

# Precinct resolution

**PRECINCT:** Clovelly Precinct

**EMAIL:** precinctclovelly@gmail.com

**MEETING DATE:** 14 February 2022

**FILE:** F2005/00497

**ACTIONED TO:** Frank Ko

**POSITION:** Manager Development Assessment

**DEPT:** City Planning

**RESOLUTION NUMBER:** Resolution 14022022 (1)

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## Resolution:

Resolution 14022022 (1) Given its strong commitment to and developing reputation for the heritage values of the community and the quality of neighbourhood life, the Clovelly Precinct Committee urges Randwick Council to oppose the Development Application for the demolition of 11A Marcel Avenue, Coogee on the following grounds:

1. Heritage - An independent Heritage Consultant Ruth Daniell, has assessed the property as having several criteria for listing as a Heritage Item and for inclusion within the Moira Crescent Conservation Zone. She has also recommended that Council place an Interim Heritage Order to prevent the owners from internally damaging the heritage items within the property.
2. Affordable Housing – The units meet Randwick Council's threshold for Affordable Housing and the Applicant has not demonstrated that this DA is not affected by SEPP Affordable Housing. There are essential workers residing in the unit block.
3. Structural Engineering Issues – The property is on the southern side of Marcel Avenue which has a steep slope that is subject to landslip and has a significant natural water aquifer running through the property. In 1999 there was a major landslip effecting the properties on the street immediately below, Ritchard Avenue, and in 2018 at No 9 Marcel Avenue – the retaining wall collapsed due to landslip.
4. Structural engineering - A structural engineer has expressed grave concerns over the impact of the demolition on surrounding properties. The applicant has not provided any details on geotechnical and structural management / integrity in their DA application. This needs to be provided prior to any assessment being undertaken.
5. What is the Proposed Development? – The applicant has not provided any details on any proposed development for the site. Given the current traffic and parking issues, the street cannot handle any more density as it is already at breaking point.

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**Council response:**

The concerns raised in this resolution will be considered by the relevant Council officers in the assessment process and forward to the Randwick Local Planning Panel for consideration and determination.

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**Council contact:**

Frank Ko

Manager Development Assessment  
23 February 2022