - Discouraging further removal and/or 'covering up' of original historic elements, such as enclosing verandahs, painting face brickwork and removing original timber trim elements.

7.2.2 Proposed heritage items review

As a result of the proposed heritage items review, the following is recommended:

- The seventy-seven (77) items identified in Section 6.3.1 require further investigation and assessment to determine their eligibility for listing on Schedule 5 of the Randwick LEP 2012.
- It is proposed that, as a first step to further assess these seventy-seven (77) items a review be conducted to undertake the following:
 - Comparatively analyse proposed heritage items against examples of their architectural style and type already listed within the Randwick LGA. While many dwellings proposed represent potential heritage items in good condition and with a high level of integrity, the overall high quality of currently listed heritage items in the Randwick LGA would mean

a comparative analysis would eliminate the need to further assess items that are found to not be the best representations of a particular style. This is particularly true for Art-Deco style apartments, of which there are many within the Randwick LGA.

- Further investigate those properties that could not be adequately assessed with a desktop assessment, with a site inspection or other further information provided from Council.
 - Where the opportunity exists, inspect properties that are suspected of having either a highly intact or highly modified interior, so their eligibility for listing can be determined.
 - Due to the high number of items, identify a priority order or grouping for Extent Heritage to prepare listing sheets for Randwick Council so that underrepresented items are prioritised.
- It is proposed that the curtilage of the Moira Crescent HCA (C11) be amended, as outlined in Section 6.3.1.
 - The 9 items identified in Section 6.6 require further investigation from Council so that a decision can be made regarding amendments to existing heritage items listed on Schedule 5 of the Randwick LEP. For items that are proposed to be listed, these require further investigation and assessment to determine their eligibility for listing.

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Appendix A: Proposed Heritage Items – First Round Review Results

Already listed on Schedule 5 of the Randwick LEP 2012 as a heritage item

Address	Lot/DP	LEP Details
1 The Avenue, Randwick	11/DP883045	'Tayar' (I452)
108 Brook Street, Coogee	6/SP12764	Inter-War residential flat building (I66)
109 Arden Street, Coogee	8/SP9161	Spanish Mission residential flat building (I42)
110 Perouse Road, Randwick	1/DP981182	Federation Queen Anne Houses (I428) This item is also located within The Spot HCA
12 Coogee Bay Road, Coogee	B/DP344559	Edwardian Residence (I323) This item is also located within the High Cross HCA
122 Mount Street, Coogee	22/DP6489	Late Federation house (I470) This item is also located within the Dudley Street HCA
128 Belmore Road, Randwick	2/DP623620	'Sandgate' (I301)
130 Avoca Street, Randwick	CP/SP11937	Commercial building (I277)
132 Alison Road, Randwick	2/SP908747	'Rothsay' (I253)
142 Brook Street, Coogee	4/SP13844	3 storey Art Deco residential flat building (I71d) This is the same item as '142a Brook Street'
142a Brook Street, Coogee	See above	See above
148 Brook Street, Coogee	B/DP305284	Interwar bungalow (I473)
154 Beach Street, Coogee	2/SP55031	'The Warwick' (I60)
16 Dudley Street, Randwick	2/DP936001	Group of 4 bungalows (I356) This item is also located within the Dudley Street HCA
167 Coogee Bay Road, Coogee	1/DP232179	Federation semi-detached pair (I84)
17 Rae Street, Randwick	3/DP731596	Part of historic residential streetscape (I435) This item is also located within the St Marks HCA

Address	Lot/DP	LEP Details
184 Arden Street, Coogee	CP/SP54713	'Beach Court', Neo-classical residential flat building (I46)
20 Dudley Street, Randwick	B/DP317489	Group of 4 bungalows (I356) This item is also located within the Dudley Street HCA
22 Dudley Street, Randwick	1/DP963881	Group of 4 bungalows (I356) This item is also located within the Dudley Street HCA
23 Marcel Avenue, Randwick	20/DP13587	'Ramona Hall', Spanish Mission influenced residential flat building (I404) This item is also located within the Moira Crescent HCA
238 Alison Road, Randwick	1/DP743787	Freestanding Victorian House (I262) This item is also located within the St Marks HCA
25 Byron Street, Coogee	1/DP780573	'Byron Lodge' (I73)
28 The Avenue, Randwick	A/DP950363	'Avonmore Terrace' (I454) This item is also located within the St Jude HCA
286 Arden Street, Coogee	SP14074	3 storey Neo-classical residential flat building (I49)
2A Bradley Street, Randwick	1/SP82099	'Redlands', Art Deco flats (I309)
31 Marcel Avenue, Randwick	2/SP14380	Residential flat building with neo-classical entry (I405) This item is also located within the Moira Crescent HCA
36 Dudley Street, Randwick	2/DP5108	Pair of bungalows (I357) This item is also located within the Dudley Street HCA
370 Alison Road, Randwick	21/DP1136133	'Ocean View', Edwardian Mansion (I38)
38 Dudley Street, Randwick	17/DP6489	Interwar bungalow (I467) This item is also located within the Dudley Street HCA
42 Dudley Street, Randwick	19/DP6489	Late Federation house (I468) This item is also located within the Dudley Street HCA

Address	Lot/DP	LEP Details
44 Dudley Street, Randwick	19/DP6489	Late Federation house (I468) This item is also located within the Dudley Street HCA
47a Market Street, Randwick	2/DP566976	Randwick Literary Institute (I406)
49 Avoca Street, Randwick	1/DP878999	'Archina', 2 storey Federation house (I264)
66 Frenchmans Road, Randwick	1/DP34630	'Venice', grand late Victorian/early Edwardian house (I380)
7 Coogee Bay Road, Randwick	1/DP1093846	Aeolia', Brigidine Convent and Chapel (I248)
7-9 Cuthill Street, Randwick	1/DP1099036	'Essex', Victorian House (I336) This item is also located within the High Cross HCA
88 Brook Street, Coogee	3/DP15808	'Smithfield Grange', Victorian Mansion (I62)
9 Oswald Street, Coogee	5/DP108445	Terraced row (I420)
29 Arcadia Street, Coogee	B/DP101510	'Roslyn', Victorian residence (I40)
62 & 64 Carr Street, Coogee	B/DP386645	'Grand Pacific Hotel' (I76)
126-130 Alison Road, Randwick	A/DP108150 B/DP108150 C/DP108150	'Verona', 'Amphibion' and 'Donacis', Boom style houses (I252)
16-18 Milford Street, Randwick	4/DP530998	'Nugan Hall' Gothic revival sandstone mansion (I416)
211 Avoca Street, Randwick	1/DP854977	'Corona' and 'Hygeia' (I287)
10 Milford Street, Randwick	71/DP1168871	Californian Bungalow (I415)
130 Alison Road, Randwick	C/DP108150	'Veron', 'Amphion' and 'Donacis', Boom style houses (I252)
136a Beach Street, Coogee	B/DP386645	'Grand Pacific Hotel' (I76) The street address of this property is 64 Carr Street.
376 Avoca Street, Randwick	5/DP8080	Part of the Prince of Wales Hospital Group (I388)
124 Avoca Street, Randwick	1/DP788986	'Randwick Post Office', (I274) listed on the LEP and SHR.
90 Avoca Street, Randwick	7/10/DP758867	'Randwick Town Hall' (I375).

Address	Lot/DP	LEP Details
189-193 Avoca Street, Randwick	B/DP157005	This is the Our Lady of the Sacred Heart church and sandstone house, already listed on the LEP (I134).
2 St Marks Road, Randwick	1/DP80766	'Duke of Gloucester Hotel' (I439).
263 Clovelly Road	18/3/DP719	'Clovelly RSL and Air Force Club (formerly Kings Theatre)', (I13).
42 St Pauls Street, Randwick	2/DP303070	'Masonic Temple' (I448).
50 Pine Avenue, Little Bay	90/DP270427	This address forms part of the Prince Henry Hospital, which is already listed on the LEP, (I176).

Not a residential item

Address	Lot/DP	Details
145-157 Clovelly Road Randwick	10/DP5804	A row of Federation freestyle shops and an Art Deco flat. These are not residential and are therefore excluded from this study.
57 Howard Street, Randwick	13/DP977029	This item is not a residential building and therefore falls out of the scope of this assessment.
59 Dudley Street Randwick	19/SP10533	This item is not a residential building and therefore falls out of the scope of this assessment.
83 Anzac Parade, Kensington	A/DP345813	The property, 'Kens of Kensington' is not a residential item and therefore is excluded from this study.
21 Havelock Avenue, Coogee	A/DP102999	This item is not a residential building and therefore falls out of the scope of this assessment.
270 Coogee Bay Road, Coogee	1/DP66621	This item is not a residential building and therefore falls out of the scope of this assessment.

Excluded for other purposes

Address	Reason for exclusion
144 Brook Street, Coogee	Located within the Edgecumbe Estate Heritage Conservation Area, a proposed HCA which is currently undergoing a Planning Proposal (PP).
146a Brook Street, Coogee	
150 Brook Street, Coogee	

Address	Reason for exclusion
39 Dudley Street, Coogee	
41 Dudley Street, Coogee	
152 Brook Street, Coogee	
5 Edgecumbe Avenue, Coogee	
70 Dudley Street Randwick	The original building on this lot appears to have been demolished.
209 Malabar Road, South Coogee	The original building on this lot appears to have been demolished.
32 Caerleon Crescent, Randwick	This address does not exist.
18 Ravenswood Avenue, Randwick	The original building on this lot appears to have been demolished.
93a Dudley Street Randwick	This address is not identifiable.
43 Dudley Street, Randwick	the original building on this lot appears to have been demolished.
48 Dudley Street, Coogee	The property at 48 Dudley Street has been demolished and the site is now vacant land.
9 Carlton Street, Kensington	This property forms part of a submitted and approved DA.
30-32 Glebe Street, Randwick	This property forms part of a submitted and approved DA.
13 Ethne Avenue, Randwick	This property forms part of a submitted and approved DA.
15S Arcadia Lane	No suburb was provided for this entry and the property cannot be located.

Appendix B: Proposed Heritage Items – Items Not Proposed for Listing

Table 62. Items not proposed for listing.

Address	Image	Reason for decision not to list
13 Market St, Randwick		A desktop assessment suggests that the property has been subject to several unsympathetic alterations including rendering of original brickwork and verandah has been enclosed. Few original elements remain. It is not recommended that this property be listed.
146 Rainbow St, Randwick		The desktop assessment suggests this house has been extensively renovated, with painting of face brickwork and removal of many original timber elements. It is not recommended that this property be listed.
18 Caerleon Crescent, Randwick		This proposed item is within the Caerleon Crescent HCA. The property has been subject to unsympathetic renovations such as painting of original face brickwork. The general scale and form of the property is protected by the HCA, other than that no distinguishing features suggest it would meet the criteria for local listing. It is not recommended that this property be listed.
12 Caerleon Crescent, Randwick		This proposed item is within the Caerleon Crescent HCA. It appears some small original timber detailing on the verandah has been removed. The general scale and form of the property is protected by the HCA, other than that no distinguishing features suggest it would meet the criteria for local listing. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
16 Caerleon Crescent, Randwick		<p>This proposed item is within the Caerleon Crescent HCA.</p> <p>The property has been subject to some unsympathetic renovations such as rendering and painting of original face brickwork.</p> <p>The general scale and form of the property is protected by the HCA, other than that no distinguishing features suggest it would meet the criteria for local listing. It is not recommended that this property be listed.</p>
12 Dutruc Street, Randwick		<p>This property is within the St Marks HCA.</p> <p>This large freestanding house has been converted to up to twelve (12) apartments with the addition of two rectangular side wings with castellated parapets.</p> <p>These later additions have concealed much of the original façade.</p> <p>It is not recommended that this property be listed.</p>
13 Wood St, Randwick		<p>This property is within the St Marks HCA.</p> <p>This address is one half of a pair of semi-detached houses, with features differentiated from the partner house.</p> <p>The dwelling appears to have original roofing; however, the front cast iron fence gate and balustrade appear to be replicas.</p> <p>It is not recommended that this property be listed.</p>
15-19 Mears Ave, Randwick		<p>This property is within the High Cross HCA.</p> <p>The property is a large two-storey Federation house with many original features; however, the upstairs verandah has been enclosed.</p> <p>It is not recommended that this property be listed.</p>
26 Dudley Street, Randwick		<p>This is an intact example of a Federation bungalow set well back from the street behind an original brick wall and established garden.</p> <p>However, the windows on the front rooms flanking the front doors appear to have been</p>


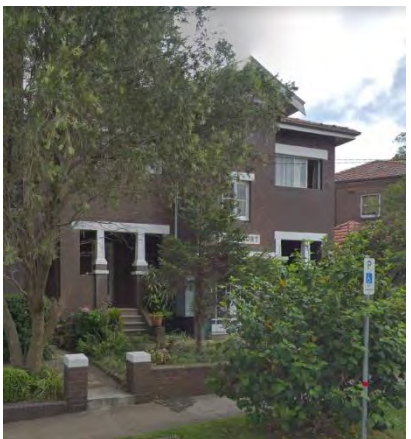


Address	Image	Reason for decision not to list
		<p>replaced and are not original. It is considered that there are better examples of this architectural style listed within this HCA.</p> <p>It is not recommended that this property be listed.</p>
31 Rae Street, Randwick		<p>This property is within the St Marks HCA.</p> <p>This house has been repainted blue with white features and has a contemporary rear addition; it is largely concealed from street view by the hedging.</p> <p>It is not recommended that this property be listed.</p>
46 Dudley Street, Randwick		<p>This property is within the Dudley Street HCA.</p> <p>This house is a Federation bungalow, set back from the street and modified at the street frontage.</p> <p>It is not recommended that this property be listed.</p>
9 Frances Street, Randwick		<p>This property is within the St Jude's HCA.</p> <p>The property is a block of mid-century four-storey walk up flats. This type of dwelling is very common in the area and does not exhibit any remarkable features.</p> <p>It is not recommended that this property be listed.</p>
1 Berwick Street, Coogee		<p>No 1 Berwick Street was approved by council in 1925 and built 1926. A three-storey flat building with interesting Art Deco features. It is highly intact and has an interesting corner block siting, however it is not considered to be the most interesting or best example within the LGA.</p> <p>Not recommended for listing.</p>

Address	Image	Reason for decision not to list
1 Waltham St, Randwick		<p>A highly intact Post-War flat, however, the building has minimal streetscape contribution and is not of aesthetic interest. There are many similar style buildings within the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
10 Bishops Avenue, Randwick		<p>A highly intact Post-War flat, however, the building has minimal streetscape contribution and is not of aesthetic interest. There are many similar style buildings within the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
10 Canberra Street, Randwick		<p>Intact Californian Bungalow single-storey dwelling. Painted to a new colour scheme and new fence. There are better and more intact examples of this architectural style in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
10 Heath Street, Randwick		<p>A collection of federation bungalows set above the street scape. Interesting collection of houses that are mostly intact with some unsympathetic additions. While the streetscape is notable for the sandstone walls and garages, the houses vary in levels of intactness, condition, and integrity. There are better examples within the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
101 Beach St, Coogee		<p>A three storey Art-Deco flat building with some interesting features. Although highly intact, the house has been painted to a new colour scheme and there are better examples in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
102 Mount St, Coogee		<p>Art Deco flat that is mostly intact, although some windows have been replaced. There are better and more intact examples of this architectural style in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
11 Bradley Street, Randwick		<p>The single storey-dwelling has been highly modified and is not of an identifiable architectural style or of any particular interest.</p> <p>It is not recommended that this property be listed.</p>
11 Burton St, Randwick		<p>A highly modified Federation Style Semi-detached house with large, intrusive second storey addition. Painted in an unsympathetic colour scheme.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
11 Quail St, Coogee		<p>A three storey Art-Deco flat building with some interesting features. Although highly intact, the house has some elements replaced and there are better examples in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
11 Wansey Rd, Randwick		<p>A Federation style bungalow with some original fabric, however boundary fence has been replaced. Does not have an overly impressive streetscape contribution and is a common style with better examples in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
110 Beach St, Coogee		<p>A three storey Art-Deco flat building with some interesting features. Although highly intact, the house has some elements replaced and there are better examples in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
111 Dolphin Street Randwick		<p>A three storey Art-Deco flat building with some interesting features. Although highly intact, the house has some elements replaced and repainted. There are better examples in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
118 Brook St, Coogee		<p>Art deco apartment building in the vicinity of many blocks of art deco flats. There is already a similar heritage item along Coogee Bay Road in the vicinity. Internal photos seem to be more modern, not a lot of art deco trimming. There are better examples of this architectural style.</p> <p>It is not recommended that this property be listed.</p>
12 Dudley St Randwick		<p>Art deco/P&O style apartments 'Hillside', in a poor condition. There are better examples of this architectural style in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
12 George St, Randwick		<p>A two storey Art-Deco flat building with some interesting features. Although highly intact, the house has some elements replaced. There are better examples in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
12 Kidman St, Randwick		<p>Three-storey Art Deco flat, which has interesting classical pilasters to the façade. Appears highly intact, although has been recently repainted. The item is very similar to many Art-Deco buildings in the Randwick LGA and is not an interesting example of its type.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
12 Marcel Ave, Randwick		A highly modified Californian Bungalow with verandah infilled, and a large rear extension. It is not recommended that this property be listed.
12 Moira Cres, Randwick		A two storey Art-Deco flat building with some interesting features. While highly intact, this building is afforded adequate protection as a part of the Moira Crescent HCA. It is not recommended that this property be individually listed.
12 St Luke St, Randwick		One half of a semi-detached Federation house. Only No. 12 would be considered intact with No. 14 being highly modified. This would only be recommended for listing if both halves of the semi were highly intact. It is not recommended that this property be listed.
125 Mount St, Coogee		Modified two-storey Federation style flat. Interesting stained glass and shingles, however, there is evidence of infilling to the balconies and verandahs. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
129 Alison Rd, Randwick		<p>Highly modified group of terraces. Balconies are infilled and minimal architectural features remain. Of low integrity.</p> <p>It is not recommended that this property be listed.</p>
131 Alison Rd, Randwick		<p>Highly modified group of terraces. Balconies are infilled and minimal architectural features remain. Of low integrity.</p> <p>It is not recommended that this property be listed.</p>
14-16 Kurrawa Ave, Randwick		<p>A two storey Art-Deco flat building with some interesting features. Although highly intact, the house has been painted to a new colour scheme and there are better examples in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
14A Carr St, Randwick		<p>Façade of this item has been rendered and all features that would contribute to this building's architectural style have been removed. It is no longer identifiable as an Art Deco building.</p> <p>It is not recommended that this property be listed.</p>





Address	Image	Reason for decision not to list
15 Baden St, Coogee		<p>Spanish mission style apartment building. Has been recently renovated internally and on the exterior, the verandahs and balconies have been infilled. Highly modified. There are better examples in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
15 Chatham St, Randwick		<p>A highly modified Californian bungalow that has been spilt into two residences. Repainted and has lost its integrity. There are better examples of this architectural style in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
15 Kurrawa Ave, Randwick		<p>Three-storey Art Deco flats. While there are some interesting features there are more impressive and better maintained art deco buildings in the area.</p> <p>It is not recommended that this property be listed.</p>
15 Waltham St, Randwick		<p>Federation style terrace house repainted between 2009 and 2014. Internal fireplaces, cornices, and timber details appear to be original. The terrace has an infilled verandah and balcony and has lost the majority of details from the façade.</p> <p>It is not recommended that this property be listed.</p>


Address	Image	Reason for decision not to list
150 Arden Street, Coogee		<p>This building has no integrity as an Art Deco apartment and has a highly modified and unsympathetic exterior. Most windows have been replaced.</p> <p>It is not recommended that this property be listed.</p>
15A Vicar St, Coogee		<p>Art deco apartment complex with decorative brickwork on the north elevation. Internal fireplaces are intact. Much less striking than the other art deco apartment buildings in the Randwick LGA. There are better examples in the area.</p> <p>It is not recommended that this property be listed.</p>
16A Coogee St, Randwick		<p>An art deco apartment, built in 1946, containing only four apartments in a replication of semi-detached homes. There are better examples of this style in the Randwick LGA.</p> <p>It is not recommended that this property be listed.</p>
17 Marcel Ave, Randwick		<p>Highly intact Art Deco flat on prominent corner siting. Excellent streetscape contribution within the Moira Crescent HCA. Afforded adequate protection as a part of this HCA.</p> <p>It is not recommended that this property be individually listed.</p>
17 Wansey Rd, Randwick		<p>Highly modified 1930's house that has been expanded and renovated and no longer is identifiable in its architectural style.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
18 Bishops Avenue, Randwick		No. 18 is a Californian Bungalow that has been modified with a large rear extension. It is not recommended that this property be listed.
18 Botany St, Randwick		Built in 1930, this is an apartment complex with a prominent streetscape contribution. Rooms have high and decorative ceiling. Some intact and original windows although many have been replaced. There are better examples in the Randwick LGA. It is not recommended that this property be listed.
18 Glebe St, Randwick		Art deco apartment building with leadlight windows over front door and elaborate brickwork façade. There are better examples in the Randwick LGA. It is not recommended that this property be listed.
19 Endeavour Avenue, La Perouse		1920s California style bungalow, one of only two intact remaining in this block (other is a heritage item at 27 Goorawahl) Internal fireplaces, ceiling decorations, windows all seem to be original, although have been painted and are disused. Modified façade with some 90s faux heritage additions. It is not recommended that this property be listed.
194 Clovelly Road, Randwick		Modified Californian Bungalow with that has been split into two separate residences. Painted to an unsympathetic colour scheme with several unsympathetic modifications. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
47 Canberra Street, Randwick		<p>Two storey residence, no internal photos available. Leadlight windows, tapered timber veranda posts. Some fabric does not seem original/</p> <p>A typical example of its style that is better represented by other examples in the LGA.</p> <p>It is not recommended that this property be listed.</p>
48 Beach St, Coogee		<p>Federation semi-detached cottage with high decorative ceilings, stone fireplace, transom windows. Some of the outside fabric seems new, notably the gable decorations</p> <p>This is a typical example of its style that is better represented by other examples in the LGA.</p> <p>It is not recommended that this property be listed.</p>
5 Farnham Ave, Randwick		<p>A poor, modified example of an Inter-War house. This style is better represented by other examples in the LGA.</p> <p>It is not recommended that this property be listed.</p>
5 Glebe St, Randwick		<p>High ceilings and decorative cornices, timber floor, fireplaces, large distinctive archway shaped glass door. While the property is an impressive, Federation residence, it has been converted into apartments and highly modified.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
5 Roma Avenue, Kensington		Highly modified Federation bungalow. Some unsympathetic features and quite modified. It is not recommended that this property be listed.
50 Carr St, Randwick		Inter-War apartment - mixed residential with commercial lower ground. There are better examples in the Randwick LGA. It is not recommended that this property be listed.
54 Bream St, Coogee		Red brick art deco apartment building with decorative brickwork façade. No distinctive internal features. A typical example of its style that is better represented by other examples in the LGA. It is not recommended that this property be listed.
55 Bream St, Coogee		Building seems to be art deco but with hints of classical revival architecture (columns, hipped roof, arch windows) Decorative high ceilings, decorative door and window frames, timber floor A typical example of its style that is better represented by other examples in the LGA. Original coloured, glazed windows to façade replaced. It is not recommended that this property be listed.
55 Clovelly Rd, Randwick		Rendered art deco apartment building, façade clearly contains art deco motifs in the pillars on the walls. Internals seem to be standard A typical example of its style that is better represented by other examples in the LGA. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
56 High St, Randwick		<p>A typical example of an Art Deco apartment block that is better represented by other examples in the LGA.</p> <p>It is not recommended that this property be listed.</p>
6 Daintrey Cres, Randwick		<p>Art deco apartment building, little is visible from the street. Dark brick façade, no decorative brickwork, or windows on the outside. Internally, timber floors, fireplaces, leadlight windows, decorative door frames and transom windows</p> <p>It is not recommended that this property be listed. A typical example of its style, better represented by other examples in the LGA.</p>
6 Fern St, Randwick		<p>Minimal original fabric remaining to warrant it being heritage. No longer identifiable as a specific architectural style.</p> <p>It is not recommended that this property be listed.</p>
63a Dudley St Randwick		<p>A common Inter-War residential building with ground floor retail. No significant aesthetic qualities that would deem it of aesthetic significance. The interior appears to have been renovated.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
6-8 Milford Street, Randwick		<p>This property is within the High Cross HCA.</p> <p>The property is a block of mid-century four-storey walk up flats. This type of dwelling is very common in the area and does not exhibit any remarkable features.</p> <p>It is not recommended that this property be listed.</p>
7 Waltham St, Randwick		<p>This dwelling, a freestanding house, has been split into four separate apartments. While few original details remain, this property has been extensively altered and there are better examples of this architectural style elsewhere in the LGA.</p> <p>It is not recommended that this property be listed.</p>
72 Dolphin Street Randwick		<p>This property is a dark-brick apartment building containing elements of the Art Deco style. While some original features remain and the decorative brickwork to the façade is aesthetically pleasing, there are better examples of this style elsewhere in the LGA, particularly within Moira Crescent.</p> <p>It is not recommended that this property be listed.</p>
74 Bream St, Coogee		<p>Art deco apartment block, bricks painted white. High, decorative ceilings, decorative trim around the rooms. Windows replaced.</p> <p>While this property contains some original decorative elements such as decorative brickwork, this type of dwelling is common in the area and does not exhibit any remarkable features. There are better representative examples of this style in the LGA.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
74 Dudley St Randwick		<p>Inter-War house, whitewashed walls on a sandstone elevation</p> <p>While this property contains some original decorative elements such as decorative brickwork and windows, this type of dwelling is common in the area and does not exhibit any remarkable features. There are better representative examples of this style in the LGA.</p> <p>It is not recommended that this property be listed.</p>
76 Bream St, Coogee		<p>Art deco building, dark brick, bay windows, decorative arch window</p> <p>High, decorative ceilings, timber floors</p> <p>While this property contains some original decorative elements such as decorative brickwork and windows, this type of dwelling is common in the area and does not exhibit any remarkable features. There are better representative examples of this style in the LGA.</p> <p>It is not recommended that this property be listed.</p>
76 Dudley St Randwick		<p>Californian Bungalow that has been modified. Not overly visible from the street. While this property contains some original decorative elements such as decorative brickwork and windows, this type of dwelling is common in the area and does not exhibit any remarkable features. There are better representative examples of this style in the LGA.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
78 Dudley St Randwick		<p>This building is highly modified and no longer contains minimal historic fabric.</p> <p>It is not recommended that this property be listed.</p>
8 Stanley St, Randwick		<p>While this property contains some original decorative elements such as decorative brickwork and windows, this type of dwelling is common in the area and does not exhibit any remarkable features. There are better representative examples of this style in the LGA.</p> <p>It is not recommended that this property be listed.</p>
85 Beach St, Coogee		<p>This address is one half of a pair of semi-detached houses, with features differentiated from the partner house. While this address appears more intact than its counterpart at No. 87, little original timber detailing remains, and the front window appears to be a replacement.</p> <p>It is not recommended that this property be listed.</p>
85 Coogee Bay Road, Coogee		<p>The property is a four storey walk up apartment. While this property contains some original decorative elements such as decorative brickwork and windows, this type of dwelling is common in the area and does not exhibit any remarkable features. There are better representative examples of this style in the LGA.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
87 Gilderthorpe Ave, Randwick		<p>The property is a duplex apartment in the Art Deco style. While some elements such as leadlight glass is intact, this type of dwelling is very common in the area and does not exhibit any remarkable features.</p> <p>It is not recommended that this property be listed.</p>
9 St Paul St, Randwick		<p>An intact Post-War apartment. Not an interesting or unique example of its type. There are better, more interesting post-war apartments within the LGA. Originally submitted as '9 Paul Street' we assume this is the correct address.</p> <p>It is not recommended that this property be listed.</p>
96a Dudley St Randwick		<p>While this building does contain some intact features, such as timber shingled-bay windows and wrought iron balustrades, it appears as if several unsympathetic additions have been made to the property and some original detailing has been removed.</p> <p>It is not recommended that this property be listed.</p>
98 Coogee Bay Road, Coogee		<p>While this building does contain an intact decorative brickwork façade to the street, there are better representative and more intact examples of this style in the Randwick area.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
2 Kurrawa Ave, Randwick		<p>The exterior architectural features are not strongly representing the art-deco theme. They are not the strongest or most notable of art deco features. Other external modifications like replacement windows reduces its historic character further.</p> <p>It is not recommended that this property be listed.</p>
20 Glebe St, Randwick		<p>The exterior architectural features are not strongly representing the art-deco theme. They are not the strongest or most notable of art deco features. Other external modifications like repainting and landscaping reduce its historic quality further.</p> <p>It is not recommended that this property be listed.</p>
20 Kurrawa Ave, Randwick		<p>The building appears heavily modified including a rear extension with internal modern fit outs. Unsure, but the rendered façade is unlikely original.</p> <p>It is not recommended that this property be listed.</p>
200 Carrington Road, Randwick		<p>A common type of building throughout Sydney, this example specifically does not exhibit exemplary or outstanding features.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
21 Avoca St, Randwick		<p>The building appears heavily modified including many internal modern fit outs and extensions. Unclear how much of the original building was retained but appears most of the current building is modern extension work.</p> <p>It is not recommended that this property be listed.</p>
21 Waratah Ave, Randwick		<p>Hard to see from the street, appears to be art deco. Although the building is a fine and typical example of its style, it is better represented by other examples in the LGA.</p> <p>It is not recommended that this property be listed.</p>
217 Alison Rd, Randwick		<p>An early form but not many outstanding exterior qualities that strongly expresses a period or era that this building buildings to.</p> <p>It is not recommended that this property be listed.</p>
22 Mears Ave, Randwick		<p>One half of a semi-detached Federation cottage. The house has been somewhat modified and is not the best example of its type in the High Cross HCA. It is afforded adequate protection as a part of the High Cross HCA.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
228C Clovelly Rd, Sydney		Not a good, or consistent example of this style, and adjacent buildings are detracting, making this more and more obstructed. It is not recommended that this property be listed.
2-4 Havelock Ave, Coogee		Not an exemplary form of its type. It is not recommended that this property be listed.
25 Havelock Ave, Coogee		A typical example of its style that is better represented by other examples in the LGA. It is not recommended that this property be listed.
25 Marcel Ave, Randwick		A typical example of its style that is better represented by other examples in the LGA. Afforded adequate protection as a part of the Moira Crescent HCA. It is not recommended that this property be individually listed.
25 Prince St Randwick		A typical example of its style that is better represented by other examples in the LGA. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
25 Waratah Ave, Randwick		<p>A typical example of its style that is better represented by other examples in the LGA. Afforded adequate protection as a part of the Gordon Square HCA.</p> <p>It is not recommended that this property be individually listed.</p>
26 Canberra Street, Randwick		<p>Appears heavily modified.</p> <p>It is not recommended that this property be listed.</p>
26 Kidman St, Randwick		<p>A typical example of its type that is better represented by other examples in the LGA.</p> <p>It is not recommended that this property be listed.</p>
28 Bream St, Coogee		<p>Given the heavy internal modifications throughout the house, there are more intact examples of a typical Californian bungalow in the LGA.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
28 Cottenham Avenue, Kensington		<p>The external enclosed balcony obscures the original form of the house. For that reason, there are many better representatives of this style in the LGA.</p> <p>It is not recommended that this property be listed.</p>
32 Arcadia St, Coogee		<p>Appears to have been highly modified, some better, more decorative examples of its type.</p> <p>It is not recommended that this property be listed.</p>
32 Bishops Avenue, Randwick		<p>Some better, more decorative examples of its type exist elsewhere in the LGA.</p> <p>It is not recommended that this property be listed.</p>
32 Marcel Ave, Randwick		<p>Appears to have been highly modified, some better, more decorative examples of what was likely originally a more modest bungalow style.</p> <p>It is not recommended that this property be listed.</p>

Address	Image	Reason for decision not to list
33 Arcadia St, Coogee		Appears to have been highly modified, perhaps externally rendered. Some better, more decorative examples of what was likely a Federation arts and crafts style. It is not recommended that this property be listed.
34 Bishops Avenue, Randwick		Some better, more decorative examples of its type. It is not recommended that this property be listed.
34 Day Avenue, Kensington		Some better, more decorative examples of its type exist elsewhere in the LGA. Has some nice internal traditional finishes still intact. It is not recommended that this property be listed.
34 French Street, Maroubra		Some better, more decorative examples of its type exist elsewhere in the LGA. External enclosure of the verandah detracts from the original material. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
35-37 Moira Cres, Randwick		Adequately protected as a part of Moira Crescent HCA. Works better as a group. It is not recommended that this property be individually listed.
36 Bishops Avenue, Randwick		Large freestanding Californian Bungalow with some additions and alterations. Not all original material present. It is not recommended that this property be listed.
36 Canberra Street, Randwick		Heavily modified internally with large extension to the rear. It is not recommended that this property be listed.
36 Mooramie Avenue, Kensington		1920's Californian Bungalow. Interesting balcony design, quite uncommon. Original features intact. There are better examples of this style of building in the Randwick LGA. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
36 Prince Street, Randwick		Highly modified Federation building. Many extensions and unidentifiable as an architectural style. It is not recommended that this property be listed.
364 Alison Rd, Randwick		Highly modified, infilled terraces that are no longer identifiable as their architectural style. It is not recommended that this property be listed.
37 Melody St, Coogee		Simple Spanish mission style Inter-War building. There are better examples of this type in the Randwick LGA. It is not recommended that this property be listed.
38 Bishops Avenue, Randwick		Some better, more decorative examples of its type exist elsewhere in the LGA. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
39 Helena St, Randwick		Highly modified with no integrity as a Federation cottage. It is not recommended that this property be listed.
40 Bishops Avenue, Randwick		Some better, more decorative examples of its type exist elsewhere in the LGA. It is not recommended that this property be listed.
40 Marcel Ave, Randwick		Adequately protected as a part of the Moira Crescent HCA. Forms a part of an intact group in the HCA. It is not recommended that this property be individually listed.
40 Oberon St, Randwick		Highly modified and unsympathetic modifications to the façade. No streetscape contribution. It is not recommended that this property be listed.

Address	Image	Reason for decision not to list
41 Moira Cres, Randwick		<p>Inter-War apartment. Adequately protected as a part of an intact group in the Moira Crescent HCA.</p> <p>It is not recommended that this property be individually listed.</p>
414 Malabar Road, Maroubra		<p>Not the best example of the type.</p> <p>It is not recommended that this property be listed.</p>
3 Berwick Street, Randwick		<p>Modified Inter-War Bungalow. Loss of significant fabric to interior and exterior (e.g. removal of timber trim elements, verandah enclosure) which has affected its integrity and significance.</p> <p>3 Berwick Street is not recommended for listing.</p>