

# RANDWICK

## RANDWICK LOCAL CHARACTER STATEMENT

DRAFT



Randwick City Council  
a sense of community

1300 722 542  
[randwick.nsw.gov.au](http://randwick.nsw.gov.au)

# Aboriginal and Torres Strait Islander statement

Randwick City Council acknowledges that Aboriginal and Torres Strait Islander peoples are the First Australians of this land, and the Bidjigal and Gadigal people who traditionally occupied the land we now call Randwick City.

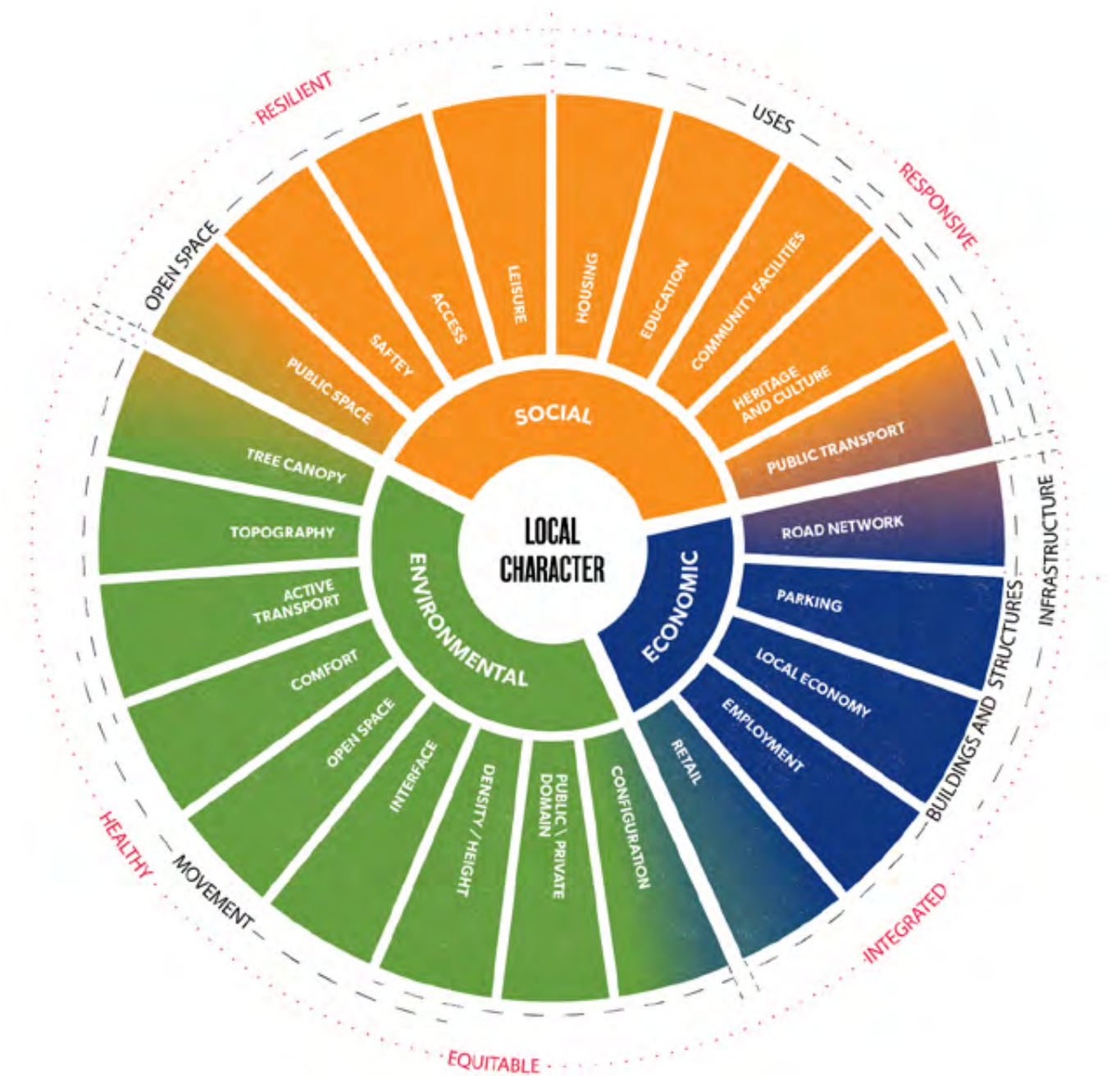
Randwick City has a rich and unique Aboriginal cultural history, with La Perouse being the only area in Sydney where the local Aboriginal community have had an unbroken connection to the land.

We recognise and celebrate the spiritual and cultural connection Aboriginal and Torres Strait Islander people have with the land which long pre-dates European settlement and continues today.

Building on our Statement of Recognition and commitment to Reconciliation, Council wishes to support the vision and plans of our local Aboriginal and Torres Strait community in order to close the gap on disadvantage, build stronger local and regional economies and support culturally rich and healthy communities.

## Our Approach

Local character is the identity of place and what makes a neighbourhood distinctive. It is a combination of land, people, the built environment, history and culture and looks at how these factors interact to make the character of an area.



The Department of Planning, Industry and Environment's Local Character Wheel.



Council’s methodology for identifying local character has involved two main streams of research – expert and local knowledge. Our expert knowledge is drawn from Council’s databases and is based on the three indicators of local character – environmental, social and economic. Local knowledge is drawn from extensive community consultation conducted in 2019 and social media analytics. By mapping and overlaying all of this data, we have generated spatial representations of local character and have identified draft Local Character Areas (LCAs) and draft Special Character Areas across the LGA.

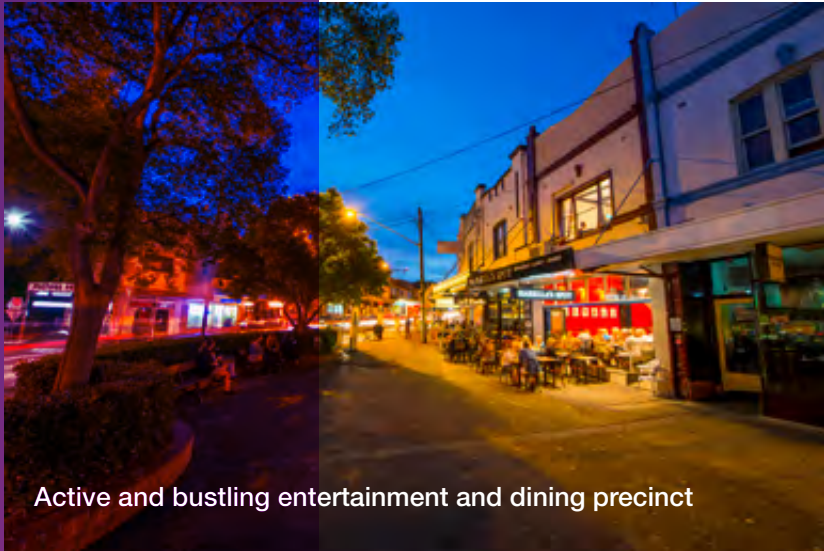
Eleven draft Local Character Statements have been prepared that will outline the key features and desired future character of each LCA. In addition, Council has identified draft Special Character Areas where local character indicators and community engagement outcomes emerge as a dense layer based on the methodology. Each LCA has one Special Character Area, while the Maroubra Central and Bunnerong Creek LCAs each have two.

For more information on local character, please refer to the the Department of Planning Industry and Environment’s *Local Character and Place Guideline*.

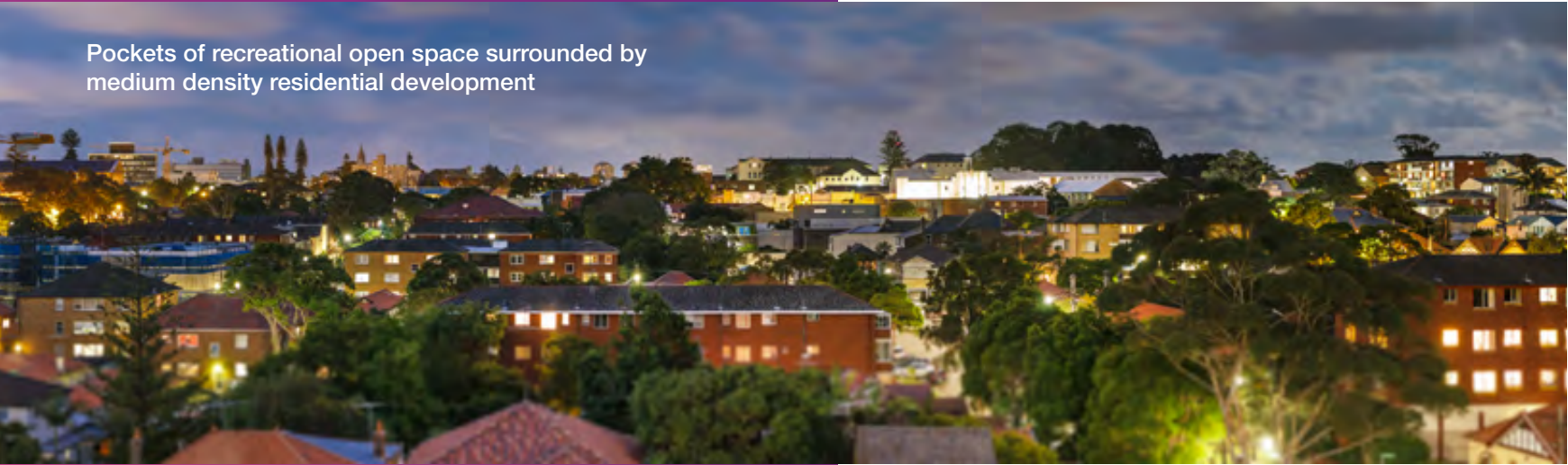


Randwick Local Character Area (LCA #04) is one of the oldest areas in Randwick City and is located on an elevated plateau towards the north of the LGA. It includes many landscape and built heritage items with aesthetic, historic and social significance such as the Fred Hollows Reserve and High Cross Park, Randwick Junction and The Spot.

# Randwick LCA Key Features



Active and bustling entertainment and dining precinct



Pockets of recreational open space surrounded by medium density residential development



Unique built heritage that defines the local area



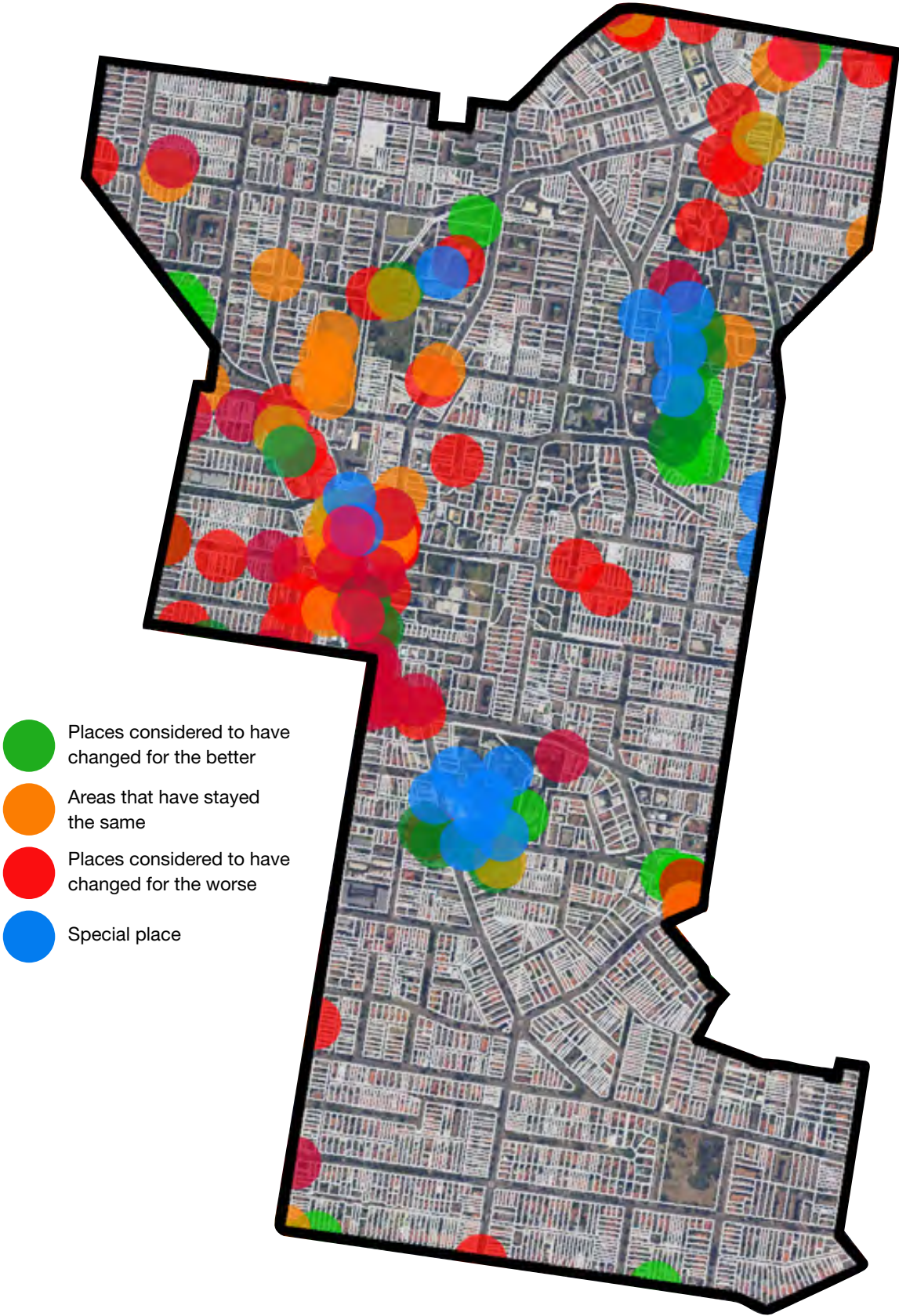
Large number of older medium-density apartment dwellings

Source: realestate.com

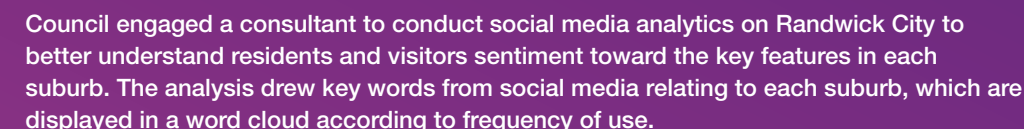
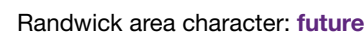
# Community Feedback

To inform our local character analysis, Council undertook comprehensive community engagement in 2019 through online surveys, interactive mapping, interviews, community workshops and pop up stalls.

In workshops and online, participants were asked to put points on the map for places they consider have changed for the better, stayed the same and changed for the worse. They were also asked to map their special place.

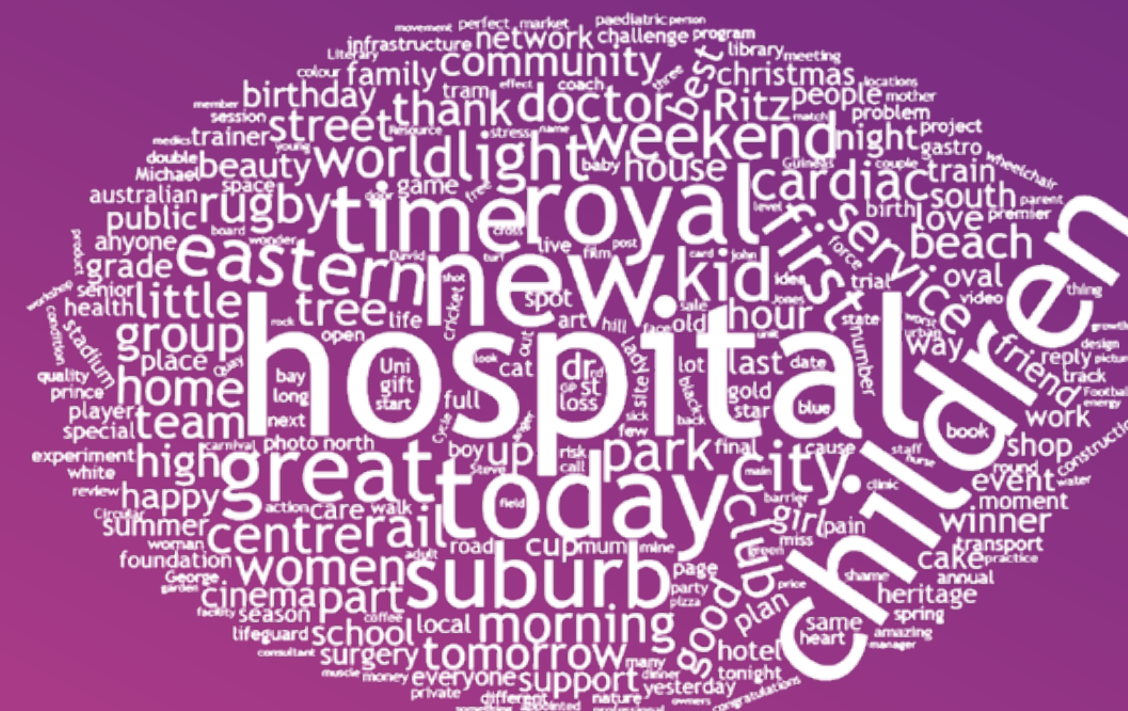


Randwick area character: **now**



**2,199 social media mentions**

### Randwick suburb word cloud



## 10 most frequently used words

| Word     | Mentions |
|----------|----------|
| HOSPITAL | 274      |
| CHILDREN | 240      |
| NEW      | 120      |
| TODAY    | 106      |
| ROYAL    | 97       |
| TIME     | 87       |
| GREAT    | 83       |
| SUBURB   | 80       |
| EASTERN  | 68       |
| KID      | 66       |



**Key findings from our community engagement on Randwick LCA include:**

- Belmore Road, The Spot and Fred Hollows Reserve are places people feel connected to
- Alison Park facilities could be improved and access to the park could be increased
- New dining and entertainment options, playground facilities in Bieler Park (Gilderthorpe Ave), retainment of the fig trees near St Basils retirement village and upgrades to Randwick Public School have been well received by the community
- Improvements to Belmore Road and Avoca Street shopfronts
- The community values the family atmosphere and walkable streets of Randwick
- Active transport connections to town centres should be improved
- Provide a greater mix of housing while enhancing and preserving heritage
- Enhance local nightlife offerings

# Environmental characteristics



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

As one of the oldest suburbs in Randwick City, Randwick has a complex pattern of development. Although predominantly residential, there are a number of local and neighbourhood centres and major land holdings that contribute to Randwick’s diverse character and built form, which differentiates the area from neighbouring areas. The LCA has a fairly regular grid of streets; an amalgamation of various historic subdivisions with minor modifications to accommodate major roads (Alison, Belmore, Frenchmans and Clovelly Roads) and the local topography.

The rectilinear grid and the relatively diverse pattern of residential development embodies the LCA’s character. Notwithstanding, there are some anomalies to this character, usually as a result of the topography and historic land uses. Examples of this include:

- The unique neighbourhood focused on Fred Hollows Reserve, which responds to the steep topography of the Glebe Gully
- Streets in the east of the LCA, which may have a higher and lower side separated by a stone retaining wall, footpaths that are raised above or below the carriageway and streets such as Clyde Street that may end suddenly with a small reserve

Across the LCA, sandstone retaining walls, footpath steps and post and rail fences are integral parts of the area’s local identity.

The key landscape heritage characteristics of the LCA are Alison Park and the natural bushland of Fred Hollows Reserve. This tranquil remnant gully forest is dominated by lily pillys and coachwoods with a ferny understory, flanked by eucalyptus species along its western ridge. The stark spatial change from mesic to woodland species can be seen midway along the boardwalk near the sandstone

outcrop. Fred Hollows Reserve is one of the last examples of a gully forest in the eastern suburbs and is a stunning place of solitude for one to relax, enjoy and soak up the forest’s ambience. The plantings in the surrounding public domain, including street trees, also contribute to the landscape values of the area.

Fred Hollows Reserve is identified as remnant bushland. Its main items of natural value are:

| REMNANT BUSHLAND SITE | ITEMS                                                                                                                                          |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Fred Hollows Reserve  | Remnant bushland, indigenous plant species considered rare in Randwick, native revegetation, riparian/creek, gully, forest, sandstone outcrop. |





*Forest bathing in The Fred Hollows Reserve*

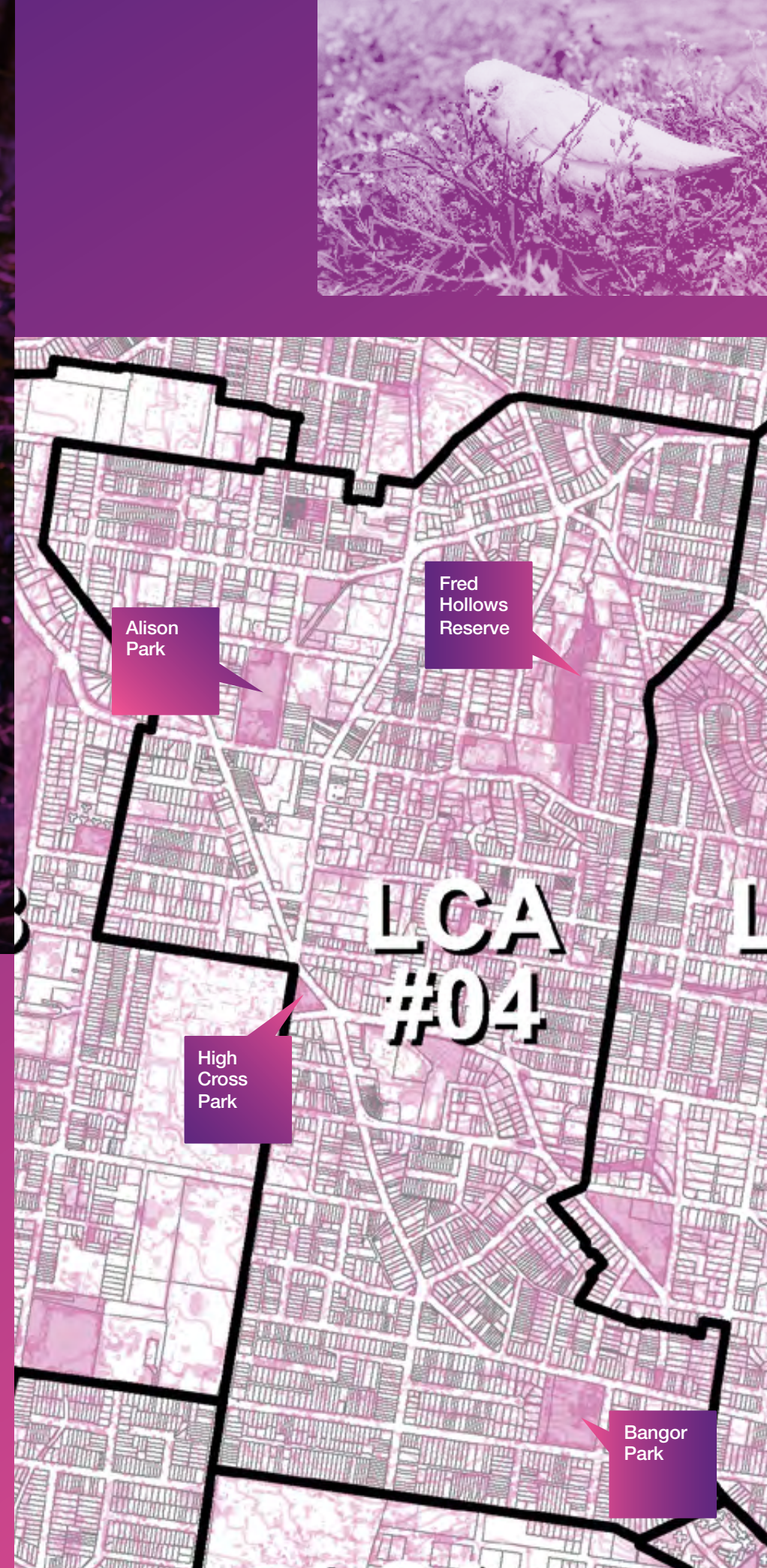
Large Moreton Bay Figs in the vicinity of Milford Street and Alison Park, and in the grounds of the Brigidine Convent, Little Sisters of the Poor Convent and St Judes Cemetery are major historic landscape features. Similarly Norfolk Island Pines, particularly in and around High Cross Park, together with sandstone walling and kerbing and guttering are important townscape elements which typify the area.

A number of landscape items within the area are identified as further contributing to local character, including:

- Caerleon Crescent, with its centrally planted road verge
- Mulwarree Avenue, with its mature Hill's Figs bordering one side of the street
- St Lukes Street, characterised by its paperbark tree (*Melaleuca Quinquenervia*) lined streetscape
- St Marks Road, with a diverse range of street tree plantings and maturing Hill's Figs



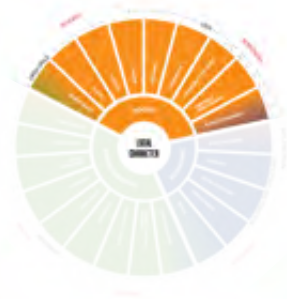
*The street tree canopy at Alison Park*



## Environmental indicators density map

The following map is the spatial representation of the environmental indicators mapping overlay. It shows the concentration of indicators such as topography and tree canopy, hydrography, open space and protection areas. There are clear nodes where these environmental indicators emerge as a darker layer, being Alison Park, Fred Hollows Reserve, High Cross Park and Bangor Park.

# Social characteristics



The LCA is well serviced with relatively high frequency public transport in the form of buses running along Frenchmans Road, Belmore Road and Perouse Road, connecting the schools, shops, restaurants and services of the Frenchmans Road neighbourhood centre, Randwick Junction and The Spot with the surrounding area.

There are many buses connecting to the CBD which is reflective of the large number of young professionals living in the area due to its appeal as a central hub close to transport, services and the coast.

More recently, the CBD and South East Light Rail has started to run, with the stop at High Street providing a new pedestrianised public realm. The light rail will complement the area's strong connectivity via bus and is expected to bring more people into Randwick from nearby areas. The area is relatively dense meaning that walkability is high and there is a lot of pedestrian activity, particularly around the nearby hospital, Randwick Junction, Frenchmans Road neighbourhood centre and The Spot. Council is focussing on improving active transport connections, including people walking and cycling from light rail stops to the surrounding area.

There are a number of churches such as Our Lady of the Sacred Heart (OLSH) and St Judes Anglican Church which greatly contribute to the areas identity and local character. There are also a large number of schools in the area, particularly focused along Avoca Street including Randwick Public School, Coogee Boys' Preparatory School, OLSH Randwick, Marcellin College and Brigidine College. Nearby are other local schools such as Randwick Boys' and Girls' Highs and Emmanuel College. The large number of schools reflects the number of young families often spotted in the local area.

Randwick LCA's built heritage is rich and complex. It includes evidence of each of the main phases of occupation of the area, including institutional, commercial, houses and flats from the Victorian, Federation, Inter-War and Post-War periods. The LCA contains many heritage conservation areas (HCAs) such as:



Source: Google Images

**Caerleon Crescent HCA** 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 characterised by a wide central planted median and sandstone kerbing edged by single-storey houses with narrow setbacks from the front boundary.

The **High Cross HCA** has aesthetic significance as one of Randwick's major urban spaces. Most of Randwick's early roads cross or originate from High Cross, with the park a feature in vistas along Belmore Road, Avoca Street, Perouse Road and Coogee Bay Road. It includes many of the old sandstone buildings from the POW Hospital, the OLSH Church and School and a range of buildings from the Victorian, Federation and Inter-War periods.



High Cross Park

The **Gordon Square HCA** is unique in Randwick for its unusual street and subdivision layout. It is characterised by narrow streets and small lots, a result of the inventive attempt to maximize yields from subdivision in the past. The housing stock is an interesting mix of small and large terraces, semi-detached, single storey row houses and freestanding cottages.



Randwick Junction

The **Randwick Junction HCA** is the only heritage conservation area within the City that is focused on a commercial centre. It retains a coherent streetscape character of nineteenth and early twentieth century buildings. Within the heritage conservation area there are two distinct groupings of commercial buildings, being Belmore Road and the Coach and Horses grouping at the intersection of Avoca and Alison Roads.

The **St Judes HCA** is an outstanding building grouping centred on early church and civic buildings. The church and civic groupings are prominent on Randwick's original thoroughfare Frenchmans Road (now Avoca Street). The church group includes two notable early stone buildings, set in open grounds with St Jude's cemetery in the



St Judes

background. The buildings and their setting have changed little since the time they were built.

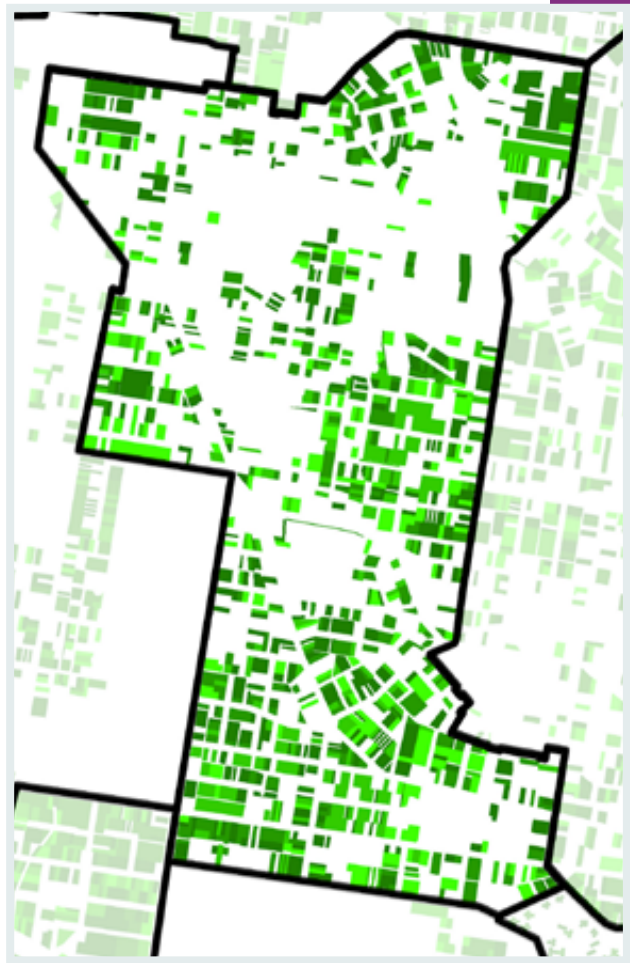
The **St Marks HCA** boasts the City's largest, most consistent collection of nineteenth century dwellings. There are two or three main building groupings, which together provide a very good representation of styles, types and densities. Buildings and gardens combine well with the topography and some good street planting. The street pattern provides some internal vistas, and there is a notable view south along Dutruc Street to the Brigidine Convent on the other side the Coogee Basin.



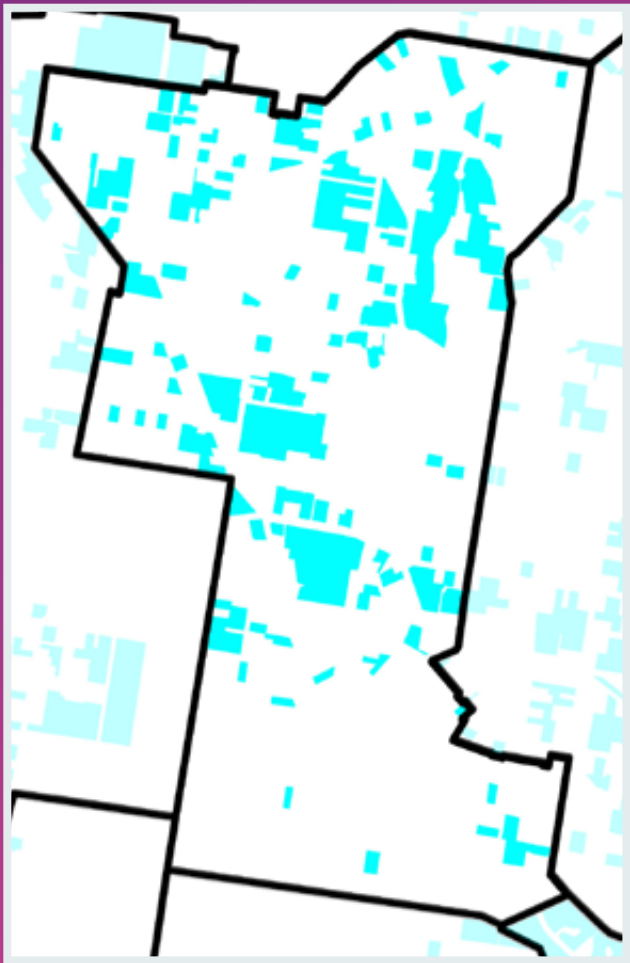
The Spot

The **Spot HCA** is a large precinct exhibiting an interesting diversity of streetscapes. The commercial centre maintains its village feel with a large number of shop top housing built to the street alignment. Now a bustling dining precinct, this area has a strong individual identity, anchored by the Art Deco Ritz Cinema. The surrounding residential area contain representative groupings of buildings from the Victorian, Federation and Inter-War periods.

As one of the oldest areas of the municipality, Randwick LCA has a complex pattern of development. There is not a prevalent lot size and frontage width. According to the main phases of occupation of the area (that includes institutional, commercial, houses and flats from the Victorian, Federation, Inter-War and Post-War periods) the lot size and frontage width are consistent with residential uses, predominantly between 225 and 450sqm. There are a number of lots above 1000smq along Belmore Rd and around Fred Hollows Reserve which account for 4.9% of all lots.

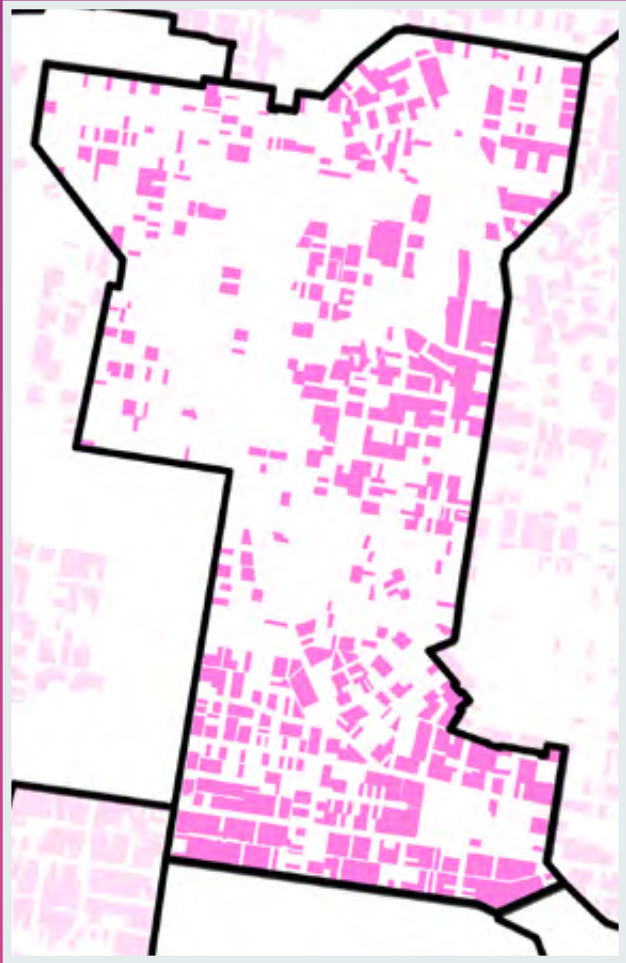


Lot areas from 225 to 450sqm

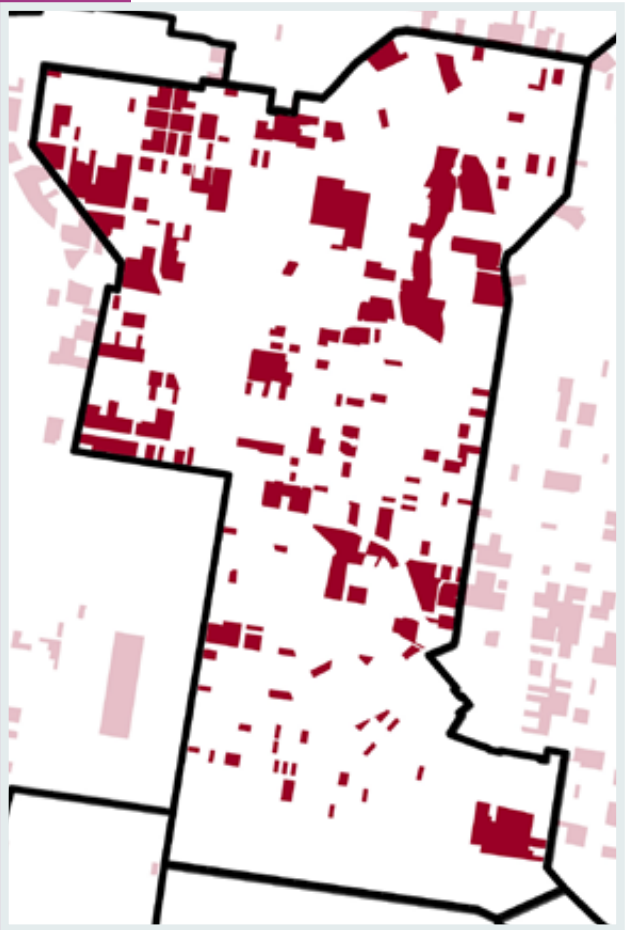


Lot areas above 1000sqm

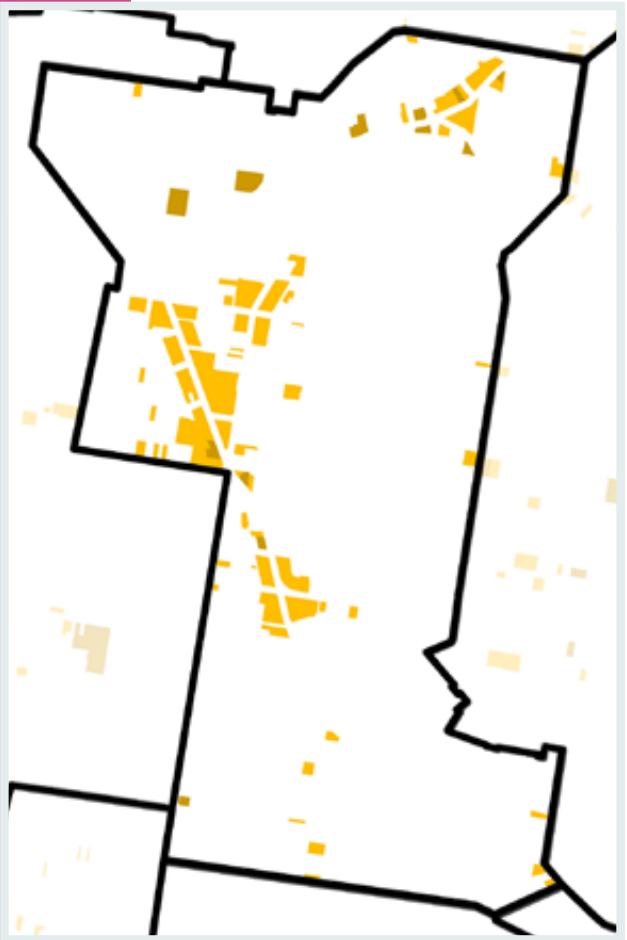
Residential development is the predominant land use throughout the LCA. A large number of the two prevalent typologies, single dwelling (38.3%) and semi-detached dwelling (30.4%), were built in the 1930's and are spread across the whole LCA. Constructed mostly in the 1960's and 1970's, multi-storey flats (12.0%) are also spread, with clusters to the north along Cook Street and around Fred Hollows Reserve. Mixed use and commercial uses (7.8% together) are situated predominantly in the Randwick Junction, The Spot and Frenchmans Road town centres.



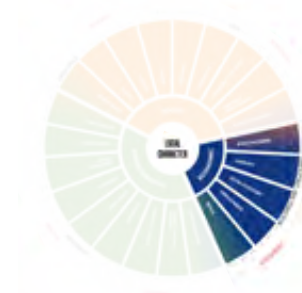
Single dwellings



4+ multi storey flats



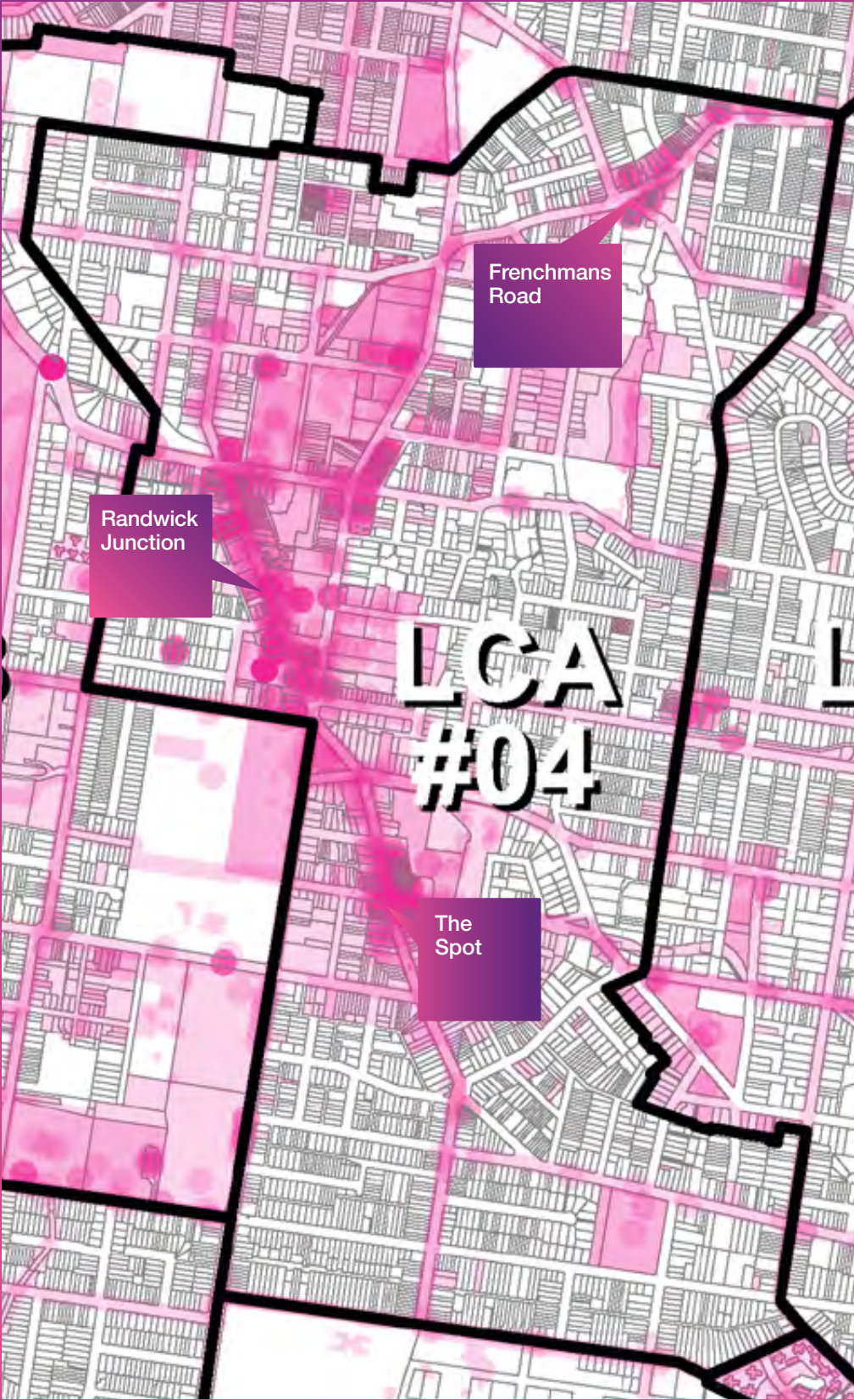
Mixed use and commercial (yellow and beige)



# Economic characteristics

## Social indicators density map

The following map is the spatial representation of the social indicators mapping overlays. It shows the concentration of indicators such as community facilities, heritage and culture, leisure and recreation, public transport and social housing and it provides evidence of nodes where social indicators emerge as a dense layer around the Randwick Junction and The Spot centres.



Concentrations of commercial and retail development occurs at the intersections of Alison Road, Belmore Road and Avoca Street, Perouse Road and St Pauls Street, and Frenchmans Road and Clovelly Road.

The Randwick Junction town centre is one of the larger town centres and active high streets in Randwick City. Focused primarily on Belmore Road but also encompassing parts of Alison Road and Avoca Street, it contains two shopping centres – Royal Randwick and Randwick Plaza, as well as a range of diverse retail and service offerings. Medical services activities are located predominantly near the

hospital, with a concentration along High Street. The town centre's proximity to the Randwick Hospitals Campus means residents as well as local workers in the LGA are likely to use the area. The LCA also has the potential to capture student expenditure given its proximity to UNSW Sydney.



Business activities at Randwick Junction town centre (Source: SGS Economics and Planning 2019)



The Captain Cook Statue



An historic photo of the iconic Coach and Horses Hotel

Within the town centre at the intersection of Avoca Street and Alison Road is the Coach and Horses Hotel, which is over 150 years old. The hotel was originally a corner store when Avoca St was known as Frenchmans Road in 1858. At the bustling five way intersection of Belmore and Avoca Street is the Captain Cook Statue

and the old Star and Garter Inn which is a fine heritage sandstone building that now operates as a restaurant. Across the intersection is High Cross Park with its ANZAC memorial and the historical Prince of Wales Hospital on the corner of Avoca Street and High Street.



Belmore Road Town Centre

The Spot, at the intersection of Perouse Road and St Pauls Street, contains a concentration of restaurants, cafés and services. The Brigidine College and St Basils aged care centre are also nearby. The Spot is one of Randwick's main entertainment districts, containing the Art Deco Randwick Ritz Cinema dating back to the 1930s. The Spot is also home to the Australian Film Walk of Fame consisting of a range of brass plaques set in the pavement outside the Ritz Cinema.



The Spot



Business activities at The Spot (Source: SGS Economics and Planning 2019)

Frenchmans Road is another corridor of main street retail located in the north of the Randwick LCA.

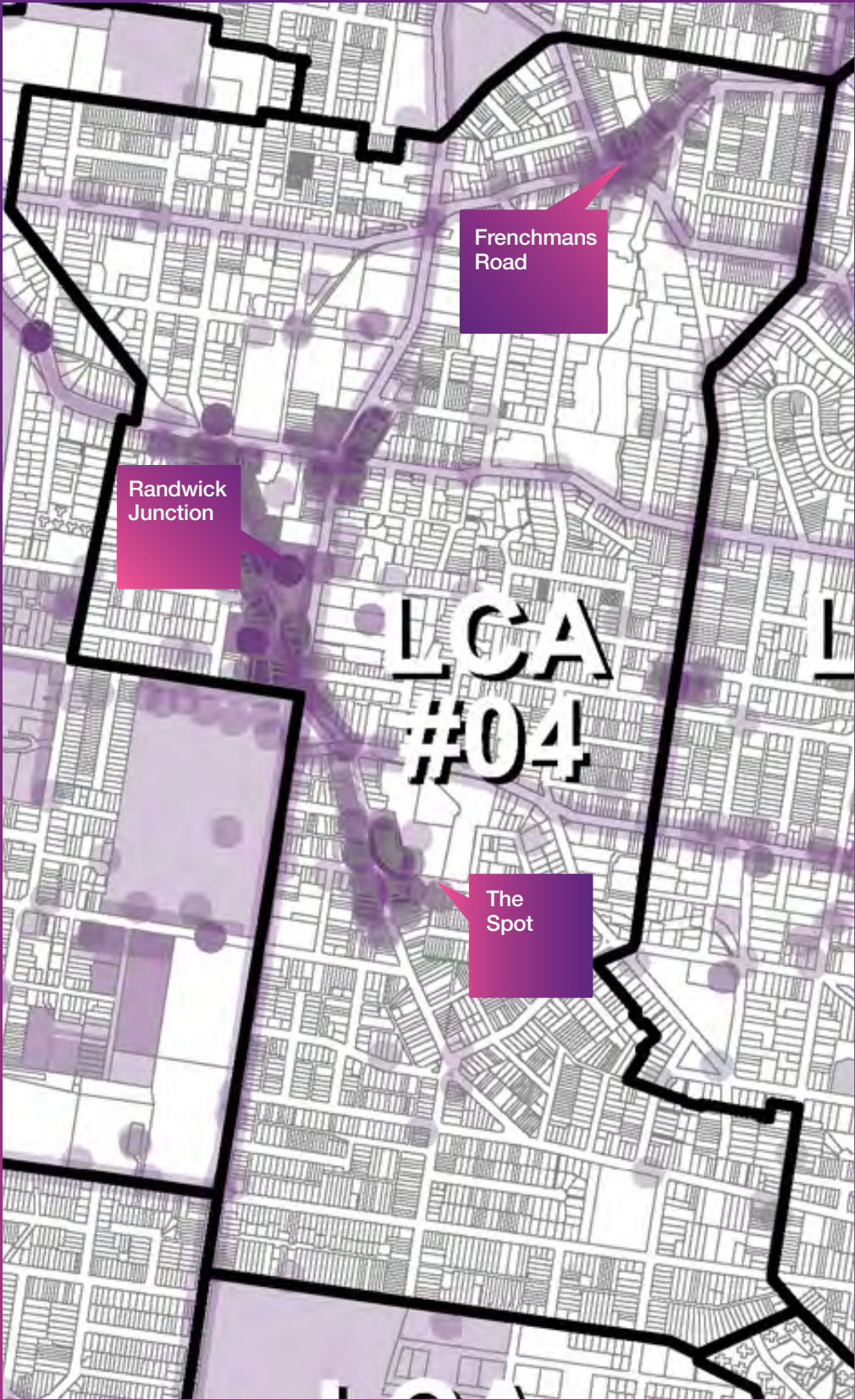
It is anchored by a Bunnings Warehouse located in the centre of the corridor and a range of retail and food offerings, including a local supermarket.



Frenchmans Road (Source: SGS Economics and Planning 2019)



Business activities along Frenchmans Road (Source: SGS Economics and Planning 2019)



### Economic indicators density map

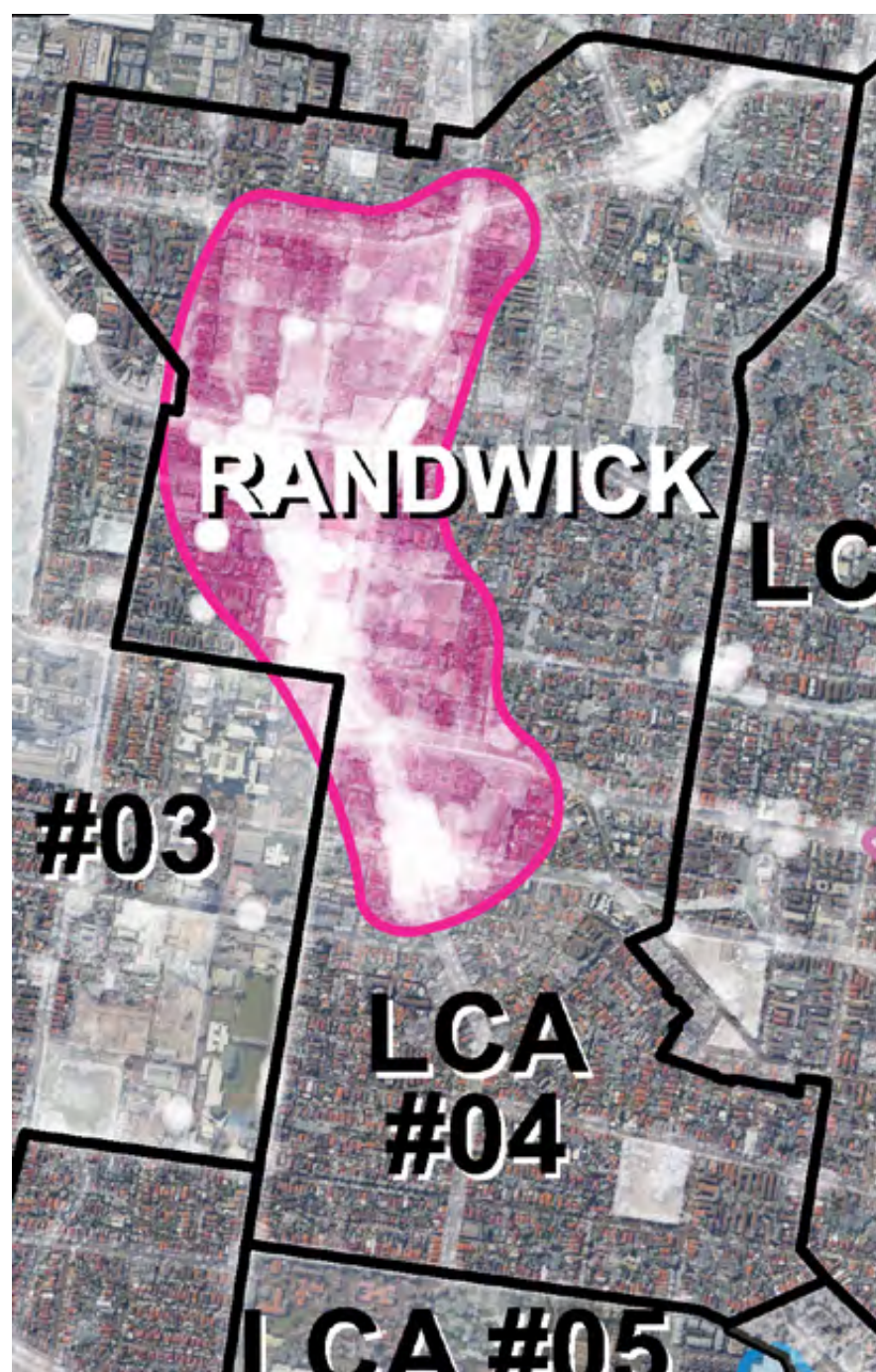
The following map is the spatial representation of the economic indicators mapping overlay. It shows the concentration of indicators such as local economy, commercial areas, food and health-related activities, road network and parking and it provides evidence of nodes where economic indicators emerge as a dense layer along Perouse and Belmore roads and at the intersection of Frenchmans and Clovelly roads.

# Randwick Special Character Area

Randwick Special Character Area has been derived from the values density overlay analysis and the community's shared values and future aspirations.

It is centred predominantly on the Randwick Junction and The Spot centres, which are key anchors for the LCA. The area is walkable and well serviced by buses and the light rail which provide great connectivity between the area and surrounds. A large number of schools and its close proximity to the Randwick Education and Health Precinct mean that there are many people in and around the area throughout the night and day.

Community engagement on this area found that people value the commercial and residential heritage buildings from the Victorian, Federation, Inter-War and Post-War periods. It also found that people want more late-night options for eating and drinking. As such, promoting commercial development and renewal while enhancing and protecting the local heritage character of the area is the key characterisation of the Randwick Special Character Area.



# Character principles

These character principles have been prepared to set the desired future character of Randwick LCA. The character principles have been formulated based on the analysis documented in this statement.

## Randwick LCA character principles:

- Leverage opportunities for a more diverse and vibrant Randwick Junction town centre both during the day and night
- Streetscape enhancements as part of a Randwick Junction town centre strategy
- Improve pedestrian and cycling safety along Avoca Street and surrounding areas
- Ensure that view corridors across the Coogee Basin towards the ocean are maintained
- Ensure the form, scale and density of new development is compatible with local heritage and surrounding land uses
- Increase tree canopy cover across the area
- Art and culture to be key elements in Randwick Junction and The Spot
- Maintain important values of Fred Hollows for future generations
- Improve active transport opportunities throughout the area

These character principles will inform the comprehensive review of the *Randwick Local Environmental Plan 2012* occurring in 2020 and guide future provisions in the *Randwick Development Control Plan 2013* which will be reviewed and updated following the adoption of the new LEP.

By elevating local character in the local planning framework, we will deliver better place-based planning outcomes for the community.



Randwick City Council  
30 Frances Street  
Randwick NSW 2031  
**Phone** 1300 722 542

[council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au)  
[www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au)

Follow us here

