

# THE AGENCY



## 14 – 14A FRANCES ST RANDWICK

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14 & 14A Frances St  
RANDWICK

Outstanding  
opportunity for  
institutional or  
educational use plus  
possible redevelopment  
(S.T.C.A)

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# EXECUTIVE SUMMARY

<b>TITLE DETAILS</b>	Lots 1 & 2 in Deposited Plan 926313	
<b>LAND AREA</b>	3876 sqm <i>(See attached Survey)</i> . The Boundary dimensions show a frontage to Frances St of 52.79metres and a frontage to Cook St of approx. 73.42metres.	
<b>FLOOR SPACE RATIO</b>	0.9 : 1	
<b>HEIGHT LIMIT</b>	12 metres	
<b>LAND VALUATION</b>	\$18,300,000 as at 01/07/22 <i>(See attached Valuer General Assessment)</i> .	
<b>APPROX BUILDING AREA</b>	Main Connected Buildings	1,760 sqm
	Hall/Chapel Building	450 sqm
		<hr/> 2,210 sqm
	<u>Ancillary Areas</u>	
	Rear covered deck	47 sqm
	Double Garage	37 sqm
	Garage Storeroom	18 sqm
	Garage Pergola	18 sqm
<b>HERITAGE</b>	The property is listed as an item of Local Heritage significance and is located within the St Judes Conservation Zone. <i>(See attached Heritage Report)</i> .	
<b>ZONING</b>	The subject is within R3 – Medium Density Residential administered by Randwick City Council under the Randwick Local Environmental Plan 2012 – <i>(See attached Certificate)</i> under Section 10.7 of the Environmental Planning and Assessment Act 1979.  The approved use of the site is a Religious Educational Establishment with Associated Residential Accommodation.	
<b>EXPRESSIONS OF INTEREST</b>	The property is being offered For Lease or Sale under a medium or long-term Leasehold by Expressions of Interest.	



14 & 14A Frances St  
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# PROPERTY DESCRIPTION

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The improvements consist of two connected main buildings, a separate two-storey building, double garage with storage and in-ground pool.

The Two Connected Main Buildings, heritage listed (see attached floorplans)

This section of improvements comprise two circa 1920 two storey grand homes with circa 1970's dormitory extensions now joining them together.

The original mansions are of Federation style red cavity brick walls with multiple gable roofs and decorative timber and iron detailing on the verandahs and porticos. Internally the front rooms have 3.5 metre high ceilings with intricate plaster work and timber bay windows.

The circa 1970's extension attempted to match the red cavity brickwork walls but not the federation style.

Some dormitory rooms within the extension and some rooms from the original homes have been converted into a mix of family, triple, twin and single ensuite rooms (approx. 30 ensuite rooms) some remaining dormitory style rooms (8) with shared bathroom and a 1 bedroom flat. The remainder of this building houses a reception/offices/ administration area, communal lounge rooms and kitchenette/ dining areas, hall/library area and laundry.

All of the ensuite bathrooms are in modern condition with a few of the other bathrooms still dated in condition. Kitchens are in average updated condition. Lift access is available to both levels.





# PROPERTY DESCRIPTION

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## Hall/Chapel Building (located on the northwest corner of the site)

This circa 1970's two storey cavity brick building contains two halls (one on each level) each with a kitchen area and dated unisex toilet/washroom amenities plus a Chapel on the ground floor and a one bedroom flat on the upper level – see *attached floorplans*.

The property has been used as a “Bed & Breakfast” for seminars and administration with off street parking facilities for 24 cars.

The total building area comprises of an internal area of approx. 2,210 sqm exclusive of garage / storage.

There is a single bitumen driveway accessing the property from Frances St that leads to open bitumen parking facilities for approx. 19 cars at the front and an electronic gate access for a further 4 open car spaces to the rear plus a double garage with storage room.

An open courtyard area exists between the buildings and extension; a covered deck area to the rear of approximately 47sqm allows guest outdoor seating and a small pergola to the rear of the garage. The property features an inground pool near the corner of Cook & Frances Streets, which has been privately fenced off from the street. The remainder of the land is turfed with some garden areas.

The boundary fencing along Frances St is brick and metal, the Cook St boundary is a mix of sandstone brick & metal fencing.





# Unique and significant land and building opportunity in the heart of Randwick

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Sydney CBD

Centennial Park

Randwick Racecourse

14 & 14A Frances St

RANDWICK

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# SUBURB DESCRIPTION

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Part of the Eastern Suburbs, Randwick is situated 6 kilometres south-east of the Sydney CBD.

With 29kms of beach (including Coogee and Maroubra beaches) on one side and the expansive Centennial Park on the other, Randwick caters to various educational and medical institutions such as University of New South Wales, Prince of Wales Hospital, The Royal Hospital for Women and Sydney Childrens Hospital as well as a number of Public and Private Primary and Secondary Schools.

Running through the centre of Randwick is Belmore Road, the main commercial hub with two shopping centres and a variety of stores and cafes and restaurants connecting to Perouse Road which leads to The Spot and The Ritz cinema.

Perfectly located with transport at the door with buses going to CBD, Bondi Junction, Eastgardens, while the Light Rail is only moments away at the Wansey Rd stop.



# DISCLAIMER

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This property report is provided in respect of the sale of 14-14A Frances St, Randwick.

The details contained in this information memorandum are for marketing and are intended as a general summary of some aspects of the property. The information set out has, except otherwise indicated, been supplied to us on behalf of the Vendor. We have not verified the information, nor have we sought to have the information independently verified. We therefore recommend that potential purchasers make investigations and seek appropriate professional advice before applying the contract of sale, or this report or any information or indication from it to any particular circumstances.

The information in this report does not form part of the contract or representation in relation to the property. No warranty or representation is made to the accuracy or completeness of the information set out in this report, or as to the enforceability of documents referred to in this report.

The Agency thereby disclaims all responsibility for and all damage or loss resulting from reliance upon the information contained herein by any person, should it be proved that any information contained herein is in anyway false or misleading.





# THE AGENCY

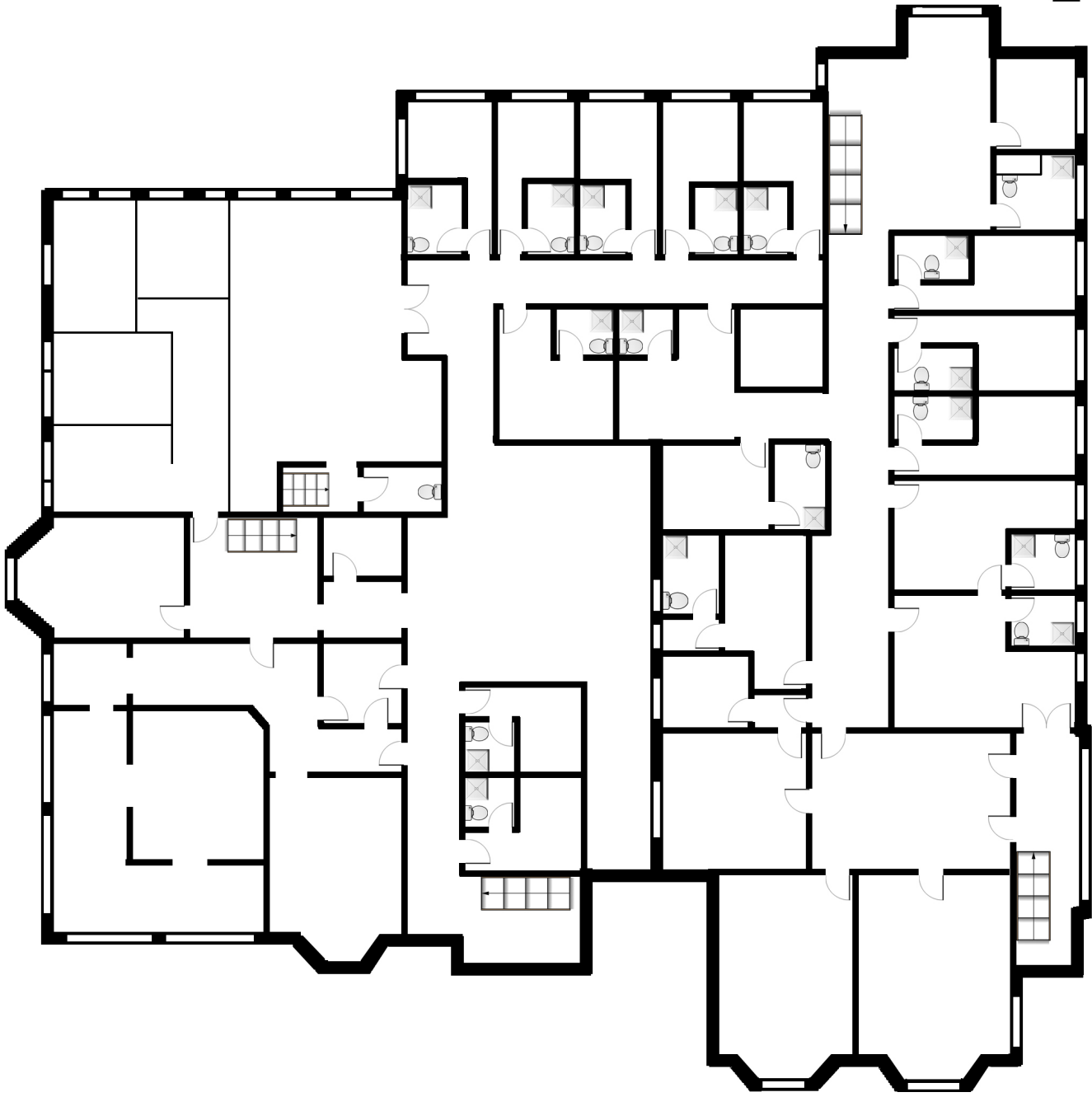
**Tony Laing**

0414 248 737  
[tonylaing@theagency.com.au](mailto:tonylaing@theagency.com.au)

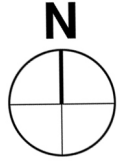
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First Level



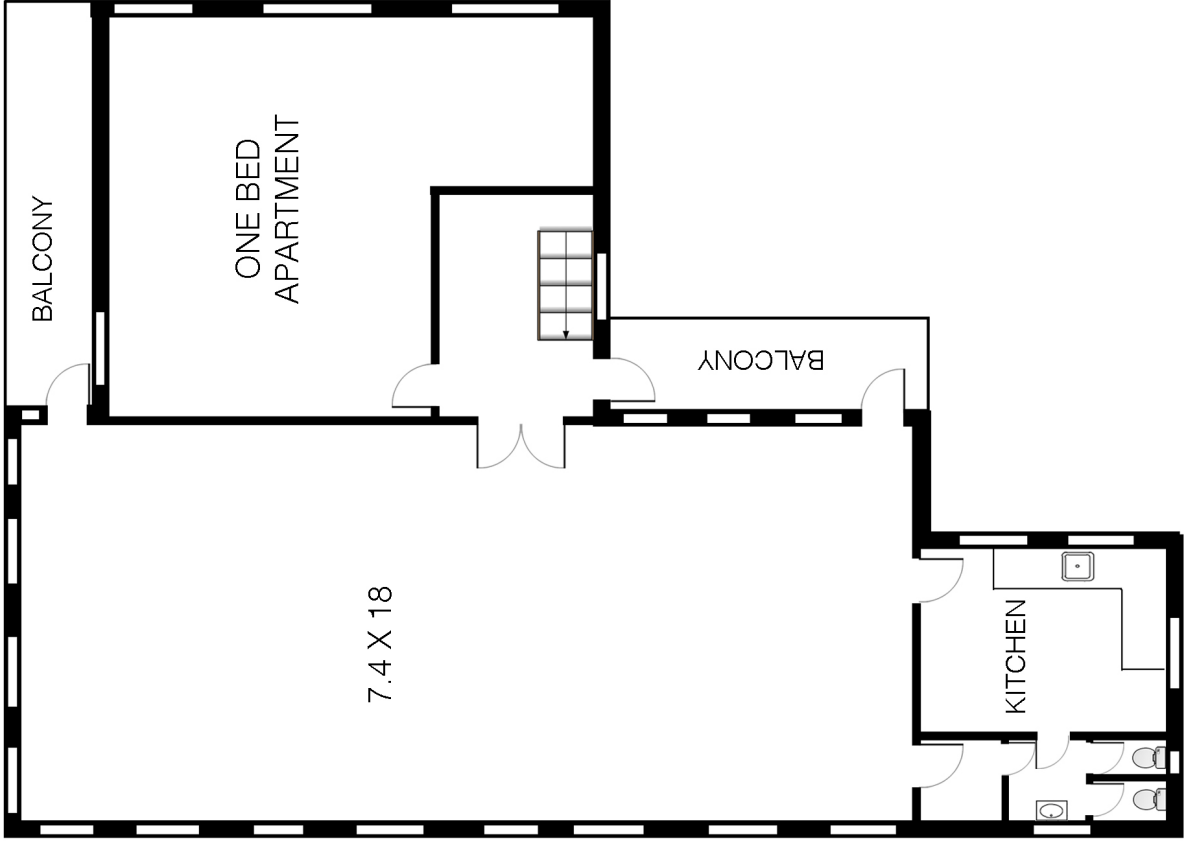
FRANCES ST

THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED BY THIRD PARTIES. THE AGENCY HAS NOT CHECKED THE INFORMATION AND MERELY PASSES IT ON, NOT HAVING A BELIEF ONE WAY OR THE OTHER AS TO ITS ACCURACY. INTERESTED PARTIES SHOULD MAKE AND RELY UPON THEIR OWN ENQUIRIES

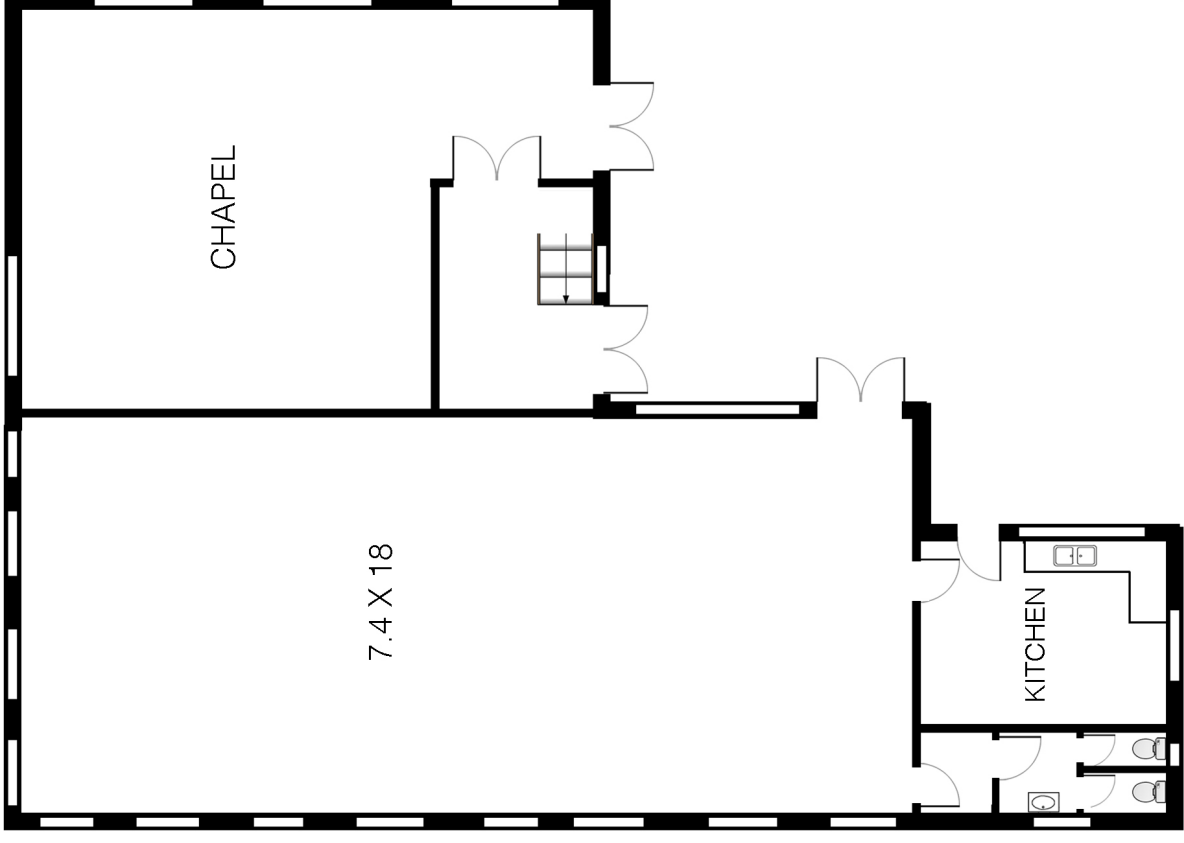
 14-14A Frances Street, Randwick

 THE AGENCY

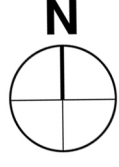




FIRST LEVEL



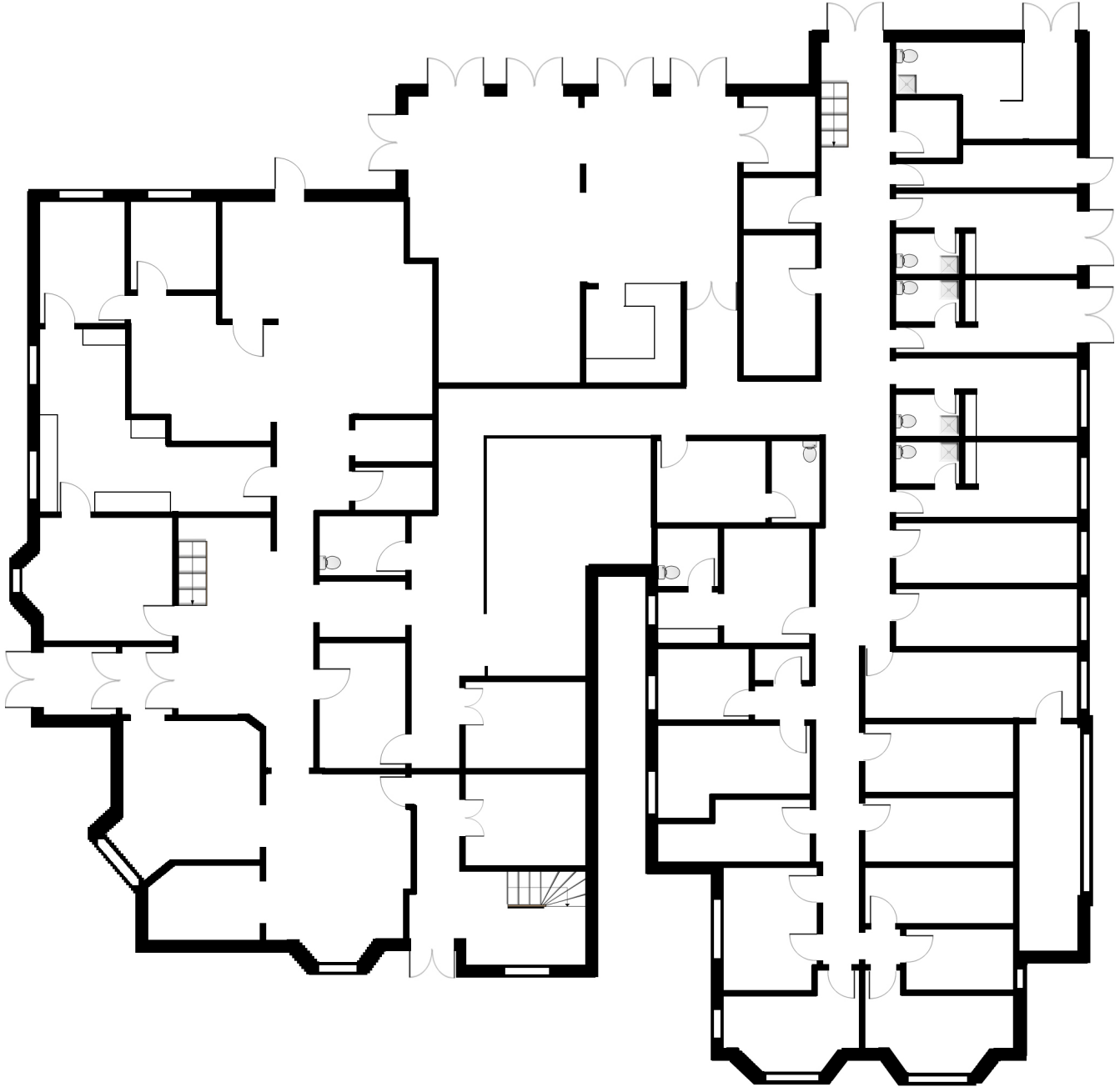
GROUND LEVEL



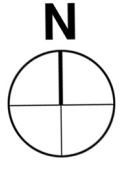
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FRANCES ST

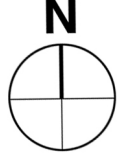
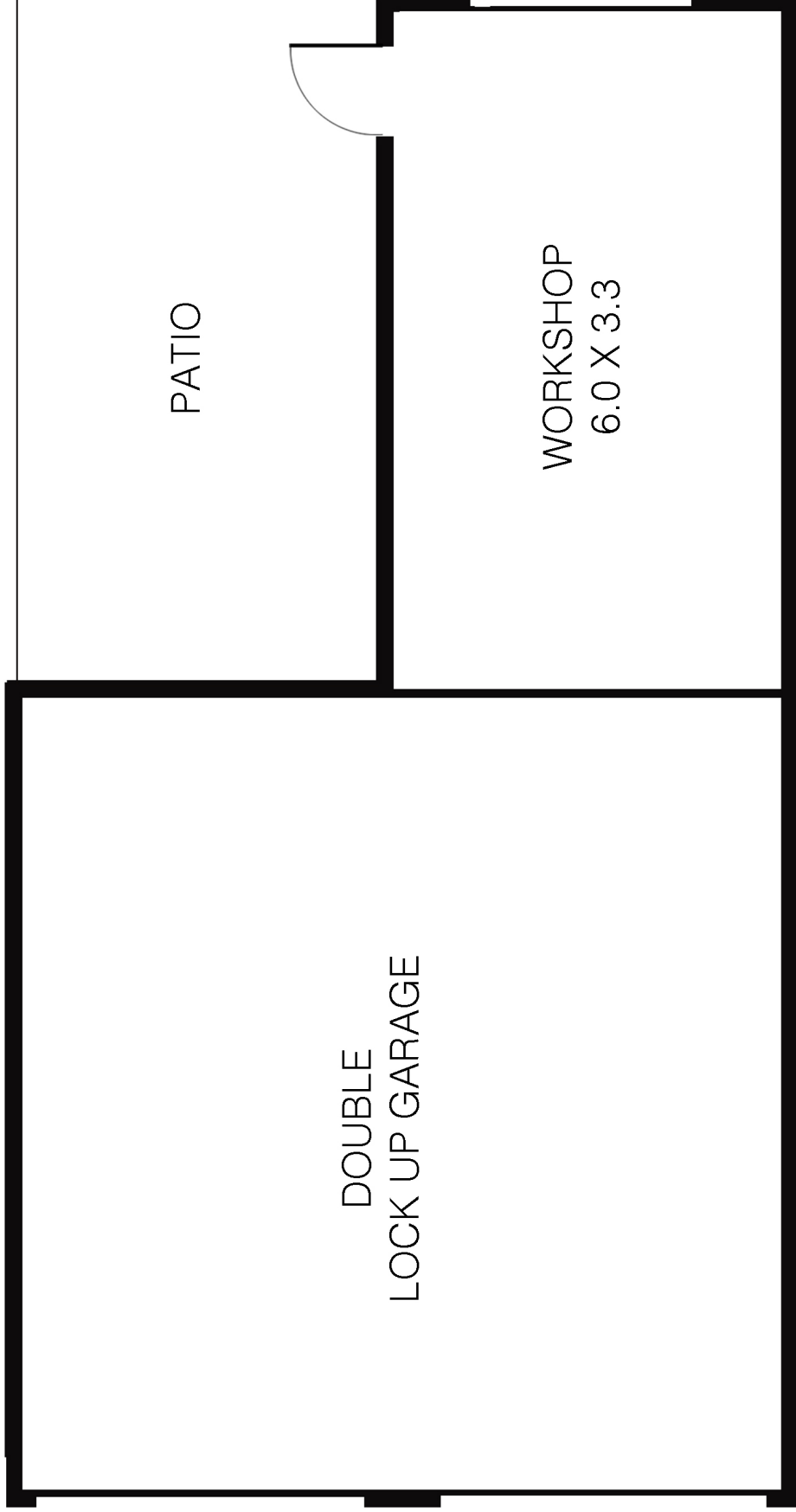


Main Building  
Ground Floor



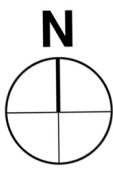
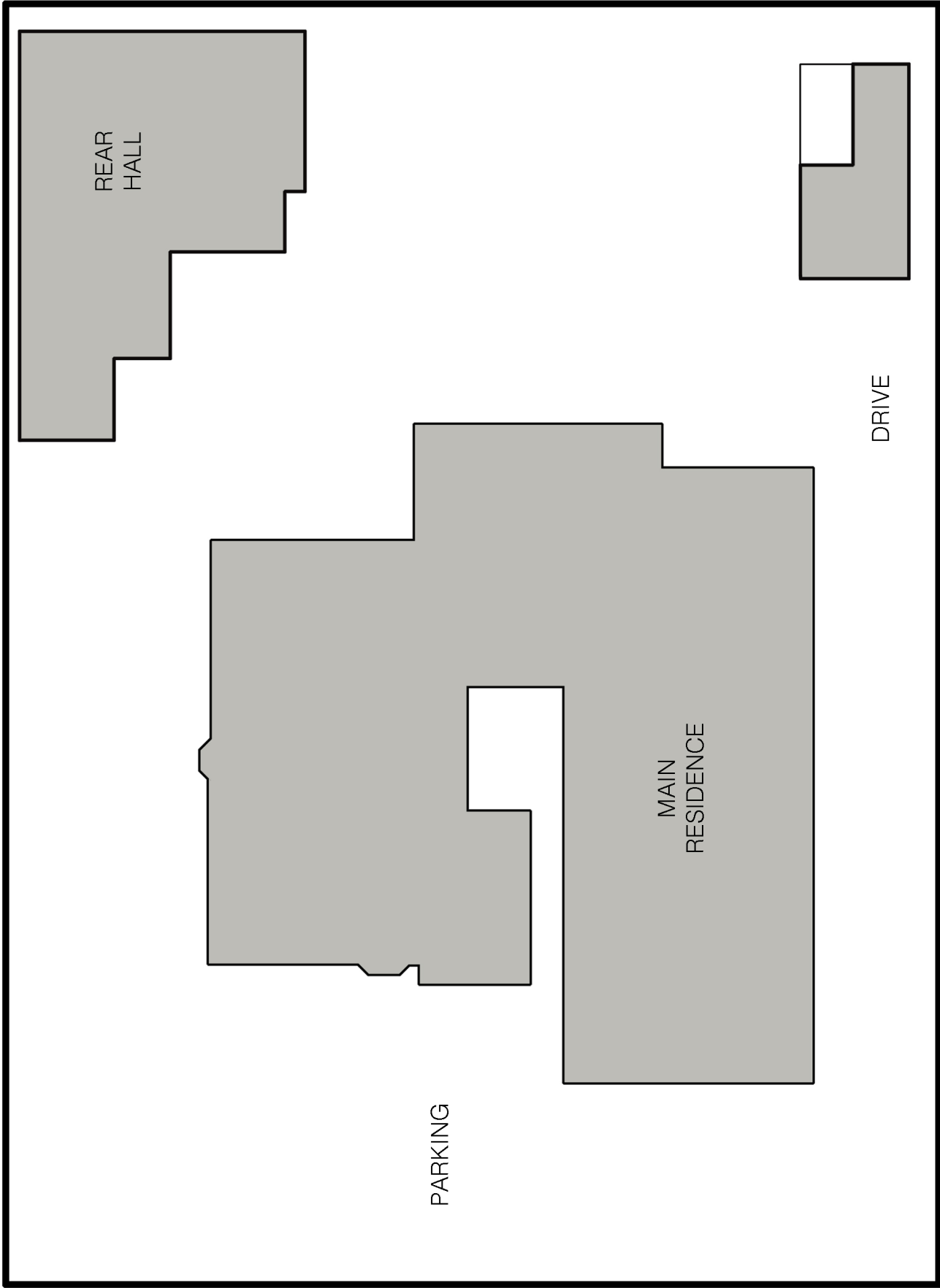
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**SITE PLAN**

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S.J. DIXON SURVEYORS PTY LTD  
A.B.N. 21 160 591 275  
SUITE 16, 17 SURF ROAD, CRONULLA 2230  
P.O. BOX 59, CRONULLA 2230  
PHONE:(02) 9523 3586 (02) 9544 0666  
EMAIL: sjd@dixonsurvey.com.au

S.J. DIXON B.Surv. (UNSW), M.I.S., AUST.  
REGISTERED SURVEYOR 946

## SURVEYOR'S REPORT

**The Agency**  
**PO Box 415**  
**COOGEE NSW 2034**

**Our Ref: 53865**  
**Your Ref: Tony Laing**

We have surveyed the land edged red on the sketch adjoining for identification purposes only, being that comprised in the Certificates of Title registered Folio Identifiers 1/926313 and 2/926313 being Lot 1 and 2 in Deposited Plan Number 926313 having a total frontage of 52.855 metres to Frances Street and 73.425 metres to Cook Street at Randwick in the Local Government Area of Randwick.

The survey reveals that the two storey brick buildings, known as Numbers 14-14A Frances Street, on brick and concrete foundations and with tiled roofs erected thereon, stand wholly within the boundaries thereof and do not encroach upon any adjoining property or street. The same applies to the swimming pool and metal garage erected thereon.

The said buildings stand in relation to the boundaries of the land as shown on the adjoining sketch.

Lot 1 of the subject property is subject to a Right of Carriageway, an Easement for Services, an Easement to Drain Water and an Easement for Support, 6.095 metres wide (Limited in Height and Depth) in the positions indicated on the adjoining sketch. See AD496956.

Lot 1 of the subject property is also subject to a Right of Carriageway, 6.095 metres wide, in the position indicated on the adjoining sketch. See AC694068. The metal garage erected under the said land stands within this Right of Carriageway.


Apart from fencing irregularities, there are no further apparent encroachments by or upon the subject property.

Full details in relation thereto are shown on the adjoining sketch together with sufficient information for identification purposes.

This survey has been made for identification purposes only. If it is intended to erect any improvements along or near the boundaries of the subject land, those boundaries should be marked.

**27 June 2022**

**S.J. Dixon Surveyors Pty. Ltd.**



Per: .....

Surveyor registered under the Surveying and  
Spatial Information Act, 2002





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# PLANNING CERTIFICATE

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Mr T Laing  
PO Box 415  
COOGEE NSW 2034

**Description of land:** **CNR LOT 1 DP 926313, Lot 2 DP 926313**

**Address:** **14-14A Frances Street, RANDWICK NSW 2031**

**Date of Certificate:** 4 April 2023

**Certificate No:** 65346

**Receipt No:** 5188119

**Amount:** \$226.00

**Reference:**

This planning certificate should be read in conjunction with the **Randwick City Council Local Environmental Plan 2012**. This is available on the NSW Legislation website at <https://www.legislation.nsw.gov.au/#/view/EPI/2013/36>

The land to which this planning certificate relates, being the lot or one of the lots described in the application made for this certificate, is shown in the Council's record as being situated at the "Address" stated above. The legal "description of land" (by lot(s) and DP/SP numbers) is obtained from NSW Land Registry Services. It is the responsibility of the applicant to enquire and confirm with NSW Land Registry Services the accuracy of the lot(s) and DP/SP numbers pertaining to the land for which application is made for the certificate.

*There is more information about some property conditions than is included on this property certificate.*

*If this case, after the condition text, there is a URL and a square bar code or 'QR code' which provides the address of a page on the Randwick City Council website.  
You will need internet access and either:*

- 1. Download a QR code scanner** app to your phone and scan the QR code  
or
- 2. Type the URL** into your internet browser





## INFORMATION PROVIDED UNDER SECTION 10.7 (2)

In accordance with the requirements of section 10.7 of the Environmental Planning and Assessment Act 1979 and Schedule 2 of the Environmental Planning and Assessment Regulation 2021 (as amended), the following prescribed matters relate to the land as at the date of this certificate. The information provided in reference to the prescribed matters has been obtained from Council's records and/or from other authorities/government department. The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate. Council provides the information in good faith but disclaims all liability for any omission or inaccuracy. Please contact Council's Strategic Planning team on 1300 722 542 for further information about this Planning Certificate.

### 1 Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

#### State Environmental Planning Policies (SEPPs)

- **Biodiversity and Conservation SEPP 2021** - Chapter 2 – Vegetation in non-rural areas
- **Biodiversity and Conservation SEPP 2021** - Chapter 6 – Bushland in urban areas
- **Housing SEPP 2021** - Chapter 2 – Affordable Housing
- **Housing SEPP 2021** - Chapter 2, Part 3 – Retention of affordable rental housing
- **Housing SEPP 2021** - Chapter 3, Part 5 – Housing for seniors and people with a disability
- **Housing SEPP 2021** - Chapter 3, Part 9 – Caravan Parks
- **Industry and Employment SEPP 2021** - Chapter 3 – Advertising and Signage
- **Planning Systems SEPP 2021** - Chapter 2 – State and regional development
- **Planning Systems SEPP 2021** - Chapter 4 – Concurrences and consents
- **Resilience and Hazards SEPP 2021** - Chapter 2 - Coastal management
- **Resilience and Hazards SEPP 2021** - Chapter 3 – Hazardous and Offensive Development
- **Resilience and Hazards SEPP 2021** - Chapter 4 – Remediation of Land
- **Resources and Energy SEPP 2021** - Chapter 2 – Mining, petroleum production and extractive industries
- **Transport and Infrastructure SEPP 2021** - Chapter 2 – Infrastructure
- **Transport and Infrastructure SEPP 2021** - Chapter 3 – Educational establishments and childcare facilities
- **Transport and Infrastructure SEPP 2021** - Chapter 5 – Three Ports – Port Botany, Port Kembla and Newcastle
- **Codes SEPP 2008** - (Exempt and Complying Development Codes) 2008
- **SEPP No. 65** - Design Quality of Residential Flat Development
- **BASIX SEPP 2004** - BASIX (Building Sustainability Index) 2004
- **MCP SEPP 2007** - (Miscellaneous Consent Provisions) 2007

**Note:** Any questions regarding State Environmental Planning Policies and Regional Environmental Plans should also be directed to the Department of Planning and Environment 1300 420 596 or [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).



## Local Environmental Plan (LEP) Gazetted 15 February 2013

- **Randwick LEP 2012 (Amendment No1) - Gazetted 21 November 2014**  
Applies to part of Royal Randwick Racecourse (identified as "Area A" on the LEP Additional Permitted Uses Map). Permits additional uses of hotel or motel accommodation, serviced apartments and function centres with development consent.
- **Randwick LEP 2012 (Amendment No2) - Gazetted 2 April 2015**  
Applies to land at Young Street Randwick – Inglis Newmarket Site (shown as Area 1 on the LEP Key Sites Map). Amendment to planning controls, including zoning, height of buildings, heritage items and heritage area, FSR (subject to new Clause 6.16) and inclusion of the site as a Key Site.
- **Randwick LEP 2012 (Amendment No3) - Gazetted 15 July 2016**  
Amends Schedule 1 to include 'childcare centre' as an additional permitted use (with development consent) at 270 Malabar Road, Maroubra (Lot 3821, DP 752015).
- **Randwick LEP 2012 (Amendment No4) - Gazetted 25 January 2018**  
Applies to part of the land at 1T Romani Way, MATRAVILLE (Lot 1 DP 107189). Amendment to planning controls, including zoning, height of buildings and FSR.
- **Randwick LEP 2012 (Amendment No5) - Gazetted 17 August 2018**  
Applies to subdivision of dual occupancies (attached) in the Zone R2 Low Density Residential for which development consent was granted before 6 July 2018. Permits development consent to be granted for the Torrens Title or Strata subdivision of a dual occupancy if the development meets certain standards specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- **Randwick LEP 2012 (Amendment No 6) – Gazetted 22 February 2019**  
Applies to the following land in Coogee, 38 Dudley Street (Lot 17 DP 6489), 40 Dudley Street (Lot 18 DP 6489), 42 Dudley Street (Lot 19 DP 6489), 44 Dudley Street (Lot 20 DP 6489 & Lot 1 DP 952229), 46 Dudley Street (Lot 2 in DP 952229) and 122 Mount Street (Lot 22 DP 6489) by incorporating these properties into the Dudley Street Heritage Conservation Area. Further, 38 Dudley Street (Lot 17 DP 6489), 42 Dudley Street (Lot 19 DP 6489), 44 Dudley Street (Lot 20 DP 6489 & Lot 1 DP 952229) and 122 Mount Street (Lot 22 DP 6489) have been listed as local heritage items in Schedule 5 the Randwick LEP 2012.
- **Randwick LEP 2012 (Amendment No 7) – Gazetted 10 July 2020**  
Applies to the following land in Coogee, 39 Dudley Street (Lot B DP 301192), 41 Dudley Street (Lot C DP 301192) and 148 Brook Street (Lot B DP 305284) which have now been listed as Local Heritage Items in Schedule 5 the Randwick LEP 2012.
- **Randwick LEP 2012 (Amendment No. 8) - Gazetted 14 August 2020**  
Applies to all land located within the Kensington and Kingsford town centres. Amendment to planning controls to include maximum height of buildings, FSR, Non-residential FSR, active street frontages, affordable housing inclusionary zoning, a Community Infrastructure Contribution, design excellence and architectural competition requirements and inclusion of the following land in the B2 Local Centre zone: 7 Addison Street KENSINGTON NSW 2033 (SP 11800), 157 Todman Avenue KENSINGTON NSW 2033 (SP 45348), 16,18 & 20 Barker Street, KENSINGTON NSW 2033 (Lot 1 DP 950767, Lot 1 DP 954209 & SP 65941), 582-584 Anzac Parade KINGSFORD NSW 2032 (Lot 1 DP 516025), 586-592 Anzac Parade KINGSFORD NSW 2033 (Lot 1 DP 942606, Pt Lot 1 DP 949009), 63 Harbourne Road, KINGSFORD NSW 2032 (SP 39850) and 12,14,16 & 18 Rainbow Street KINGSFORD NSW 2032 (Lot 13 DP 6134, SP 45197, Lot 15 DP 6134 & Lot 16 DP 6134).

## Development control plans that apply to the carrying out of development on the land

- **Randwick DCP adopted by Council on the 28 May 2013 and came into effect on the 14<sup>th</sup> of June 2013**  
Provides detailed planning controls and guidance for development applications





- **Amendment to Randwick DCP 2013 Newmarket Green, Randwick (E5)**  
Site-specific DCP controls to supplement Randwick LEP 2012 (Amendment No 2)
- **Amendment to Randwick DCP 2013, Public Notification (A3)**  
Section A3 of the DCP was repealed on the 15 January 2020. The Randwick City Council Community Participation Plan now guides notification requirements previously outlined in Section A3.
- **Amendment to Randwick DCP 2013, Kensington and Kingsford Town Centres (E6)**  
Section E6 of the DCP provides Centre based and site specific DCP controls for land in the Kensington and Kingsford Town Centres.

*(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.*

- **State Environmental Planning Policy (Sustainable Buildings) 2022 – to commence on 1<sup>st</sup> October 2023**
- **On the 15<sup>th</sup> of May 2019, Council received a Gateway Determination from the Department of Planning, Industry and Environment with conditions to progress a Planning Proposal to amend Schedule 5 of the Randwick Local Environmental Plan 2012 (RLEP) which relates to Environmental Heritage. Part of the proposal seeks to create a new Heritage Conservation Area (HCA) known as 'Edgecumbe Estate' incorporating properties at 142A to 152 Brook Street, COOGEE, 37 to 41 Dudley Street, COOGEE and 5 Edgecumbe Avenue, COOGEE. The proposal was publicly exhibited from Tuesday 28 May to 25 June 2019 and the proposal is now subject to due process.**
- **On the 12 September 2021, Council received a Gateway Determination from the Department of Planning, Industry and Environment with conditions to progress the Comprehensive Planning Proposal to amend the Randwick Local Environmental Plan 2012 (RLEP). The public exhibition period for the proposal is Tuesday 31 May to Tuesday 5 July 2022. The proposal is now subject to due process. Key changes proposed as part of the Draft Planning Proposal include:**
  - **New planning controls (zoning, height of building and FSR) in five identified Housing Investigation Areas proximate to the light rail alignment or town and strategic centres**
  - **Application of an Affordable Housing Contribution Scheme in the five Housing Investigation Areas**
  - **Changes to controls for the construction and subdivision of attached dual occupancies in the R2 Low Density Residential zone**
  - **Proposed new heritage items, archaeological sites and boundary adjustments to heritage conservation areas**
  - **Controls to promote environmental resilience**
  - **Strengthening open space requirements and creation of new open space zones**
  - **Supporting a diverse, safe and inclusive night time economy through changes to zone objectives and new exempt development provisions**
  - **New planning controls including changes to zoning and density of 20 neighbourhood clusters zoned residential to protect existing shops and businesses**
  - **New employment zones to replace existing B1 Neighbourhood Centre, B2 Local Centre and IN1 Light Industrial zones to align with State government reforms**
  - **Updating land zoning and development control maps to reflect the Randwick Hospital Expansion area and the Randwick Racecourse (Light Rail Stabling Yard)**
  - **Rezoning and increased development standards for several sites based on owner-initiated rezoning requests; and**
  - **Housekeeping amendments to correct zoning and boundary anomalies.**

**For further information on the Comprehensive Planning Proposal, please see the link provided below:**



[www.randwick.nsw.gov.au/planning-and-building/planning/local-environmental-plan-lep/randwick-comprehensive-planning-proposal](http://www.randwick.nsw.gov.au/planning-and-building/planning/local-environmental-plan-lep/randwick-comprehensive-planning-proposal)



(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

- (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
- (b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section—

**proposed environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

## 2 Zoning and land use under relevant LEPs

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described

- (a) The identity of the zone, whether by reference to —
  - (i) a name, such as "Residential Zone" or "Heritage Area", or
  - (ii) a number, such as "Zone No 2 (a)",
- (b) the purposes for which development in the zone—
  - (i) may be carried out without development consent, and
  - (ii) may not be carried out except with development consent, and
  - (iii) is prohibited,

**Zone R3** (Medium Density Residential) in Randwick LEP 2012.

### 1. Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To recognise the desirable elements of the existing streetscape and built form or, in precincts undergoing transition, that contribute to the desired future character of the area.
- To protect the amenity of residents.
- To encourage housing affordability.
- To enable small-scale business uses in existing commercial buildings.

### 2. Permitted without consent

Home occupations; Recreation areas

### 3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home businesses; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighborhood shops; Office premises; Oyster Aquaculture; Passenger transport facilities; Places of public worship; Recreation facilities (indoor);





Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops; Tank-based aquaculture

#### **4. Prohibited**

Funeral homes; Any other development not specified in item 2 or 3.

*(c) whether additional permitted uses apply to the land,*

*(d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,*

The land IS NOT subject to any development standards that fix minimum land dimensions for the erection of a dwelling house.

*(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,*

The land DOES NOT include or comprise a critical habitat area under the Threatened Species Conservation Act 1995.

*(f) Whether the land is in a conservation area, however described*

The land **IS** located in a heritage conservation area under the Randwick LEP 2012.

*(g) whether an item of environmental heritage, however described, is located on the land.*

The land **IS** listed as a heritage item under the Randwick LEP 2012.

The land IS NOT listed on the State Heritage Register under Heritage Act 1977.

### **3 Contributions plans**

*(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.*

*(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.*

Randwick City Council Section 7.12 (previously Section 94A) Development Contributions Plan (effective 21 April 2015).

### **4 Complying Development**

*(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)-(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.*

*(2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.*

*(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—*

*(a) a restriction applies to the land, but it may not apply to all of the land, and*

*(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

*(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.*



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### **Housing Code**

Complying development under the Housing Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.
- Land **IS** within a heritage conservation area, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool.

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### **Low Rise Housing Diversity Code**

Complying development under the Low Rise Housing Diversity Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.
- Land **IS** within a heritage conservation area, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool.

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### **Rural Housing Code**

Complying development under the Rural Housing Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.
- Land **IS** within a heritage conservation area, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool.

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### **Housing Alterations Code**

Complying development under the Housing Alterations Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.

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### **General Development Code**

Complying development under the General Development Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.

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### **Commercial and Industrial Alteration Code**

Complying development under the Commercial and Industrial Alterations Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.

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### **Commercial and Industrial (New Buildings and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **MAY NOT** be carried out on the land. The land is:





- The land **IS** listed as a heritage item under the Randwick LEP 2012.
- Land **IS** within a heritage conservation area.

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### **Container Recycling Facilities Code**

Complying development under the Container Recycling Facilities Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.

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### **Subdivisions Code**

Complying development under the Subdivisions Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.

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### **Demolition Code**

Complying development under the Demolition Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.

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### **Fire Safety Code**

Complying development under the Fire Safety Code **MAY NOT** be carried out on the land. The land is:

- The land **IS** listed as a heritage item under the Randwick LEP 2012.

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A copy of the Codes SEPP is available at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). For further information please call the Department of Planning and Environment Centre on Free call 1300 305 695.

**Note:** To be complying development, the development must meet the General requirements set out in clause 1.18 of the Codes SEPP. Development must also meet all development standards set out in the relevant code.

**Note:** This information needs to be read in conjunction with the whole of the State Environment Planning Policy. If an identification, restriction or characteristic of land referred to above is not located on or does not comprise, the whole of the relevant land, complying development may be carried out on any part of the land not so identified, restricted or characterised.

**Note:** Information regarding whether the property is affected by flood related development controls or is bushfire prone land is identified in other sections of this certificate. If your property is identified as being impacted by bushfire or flooding, a specific technical assessment of these issues will be required as part of any Complying Development Certificate application under the State Environment Planning Policy, or a development application for any other type of development requiring consent from Council.

**Note:** Despite any references above advising that Complying Development may be undertaken on the land, certain Complying Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environment Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environment Planning Policy in detail to ensure that specific types of complying development may be undertaken on the land.

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## **5 Exempt Development**

*(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.*



(2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

### **Division 1 General Code**

Exempt development under the Code **MAY** be carried out on the land.

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### **Division 2 Advertising and Signage Code**

Exempt development under the Code **MAY** be carried out on the land.

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### **Division 3 Temporary Uses and Structures Code**

Exempt development under the Code **MAY** be carried out on the land.

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### **Division 4 Special Provisions – COVID 19**

Repealed

**Note:** Despite any references above advising that Exempt Development may be undertaken on the land, certain Exempt Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environmental Planning Policy in detail to ensure that specific types of exempt development may be undertaken on the land.

## **6 Affected building notices and building product rectification orders**

(1) Whether the council is aware that—

(a) an affected building notice is in force in relation to the land, or

(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

**affected building notice** has the same meaning as in the Building Products (Safety) Act 2017, Part 4.

**building product rectification order** has the same meaning as in the Building Products (Safety) Act 2017.

The land IS NOT affected by any notice or order within the meaning of the Building Products (Safety) Act 2017.

## **7 Land reserved for acquisition**

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.





#### State Environmental Planning Policies

Council is unable to provide any site-specific information on the provisions of any State Environmental Planning Policy regarding the acquisition of land. Information on State Environmental Planning Policies listed in this certificate is available at NSW Legislation – In force legislation. Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning and Environment's website.

#### Draft State Environmental Planning Policies

Council is unable to provide site-specific information on the provisions of any draft State Environmental Planning Policy regarding the acquisition of land. Information on the draft State Environmental Planning Policies listed in this certificate is available on the Department of Planning and Environment Have Your Say webpage for Draft plans and policies. Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning and Environment's website.

#### Local Environmental Plan

The land IS NOT affected by any environmental planning instrument or proposed environmental planning instrument referred to in section 1 that makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

### **8 Road widening and road realignment**

*Whether the land is affected by road widening or road realignment under—*

*(a) the Roads Act 1993, Part 3, Division 2, or*

The land IS NOT affected by any road widening or road realignment under the Roads Act 1993, Part 3, Division 2.

*(b) an environmental planning instrument, or*

The land IS NOT affected by any road widening or road realignment under the provisions of Randwick LEP 2012.

*(c) a resolution of the Council.*

The land IS NOT affected by any resolution of the Council for any road widening or road realignment.

**Note:** This item relates to Council's road proposals only. Other authorities, including Transport for NSW may have road widening proposals.

### **9 Flood related development controls**

*(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.*

**No.**

*(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.*

**No.**

*(3) In this section—*

**flood planning area** has the same meaning as in the Floodplain Development Manual.

**Floodplain Development Manual** means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

**probable maximum flood** has the same meaning as in the Floodplain Development Manual.

**Note:** The information provided in Item 9 is based on the data and information presently available to the Council and on development controls in force as at the date of this certificate. The identification of land as not being subject to flood



related development controls does not mean that the land is not, or may not be, subject to flooding or that the land will not in the future be subject to flood related development controls, as additional data and information regarding the land become available.

Details relating to flood risk and flood planning levels may be provided on a Flood Level Certificate. The application form is available on Council's website.

## **10 Council and other public authority policies on hazard risk restrictions**

*(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.*

Council HAS NOT adopted a policy or been notified of any adopted policy of another public authority, that restricts development on the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence; salinity, coastal hazards, or sea level rise.

Council DOES HAVE adopted policies or has been notified of adopted policies of another public authority on matters relating to the risk of acid sulphate soils; contamination; low-lying lands; aircraft noise; Malabar Treatment Plant odour; and Former Matraville Incinerator land.

*(2) In this section—*  
**adopted policy** means a policy adopted—

*(a) by the Council, or*

Excluding Councils Contaminated Land Policy, the subject land IS NOT affected by any other council policy relating to hazard risk restrictions.

*(b) by another public authority, if the public authority has notified the Council that the policy will be included in a planning certificate issued by the Council.*

The land IS NOT affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of land slip, bushfire, (other than flooding), tidal inundation, subsidence, acid sulphate soils or any other risk.

## **11 Bush fire prone land**

*(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.*

*(2) If none of the land is bush fire prone land, a statement to that effect.*

The land IS NOT bush fire prone land (as defined in the Act).

## **12 Loose-fill asbestos insulation**

*If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.*

The land DOES NOT include any residential premises (within the meaning of the Home Building Act 1989, Part 8, Division 1A) that are listed on the register kept under that Division.

## **13 Mine subsidence**

*Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.*

The land IS NOT declared to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.





#### 14 Paper subdivision information

(1) *The name of a development plan adopted by a relevant authority that—*

- (a) *applies to the land, or Page 151 Environmental Planning and Assessment Regulation 2021 [NSW] Schedule 2 Planning certificates Published LW 17 December 2021 (2021 No 759)*
- (b) *is proposed to be subject to a ballot.*

(2) *The date of a subdivision order that applies to the land.*

(3) *Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.*

The land IS NOT land to which a development plan or subdivision order applies.

#### 15 Property vegetation plans

*If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.*

Council HAS NOT been notified of any property vegetation plan under the Native Vegetation Act 2003, Part 4 applying to the land.

#### 16 Biodiversity stewardship sites

*If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.*

Council HAS NOT been notified that the land is a biodiversity stewardship site by the Biodiversity Conservation Trust.

**Note:** Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5.

#### 17 Biodiversity certified land

*If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.*

The land IS NOT biodiversity certified land.

**Note:** Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.

#### 18 Orders under Trees (Disputes Between Neighbours) Act 2006

*Whether an order has been made under Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land, but only if the council has been notified of the order.*

The land IS NOT land to which an order under Trees (Disputes Between Neighbours) Act 2006 applies.

#### 19 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

(1) *If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local*



*Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.*

- (2) *In this section—*  
**existing coastal protection works** *has the same meaning as in the Local Government Act 1993, section 553B.*

**Note:** Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

Not applicable.

## **20 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020**

*Whether under State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 the land is—*

- (a) *in an ANEF or ANEC contour of 20 or greater, as referred to in that Policy, clause 19, or*  
(b) *shown on the Lighting Intensity and Wind Shear Map, or*  
(c) *shown on the Obstacle Limitation Surface Map, or*  
(d) *in the "public safety area" on the Public Safety Area Map, or*  
(e) *in the "3 kilometre wildlife buffer zone" or the "13 kilometre wildlife buffer zone" on the Wildlife Buffer Zone Map.*

Not applicable.

## **21 Site compatibility certificates and conditions for seniors housing**

*If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).*

The land IS NOT subject of a current site compatibility certificate (of which the Council is aware) that has been issued under Chapter 3, Part 5 of the Housing SEPP 2021.

## **22 Site compatibility certificates and development consent conditions for affordable rental housing**

- (1) *Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—*
- (a) *the period for which the certificate is current, and*  
(b) *that a copy may be obtained from the Department.*
- (2) *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).*
- (3) *Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).*
- (4) *In this section— former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.*

The land IS NOT subject to a current or former site compatibility certificate (of which the council is aware) for affordable rental housing.



### **Contaminated Land Management Act 1997**

**Note.** The following matters are prescribed by section 59 (2) of the [Contaminated Land Management Act 1997](#) as additional matters to be specified in a planning certificate:

*(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,*

The land IS NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.

*(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

The land IS NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997.

*(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,*

The land IS NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.

*(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

The land IS NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.

*(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate,*

Council HAS NOT received a copy of a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for this land.

**Note.** Section 53B requires site auditors to furnish local authorities with copies of site audit statements relating to site audits for the purposes of statutory requirements.





## INFORMATION PROVIDED UNDER SECTION 10.7(5)

**NOTE:**

Council has no obligation to provide any advice in this planning certificate in response to a request made under s.10.7 (5) of the Act.

If Council does include advice in this planning certificate in response to a s.10.7 (5) request then, as far as practicable on the information available to Council, the advice shall be current as at 12:noon two(2) working days prior to the date of issue of this planning certificate.

Council draws your attention to the fact that if there is an omission or absence of reference in any advice given in this planning certificate, that is or may be relevant to the subject land, that shall not imply that the land is not affected by any matter not mentioned or referred to in this planning certificate.

Council draws your attention to s.10.7(6) of the Act which provides that Council shall not incur any liability in respect of any advice provided in good faith pursuant to s.10.7(5) of the Act.

**Additional Relevant Matters**

At the date of this certificate, the following relevant matters affecting the land are provided in good faith in accordance with the requirements of Section 10.7(5) of the Environmental Planning and Assessment Act 1979.

**Council resolutions to prepare draft Local Environmental Plans**

*Name of proposed environmental planning instrument that includes a planning proposal for LEP or a draft environmental planning instrument.*

- Council has prepared a Planning Proposal to include 11A Marcel Avenue, Coogee (Lot 51 DP318884) within Schedule 5 - Part 1 – Heritage Items and extension of the boundary of the Moira Crescent Heritage Conservation Area (Schedule 5- Part 2 – Heritage Conservation Areas) of Randwick LEP 2012.

**Note:** This section applies to Draft Local Environmental Plans that have yet to be placed on Community Consultation under the Environmental Planning and Assessment Act, 1979.

**Terrestrial Biodiversity**

The land IS NOT identified and mapped as `Biodiversity' in Randwick LEP 2012.

**Foreshore Scenic Protection Areas**

The land IS NOT identified and mapped within a Foreshore Scenic Protection Area in Randwick LEP 2012.

**Foreshore Area (Foreshore Building Line)**

The land IS NOT identified and mapped as "Foreshore Area" within the Randwick LEP 2012 Foreshore Building Line Map.

**Licences Under The Water Act 1912**

The Property IS NOT within the ground water extraction embargo area or the water shortage zone declared under the Water Act 1912.



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**Aircraft Noise (ANEF)**

This property IS NOT affected by aircraft noise levels as measured by the Australian Noise Exposure Forecast (ANEF) identified by Sydney Airport Corporation Limited (SACL), endorsed by Air Services Australia (ASA).

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**Flood Studies**

Council **IS** in possession of a flood study that covers the catchment in which this property is located. The flood study is available for inspection at the Council if required.

**For more information please see:**

[www.randwick.nsw.gov.au/149-Flooding](http://www.randwick.nsw.gov.au/149-Flooding)



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**Residential Parking Schemes**

No resident parking permits will be issued for new development or for significant alterations and additions to residential flat buildings that have been determined under Randwick Local Environmental Plan 2012 and Randwick Development Control Plan 2013.

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**Stella Agagiotis**  
**Manager Strategic Planning**  
**1300 722 542**

Date: 04-Apr-2023

# Memo

<b>DATE</b>	26 August 2022
<b>PROJECT</b>	14-14A Frances Street, Randwick
<b>RE</b>	Heritage Commentary for Information Memorandum

## **Introduction**

The subject site, 14-14A Frances Street, Randwick, is listed as a group item of environmental heritage in Schedule 5 of the Randwick Local Environmental Plan 2012, in addition to being located within the St Jude's Heritage Conservation Area.

The subject site is heritage listed, as part of a group of impressive historic houses, comprising 14-14A, 16 and 18 Frances Street.

This report outlines the historical development of the subject site, the Established Significance, Statutory Controls and undertakes a preliminary assessment of significance and identifies opportunities and constraints for future development within the subject site.

## **Historical Overview**

Following European arrival, the subject site was purchased by James Mayn Leigh on 29 September 1862 and the site was separated into two. The first building, located on the corner of the site (formerly 12 Francis Street), was constructed for Alfred Donald Mayfair in 1906. 14 Frances Street was constructed in 1907 for George Gordon. Both were in use as private residences.

On 1 May 1953, the entire site was transferred to the Order of Our Lady of the Sacred Heart. Between 1957 to 1977, the site was used as a hospital by the Order and a pedestrian bridge was constructed to connect 14 Frances Street to the convent, located at 16 Frances Street. The entire site was transferred to the Educational Centre for Christian Spirituality Ltd on 3 August 1979.

## **Description**

The primary buildings, as presenting to Frances Street, were constructed c.1906-1907. Later additions include an infill section connecting the two buildings along the primary facade. The buildings have also been extended to the rear, in addition to the construction of fire stairs, the installation of a lift and the introduction of internal partitions and additional WCs to facilitate the use of the site for accommodation purposes. Internal fit outs including kitchens and bathrooms have been upgraded for contemporary needs.

The subject site also includes a two-storey brick building with hall spaces and a single storey garage structure at the rear. A carpark has been introduced along the southern boundary of the site, and a swimming pool on the corner of Frances and Cook Streets.



A high masonry wall is located along the western boundary of the subject site, with a low-lying masonry wall and palisade fence along the Frances Street boundary.

### **Established Significance**

The following Statements of Significance have been extracted from the NSW State Heritage Inventory listings.

#### **Group of Federation Mansions<sup>1</sup>**

*Centre (The), College for Christian Adult Education – 14 Frances Street*

*Grand Federation house of special architectural interest as an example of transition from Victorian to Edwardian styles. Little altered. Forms a good group with Nos. 16 and 18 and has great streetscape potential (realisable by reinstatement of original style fencing).*

*Wirringula Mansion – 16 Frances Street*

*A restrained example of a large federation style house which forms part of a consistent group, with Nos. 14 and 18 Frances Street.*

*Ballarat House – 18 Frances Street*

*A good example of grand Federation housing and little altered. Forms a consistent group with Nos. 16 and 14 Frances Street. Attractive front garden area.*

#### **St Jude's Heritage Conservation Area<sup>2</sup>**

*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 Judes grouping. The other is the residential precinct centred on Alison Park and the intersection of Cook and Frances Streets.*

### **Considerations for Potential Works**

- Remnants of original joinery and significant fabric should be retained within the main buildings, as outlined below, to capture or recapture as much of the Edwardian evidence as possible.
- The original buildings have undergone substantial modifications, including the construction of lightweight partition walls to divide existing rooms for accommodation. These interventions could be removed with consent.
- Change would need to be focused on areas of least sensitivity, such as the rear of the buildings. However, before proposing demolition of the later extensions, the potential to improve and adapt the existing structures could be explored.
- Consideration for any form of development needs to be given to the site as both an item, and its overall contribution to the setting of the St Jude's HCA. This includes the relationship between the subject buildings and the Edwardian dwellings at 16 & 18 Frances Street.

<sup>1</sup> State Heritage Inventory, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310258>

<sup>2</sup> State Heritage Inventory, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310528>

- Carparking should be introduced at the rear of the subject site, subject to planning and traffic controls, and a soft landscaped setting should be reintroduced along the Frances Street boundary of the site. No structures would be approved within the front portion of the site, as views to the existing buildings would need to be maintained.
- Despite the heritage listing of the subject site, any potential works would need to also satisfy relevant statutory requirements, such as accessibility and fire.

### **Statutory Controls**

- All future works must take into consideration the relevant heritage controls including but not limited to Section 5.10 of the *Randwick Local Environmental Plan 2012* (RLEP 2012) and Part B of the *Randwick Comprehensive Development Control Plan 2013*.
- Any proposed works within the site must be approved by the Randwick City Council, minor works may be approved under a RLEP 2012 Clause 5.10(3) application. Minor works are subject to the discretion of the Heritage Council Officer.
- A Statement of Heritage Impact must be lodged with any Development Applications, written by a suitably qualified heritage consultant. This report would assess the significant elements of the buildings and would assess the potential heritage impact of any works on the existing buildings and the HCA.

### **Preliminary Assessment of Significance**

The two buildings at 14-14A Frances Street, Randwick, have been carefully assessed to determine a relative grading of significance across the properties into five levels. This process examines a number of factors, including the relative age, original design quality, degree of intactness and general condition, extent of subsequent alterations, association with important people or events, and the ability to demonstrate a rare quality, craft or construction process.

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered). While each of the two remnant historic buildings are rated as being of High Significance, each contains evidence of subsequent use, such as dividing walls between individual accommodation rooms and ensuite bathrooms, fire escapes, verandah enclosures and services installations that are of Little Significance and can be removed with consent.

Grading has been established as a valuable tool, to assist in developing appropriate conservation and reuse measures for the treatment of the building and its various elements. In general, good conservation practice encourages the focusing on change, or upgrading of, an historical building/site to those areas or components which make a lesser contribution to significance.

The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect. Note that the gradings outlined below are preliminary and further research will be required to guide any future development.

Grading of Significance	Elements
<p>High</p> <p>Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction.</p>	<ul style="list-style-type: none"> <li>• Primary/ original presentation to Frances Street, including original detailing, such as the open verandah structures and timber fretwork;</li> <li>• Remnant masonry walls and arches;</li> <li>• Remnant timber joinery, including architraves, skirting, picture rails, fanlight doors and timber framed sash windows;</li> <li>• Remnant decorative plaster and pressed metal ceilings; and</li> <li>• Stained glass window and internal stair.</li> </ul>
<p>Moderate</p> <p>Includes building fabric and relationships which were originally of higher significance but have been compromised by later, less significant modifications.</p>	<ul style="list-style-type: none"> <li>• Landscaping and garden setting;</li> <li>• Masonry boundary wall along the western boundary; and</li> <li>• The set back of the buildings from Frances Street.</li> </ul>
<p>Little</p> <p>Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.</p>	<ul style="list-style-type: none"> <li>• Internal plasterboard partition walls;</li> <li>• Internal fit outs, including kitchen and bathrooms;</li> <li>• Internal courtyard;</li> <li>• Lift;</li> <li>• Rear hall building;</li> <li>• Garage structure; and</li> <li>• Swimming pool.</li> </ul>
<p>Intrusive</p> <p>Recent fabric, which adversely affects the significance of the site.</p>	<ul style="list-style-type: none"> <li>• Fire stair and later addition connecting the two buildings; and</li> <li>• Enclosure of the verandah structures.</li> </ul>

Any work which affects fabric, spaces or relationships with a **High** assessed heritage value should be confined to preservation, restoration, reconstruction and adaptation as defined in The Burra Charter and should be carefully maintained.

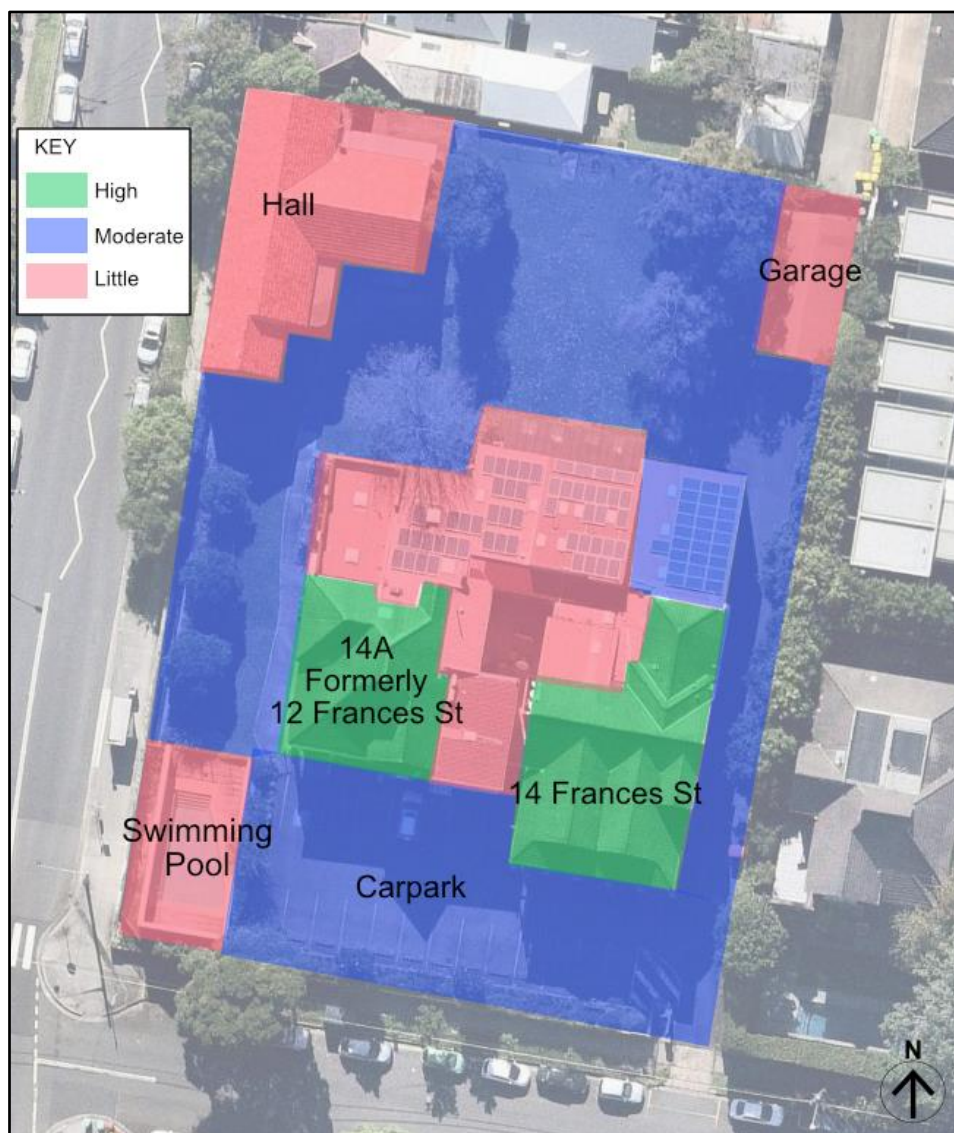
Elements of **Moderate** significance may be reduced (or even removed) where it is necessary for the proper function of the place and is beneficial to, or does not reduce, the overall significance of the place.

Elements with a **Little** assessed heritage value are of slight significance and do not intrude on the place in a way that reduces significance. Both retention and removal are acceptable options.

**Intrusive** elements reduce the overall significance of the place, despite their role as illustrations of continuing use, the preferred long-term option is for their removal.







**Figure 3.** Site Plan, marked up according to a preliminary grading of significance. Note that the carpark area located along Frances Street is of moderate significance, due to the setback that has been retained from Frances Street. The carparking surface could be removed, and a garden setting reinstated, with parking to be encouraged at the rear. (Source: NearMap, with mark up by GBA Heritage, July 2022)



Return to: PO Box 745, Bathurst NSW 2795

**Valuation District** RANDWICK  
**Property Number** 1997124

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THE EDUCATION CENTRE FOR CHRISTIAN SPIRITUALITY LIMITED  
Post Office Box 201  
RANDWICK NSW 2031

The Register of Land Values shows you to be the owner(s) or lessee(s) of the property detailed below.  
THE EDUCATION CENTRE FOR CHRISTIAN SPIRITUALITY LIMITED

**Address of Property** THE CENTRE, 14-14A FRANCES ST, RANDWICK NSW 2031  
**Description of land (Lot/Section/Plan)**

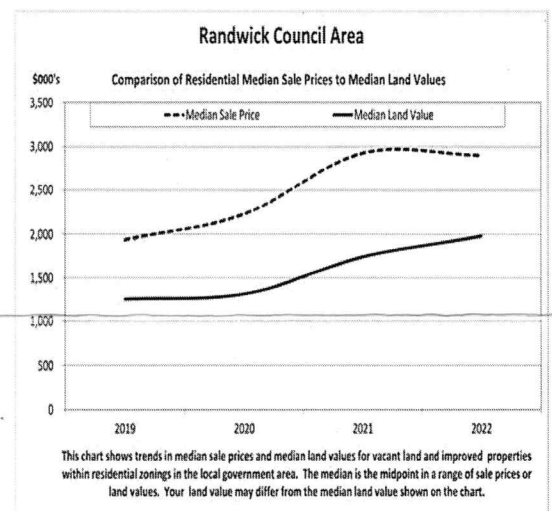
1, 2/926313

**Zone** Medium Density Residential**Area** 3876 square metres**Dimensions** 52.79 / 53.5 x 73.42 / 73.42

Front boundary / back boundary x first side boundary / second side boundary (in metres)

**Valuation Details**

Land value as at 01/07/2022  
Land value \$18,300,000

**Last date to object** 06/04/2023**Basis for valuation**

The land value is the freehold value of the land having regard to heritage restrictions imposed under a planning instrument. This land value reflects the property market conditions as at 01/07/2022. The land value reflects the physical condition and the way in which the land could be used as at 28/08/2022.

**Stewart McLachlan, Executive Director, Valuer General NSW as delegate of the Valuer General.**

The land value recorded on this Notice of Valuation has been determined under the Valuation of Land Act 1916 for rating and taxing purposes. Land values have regard to the requirements of rating and taxing legislation and should not be used for any other purpose without the specific agreement of the Valuer General.

# THE AGENCY

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