

Randwick Local Planning Panel (Public) Meeting

Thursday 14 April 2022



RANDWICK LOCAL PLANNING PANEL (PUBLIC)

Notice is hereby given that a Randwick Local Planning Panel (Public) meeting will be held online via Microsoft Teams on Thursday, 14 April 2022 at 1pm

Declarations of Pecuniary and Non-Pecuniary Interests

Address of RLPP by Councillors and members of the public

Privacy warning;

In respect to Privacy & Personal Information Protection Act, members of the public are advised that the proceedings of this meeting will be recorded.

General Reports

GR1/22 Planning Proposal - 11A Marcel Avenue, Coogee 1

Kerry Kyriacou
DIRECTOR CITY PLANNING

General Report No. GR1/22

Subject: Planning Proposal - 11A Marcel Avenue, Coogee

Executive Summary

Randwick City Council is in the process of preparing a Planning Proposal to recognise the heritage values of the property at 11A Marcel Avenue, Coogee.

The proposed Planning Proposal will be consistent with the recommendations outlined within the Heritage Study prepared by City Plan Heritage, dated 25 March 2022 (**see Attachment 1**) relating to heritage significance of the subject site. The Planning Proposal seeks to amend the Randwick Local Environmental Plan 2012 (RLEP 2012) by:

- creating a new local heritage item at 11A Marcel Avenue, Coogee; and
- incorporating 11A Marcel Avenue into the Moira Crescent Heritage Conservation Area (HCA) by extending the boundary of this existing HCA to include this subject site

This report provides an overview of the proposed planning proposal, a summary of events leading to the planning proposal and a summary of key issues, and includes the advice received from City Plan Heritage.

Recommendation

That the Randwick Local Planning Panel advises Council that it supports the inclusion of a 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.

Attachment/s:

1.  Heritage assessment - City Plan Heritage - 11A Marcel Avenue, Coogee
2.  RLPP Resolution on Randwick Heritage Study, 6 April 2021

Purpose

This report is seeking advice from the Randwick Local Planning Panel (RLPP) on the merits of proposed changes to Schedule 5 and associated heritage maps of the Randwick LEP 2012 based on recommendations from City Plan Heritage in relation to the property at 11A Marcel Avenue, Coogee. The proposed changes implement the relevant planning priorities and actions of the Randwick Local Strategic Planning Statement (LSPS) in relation to heritage conservation in Randwick City.

This report to the RLPP is in accordance with Ministerial Direction (9.1 Local Planning Panels – Planning Proposals) which requires that councils refer planning proposals to local planning panels for advice.

Discussion

Background

On 21 December 2021, a Development Application (DA/798/2021) was received for the demolition of a Residential Flat Building consisting of five units, storage and laundry area with a double brick garage on the western side of the allotment at 11A Marcel Avenue, Coogee. The DA was placed on public exhibition between mid-December 2021 and mid-February 2022. A significant number of submissions from the community raised objections to the proposed demolition on the grounds that the existing building, potentially, is heritage significant. Two expert heritage assessments prepared on behalf of local residents were submitted to Council essentially supporting the heritage significance of the property and recommending its heritage protection.

Further, at the Council Meeting on 22 February 2022, Council resolved as follows:

“RESOLUTION: (Neilson/Hamilton) that Council officers urgently undertake a preliminary heritage assessment of the building at 11A Marcel Ave, Coogee to determine if it is, or is likely to be found, on further inquiry and investigation, to be of local heritage significance.”

In February 2022, in view of the concerns raised in the submissions, and having regard to Council’s resolution, the DA was referred to heritage consultants, City Plan Heritage, for an assessment of the heritage significance of the property.

On 25 February 2022, City Plan Heritage provided Council with a Heritage Assessment of No 11A Marcel Avenue (which the Assessment refers to by its historical name, “Denison Hall”) finding, among other things, that:

“11a Marcel Avenue meets three of the seven Significance Assessment criteria at the Local level and is one of the Inter-War flat buildings that presents the characteristics of the Californian bungalow idiom applied to residential flat buildings.”

Accordingly, City Plan Heritage recommended in the Assessment that:

1. *11a Marcel Avenue is nominated for inclusion as a heritage item under Part 1 (Heritage items) of Schedule 5 attached to Randwick Local Environmental Plan 2012.*
2. *The boundary of the Moira Crescent Conservation Area is amended to include all the allotments offered for sale as part of the fourth subdivision of the Bishops court Estate as shown in Deposited Plan 13810 held by NSW Land Registry Services.*

It should be noted that City Plan Heritage have also been separately commissioned by Council to undertake the preparation of State Heritage Inventory (SHI) Forms and Statement of Significance for 57 community nominated properties and extension to the Moira Crescent Heritage Conservation Area as recommended by Extent Heritage consultants in 2020. The findings and recommendation of the Extent heritage study, including the extension of the Moira Crescent HCA, was considered by the Randwick Local Planning Panel at its meeting on 6 April 2021.

The heritage study recommendations, including the boundary extension to the Moira Crescent HCA (see Figure 1 below) were reported to the RLPP meeting on 6 April 2021 as required under Ministerial Direction (9.1 Local Planning Panels – Planning Proposals) which requires that councils refer planning proposals to local planning panels for advice. The RLPP considered and supported the recommendations of the report (**see Attachment 2**). The SHI forms and Significance Statements have been completed and are currently being processed for public exhibition as part of the heritage proposal of the Randwick Comprehensive Planning Proposal and Randwick LEP review.



Figure 1: Boundary extension proposed by Extent Heritage to the Moira Crescent HCA including 4 recommended heritage items (**red outline** shows the proposed extension) 11A Marcel Avenue is shown outside the proposed HCA boundary extension (in **blue outline**). Source: Extent Heritage 2021

Issues

In view of City Plan Heritage's recommendation, Council, under delegated authority, placed an Interim Heritage Order (IHO) on the building and site at 11A Marcel Avenue Coogee (Lot 51 DP318884) on 4 March 2022. The IHO became effective from Friday, 4 March 2022 following notification of the IHO in the Government Gazette (Government Gazette No. – Planning and Heritage). The IHO is consistent with the provisions of the Heritage Act 1977 and the Heritage Guidelines. In particular, Section 25 of the Heritage Act 1977 authorises a council to make an Interim Heritage Order for a building or place that council considers may be found to be of local heritage significance and is being or is likely to be harmed. The property warrants preservation in line with the assessment, findings and recommendations of the heritage assessment prepared by Council's heritage consultant, City Plan Heritage, dated 25 February 2022, and in view of its proposed demolition under development application No: DA/798/2021.

Notice of the interim heritage order is now online and can be viewed at the following link:

[Government Gazette No 88 – 4 March 2022.pdf](#)

The Ministerial Order authorising the making of Interim Heritage Orders requires that a council must not make an Interim Heritage Order (IHO) unless:

- (a) an environmental planning instrument containing a schedule of heritage items derived from a heritage study and provisions for the management of those items is in force in the Local Government Area.

Comment: The Randwick LEP 2012 meets this criterion.

- (b) it has considered a preliminary heritage assessment of the item prepared by a person with appropriate heritage knowledge, skills and experience employed or retained by the council and considers that the item is or is likely to be found on further inquiry and investigation, to be of local heritage significance.

Comment: City Plan Heritage has suitable heritage knowledge, skills and experience and their assessment report identifies that No 11A Marcel Avenue meets criteria A (historic), and C (aesthetic), G (representative) when assessing significance in accordance with “Assessing Heritage Significance”, prepared by the NSW Heritage Office.

In regard to criterion A, City Plan Heritage advises that:

“Denison Hall has historical significance as part of the fourth subdivision of the Bishopscourt Estate in 1926 and as evidence of the suburbanisation of Randwick in the first half of the twentieth century. The scale, materiality, and setbacks of Denison Hall reflect the building covenant attached to land sold as part of the fourth subdivision of the Bishopscourt Estate and contribute to the identified heritage significance of the Moira Crescent Conservation Area. Denison Hall is representative of the Inter-war residential development and the 1920s boom in flat construction throughout metropolitan Sydney.”

In regard to Criterion C, City Plan Heritage advises that:

“Despite minor changes, Denison Hall demonstrates the characteristics of the Californian Bungalow idiom applied to an Inter-war flat building including projecting window frames, geometric patterned lead light glazing, grouped posts, and street-facing gable. Its scale and materiality are compatible with the one and two storey residential buildings within the Moira Crescent Heritage Conservation Area.

Denison Hall demonstrates the characteristic of Inter-war flat buildings within Randwick LGA and meets the threshold for listing as a heritage item at the Local level under Criterion (c).”

In regard to Criterion G, City Plan Heritage advises that:

“Despite minor modifications, Denison Hall demonstrates the characteristics of Inter-war flat buildings constructed throughout Randwick LGA.

- *Is a fine example of its type*
- *Has the principal characteristics of an important class or group of items*
- *Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity”*

- (c) the item is being or is likely to be harmed.

Comment: If there is a development application for demolition of the potential heritage item, then that is sufficient evidence that it is likely to be harmed.

- (d) the IHO is confined to the item determined as being under threat.

Comment: The proposed IHO will be confined to No 11A Marcel Avenue, Coogee as being the property under threat.

Accordingly, there were adequate grounds for the making of the interim heritage order to protect the property at No 11A Marcel Avenue from likely harm. The interim heritage order will be in place for a period of 6 months (being 4 September 2022) subject to further extension if required. During this period, Council has the opportunity to protect the subject property by preparing a planning proposal.

Council has now been notified that a Class 1 appeal against the Interim Heritage Order has been lodged.

Planning Process

A planning proposal is the first step to commence changes to the planning provisions relating to land. It is a formal application that sets out the objectives, intended outcomes, and justification for the proposed changes, and also details the community consultation to be undertaken.

The NSW Environmental Planning and Assessment Act 1979 (EP&A Act) and Regulations set out the process for amending the planning provisions (heritage) relating to land in NSW. Changes to the planning provisions can only be made via a formal amendment to the Randwick LEP.

Gateway Determination

If Council resolves to proceed with the subject Planning Proposal, it will be forwarded to the Minister for Planning for a 'Gateway Determination'. The 'Gateway Determination' is essentially a checkpoint for planning proposals, and enables those proposals that are not well founded, or not in the public interest to be stopped early in the process, before significant resources are committed in carrying out technical studies or investigations.

The Minister's 'Gateway Determination' will stipulate whether the subject Planning Proposal should proceed, whether it needs to be resubmitted, the timeframe for its completion (usually nine months from the date of the Determination), the community consultation requirements and State/Commonwealth agency requirements and whether a public hearing is needed.

Exhibition and Making of Amendments

Following the 'Gateway Determination', the Planning Proposal will be formally placed on public exhibition for comment. The final LEP and accompanying maps which amend the Council's principal planning instrument (i.e. the RLEP 2012) are made by the Minister for Planning (and notified on the NSW legislation web site) in accordance with the EP&A Act. Certain LEPs which are of local significance can be finalised by Council via delegation from the Minister (this is determined at the Gateway stage).

Site description and context

The property that is the subject of the heritage study is located on the southern side of Marcel Avenue, Randwick (Figure 1). The street address is given as 11A Marcel Avenue, Randwick and is described as Lot 51 in Deposited Plan 318884.

The site is bounded on the northeast by Marcel Avenue, on the southeast by a single storey residence (15 Marcel Avenue), to the southwest by single storey residence (28 Ritchard Avenue) and to the northwest by a three-storey apartment building (11 Marcel Avenue).



Image 1: Aerial photograph of the subject property (11A Marcel Avenue, Coogee) outlined in 'red'.



Image 2: General view of the main façade, looking westwards

The surrounding context is characterised by a variety of lot and building sizes, featuring a mix of Federation and Inter-War buildings comprising single and multi-dwelling residences, and some contemporary infill development fronting Marcel Avenue and further east along Moira Crescent.

Local Planning Framework

Randwick Local Environmental Plan 2012

The property is proposed as an item of local heritage significance and for inclusion within an extension to the Moira Crescent Heritage Conservation Area is 11A Marcel Avenue, Coogee. The

property is currently zoned R3 Medium Density Residential under RLEP 2012 with a maximum height limit of 12 metres and FSR of 0.9:1.

The existing zoning and development standards currently applying to the sites are not proposed to change as a result of the Planning Proposal.

The Planning Proposal

The Planning Proposal will be prepared for submission to the DPE seeking the Gateway Determination. The purpose of the Planning Proposal is to amend the RLEP 2012 Schedule 5 Part 1 – Heritage Items and associated maps to include 11A Marcel Avenue, Coogee as a heritage item.

The planning proposal also will seek to incorporate the 11A Marcel Avenue, Coogee as part of the extension to the Moira Crescent Heritage Conservation Area.

Inclusion of this item in the schedule is pursuant to Clause 5.10 – Heritage Conservation of the Randwick LEP which sets out the objectives and requirements to be considered as part of development assessment.

Strategic alignment

The relationship with the City Plan is as follows:

Outcome/Direction	Delivery Program actions
Outcome	7. Heritage that is protected and celebrated.
Direction	7a. Our heritage is recognised, protected and celebrated.

Resourcing Strategy implications

Costs are associated with legal fees to oppose the appeal against the interim heritage order for 11A Marcel Avenue, Coogee. The costs associated with preparation of the Planning Proposal including heritage assessment is accommodated within Council's operational budget.

Policy and legislative requirements

Heritage Conservation section 5.10 of the *Randwick Local Environment Plan 2012*, State and National registers have been considered by the consultant in the development of the Study.

The relevant planning priorities and actions of the Randwick Local Strategic Planning Statement (LSPS) and the Housing strategy in relation to this work are contained in the Tables 1 and 2 below:

Table 1: Relationship to the LSPS

LSPS action	LEP update
4.1 Undertake a Heritage Study of Randwick City to identify additional heritage items and HCAs including boundary adjustments where necessary.	Consistent <ul style="list-style-type: none"> A stand alone Planning Proposal is being prepared to list 11A Marcel Avenue and extend the boundary of the Moira Crescent Heritage Conservation Area under Schedule 5 of the Randwick LEP

LSPS action	LEP update
	consistent with heritage advice received by Council.

Table 2: Relationship to the Housing Strategy

Housing Strategy action	LEP update
<p>5.4 Undertake a Heritage review of Randwick City to identify additional heritage items and HCAs including boundary adjustments where necessary.</p>	<p>Consistent</p> <ul style="list-style-type: none"> A stand alone Planning Proposal to list 11A Marcel Avenue and extend the boundary of the Moira Crescent Heritage Conservation Area under Schedule 5 of the Randwick LEP consistent with heritage advice received by Council.

S.9.1 Policy and legislative requirements

The Planning Proposal is consistent with the following Ministerial Directions:

- Implementation of Regional Plans (Direction 1.1)
- Heritage Conservation (Direction 3.2)
- Residential zone (Direction 6.1)

Direction	Comment
<p>1. Focus area 1: Planning Systems</p> <p>1.1. Implementation of Regional Plans</p>	<p>Consistent.</p> <p>The Planning Proposal is in accordance with the following state plans issued by the Greater Sydney Commission:</p> <ul style="list-style-type: none"> a) Greater Sydney Region Plan - A Metropolis of Three Cities b) Eastern City District Plan <p>The Planning Proposal is consistent with the aims and objectives of these publications because it is consistent with Priority E6 Objective 13 <i>Environmental heritage is identified, conserved and enhanced.</i></p> <p>The Planning Proposal is consistent with the aims and objectives of these</p>

Direction	Comment
	<p>publications for the following reasons:</p> <ul style="list-style-type: none"> a) It implements the findings of the independent heritage assessment which indicates that the property meets three (3) of the criteria for heritage significance b) The proposed heritage listing of the property will ensure the site will continue to contribute to the heritage streetscape and Moira Crescent HCA. c) It supports conservation of an existing Interwar Residential Flat Building consistent with the values of residents within the community.
1.2. Development of Aboriginal Land Council land	N/A
1.3. Approval and referral requirements	N/A
1.4. Site specific provisions	N/A
Focus area 1: Planning Systems – Place based	
1.5. Parramatta Road Corridor Urban Transformation Strategy	N/A
1.6. Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.7. Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.8. Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9. Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.10. Implementation of Western Sydney Aerotropolis Plan	N/A
1.11. Implementation of Bayside West Precincts 2036 Plan	N/A
1.12. Implementation of Planning Principles for the Cooks Cove Precinct	N/A
1.13. Implementation of St Leonards and Cros Nest 2036 Plan	N/A

Direction	Comment
1.14. Implementation of Greater Macarthur 2040	N/A
1.15. Implementation of Pyrmont Peninsula Place Strategy	N/A
1.16. North West Rail Link Corridor Strategy	N/A
1.17. Implementation of the Bays West Place Strategy	N/A
2. Focus Area 2: Design and Place	N/A
3. Focus Area 3: Biodiversity and Conservation	
3.1. Conservation Zones	N/A
3.2. Heritage Conservation	<p>Consistent.</p> <p>The Planning Proposal will explain and justify the conservation of the building and integrity of the Moira Crescent HCA.</p>
3.3. Sydney Drinking Water Catchments	N/A
3.4. Recreation Vehicle Areas	N/A
4. Focus area 4: Resilience and Hazards	
4.1. Flooding	N/A
4.2. Coastal Management	N/A
4.3. Planning for Bushfire Protection	N/A
4.4. Remediation of Contaminated Land	N/A
4.5. Acid Sulfate Soils	N/A
4.6. Mine Subsidence and Unstable Land	N/A
5. Focus Area 5: Transport and Infrastructure	
5.1. Integrating Land Use and Transport	N/A
5.2. Reserving Land for Public Purposes	N/A
5.3. Development Near Regulated Airports and Defence Airfields	N/A
5.4. Shooting Ranges	N/A
6. Focus area 6: Housing	
6.1. Residential Zones	<p>Consistent.</p> <p>This Direction is applicable as the Planning Proposal affects land in residential zones. The Planning Proposal is consistent as it maintains the residential use of the property whilst protecting its conservation as</p>

Direction	Comment
	a heritage item and its contribution to the Moira Crescent HCA.
6.2. Caravan Parks and Manufactured Home Estates	N/A
7. Focus Area 7: Industry and Employment	
7.1. Business and Industrial Uses	N/A
7.2. Reduction in non-hosted short-term rental accommodation period	N/A
7.3. Commercial and Retail Development along the Pacific Highway, North Coast	N/A
8. Focus area 8: Resources and Energy	
8.1. Mining, Petroleum Production and Extractive Industries	N/A
9. Focus area 9: Primary Production	
9.1. Rural Zones	N/A
9.2. Rural Lands	N/A
9.3. Oyster Aquaculture	N/A
9.4. Farmland of State and Regional Significance on the NSW Far North Coast	N/A

Conclusion

The Planning Proposal seeks to amend Schedule 5 of the RLEP 2012 to recognise 11A Marcel Avenue, Coogee as a local heritage items, and incorporate the subject property within the Moira Crescent Heritage Conservation Area via an extension to this HCA boundary. The preparation of the Planning Proposal should be supported on the following basis:

- The subject property has been demonstrated to meet the NSW Heritage Council assessment criteria for local heritage listing based on its historical, aesthetic and representative significance. These properties collectively represent the Interwar Period and/or retain features of the Interwar character which contribute to the heritage significance of the proposed extended heritage conservation area.
- The planning proposal is consistent with several key strategic directions on heritage conservation articulated in the state and local strategic planning framework including:
 - Eastern City District Plan Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District’s heritage
 - Randwick Local Environment Plan 2012 Clause 5.10 – Heritage Conservation objectives and controls which aim to conserve the environmental heritage of Randwick
 - Randwick City Plan Strategic directions/outcomes which focus on protecting and celebrating local heritage (Outcome 7, Direction 7a)
 - Ministerial Directions which require that Planning Proposals contain provisions to facilitate the conservation of heritage

- The proposed new heritage item and extended heritage conservation area will have positive social effects for the local community through the retention and conservation of buildings with historical value and which represent the historical development of the area.

The assessment of the heritage significance of 11A Marcel Avenue prepared by City Plan Heritage demonstrates that the properties meet the NSW Heritage Council's criteria for historic, aesthetic and representative significance and is worthy as an item of local heritage significance.

In view of the above, it is recommended that:

- the proposed Planning Proposal be supported;
- the proposed items be placed on the heritage schedule (Schedule 5, Part 1) of the Randwick LEP; and
- The Moira Crescent Heritage Conservation Area boundary be extended to include the subject property at 11A Marcel Avenue and placed on the heritage schedule (Schedule 5, Part 2) of the Randwick LEP.

Responsible officer: David Ongkili, Coordinator Strategic Planning

File Reference: F2016/00475



GR1/22

A large graphic element consisting of a dark blue diagonal shape on the left containing the title text, and a grey area on the right with a background image of a cityscape and overlaid white geometric shapes resembling 3D blocks or architectural forms.

Heritage Assessment

Denison Hall

11A Marcel Avenue, Randwick NSW 2031

Prepared for Randwick Council

MARCH 2022



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description			
01	23/02/2022	DRAFT	Prepared by	Reviewed by	
			Pam Jeffery <i>Senior Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	
			Kerime Danis <i>Director - Heritage</i>		Kerime Danis <i>Director - Heritage</i>
02	25/02/2022 16/03/2022	FINAL	Prepared by	Reviewed by	
			Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>

Disclaimer

This report has been prepared by City Plan Heritage P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Heritage P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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Page | i



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

TABLE OF CONTENTS

1. Introduction	5
1.1. Background	5
1.2. Methodology	5
1.3. Author Identification	5
1.4. Location	5
1.5. Limitations	6
2. Historical context	7
2.1. Pre- European Occupation	7
2.2. Bishopscourt	7
2.3. Subdivision and Suburbanisation	11
2.4. Denison Hall	12
2.5. Summary Chain of Ownership	13
3. Site Description	16
3.1. Site Context	16
3.2. Site Description	16
3.3. Description of Denison Hall	16
3.3.1. Generally	16
3.3.2. Description of the Building Exterior	16
3.3.3. Description of the Interiors	18
4. Comparable buildings in the local area	21
5. Assessment of Cultural Significance	23
5.1. Basis of Assessment	23
5.2. Assessment Criteria	23
5.3. Statement of Significance	27
6. Conclusions and recommendations	27
7. Bibliography	29
8. Appendices	30
8.1. Covenant attached to Certificate of Title Volume 4069 Folio 26	30

FIGURES

Figure 1: Cadastral map showing the location 11A Marcel Avenue	6
Figure 2: Bishop's Court, Randwick photographed by Joseph Bishoff in the 1870s	7

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M:\CPHeritage\Cph-2022\22-011 11A Marcel Ave Coogee\3. Report\Heritage Assessment_11A Marcel Ave, Coogee-FINAL.docx

Page | ii



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

Figure 3: Plan of Bishopscourt grounds showing the location of the residence, stables, and carriage loop.....	8
Figure 4. Advertisement for the sale of the Bishopscourt Estate.	9
Figure 5: Ruins of the Good Samaritan Convent.	10
Figure 6: Diagram showing the first subdivision of Bisopscourt Estate, 1899.	11
Figure 7: Sales notice for the second subdivision of Bishopscourt Estate, 1919.....	11
Figure 8: Sales notice for the third subdivision of Bishopscourt Estate, 1925.	12
Figure 9: Sales notice for the fourth subdivision of Bishopscourt Estate, 1927.	12
Figure 10. Detail from Deposited Plan 13810 showing the land (lot 52 and part lot 51) purchased by AH Padey on 23 October 1928. Lot 53 (shaded blue was acquired by AH Padey in February 1937.....	13
Figure 11. General view of the facade of the existing building.	17
Figure 12. Detail of the inside face of a typical curved balustrade.....	17
Figure 13. View of the concrete retaining wall located on the boundary with Marcel Avenue.....	17
Figure 14. General view of the main façade, looking westwards.	17
Figure 15. Partial view of the rockface and sandstone blocks forming the retaining wall running east-west through the middle of the subject site.	17
Figure 16. General view of the steps linking the basement level to the rear yard of 11a Marcel Avenue.	17
Figure 17. View of the existing driveway and garages located to the northwest of the flat building. ...	18
Figure 18.Rear elevation of the building.....	18
Figure 19. Floor plan of Unit 4.....	18
Figure 20. Interior of Unit 3 photographed c2022 showing the original polished joinery including plate rail, door and window joinery, and brick fireplace.	19
Figure 21. Interior of Unit 1 showing an original 1929 screen. Note the polished joinery has been painted, photographed July 2020.	19
Figure 22. unit-1-11a-marcel-ave-coogee-nsw-2034.....	19
Figure 23. Bedroom 1 looking towards Marcel Avenue photographed 2020.	20
Figure 24. Bedroom 2 looking towards Marcel Avenue.	20
Figure 25. View of the refurbished kitchen in Unit 1, photographed 2016.	20
Figure 26. View of the enclosed rear verandah of Unit 1 showing recent metal framed windows photographed 2016. 20	
Figure 27. Enclosed rear verandah photographed 2020.....	20
Figure 28: 31 Marcel Avenue, Coogee item no. I405.....	21
Figure 29: 2 Prince Street, Randwick, item no. I432.....	21
Figure 30: 101 Brook Street, Coogee item no. I64.....	22
Figure 31: 5 Kurrawa Avenue, Coogee, Potential Heritage Item.....	22

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M:\CPHeritage\Cph-2022\22-011 11A Marcel Ave Coogee\3. Report\Heritage Assessment_11A Marcel Ave, Coogee-FINAL.docx

Page | iii



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

Figure 32: 24 Marcel Avenue, Coogee Potential Heritage Item 22
Figure 33: 26 Marcel Avenue, Coogee Potential Heritage Item 22
Figure 34: Recommended extension to Moira Crescent Heritage Conservation Area boundaries 28

GR1/22

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M:\CPHeritage\Cph-2022\22-011 11A Marcel Ave Coogee\3. Report\Heritage Assessment_11A Marcel Ave, Coogee-FINAL.docx

Page | iv



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

1. INTRODUCTION

1.1. Background

City Plan Heritage (CPH) was engaged by Randwick Council to undertake a heritage assessment of 11A Marcel Avenue Randwick NSW 2031 (subject site). The property is not currently located within a conservation area or identified as a heritage item attached to any statutory instrument.

It is noted that a Development Application (DA/798/2022) has been lodged with the Council seeking demolition of the existing flat building dating from the Inter-War period. Therefore, the Randwick City Council required preparation of an independent heritage assessment of the subject property in order to assist in making decision whether the subject property has any heritage value and provide advice on the management of likely heritage values associated with the subject site.

We have reviewed the two heritage reports prepared by Ruth Daniell and Prof. Richard Mackay submitted by the neighbour in objection to the proposed demolition of the subject building at 11A Marcel Avenue. While we have reviewed the submitted two heritage reports, we have undertaken our independent heritage assessment as requested by the Council. Our assessment is based historical and physical analysis and on our knowledge of the heritage items and potential heritage items in the local area and extended Randwick LGA.

It should be noted that CPH has been providing the Randwick City Council heritage referrals for their overflow Development Applications since 2003 and has undertaken a number of heritage studies for existing heritage conservation areas. Our most recent study, which is being at the finalisation stage, is the peer review of the 57 Potential Heritage Items including the Moira Crescent HCA undertaken by Extent. Therefore, we have extensive knowledge of the existing built heritage within the Randwick LGA that has enabled us to make an informed assessment of the subject property at 11a Marcel Avenue in Coogee.

1.2. Methodology

This Heritage Assessment has been prepared in accordance with the NSW Heritage Manual 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter 2013).

1.3. Author Identification

The following report has been prepared by Pamela Jeffery (Senior Heritage Consultant) in association with Kerime Danis (Director - Heritage) who has provided input, and reviewed and endorsed its content.

Images used throughout this report were prepared by CPH unless otherwise noted.

1.4. Location

The subject site is located on the southern side of Marcel Avenue, Randwick (Figure 1). The street address is given as 11A Marcel Avenue, Randwick and is described as Lot 51 in Deposited Plan 318884 (Parish of Alexandria, County of Cumberland) held by NSW Land Registry Services.

The site is bounded on the northeast by Marcel Avenue, on the southeast by a single storey residence (15 Marcel Avenue), to the southwest by single storey residence (28 Ritchard Avenue) and to the northwest by a three-storey apartment building (11 Marcel Avenue).



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

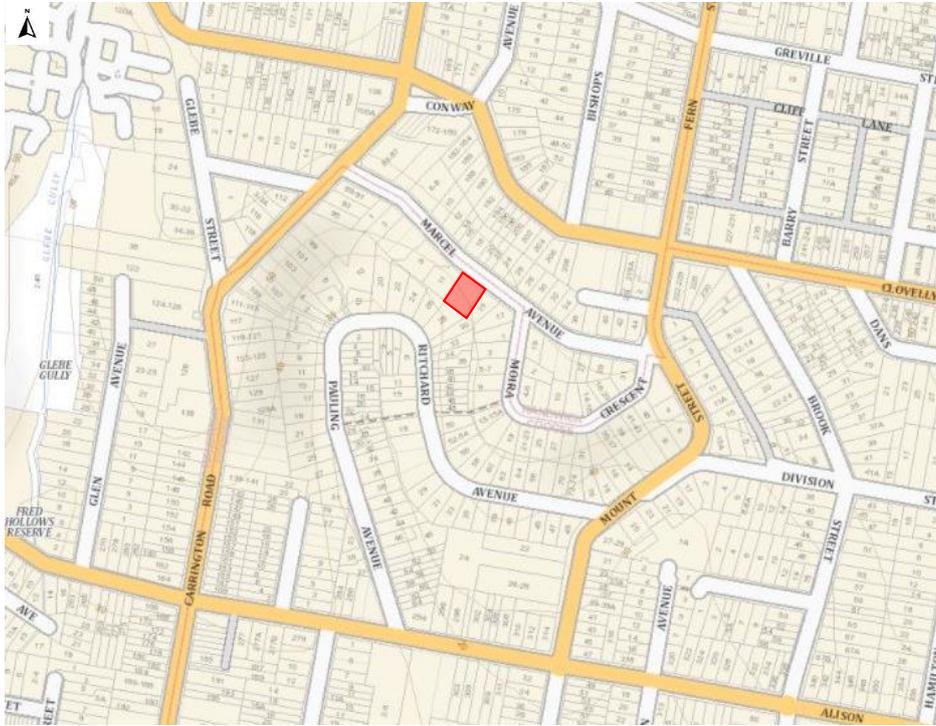


Figure 1: Cadastral map showing the location 11A Marcel Avenue (outlined in red). (Source: SIX Maps, accessed 9 Feb 2022)

1.5. Limitations

This assessment is limited to a visual inspection of the existing building and its setting, carried out from ground level or internal floor level. No building fabric was removed in carrying out this assessment and sub-floor and roof spaces were not inspected.

An assessment of Aboriginal Cultural heritage values, landscape heritage values, and detailed archaeological potential is beyond the scope of this report.



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

2. HISTORICAL CONTEXT

2.1. Pre- European Occupation

Early European accounts¹ dating from 1788 indicate at least 1500 people lived in the area between Botany Bay and Broken Bay. The region was made up of 29 clans, forming the Eora nation, with the area in and around Coogee being the traditional land of the Bidjigal and Gadigal people. There was some interaction between tribal groups with the women moving to the country of their husband, while maintaining ties with the country of their birth.

The pre-European environment vegetation overlays sandstone, sloping downwards to Coogee Bay from the north-south ridge formed by Avoca Street and Frenchmans Road. The late eighteenth century vegetation included Sydney blue gums and blackbutts along the ridges, with Xanthorrhoeas (grass trees), Banksias, Mealeucas, and ferns closer to the water². The vegetation and immediate coastline provided a source of food and raw material plant resources for Aboriginal communities in the area.

2.2. Bishopscourt

In 1856 Sir William Denison, the Governor of the Colony granted two parcels of land at Coogee to the Bishop of Sydney in lieu of four acres at Grose Farm previously granted in 1851 to be set apart for an Episcopal Residence for the Bishop of Sydney and his successors.

The Reverend Frederic Barker arrived in Sydney on the 25 May 1855, and in was installed as the Bishop of Sydney in St Andrew's temporary cathedral six days later. Having visited Simeon Pearce at Randwick he garnered support to exchange the land at Grose Farm for 56 acres of land at Randwick³, for the construction of an Episcopalian palace.

The land was granted to Frederic Barker, the second Anglican Bishop of Sydney, in 1856 and Barker immediately commissioned the architect John Frederick Hilly to design a two-storey stone residence.

By January 1857 the building had advanced to a stage where Hilly, now in partnership with George Allan Mansfield, invited tenders '*...for the carpentry (sic) and joinery for a first-class Family Residence*'⁴.



Figure 2. Bishop's Court, Randwick photographed by Joseph Bishoff in the 1870s. Source. Mitchell Library, SLNSW, SPF/345 (IE1226957).

¹ Attenbrow, V, Pre-colonial Aboriginal land and resource use in Centennial, Moore and Queens Parks -assessment of historical and archaeological evidence for Centennial Parklands Conservation Management Plan, January 2002, p2

² Attenbrow, V, op cit, p8.

³ Sydney Morning Herald, 4 January 1926, p.12, 'Bishopscourt'

⁴ Empire Newspaper, 10 January 1857, p7 Advertising.



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

In 1886 Parliament passed an Act allowing the Church of England Property Trust Diocese of Sydney to sell and lease portions of the Bishops court Estate and by 1900 a small number of residential allotments had been sold to, in part, offset the costs of building additions and maintaining the large estate.

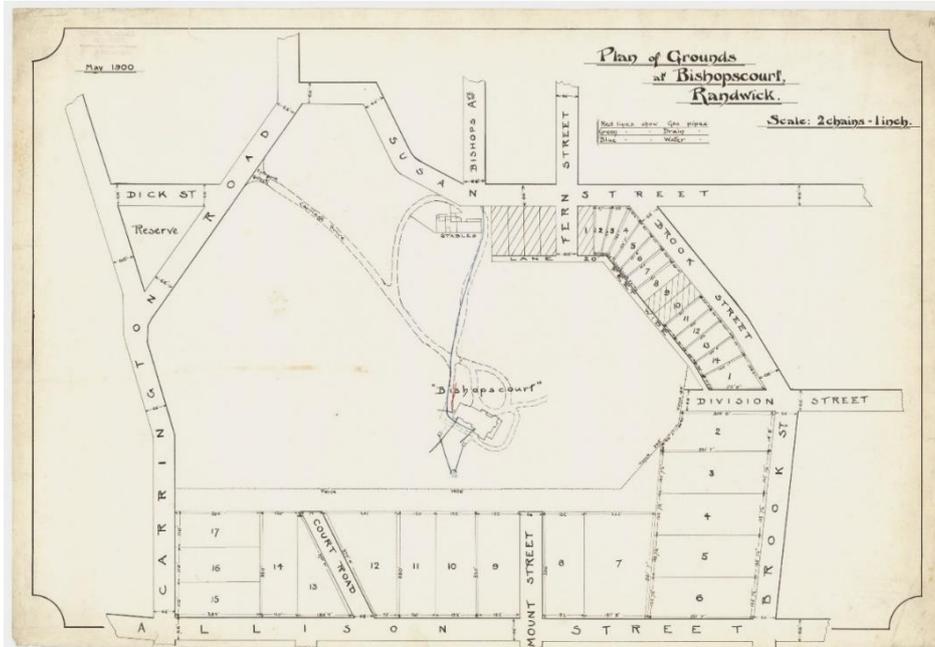


Figure 3: Plan of Bishops court grounds showing the location of the residence, stables, and carriage loop. Source: Mitchell Library, State Library of New South Wales PXD 200/vol. 2 IE13084561.

The residence was enlarged, and a chapel added by Blacket Brothers during the episcopate of Bishop Barry, and further additions were undertaken by Cyril Blacket for Archbishop Saumarez at his own expense.

Extensive repairs to white ant damage were carried out in 1909 including painting and decorating works. Archbishop Wright had spent over £4,000 in repairs and additions to the property during his short residency.

The house had been occupied by four Anglican Bishops, namely:

- Bishop Frederic Barker (1859-1881)
- Bishop Alfred Barry (1884-1889)
- Bishop William Saumarez Smith (1890-1909)
- Bishop John Charles Wright (1909-1911)

In 1910, the Bishops court Estate at Randwick was offer for sale, but having failed to sell in its entirety, was subdivided into smaller suburban allotments.

By order of the Church of England Property Trustees.

**BISHOPSCOURT ESTATE,
RANDWICK-COOGEE,**

including
**THE HISTORIC MANSION FOR SO MANY YEARS
 PAST OCCUPIED AS THE EPISCOPAL RESIDENCE
 OF THE ARCHBISHOP OF SYDNEY,
 AND ABOUT 33 1/2 ACRES.**

BISHOPSCOURT is a CHARMING RESIDENCE, built in the old English style of Architecture, with a Gothic feeling. It is approached by a long carriage drive, and stands snugly sheltered among the stately old trees, through which beautiful glimpses of Coogee and the ocean are obtained.

THE HOUSE is specially well suited for the residence of a retired country gentleman or business man who desires to live in quiet and restfulness away from the busy city, yet within only about half an hour's drive of the metropolis.

THE GROUNDS surrounding the house are nicely laid out in lawns, paths, and flower beds, and if the whole area is not required about 7 acres could be retained with the residence, and the balance sold off in subdivision, offering an exceptional chance for the speculator or holder.

THE RESIDENCE is most substantially built of stone, and brick, with shingle roof, and contains the following accommodation: Verandahs and balconies (very wide), tiled entrance hall, drawing-room, morning-room, dining-room, study, library, chapel.

UPSTAIRS, approached by wide cedar staircase, are:— 11 bedrooms, two of which open on to balcony, smoking-room, dressing-room, 2 bathrooms, linen-press and boxroom.

THE DOMESTIC OFFICES, opening off tiled corridor, comprise:—Servants' hall, kitchen with large range, pantries, dairy, wine-cellar, scullery, laundry, with man's room upstairs.

At a considerable remove are stone stables of 3 stalls, coachhouse, loft over, and cottage of 4 rooms. Also cow bails.

THE LAND is about 33 1/2 acres in area, with extensive frontages to CARRINGTON-ROAD, SUSAN-STREET, and small frontages to DIVISION, MOUNT, and FERN STREETS, as per plan on view at the Sale Rooms.

Figure 4. Advertisement for the sale of the Bishopscourt Estate. Source: Sydney Morning Herald, 19 February 1910, p22.



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

Samuel Gordon, a Shirt Manufacturer purchased the house in September 1910 and the remaining land for £7,000. NSW Land Registry documents indicate the land transfer to Gordon was registered in December 1910. Gordon was one of a syndicate who purchased Bishopscourt with the intention of subdividing the property⁵, however following the untimely death of Samuel in February 1911, his Executors, Maurice Gordon, and William Henry Cordeaux, sold the property to the Sisters of the Good Samaritan in December 1911, renaming it Mount St Michael's Novitiate.

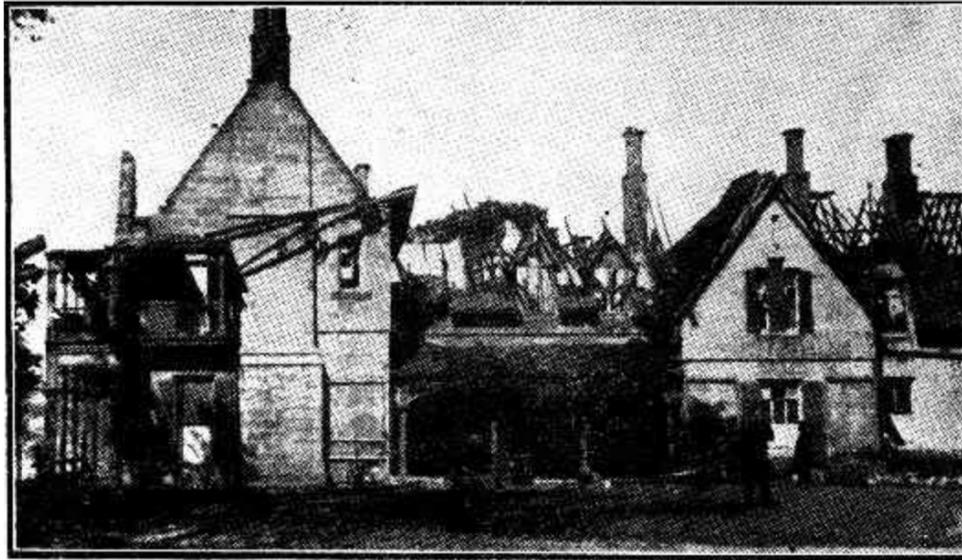


Figure 5: Ruins of the Good Samaritan Convent. (Source: 'Fire at a Good Samaritan Convent' Freeman's Journal, 28 Feb 1924, p22)

A fire believed to have been caused by a spark from the chimney igniting a section of timber shingle roof broke out on 23 February 1924, resulting in the destruction of the top floor which accommodated the nun's living quarters. The occupants were temporarily housed at their Convent at Glebe NSW.

The Novitiate was demolished and by June 1925 salvaged building fabric, including 2000 perch second-hand stone, 1000 yards of stone flagging and 100,000 machine bricks were cleared⁶ and offered for sale.

⁵ Sydney Morning Herald, 25 November 1911, p13 Real Estate.

⁶ Sydney Morning Herald, 3 June 1925, p23 Advertising.



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

2.3. Subdivision and Suburbanisation

Although there had been subdivisions of allotments from the Bishopscourt Estate during the later nineteenth century, the first major subdivision was undertaken in 1899, and the second subdivision carried out in 1919 when Hardie and Gorman, Auctioneers, offered thirty-two business and residential sites for sale.

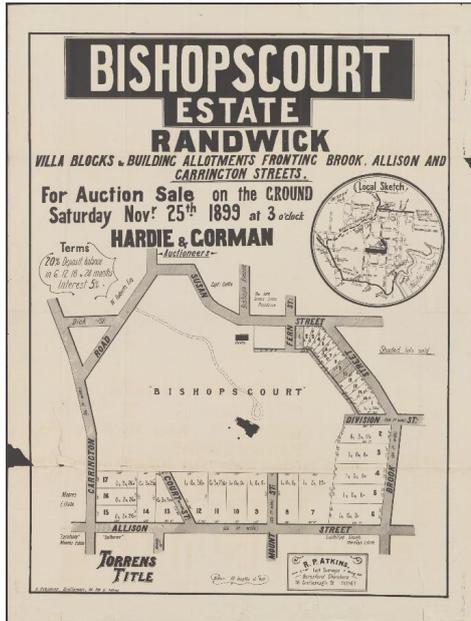


Figure 6: Diagram showing the first subdivision of Bishopscourt Estate, 1899. Source. Mitchell Library, SLNSW, IE9070649

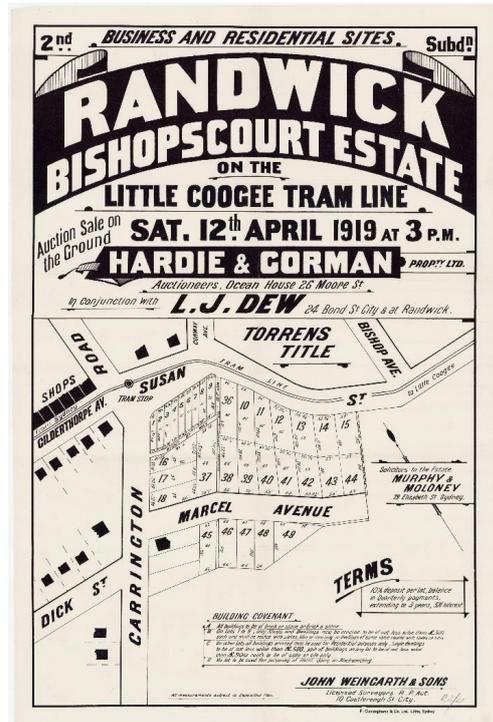


Figure 7: Sales notice for the second subdivision of Bishopscourt Estate, 1919. Source. Mitchell Library, SLNSW, IE907794

The third subdivision of residential allotments offered was offered for sale in November 1925, realising sales in excess of £22,000, and advertisements at that time anticipated further sales held on 20 February 1926 to be equally successful due to the:

'...charm of this locality lies in its elevated position, practically every allotment enjoying an uninterrupted and expansive ocean, coast-line, and district view; Its convenience to surfing beaches and new road construction on the estate brings the famous Coogee Beach, now established as one of the most popular of our seaside resorts, is within handy reach.

A good service of trams runs to the Estate from the city and railway, and the surroundings make the area an ideal residential quarter, particular care having been given by the vendors to the general lay-out of the estate in keeping with modern town-planning ideas⁷.

⁷ The Labor Daily, 12 February 1926, p.7, 'Bishopscourt Estate'



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

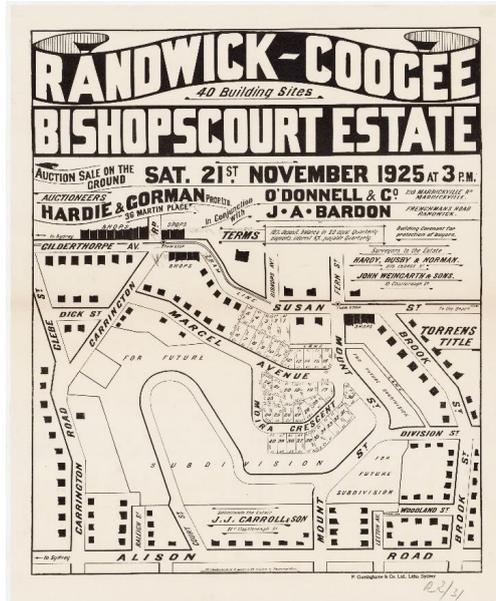


Figure 8: Sales notice for the third subdivision of Bishopscourt Estate, 1925. Source: Mitchell Library, SLNSW IE9071398

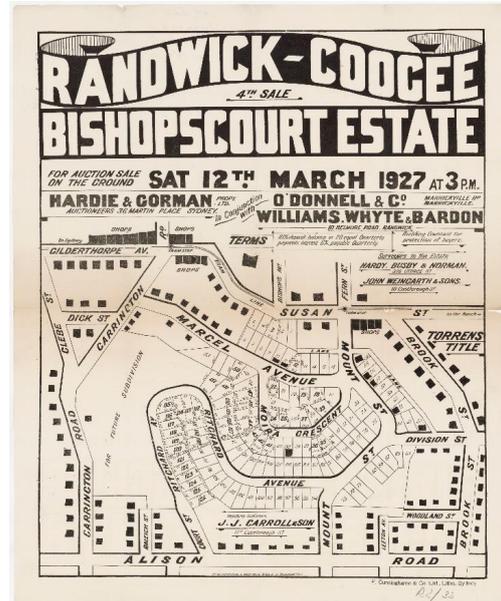


Figure 9: Sales notice for the fourth subdivision of Bishopscourt Estate, 1927. Source: Mitchell Library, SLNSW, IE9072023.

2.4. Denison Hall

Alfred Henry Padey, a builder, purchased the Lot 52 and part of Lot 51 of the fourth subdivision of Bishopscourt in October 1928, having previously purchased Lot 61 in January 1928⁸.

Padey had moved to Randwick the early 1920s and established a building company, following the dissolution of his partnership in 1918 with James Flood⁹ in Orange NSW. In 1922 he obtained approval from Randwick Council to construct a cottage in Marcel Avenue. This date coincides with his purchase of Lot 47 (shown in DP9644) from the second subdivision of the Bishopscourt Estate, and the construction of his family residence.

The Sands Directory indicates Padey had completed a house, 'Normanhurst', in Marcel Avenue and was residing there by 1925. He was the contractor for several buildings in the area, and in 1928 the Daily Telegraph¹⁰ noted he was constructing four flats and 2 cottages in Marcel Avenue.

Padey appears to have started construction of Denison Hall in about December 1928, completing the building in 1929. The designer of the building is unknown but attributed to Alfred Padey¹¹.

⁸ NSW Land Registry Services, V.2494 f.79

⁹ Padey had worked as a plasterer and monumental mason, in partnership with James Flood as "Flood and Co, undertakers. The firm was located at Summer Street Orange, until it was formally dissolved in 1918.

¹⁰ The Daily Telegraph, 26 September 1928, p21.

¹¹ William Francis Padey, brother of Alfred, described himself as an architect and was active in Orange and Wellington in the early twentieth century, until his death in 1924 aged 49. See Wellington Times, 1 August 1907, p4, Local Jottings.



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

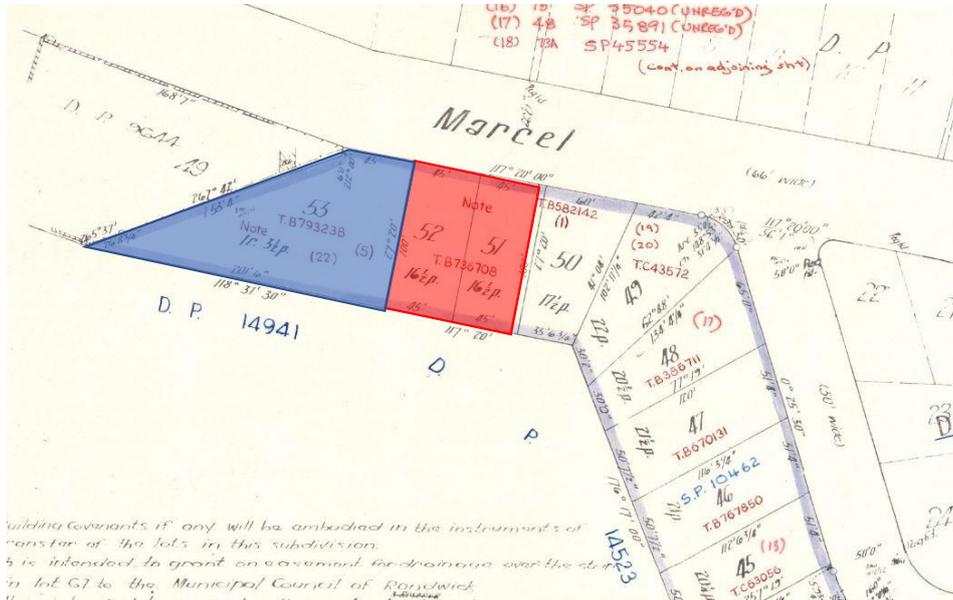


Figure 10. Detail from Deposited Plan 13810 showing the land (lot 52 and part lot 51) purchased by AH Padey on 23 October 1928. Lot 53 (shaded blue) was acquired by AH Padey in February 1937¹². Source: NSW Land Registry Services.

On 25 February 1937, Padey purchased Lot 50, adjoining his northwest boundary. Following Alfred's death in January 1948 the subject site (lot 52 and part Lot 51 in DP 13810), together with Lot 50 passed to his son, Alfred Norman Padey. Padey sold the neighbouring building (Lot 50 in DP13810) to in 1950 retaining a 'right of footway' adjacent to Denison Halls.

Alfred sold the flats to George Scarf Investments Pty Ltd in December 1961. That company sold the subject site to Theo Castrisos, and in 1979 the property was transferred to the current owners Theo Castrisos and Sophia Castrisos as joint tenants.

2.5. Summary Chain of Ownership

Date	Dealing	Description	Source
1851	Reference to Crown Grant	22 Mar: 4 acres of land more or less situate at Grose Farm, was set apart as the site for an Episcopal Residence for the Bishop of Sydney, his Successors	v.24 f.10
1856	Reference to Crown Grant	25 Oct: Sir William Thomas Denison, the being the Governor of our colony of New South Wales, and with the advice of the Executive Council thereof ...caused the Land hereafter described (56a 1r 6p) to be set apart as the site for an Episcopal Residence for the Bishop of Sydney, and His Successors, Bishops of Sydney, in lieu of a certain	v.24 f.10

¹² NSW Land Registry Services, Certificate of Title TT Volume 4263 Folio 250.



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

Date	Dealing	Description	Source
		parcel of Land containing by Admeasurement Four Acres more or less situate at Grose Farm.	
1866	Crown Grant	8 Jan: Two parcels of land to the Bishop of Sydney, and His Successors. One parcel bounded by J McLerie's 4 acres and 36 acres, Susan Street (now Clovelly Road), Brook Street, Alison Road, Nathan Street (now Carrington Road) and Power Street (now Carrington Road) containing 56a 1r 6 p, and a parcel of land located between Beach Street and the Pacific Ocean containing 4a 1r 5p.	v.24 f.10
1905	CT	31 May: to The Church of England Property Trust Diocese of Sydney (53a 24p)	v.1610 f.238
1910	Transfer	7 Dec: To Samuel Gordon (Lots 2 to 12 and part Lot 1 Section 1 shown in DP2507 and adjoining land)	
1911	New CT issued	19 Jan: to Samuel Gordon of Sydney, Shirt Manufacturer (33a 3r 23 ³ / ₄ p)	v.2117 f.68
1911	Transmission	22 Sept: Application by transmission to Maurice Gordon, Shirt Manufacturer and William Henry Cordeaux Bank Manager, all of Sydney	v.2117 f.68
1911	Transfer	15 Dec: From Maurice Gordon and William Henry Cordeaux (Executors of the Estate of Samuel Gordon) to Clara McLaughlin of Sydney, Sarah Jane Cook of Northcote (Vic) and Jane Frances Eather of Campbelltown, all spinsters, as joint tenants.	v.2117 f.68
1914	New CT issued	21 July: to Clara McLaughlin of Sydney, Sarah Jane Cook of Northcote Victoria, and Jane Frances Eather, Campbelltown Spinster (33a 3r 21p)	v.2494 f.79
1928	Transfer	23 Oct: to Alfred Henry Padey Lot 52 and Pt Lot 51 DP13810 (subject to covenant)	v.2494 f.79
1928	New CT issued	15 Nov: Alfred Henry Padey purchased Lot 51 containing 31 perches	CT v.4216 f.53
1948	Transmission	24 Aug: To Alfred Norman Padey of Randwick, Bank Officer	CT v.4216 f.53
1961	Transfer	6 Dec: To George Scarf Investments Pty Limited	CT v.4216 f.53
1962	Transfer	6 Jun: To Theo John Castrisos of East Sydney Clerk	CT v.4216 f.53

Page | 14

GR1/22



Heritage Assessment
 Denison Hall
 11A Marcel Avenue, Randwick NSW 2031
 Project # H-22011
 March 2022

Date	Dealing	Description	Source
1979	Transfer	16 Nov: To Sophia Castrisos of Maroubra, Married Woman and Theo John Castrisos of Maroubra, Shop Proprietor, as joint tenants.	CT v.4216 f.53
	New Issued	CT New folio issued 51/318884	

GR1/22



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

3. SITE DESCRIPTION

3.1. Site Context

Denison Hall is located on the southwest side of Marcel Avenue, Randwick, in an area characterised by two and three-storey residential development constructed in the 1920s and 1930s. Marcel Avenue was formed in the early twentieth century following the approximate location of the nineteenth carriage entrance to the former residence, Bishopscourt.

3.2. Site Description

The site is rectangular in plan, with a sandstone shelf running east-west forming a level area near Marcel Avenue. The southwest section of the site is an open grassed area located at a lower level and retaining wall with a level section immediately adjacent to Marcel Avenue. The rear of the site drops downwards to the gully now occupied by Ritchard Street. The site contains a freestanding two-storey residential building with a basement level located under the southwest section of the building.

3.3. Description of Denison Hall

3.3.1. Generally

Denison Hall is situated on a level area approximately half a floor level below the street level. The freestanding brick building was constructed in 1929 accommodating two apartments on each of the upper levels, both floors accessed via a stair from Marcel Avenue, and a half basement level containing a separate apartment accessed separately from the east elevation. Two garages and a driveway adjoining the northwest elevation of the building.

The main elevation is set back from Marcel Avenue, with a front garden area contained by a sandstone retaining wall and the façade of the flats.

The upper two levels of the building were occupied and not available for inspection by CPH. Roof and subfloor spaces were not inspected by CPH.

3.3.2. Description of the Building Exterior

Denison Hall is a two-storey flat building with a half basement level, containing five apartments. It is of brick cavity construction with hipped roof finished with terra cotta tiles. The main entrance is accessed via a flight of concrete steps with metal balustrades and is flanked by four dwarf columns supporting a small gable roof. The main façade is articulated with four curved balcony balustrades and recessed balconies.

The building contains timber framed doors and casement windows, including examples of lead light panels in windows and doors in the main façade and side elevations.



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22



Figure 11. General view of the facade of the existing building. Source: Realestate.com.au



Figure 12. Detail of the inside face of a typical curved balustrade. Source: Realestate.com.au



Figure 13. View of the concrete retaining wall located on the boundary with Marcel Avenue, looking west. Source: Realestate.com.au



Figure 14. General view of the main facade, looking westwards. Source: Realestate.com.au



Figure 15. Partial view of the rockface and sandstone blocks forming the retaining wall running east-west through the middle of the subject site.



Figure 16. General view of the steps linking the basement level to the rear yard of 11a Marcel Avenue.



Heritage Assessment
 Denison Hall
 11A Marcel Avenue, Randwick NSW 2031
 Project # H-22011
 March 2022

GR1/22



Figure 17. View of the existing driveway and garages located to the northwest of the flat building.



Figure 18. Rear elevation of the building.

3.3.3. Description of the Interiors

CPH were unable to access the interior of the upper levels of the building and have relied on photographs accessed on-line through various real estate sites accessed on 16 February 2022.



Figure 19. Floor plan of Unit 4. Source: <https://www.homely.com.au/homes/4-11a-marcel-avenue-coogee-nsw-2034/7125738#gallery>



Heritage Assessment
 Denison Hall
 11A Marcel Avenue, Randwick NSW 2031
 Project # H-22011
 March 2022

GR1/22



Figure 20. Interior of Unit 3 photographed c2022 showing the original polished joinery including plate rail, door and window joinery, and brick fireplace. Source: <https://www.onthefhouse.com.au/property/nsw/coogee-2034/3-11a-marcel-ave-coogee-nsw-2034-11675785>



Figure 21. Interior of Unit 1 showing an original 1929 screen. Note the polished joinery has been painted, photographed July 2020. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 22. Interior of Unit 1 showing an original 1929 screen. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22



Figure 23. Bedroom 1 looking towards Marcel Avenue photographed 2020. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 24. Bedroom 2 looking towards Marcel Avenue. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 25. View of the refurbished kitchen in Unit 1, photographed 2016. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 26. View of the enclosed rear verandah of Unit 1 showing recent metal framed windows photographed 2016. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Figure 27. Enclosed rear verandah photographed 2020. Source: <https://www.realestate.com.au/property/unit-1-11a-marcel-ave-coogee-nsw-2034>



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

4. COMPARABLE BUILDINGS IN THE LOCAL AREA

There are a number of flat buildings dating from the Inter-War period throughout the Randwick LGA with various architectural styles including Californian bungalow idiom, Art-Deco, Spanish Mission some presenting highly decorative facades and interiors, and some with a more modest and simple facades and internal detailing.

The most comparable residential flat buildings can be found in Schedule 5 of the Randwick LEP 2012 and those that are currently under consideration as potential heritage items located in close vicinity of the subject building 'Denison Hall' at 11a Marcel Avenue. The following list is not exhaustive but provide examples that inform the decision making on the relative heritage values (aesthetic and representative) of the subject building as part of the significance assessment criteria provided in the following section.

- 31 Marcel Avenue, Coogee (heritage item I405 under Part 1 of Schedule 5 of the LEP)
- 2 Prince Street, Randwick (heritage item I432 under Part 1 of Schedule 5 of the LEP)
- 101 Brook Street, Coogee (heritage item I64 under Part 1 of Schedule 5 of the LEP)
- 5 Kurrawa Avenue, Coogee (Potential heritage item nominated for listing on the LEP)
- 24 Marcel Avenue, Coogee (Potential heritage item nominated for listing on the LEP)
- 26 Marcel Avenue, Coogee (Potential heritage item nominated for listing on the LEP)

Although each of the above noted examples of the Inter-War flat buildings vary in their architectural detailing, they all have common characteristics of the residential flat buildings that make reference to the Californian bungalow idiom including face brick finish, symmetrical massing, curved balconies or projecting bay windows similar to Denison Hall. It is evident from the images provided below Denison Hall has aesthetic and representative values that has already been recognised as a valuable asset for the environmental heritage of Randwick LGA and adds to the existing heritage building stock of the locality in particular to the historic and architectural values of Moira Crescent HCA.



Figure 28: 31 Marcel Avenue, Coogee item no. I405 (Source: Google Street view)



Figure 29: 2 Prince Street, Randwick, item no. I432 (Source: Google Street view)



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22



Figure 30: 101 Brook Street, Coogee item no. 164 (Source: Google Street view)



Figure 31: 5 Kurrawa Avenue, Coogee, Potential Heritage Item (Source: City Plan Heritage)



Figure 32: 24 Marcel Avenue, Coogee Potential Heritage Item (Source: City Plan Heritage)



Figure 33: 26 Marcel Avenue, Coogee Potential Heritage Item (Source: City Plan Heritage)



5. ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1. Basis of Assessment

The Burra Charter (1999) defines the cultural significance as "...aesthetic, historic, scientific or social value for past, present or future generations".

This assessment of cultural or heritage significance is based on the methodology and guidelines published by Heritage NSW and considers the standard values or criteria that arise from the history, construction, rarity, and use of the buildings and its site, in addition to any esteem for the site by recognised groups.

5.2. Assessment Criteria

(a) an item is important in the course, or pattern, of the local area's cultural or natural history

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows evidence of a significant human activity	✓	has incidental or unsubstantiated connections with historically important activities or processes	X
is associated with a significant activity or historical phase	✓	provides evidence of activities of processes that are of dubious historical importance	X
maintains or shows the continuity of a historical process or activity	✓	has been so altered that it can no longer provide evidence of a particular association	X

Comments

Denison Hall has historical significance as part of the fourth subdivision of the Bishops Court Estate in 1926 and as evidence of the suburbanisation of Randwick in the first half of the twentieth century.

The scale, materiality, and setbacks of Denison Hall reflect the building covenant attached to land sold as part of the fourth subdivision of the Bishops Court Estate and contribute to the identified heritage significance of the Moira Crescent Conservation Area. Denison Hall is representative of the Inter-war residential development and the 1920s boom in flat construction throughout metropolitan Sydney.

Denison Hall **meets** the threshold for listing as a heritage item at the Local level under Criterion (a).

(b) an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows evidence of a significant human activity	X	has incidental or unsubstantiated connections with historically important activities or processes	X
is associated with a significant activity or historical phase	X	provides evidence of activities of processes that are of dubious historical importance	✓



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
		has been so altered that it can no longer provide evidence of a particular association	X

Comments

The site has some tenuous associations with previous owners of the area, including the Anglican Property Trust Diocese of Sydney and the Bishops of Sydney (1856 to 1911) and the Sisters of the Good Samaritan (1914 to 1924).

The site containing 11a Marcel Avenue Randwick was purchased in 1928 by Alfred Henry Padey, a local builder, and resident of Marcel Avenue. Padey, constructed Denison Hall Flats as a source of rental income, retaining the block until his death in 1948 when it was transferred to his son.

Despite the association of the property with the Padey family for over thirty years, 11a Marcel Avenue **does not** meet the threshold for listing as a heritage item at the Local level under Criterion (b).

(c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows or is associated with, creative or technical innovation or achievement	X	is not a major work by an important designer or artist	X
is the inspiration for a creative or technical innovation or achievement	X	has lost its design or technical integrity	X
is aesthetically distinctive	✓	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	X
has landmark qualities	X	has only a loose association with a creative or technical achievement	X
exemplifies a particular taste, style or technology	✓		

Comments

Despite minor changes, Denison Hall demonstrates the characteristics of the Californian Bungalow idiom applied to an Inter-war flat building including projecting window frames, geometric patterned lead light glazing, grouped posts, and street-facing gable. Its scale and materiality are compatible with the one and two storey residential buildings within the Moira Crescent Heritage Conservation Area.

Denison Hall demonstrates the characteristic of Inter-war flat buildings within Randwick LGA and **meets** the threshold for listing as a heritage item at the Local level under Criterion (c).



(d) an item has strong or special associations with a particular community or cultural group in the local area for social, cultural or spiritual reasons

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is important for its associations with an identifiable group	X	is only important to the community for amenity reasons	X
is important to a community's sense of place	✓	is retained only in preference to a proposed alternative	X

Comments

The research conducted to date does not reveal any special association with a community group or groups. Denison Hall **does not** meet the threshold for listing under Criterion (d).

(e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
has the potential to yield new or further substantial scientific and/or archaeological information	X	has little archaeological or research potential	✓
is an important benchmark or reference site or type	X	only contains information that is readily available from other resources or archaeological sites	X
provides evidence of past human cultures that is unavailable elsewhere	X	the knowledge gained would be irrelevant to research on science, human history or culture	X

Comments

The site contains sandstone blocks forming a retaining wall running east-west through the middle of the allotment appear to have been sourced in 1925 from the building materials salvaged from Bishopscourt and its stables. The area that Denison Hall is constructed was part of the Bishopscourt Estate and may contain remnants of the structures or outbuildings that were in existence at the time. However, the Denison Hall site has low archaeological potential apart from the sandstone blocks retaining wall. Therefore, Denison Hall **does not** meet the threshold for listing under Criterion (e).

(f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
provides evidence of a defunct custom, way of life or process	X	is not rare	✓
demonstrates a process, custom or other human activity that is in danger of being lost	X	is numerous but under threat	X
shows unusually accurate evidence of a significant human activity	X		



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is the only example of its type	X		
demonstrates designs or techniques of exceptional interest			
shows rare evidence of a significant human activity important to a community	X		

Comments

11a Marcel Avenue is of a typical example of an Inter-War flat building seen in the local area and therefore it is not rare in this regard.

11a Marcel Avenue **does not** meet the threshold for listing as a heritage item at the Local level under Criterion (f).

(g) an item is important in demonstrating the principal characteristics of a class of the local area's

- cultural or natural places; or
- cultural or natural environments

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is a fine example of its type	✓	is a poor example of its type	X
has the principal characteristics of an important class or group of items	✓	does not include or has lost the range of characteristics of a type	X
has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	✓	does not represent well the characteristics that make up a significant variation of a type	X
is a significant variation to a class of items	X		
is part of a group which collectively illustrates a representative type	✓		
is outstanding because of its setting, condition or size	X		
is outstanding because of its integrity or the esteem in which it is held	X		

Comments

Despite minor modifications, Denison Hall demonstrates the characteristics of Inter-war flat buildings constructed throughout Randwick LGA.

In our opinion 11a Marcel Avenue **meets** the threshold for listing as a heritage item at the Local level under Criterion (g).



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

5.3. Statement of Significance

Denison Hall is of local heritage significance for its historical value as evidence of the suburbanisation of Randwick during the early twentieth century and the Inter-war flat buildings constructed throughout metropolitan Sydney. The site was purchased from the fourth subdivision of the Bishopscourt Estate by Alfred Henry Padey, a local builder. He commenced construction of Denison Hall in late 1928, completing it during 1930.

The building demonstrates the characteristics of the Inter-war California Bungalow architectural style applied to a flat building. The scale, materiality and detailing of Denison Hall are consistent with those exhibited by buildings contributing the established character of the Moira Street Conservation Area.

6. CONCLUSIONS AND RECOMMENDATIONS

Having inspected the building externally and viewed the internal photographs of the site located at 11a Marcell Avenue, Randwick available from the online resources, we conclude:

- The site was purchased and constructed by Alfred Henry Padey of Randwick, a builder, in 1928/29.
- Denison Hall together with a number of houses were constructed as rental properties for Alfred Henry Padey.
- Denison Hall demonstrates construction and materials typical of Inter-war residential flat development throughout the Municipality of Randwick, and specifically with similarities to those in existence in Coogee.
- The scale, materials, and architectural character of the building reflects the building covenant attached to the fourth subdivision of the Bishopscourt Estate and is consistent with the scale and form of residential development located in the Moira Crescent Conservation Area.
- 11a Marcel Avenue demonstrates historic and aesthetic values as a representative example of Inter-war flat development part of the subdivision of the Bishopscourt Estate and the suburbanisation of Randwick during the first half of the twentieth century.
- 11a Marcel Avenue meets three of the seven Significance Assessment criteria at the Local level and is one of the Inter-War flat buildings that presents the characteristics of the Californian bungalow idiom applied to residential flat buildings.

We therefore recommend:

1. 11a Marcel Avenue is nominated for inclusion as a heritage item under Part 1 (Heritage items) of Schedule 5 attached to Randwick Local Environmental Plan 2012.
2. The boundary of the Moira Crescent Conservation Area is amended to include 11A Marcel Avenue in order to combine all the allotments offered for sale as part of the fourth subdivision of the Bishopscourt Estate as shown in Deposited Plan 13810 held by NSW Land Registry Services (see Figure 9 above), and the recommended extension by Extent as shown in the map overleaf (Figure 34).



Heritage Assessment
 Denison Hall
 11A Marcel Avenue, Randwick NSW 2031
 Project # H-22011
 March 2022



Figure 34: Recommended extension to Moira Crescent Heritage Conservation Area boundaries. The striped area shows the existing extent of the Moira Crescent HCA. The shaded area in pink to the west is the proposed extension area for the HCA recommended by Extent in Stage 2. The area shaded in blue is the area covered by 11A Marcel Avenue. (Source: Randwick City Council)



Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

7. BIBLIOGRAPHY

Heritage NSW, <https://www.heritage.nsw.gov.au/>

NSW Land Registry Services

- DP 9644
- DP 13587
- DP 13810
- Torrens Tile: Vol.4216 F.53; Vol.2494-79; Vol.24 F.10

Randwick Heritage Action Group, <https://www.facebook.com/randwickheritageactiongroup/>

Trove search engine, <https://trove.nla.gov.au/>



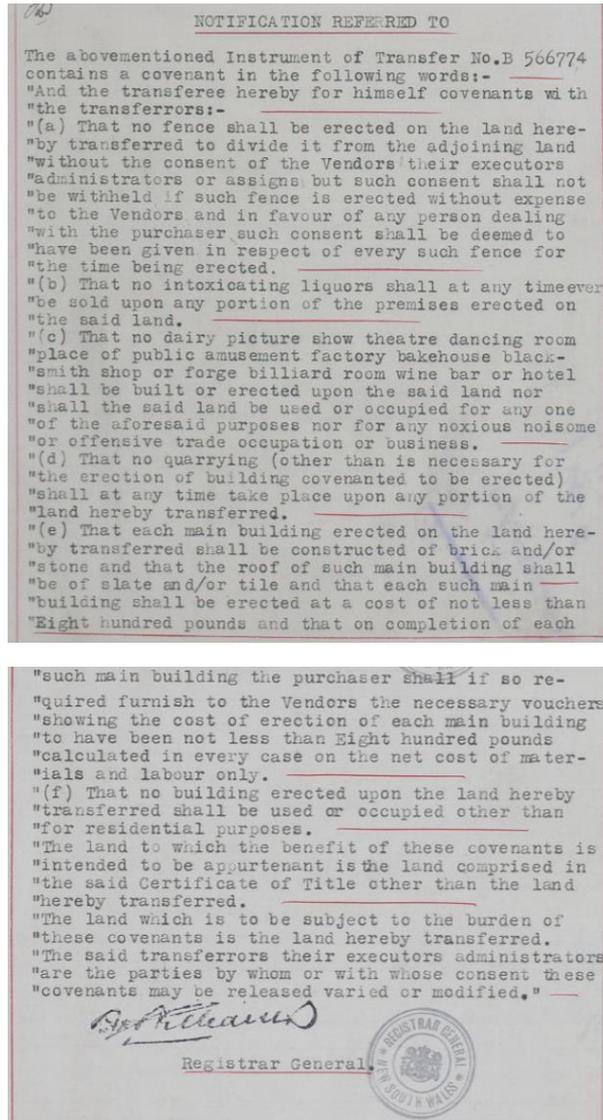
Heritage Assessment
Denison Hall
11A Marcel Avenue, Randwick NSW 2031
Project # H-22011
March 2022

GR1/22

8. APPENDICES

8.1. Covenant attached to Certificate of Title Volume 4069 Folio 26

Associated with the Fourth subdivision of the Bishops Court Estate - Source: NSW Land Registry Services



Page | 30

FOR ACTION**RANDWICK LOCAL PLANNING PANEL (PUBLIC)****6/04/2021****TO:** Senior Strategic Planner (Kappagoda, Asanthika)

Subject: Randwick Comprehensive LEP: Heritage Conservation
Target Date: 20/04/2021
Notes:
Document No.: D04138351
Report Type: Report
Item Number: GR2/21

RESOLUTION:

That the Randwick Local Planning Panel advises Council that it supports the incorporation of the following proposed amendments to heritage conservation areas and/or heritage listings under Schedule 5 of the draft Randwick Comprehensive LEP:

- a. Extend the boundary of the Moira Crescent Heritage Conservation Area as shown in Figure 2 of the Planning Proposal report noting that this will include 24 Marcel Ave, 204, 206 and 208 Clovelly Road, Clovelly as heritage items
- b. Amend Schedule 5 and the accompanying heritage maps to list the following properties as heritage items:
 - 1) 16 Carey Street, Randwick
 - 2) 5 Severn Street, Maroubra
 - 3) 10 Broome Street, Maroubra
 - 4) 43 Broome Street, Maroubra
 - 5) 51 Doncaster Avenue, Kensington
 - 6) 30 Eastern Avenue, Kingsford
 - 7) 32 Eastern Avenue, Kingsford
 - 8) 41-43 Kyogle Street, Maroubra
 - 9) 24 Marcel Avenue, Clovelly
 - 10) 44 Marcel Avenue, Randwick
 - 11) 237-245 Maroubra Road, Maroubra
 - 12) 27 The Corso, Maroubra
 - 13) 1 Winburn Avenue, Kingsford
 - 14) 289 Arden Street, Coogee
 - 15) 293 Arden Street, Coogee
 - 16) 231 Avoca Street, Randwick
 - 17) 21 Baden Street, Coogee
 - 18) 150-142 Beach Street, Coogee
 - 19) 3 Bishops Avenue, Randwick
 - 20) 16 Bishops Avenue, Randwick
 - 21) 20 Bishops Avenue, Randwick
 - 22) 122 Brook Street, Coogee
 - 23) 124 Brook Street, Coogee
 - 24) 129 Coogee Bay Road, Coogee
 - 25) 218-222 Coogee Bay Road, Coogee
 - 26) 230 Coogee Bay Road, Coogee
 - 27) 250-252 Coogee Bay Road, Coogee
 - 28) 36-42 Cook Street, Randwick
 - 29) 10 Cottenham Avenue, Kensington
 - 30) 36 Cottenham Avenue, Kensington
 - 31) 187 Clovelly Road, Randwick
 - 32) 204 Clovelly Road, Clovelly
 - 33) 206 Clovelly Road, Clovelly
 - 34) 208 Clovelly Road, Clovelly

- 35) 69 Darley Road, Randwick
- 36) 18 Day Avenue, Kensington
- 37) 20 Day Avenue, Kensington
- 38) 72 Dudley Street, Randwick
- 39) 90 Dudley Street, Randwick
- 40) 25 Duke Street, Kensington
- 41) 24 Eastern Avenue, Kensington
- 42) 34 Eastern Avenue Kensington
- 43) 42a Fern Street, Randwick
- 44) 20-22 Figtree Avenue, Randwick
- 45) 14-16 Glebe Street, Randwick
- 46) 20 Ingelthorpe Avenue, Kensington
- 47) 5 Kurrawa Avenue, Coogee
- 48) 26 Marcel Avenue, Randwick
- 49) 7 Mears Avenue, Randwick
- 50) 32 Mooramie Avenue, Kensington
- 51) 3 Nathan Street, Randwick
- 52) 121-123 Perouse Road, Randwick
- 53) 27 Prince Street, Randwick
- 54) 11 & 13 Abbotford Street, Kensington
- 55) 5 Berwick Street, Coogee
- 56) 63 Samuel Terry Avenue, Kensington
- 57) 1 Thomas Street, Randwick

c. Amend Schedule 5 of the RLEP 2012 to:

- 1) identify the grouping of 16, 18, 20 and 22 Dudley St, Randwick as individual heritage items;
- 2) identify the grouping of 10 and 14 Stephen St, Randwick as individual heritage items;
- 3) consolidate 1 and 3 Samuel Terry Avenue and 1-27 Todman Avenue, Kensington into a single heritage listing; and
- 4) remove 22 Young Street, Randwick and replace with 86 Middle St as the correct heritage item.

REASON:

The Panel has reviewed the Planning Proposal report prepared by Council officers.

For the reasons within the report, the Panel supports the Planning Proposal.

The Panel notes that the heritage assessment undertaken by Extent Heritage Advisors was in response to the invitation to the community to nominate sites and places of potential heritage value within the LGA. The Panel further notes that Heritage Inventory Statements for each of the additional heritage items proposed will be prepared and exhibited with the Planning Proposal.

CARRIED UNANIMOUSLY.

[Open Item in Minutes](#)

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