CONSERVATION MANAGEMENT PLAN

UNSW Cliffbrook Campus

45-51 Beach Street, Coogee

Cliffbrook, eastern elevation, November 2016

Weir Phillips Heritage

Level 19
100 William Street
Sydney NSW 2011
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May 2017

0.0 EXECUTIVE SUMMARY

0.1 Introduction

This Conservation Management Plan (CMP) for the UNSW Cliffbrook Campus, No. 45-51 Beach Street, Coogee, New South Wales, has been prepared at the request of the University of New South Wales.

The Campus is located within the Municipality of Randwick. Part of the Campus is listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*. The same area of the Campus is listed as a heritage item by Schedule 5 Part 1 of the *Randwick Local Environmental Plan 2012* (*Randwick LEP 2012*). This CMP is concerned with the heritage listed area of the Campus only, referred to as the Study Area.

This CMP has been prepared to guide proposed new works on the site.

0.2 Objectives

The brief required the preparation of a CMP for the Study Area following NSW Heritage Division guidelines.

0.3 Authorship

This CMP has been prepared by Alice Fuller, B. Appl. Sc. (CCM), M.Herit.Cons. (Hons), and James Phillips, B.Sc. (Arch.), B. Arch, M.Herit.Cons. (Hons), of Weir Phillips Heritage.

0.4 Summary History

At the heart of the Campus lies a building known as *Cliffbrook*, a dwelling erected for Sir Dennis Miller, first Governor of the Commonwealth Bank of Australia, in c.1922. This *Cliffbrook* was the second dwelling of this name to be erected within the immediate area. The substantial stone boundary walls along the Beach Street and part of the Battery Street boundaries predate the construction of Miller's *Cliffbrook*. These walls were built in two stages during the second half of the nineteenth century and are associated with the stables complex of the first *Cliffbrook* mansion. In 1953, the site became the headquarters of the Australian Atomic Energy Commission (AAEC), who erected a number of buildings on the site. After the AAEC left the site in 1981, it was vacant until purchased by the University of New South Wales in 1993. The University removed a number of buildings from the site and restored Miller's *Cliffbrook*. *Cliffbrook* became home of the UNSW's Asia-Australia Institute, the Australian Taxation Studies Program and other university activities. The only occupants of the site in 2017 are the UNSW Press.

0.3 Site Assessment

0.3.1 The Campus and the Study Area

The Campus is identified as Lot 1 D.P. 8162 and Lot 1 D.P. 109530. The Campus has two street frontages: a 63.155m frontage to Beach Street (western boundary) and a 64.36m frontage to Battery Street (part of the northern boundary). Part of the southern boundary fronts the reserve above Gordons Bay. The Campus area is 1.226ha. The Campus falls around 7m from the north western corner to the south eastern corner.

The Study Area, being the western most part of the site, comprises all of Lot 1 D.P. 8162 and part of Lot 1 D.P. 109530.

Fencing/boundary walls around the Study Area vary. Of particular note are the nineteenth century sandstone block walls along the Beach Street boundary and the western end of the Battery Street boundary. These walls, built in two phases, step in height with the rise/fall of the streets. The main entrance, off Beach Street, has wrought iron gates bearing the insignia of the AAEC. The gates lead onto a driveway which loops in front of *Cliffbrook*. There is significant planting within in the Study Area, including Norfolk Island Pines, which mark the location of the site within the public domain.

The buildings within the Study Area are identified as follows:

- Building CC1: *Cliffbrook*, a substantial free standing two storey brick dwelling, with sandstone detailing and a hipped slate roof, in the Interwar Free Classical Style, erected c.1922.
- Building CC2: A modest free standing, single storey, brick building erected c.1953-1958 by the AAEC.
- Building CC3: A small building, originally a garage, erected of sandstone blockwork, c.1922.
- Building CC4: A substantial free standing two-three storey brick building constructed in stages by the AAEC between c.1950s-1970s.

0.4 Assessment of Significance

An assessment of significance is carried out using the criteria of the NSW Heritage Division. An assessment of the integrity of the site and comparative analysis are also provided. Key view corridors to and from the site are identified. Elements of the site are broadly ranked according to their significance.

0.4.1 Statement of Significance

The UNSW Cliffbrook Campus, No. 45-51 Beach Street, Coogee, has historic and aesthetic significance arising out of the presence of a fine example of a large Interwar Free Classical Style dwelling on a large site with some significant planting. Erected c.1922, *Cliffbrook* (Building CC1), is a relatively late example of this type of building within the Randwick area and a rare example of a private dwelling in this style in Sydney. The style and craftsmanship of the dwelling reflects the social standing of the man who commissioned it, Sir Dennis Miller, the first Chairman of the Commonwealth Bank of Australia. Building CC3 has significance as an associated outbuilding. Erected c.1922, it is an early example of a garage. The nineteenth century sandstone walls on the boundaries of Beach and Battery Streets have historic and aesthetic significance as remnants of the earlier *Cliffbrook* mansion estate and for their contribution to the streetscape.

The site has historic significance as the former headquarters of the Australian Atomic Energy Commission (AAEC). Between 1953 and 1981, when the AAEC occupied the site, it played a role in the development of atomic science in Australia. It is noted, however, given its administrative uses, that the site has less significance in this regard than the Lucas Heights Research Establishment, where the primary facilities of the AAEC were located. The buildings erected by the AAEC- Buildings CC2 and CC4- do not have aesthetic or technical significance.

The site has developing significance for its ongoing association with the University of NSW, one of Australia's leading Universities.

0.5 Conservation Policies

0.5.1 Opportunities and Constraints

Opportunities and constraints governing the site are identified. These include issues arising out of heritage significance, from the owner's requirements, out of the condition and location of buildings and through statutory regulation.

0.5.2 Principles and Policies

Management policies are provided to ensure that the heritage significance of the place is retained whilst ongoing use is facilitated. The use of the site as a university is supported. Under each policy, a series of actions is provided and the primary people responsible for carrying out that action are identified. The policies cover immediate issues affecting the site as well as addressing the long-term implications of the conservation, maintenance and management of heritage significance.

A series of general principles are used to define a conservation policy for the site. Policies are formulated and supported by detail actions. The person(s) responsible for carrying out each action is identified. The following surmises these principles, policies and the key requirements in fulfilling them.

Protocols with Regard to This Conservation Management Plan

	Principles	Policy	Key Requirements
A	Recognise and retain heritage values.	Retain identified heritage values and avoid adverse heritage impacts.	• This CMP should be formally adopted as an essential tool for the management of the site. • The guidelines of this CMP should be followed in day-to-day management and in planning for the future.
B	Maintain statutory listing.	The site should continue to be listed as a heritage item on the State Heritage Register and by the *Randwick LEP 2012* and succeeding documents.	• Be aware of current statutory listings and the implications that arise out of it.
C	Provide responsible site management.	Ensure there is an effective system of management for heritage matters. Acknowledged points of responsibility for the care of the site should be devised.	• Obtain a common commitment to this CMP from all key agencies responsible for the site. • Provide effective management. • Identify responsibility and communicate between agencies.
D	Make use of professional advice.	Advice should be sought from experienced professionals for all works aside from routine maintenance.	• Seek the appropriate level of professional advice.

	Principles	Policy	Key Requirements
E	Review this CMP on a timely basis.	Review this CMP at five year intervals or at such times as deemed necessary by events, such as major changes in use, ownership or circumstances.	• Maintain the relevance of this CMP through timely review.

Ongoing Actions to Physically Protect the Site

	Principles	Policy	Key Requirements
F	Provide for an appropriate and viable use for the site and for significant buildings and spaces.	An ongoing, viable, use for the site should be facilitated.	• Support the current use, as an appropriate use by the UNSW for the purpose of education and uses ancillary to education. • Other uses can be supported so long as the use does not require changes to the overall fabric that would obscure heritage significance of significant buildings (Buildings CC1 and CC3) or significant landscape elements of the site (boundary walls and significant plantings)
G	Retain and enhance significant buildings and spaces.	Retain and enhance the heritage values of identified significant buildings. Retain and enhance the heritage values of identified significant landscape elements including planting and structures such as walls and individual trees.	• Understand the significance of buildings and protect/enhance that significance.
H	Retain and enhance significant vistas.	Ensure identified significant vistas are protected.	• Carefully determine the location and envelope of any new building works.
I	Maintain safety measures, fire protection and compliance with building regulations.	The site should satisfy all current fire safety and building regulation requirements. Alternative Solutions or concessions providing alternative means of achieving the desired safety requirements should be sought, particularly where those concessions can minimize impact on significant fabric and elements.	• Fire safety should be part of an ongoing programme to protect the occupants and the building and to meet building regulation requirements. • Seek guidance when upgrades are required.
J	Continue to carry out maintenance and repair.	All significant elements should be actively maintained and conserved as part of site management. Maintenance should be carried out	• Use maintenance as a form of asset management. • Carry out cyclic

	Principles	Policy	Key Requirements
		in a timely manner. Where possible, repair existing fabric rather than replace. Repairs should be based on appropriate knowledge. Conjecture, guesswork or prejudicial estimation is not acceptable.	maintenance. • Follow best practice principles. • Document all works as part of ongoing records.
	Provide security.	Continue to provide security for the site. Identify any new threats to security as they may arise. Security should take into account impact on heritage significance and fabric of significance, and should include the exclusion of vermin and birds.	• Monitor security levels and methods. • Utilise good site maintenance as a form of security.
L	Maintain the setting	The significant aspects of the setting of the site should be maintained.	• Where change is planned carefully determine the impact of such changes on the significant aspects of the setting. • Be aware of proposed change in the surrounding area. • Prepare a submission should the change be seen as having an impact on the significance of the site.

Procedures When Dealing with Changes to the Site

	Principles	Policy	Key Requirements
M	The level of significance of the buildings and their individual components, should be used to guide the level of change that can occur. Proposed changes should be accompanied by detailed assessments of component parts.	The level of significance should guide the degree of change. Changes may be made, provided their impact is assessed as acceptable and that all changes are carefully recorded. Proposed adaptations and new uses that would introduce irreversible modifications to significant elements and have an adverse impact on significance are to be avoided where possible.	• Be guided by relative significance. • The fabric assessment contained in this CMP is general. Carry out detailed assessments of significance if required for affected areas prior to new works. • Seek the advice of a heritage consultant before removing significant built fabric and landscape components. • Consider the impact of new works. • Undertake reconstruction were appropriate.
N	The retention and conservation of significance should be at the forefront of planning for new work to site. Procedures associate with new work should facilitate the retention and conservation of significance.	New work to significant elements should respect the heritage values of these places.	• Seek professional advice and carry out detailed assessments. • Commission a HIS to accompany new works. • Obtain the appropriate approvals.
O	New works on the site should avoid having an adverse impact on significance.	New works should be designed to complement the existing significant buildings. New works should enhance or, at the very least, not diminish or mask significance.	• New work should be based on a plan that considers the whole site area.
P	New landscaping should respect the significance and setting of existing buildings and spaces.	Opportunities for new landscaping on this site are limited.	• Landscaping should be carried out and maintained so as not to damage significant fabric.
Q	Resist the introduction of intrusive elements and remove existing intrusive elements.	Elements considered obtrusive should first be assessed to determine heritage significance and, if found to have no heritage value, removed or modified so as to eliminate or reduce their detrimental impact on significance. Fabric/elements that are part of the history of the site, but which no	• Assess and list intrusive, non-significant, items. • Determine ways to remove them or mitigate their impact.

	Principles	Policy	Key Requirements
		longer perform their intended function, should not automatically be regarded as intrusive elements.	
R	Introduce services in a sensitive manner.	New services should be introduced in a sensitive manner. Evidence of redundant significant services should be retained where they contribute to the narrative of the place.	• Where new services are introduced adjacent to significant fabric, seek the advice of a heritage consultant. • Remove redundant services that do not contribute to heritage significance at the time of decommissioning.
S	Consider potential archaeological significance.	Archaeological impact should be considered in future proposals.	• Seek advice from an archaeologist where significant works are proposed. • If remains are unexpectedly discovered during works, all work should stop immediately and archaeological advice sought.
T	It is important that heritage significance be considered, should a change in ownership, occupation or use be proposed.	New owner(s) or occupier(s) should be made aware of the significance of the site at the outset. New uses should only be considered if they are compatible with the retention and/or recovery of the identified character and significance of the site, significant buildings and spaces. At the very least, they should not be detrimental to significance.	
U	Prepare and implement interpretation strategies	All means should be taken to ensure that knowledge about the site and its heritage significance remains within the general knowledge of the people of Randwick. Interpretation should represent significant aspects of the site's history and include both tangible and intangible elements. Interpretation should be reflected in the physical presentation of the site (and in new works) as well as through the installation of specific interpretative devices.	An interpretation strategy should be devised and implemented.

	Principles	Policy	Key Requirements
V	Encourage research.	Research directed at increasing the knowledge and understanding of the site and its environment should be encouraged and supported.	Encourage further research into the history of the site.
W	Record and archive any works to the site.	Existing buildings on the site that are considered of lower significance have contributed to the narrative of the site over time. New work should be recorded in a manner that reflects the extent of work and the significance of the element/area involved. A comprehensive copy of all relevant archival material and all records of new work should be assembled for reference use and stored on site.	• Any buildings to be demolished should be archivially recorded to Heritage Division standards • Keep proper records.
X	Protect moveable heritage.	Identify and retain moveable heritage.	• Maintain use of moveable heritage where possible and where damage will not occur. Where there is potential for the moveable item to be damaged appropriate storage should be considered.

Protocols with Regard to Sustainability

	Principles	Policy	Key Requirements
Y	Encourage sustainability	Significant element should be retained. Early building materials that cannot be retained in their current location should be used elsewhere on site, where possible, stored for future reinstatement or, offered for salvage.	• Store, reuse and recycle wherever possible. • Record your actions to maintain the integrity of the fabric record.

Policies

POLICY A
Retain identified heritage values and avoid adverse heritage impacts.

POLICY B
The site should continue to be listed as a heritage item on the State Heritage Register and the *Randwick LEP 2012* and succeeding documents.

POLICY C
Ensure there is an effective system of management for heritage matters. Acknowledged points of responsibility for the care of the site should be devised.

POLICY D
Advice should be sought from experienced professionals for all works aside from routine maintenance.

POLICY E
Review this CMP at five yearly intervals or at such times as deemed necessary by events, such as major changes in use, ownership or circumstances.

POLICY F
An ongoing, viable, use for the site should be facilitated. The use of significant spaces should be consistent with their level of relative significance and their assessed heritage values.

POLICY G
Retain and enhance the heritage values of significant elements and spaces.

POLICY H
Ensure identified significant vistas are protected.

POLICY I
The site should satisfy all current fire safety and building regulation requirements. New solutions or concessions providing alternative means of achieving the desired effect of the standard or regulation may have to be sought should mandated requirements negatively impact on significance.

POLICY J

All significant elements should be actively maintained and conserved as part of general site management.

Maintenance should be carried out in a timely manner. Repair original fabric where possible, rather than replace.

Repairs should be based on appropriate knowledge. Conjecture, guesswork or prejudicial estimation is not acceptable.

POLICY K

Continue to provide security for the site. Security should take into account impact on heritage significance and fabric of significance, and should include the exclusion of vermin and birds.

POLICY L

An appropriate setting for the site should be maintained.

POLICY M

Cliffbrook (Building CC1) and Building CC3 should be retained. Buildings CC2 and CC4 can be removed provided that their historic significance is recognised by the commissioning of an archival recording and preparation of an Interpretation Strategy.

The level of significance should guide the degree of change.

Changes may be made, provided their impact is assessed as acceptable, that it fully resolves the issue created requiring the change and that all changes are carefully recorded.

Proposed adaptations and new uses that would introduce irreversible modifications to significant elements and have an adverse impact on significance require closest consideration as the intervention must only be allowable where there is no other alternative and little chance of the item reverting to the existing configuration.

POLICY N

New work to significant buildings, fabric and external spaces should respect the heritage values of these places.

POLICY O

New works should be designed to complement existing significant buildings, external spaces and landscapes.

New works should enhance or, at the very least, not diminish or mask significance.

POLICY P
New landscaping should be designed to complement existing significant buildings and landscape elements, including the sandstone boundary walls.

POLICY Q
Fabric/elements that are part of the history of the site, but which no longer perform their intended function, should not automatically be regarded as intrusive elements. Elements considered obtrusive should first be assessed to determine heritage significance and, if found to have no heritage value, removed or modified so as to eliminate or reduce their detrimental impact on significance.

POLICY R
New services should be introduced in a sensitive manner. Evidence of significant services should be retained.

POLICY S
Archaeological impact should be considered in future proposals.

POLICY T
New owner(s) and/or occupier(s) should be made aware of the significance of the site at the outset. New uses should only be considered if they are compatible with the retention and/or recovery of the identified character and significance of the site, significant buildings and spaces. At the very least, they should not be detrimental to significance.

POLICY U
All means should be taken to ensure that knowledge about the site and its heritage significance remains within the general knowledge of the people of Randwick and NSW. Interpretation should represent all aspects of the site's history and include both tangible and intangible elements. Interpretation should be reflected in the physical presentation of the site (and in new works) as well as through the installation of specific interpretative devices.

POLICY V
Research directed at increasing the knowledge and understanding of the site and its environment should be encouraged and supported.

POLICY W
New work should be recorded in a manner that reflects the extent of work and the significance of the element/area involved. New work should be recorded in a manner that reflects the extent of work and the significance of the element/area involved. A comprehensive copy of all relevant archival material and all records of new work should be assembled for reference use and stored in the library/archives of the Council and on site.

POLICY X
Identify and retain significant moveable heritage.

POLICY Y
Significant buildings should be retained. Traditional building materials, where they cannot be retained in their present location, should be used on site, where possible, stored for future reinstatement or, offered for salvage.

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1.0 INTRODUCTION

1.1 Preamble

This Conservation Management Plan (CMP) for the UNSW Cliffbrook Campus, No. 45-51 Beach Street, Coogee, New South Wales, has been prepared at the request of the University of New South Wales.

At the heart of the Campus lies a building known as *Cliffbrook*, a dwelling erected for Sir Dennis Miller, first Governor of the Commonwealth Bank of Australia, in c.1922. This *Cliffbrook* was the second dwelling of this name to be erected within the immediate area. The substantial stone boundary walls along the Beach Street and part of the Battery Street boundaries predate the construction of Miller's *Cliffbrook*. These walls were built in two stages during the second half of the nineteenth century and are associated with the stables complex of the first *Cliffbrook* mansion. The site of the first *Cliffbrook* mansion does not lie within the boundaries of the Study Area.

In 1953, the site became the headquarters of the Australian Atomic Energy Commission (AAEC), who erected a number of buildings on the site. After the AAEC left the site in 1981, it remained vacant until purchased by the University of New South Wales in 1993. The University removed a number of buildings from the site and restored Miller's *Cliffbrook*. *Cliffbrook* became home of the UNSW's Asia-Australia Institute, the Australian Taxation Studies Program and other university activities. The only occupants of the site in 2017 are the UNSW Press. Francis-Jones Morehen Thorp (FJMT) have been engaged by the UNSW to prepare a comprehensive new scheme for the site, which is the subject of a State Significant Development Application. The proposal is to construct a purpose-built facility to house the UNSW Australian Graduate School of Management residential programme.

The Campus is located within the Municipality of Randwick. Part of the Campus is listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*. The same area of the Campus is listed as a heritage item by Schedule 5 Part 1 of the *Randwick Local Environmental Plan 2012* (*Randwick LEP 2012*). This CMP is concerned with the heritage listed area of the Campus only, referred to as the Study Area.

Section 1.0 of this CMP locates the Campus, outlines the objectives of this CMP and establishes the general philosophy behind the approach to analysis adopted.

1.2 Brief and Objectives

The brief required the preparation of a CMP for the Campus in accordance with the NSW Heritage Division guidelines.

Current best practice requires that a CMP be prepared prior to the making of management decisions about heritage places. This document explains both the heritage significance of a place and the principles that should be followed in order to retain and/or reveal its heritage values. This is achieved by:

- Identifying the cultural heritage resources of the site;
- Assessing the significance of those resources; and
- Determining opportunities and constraints that apply to their management.
- Developing policies for conservation, interpretation, management and use of the place.
- Providing an understanding of the conservation planning process among the site's stakeholders.

Sensitivity to heritage value(s) requires an understanding of what makes a place significant. An assessment of heritage significance clarifies heritage value(s) and forms the basis of decisions about the future of that place. Once heritage values are understood then future directions can be determined to ensure a place's continuing viability as a heritage asset.

1.3 Identifying the Cliffbrook Campus and the Study Area

1.3.1 Location and Campus Boundaries

The UNSW Cliffbrook Campus is located at No. 45 Beach Street, Coogee. The Campus has frontage to Beach Street, Battery Street and Gordons Bay. The Campus is identified as Lot 1 D.P. 8162 and Lot 1 D.P. 109530.

Figure 1 shows the location of the Campus within the wider area.

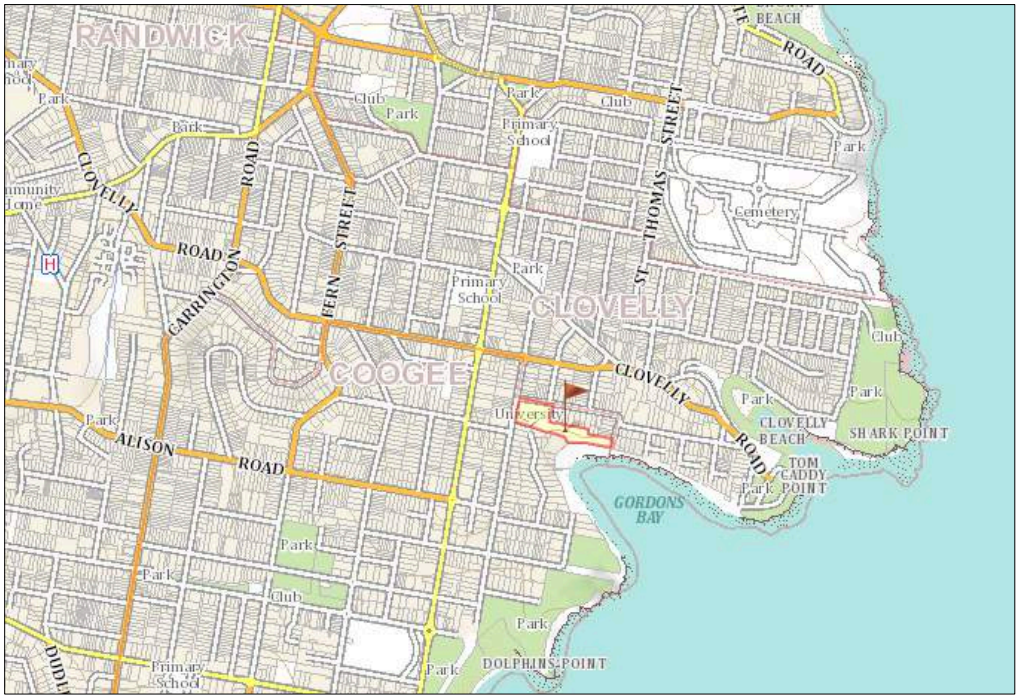

Figure 1: Location of the site within the City of Randwick.
NSW Lands Department (SIX Maps)

1.3.2 Defining the Study Area

Figure 2 identifies the boundaries of the UNSW Cliffbrook Campus. This CMP is concerned with the western-most part of the Campus only, referred to as the Study Area. The eastern part of the Campus is fenced off and is inaccessible. The red lines in Figure 3 identify the boundaries of the Study Area. The Study Area comprises all of Lot 1 D.P. 8162 and part of Lot 1 D.P. 109530. These boundaries comprise the curtilage for the local and state heritage listings. The green lines in Figure 3 identify the extent of the nineteenth century stone boundary walls. 'CC1', 'CC2' etc. relate to the table in Section 1.3.3 and identify the buildings on the site.

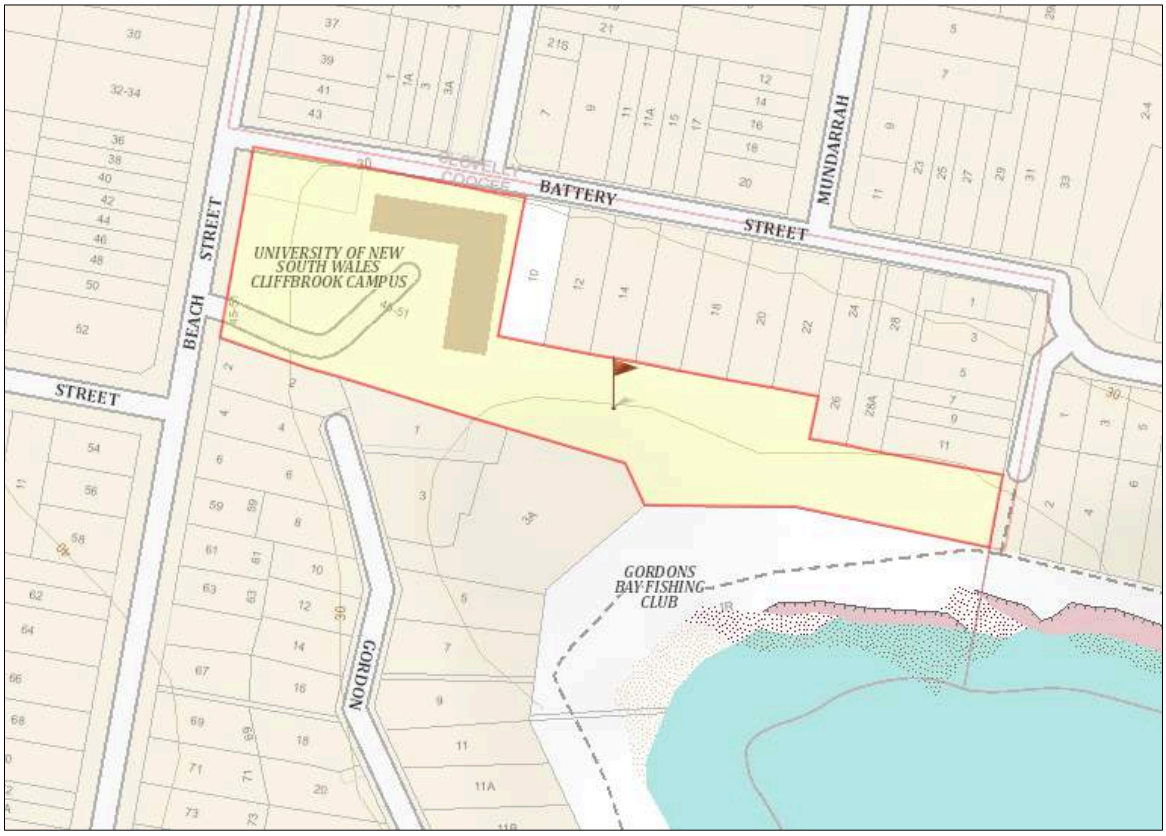

Figure 2: The Campus Boundaries.
NSW Lands Department (SIXMaps).

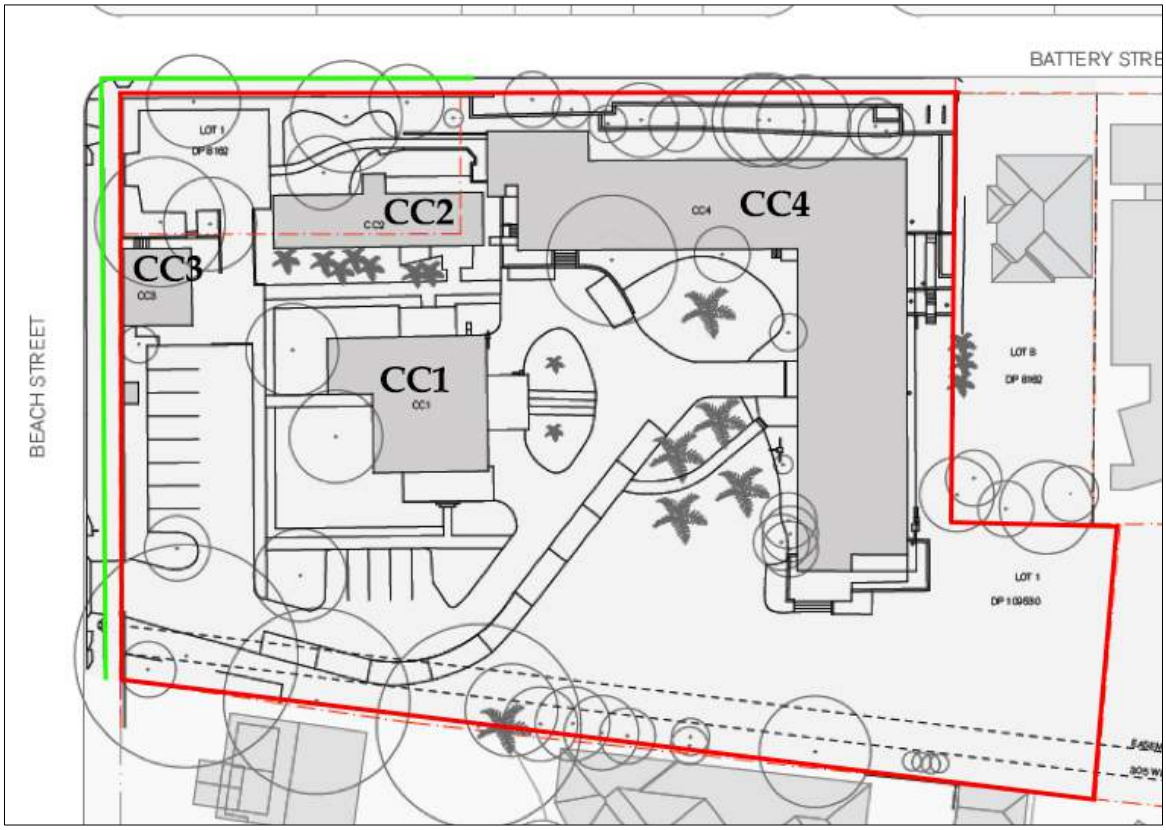

Figure 3: The Study Area and the Principal Elements Within it.
Base plan: FJMT. Annotations: WP Heritage.

1.3.3 Study Area Identification Summary

Address	No. 45-51 Beach Street, Coogee
Land Title	Lot 1 D.P. 8162 and Lot 1 D.P. 109530.
Owner	University of New South Wales
Local Government Area	City of Randwick
Principal Planning Controls	*Randwick Local Environmental Plan 2012.* *NSW Heritage Act 1977.*
Land Use Zoning under the *LEP 2012*	The Campus is zoned SP2- Educational Establishment and RE2- private recreation. The Study Area is located within the SP2 zoning.
Original Grant	Lewis Gordon (Portion 386), 9 September, 1845.
Built Elements	Building CC1: *Cliffbrook*, c.1922. Building CC2: Former garage, c.1922-1924. Building CC3: Single storey brick building, c.1953-58. Building CC4: Two-three storey brick building, constructed in stages between c.1950s-1970s. Boundary walls: constructed in two phases during the nineteenth century.
Heritage Status (Statutory)	Listed on the State Heritage Register, under the auspices of the *NSW Heritage At 1977*. Listing No.: 00609. The listing reads 'Cliffbrook', No. 45-51 Beach Street, Coogee. The listing boundary is: Lot 1 D.P. 8162 and part of Lot 1 D.P. 109530. Listed as an item of state significance by Schedule 5 Part 1 of the *Randwick LEP 2012*. Listing No.: I53. The listing reads 'Cliffbrook, Edwardian villa', No. 45-51 Beach Street, Coogee. The listing boundary is: Lot 1 D.P. 8162 and part of Lot 1 D.P. 109530.

1.4 Methodology

1.4.1 What is Heritage and What Are Heritage Places?

Heritage has been defined as 'the things we want to keep.'[1]

Heritage places (landscapes, sites, buildings, structures, items etc.) have particular values that distinguish them from other places and/or their surroundings. There are a wide variety of reasons why places are listed on heritage registers. A place could be associated with a significant phase(s) of history, with people or events of great importance, or could be part of an important historical pattern. A place could be aesthetically pleasing or constructed with an unusual degree of technical skill; it could be of great social significance to an identifiable group of people. A place could be rare and/or endangered, or a representative example of a valuable group of places.[2] In short, heritage places may vary greatly in character, but have in common the ability to:

[1] Graeme Davison, 'The meanings of 'heritage', in Graeme Davison and Chris McConville (eds.), *A Heritage Handbook*, NSW, Allen and Unwin, 1991, p.4.
[2] NSW Heritage Office and DUAP, 'Altering Heritage Assets', *The NSW Heritage Manual*, Sydney, NSW Heritage Office and DUAP, 1996, pp.1-2.

> '…show how Australians have responded physically, emotionally, socially and architecturally to the environment and how places have been variously occupied, used, ignored, refined, degraded or associated with Australian society over time.'[3]

Heritage places are generally places in which relationships between various elements have created a 'sense of place' that is worth preserving.

The identification of a place as a heritage item does not mean that all elements within it are of equal heritage value. The fact that some elements have little or no heritage value, however, does not diminish the value of the place as a whole.

The declaration of a place as a heritage item does not preclude change. What it *does* entail is the creation of guidelines to ensure that the place is managed with regard to heritage values, and that new elements are sensitively designed and located in a manner that add to the character of a place as a positive influence.

Changes to heritage places should be based on an understanding and an appreciation of the qualities and characteristics that make the area special. Managing change in a way that respects these qualities and characteristics protects, and can even enhance, a sense of place.

1.4.2 Conservation Guides

The assessment procedure contained within this CMP complies with the *NSW Heritage Manual* update *Assessing Heritage Significance* (2001), as issued by the NSW Heritage Office, now Division. The guiding principles are provided by the ICOMOS Australia in the *Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* (2013 update). Interpretation of the *Burra Charter* has been made with reference to the original companion document, *The Illustrated Burra Charter: making good decisions about the care of important places* (1992) and the more recent series of Practice Notes (2013).

1.4.3 Assessment Philosophy

The significance of a place can be investigated using a variety of methods. The assessment of significance contained within this CMP considers the Campus as part of the cultural landscape of Randwick, on a wider level, of New South Wales. Examining the historical evolution of a place within its various contexts highlights the interrelated evolution of people and their environment. Cultural significance ultimately lies within this synthesis:

> 'Cultural landscapes are an important part of our heritage. They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to a place. The study of cultural landscapes can suggest the feelings of the community towards its environment, and indicate the social networks developed by the community. Cultural landscapes have a strong role to play in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered to be important in establishing the communities' sense of place.'[4]

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[3] NSW Heritage Office and DUAP, *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas*, NSW, NSW Heritage Office and DUAP, p.3.

[4] Michael Pearson and Sharon Sullivan, *Looking After Heritage Places*, Melbourne, Melbourne University Press, 1995, p.32.

Approaching a place as a cultural landscape recognises that it is not static, but is engaged in a process of constant evolution and change. Cultural landscapes have layers of history and meaning. Significance may be found in tangible and intangible elements, in physical remnants, as well as memories, traditions and events:

> 'The reasons why places look and feel the way they do, why they become what they are, are many and complex. There is no one-to-one correspondence between any one variable and its physical expression. Yet by looking at some of the attitudes and forces, insights are gained which help clarify the processes, explain the scene, suggest areas of concern, reasons for problems- and even suggest how changes can best be effected….'[5]

The above approach to assessing heritage significance helps to identify the often intricate relationship that exists between the character of a place and its heritage significance.

1.5 Authorship and Acknowledgements

This CMP has been prepared by Alice Fuller, B. Appl. Sc. (CCM), M.Herit.Cons. (Hons), and James Phillips, B.Sc. (Arch.), B. Arch, M.Herit.Cons. (Hons), of Weir Phillips Architects and Heritage.

The authors wish to acknowledge the Conservation Plan prepared for the site by McDonald McPhee Pty Ltd in 1993. Information from this plan informs this CMP.

1.6 Physical Evidence

Site visits were conducted in 2015 and 2016. Unless otherwise stated, the photographs contained in this statement were taken on these occasions.

1.7 Summary of Documentary Evidence

1.7.1 Resources

The following resources were accessed during the preparation of this CMP:

- Australian War Memorial (online records).
- Randwick City Council Building and Development Records.
- Randwick City Council Library: Local Studies Collection.
- Randwick & District Historical Society.
- National Archives of Australia (online records).
- NSW Land and Property Information.
- State Library of New South Wales.
- Weir Phillips Heritage Library.

1.7.2 References

A full list of the references used for the preparation of this CMP can be found in Appendix 1.

[5] A. Rapoport, 'The Emergence of the Present Environment' (editorial note), in A. Rapoport (ed.), *Australia as a Human Setting*, Sydney, Angus and Robertson, 1972, p.75.

1.8 Terms and Abbreviations

The main terms and abbreviations used in this CMP are summarised in the table below.

Term/ Abbreviation	Definition
AAEC	Australian Atomic Energy Commission
BCA	Building Code of Australia.
CMP	Conservation Management Plan.
CP	Conservation Plan
Council	Randwick City Council (unless otherwise stated).
DCP	Development Control Plan.
EP&A Act	*Environmental Planning & Assessment Acts 1979 & 1997.*
Fabric	As defined by the *Burra Charter* (2013), being the physical evidence of a 'place'.
ICOMOS	International Council on Monuments and Sites.
LEP	Local Environmental Plan.
'May'	Implies a suggestion for optimal compliance.
NSW LPI	New South Wales Land and Property Information.
SHI	State Heritage Inventory.
SHR	State Heritage Register.
'Should'	Implies mandatory requirement for compliance.
UNSW	University of New South Wales

1.9 Limitations

While the history and assessment contained in this CMP is as comprehensive as provided for, it is possible that further information will come to light. Indeed, this CMP provides a policy for the encouragement of further research.

The records of AAEC are now held by the National Archives of Australia. Most of these records have not be assessed for public access. Consequently, these records have not been used to prepare this CMP. It is noted, however, that these records were accessed by the authors of the first Conservation Plan for this site in 1993, when they were still held by the AAEC. Information from the Conservation Plan of 1993 has been incorporated into this document, including information originally sourced from the AAEC archives. Similarly, it is noted that the National Archives hold some Australian Army records related to the site. Only those records available online have been accessed.

Randwick Council Archives were accessed. The Archives, however, hold very limited building records for this site, all dated after the late 1970s.

Building CC2 could not be accessed during the time that site visits were carried out. The interior of this building was observed through the windows. Access to Building CC4 was restricted to those areas that are currently vacant.

This CMP did not include a provision for a baseline archaeological assessment. The following archaeological reports were commissioned by the UNSW and inform this CMP:

- MDCA, *Aboriginal Cultural Heritage Assessment Report, UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee*. Draft Report, March 2017.
- MDCA, *UNSW Cliffbrook Campus Redevelopment, 41-54 Beach Street, Coogee, Eastern Suburbs, NSW: Historical Archaeological Assessment (European Heritage) + Research Design and Excavation Methodology*. Report dated 3 March, 2017.

Copies of these reports can be found in Appendix 2 of this CMP.

1.10 Timeline

The following timeline surmises the most significant events relating to the history of the Campus and places it within the context of the development of the surrounding area.

Date	Event
-	Eora Country
1788	Arrival of the First Fleet and the founding of the Colony of New South Wales at Sydney Cove (January). Arrival of La Perouse's expedition at Botany Bay (January). Establishment of Rose Hill (later Parramatta) (November).
1792	Governor Phillip establishes the boundaries of the Township of Sydney. Present day Randwick lies well outside these boundaries.
1820s	First land grants made in the Randwick area.
1846	Land grant of 1 acre 3 roods and 10 perches made to Lewis Gordon, including land part of the subject site.
c.1850s	Construction of the first *Cliffbrook* mansion by John Thompson. The stable complex was located in the north western corner of the Study Area. The existing sandstone boundary walls are associated with this dwelling.
1859	Municipality of Randwick created.
1881	*Cliffbrook,* together with 32 acres, sold to John Wilson. First subdivision of the *Cliffbrook Estate* takes place.
Late 1880s	*Cliffbrook* sold to George Hill.
1889	Hill declared bankrupt and *Cliffbrook* re-possessed by the Bank of NSW.
1900	First Certificate of Title issued for the Study Area to the Bank of New South Wales.
1901	Federation
1912	*Cliffbrook* sold to Mary Ethel Taylor.
1914-1918	World War I
1915	Denison Miller (later Sir), Governor of the Commonwealth Bank of Australia, purchases *Cliffbrook*. Miller had been occupying the property since 1907 as a tenant first of the Bank and later of Taylor.
c.1922	Miller commissions the new *Cliffbrook*, being the extant building of this name on the Campus (Building CC1). Construction supervised by architect John Kirkpatrick. Garage (Building CC3) built contemporary to the dwelling or soon after.

Date	Event
1923	Death of Denison Miller. *Cliffbrook* transferred to Laura Constance Miller and John King Miller.
1924	*Cliffbrook* transferred George Wilkie-King and Lillias Marguerite Wilkie-King. The estate is further subdivided, leaving the house with 2 acres, 2 roods and 34 perches of land.
1933	*Cliffbroo*k transferred to Norman Weeks Burdekin and later to his widow, Margaretta Emilie Burdekin.
1939-1945	World War II. *Cliffbrook* is leased to the Australian Army and, in 1941, opens as the Eastern Command's School of Hygiene and Sanitation.
1947	Ownership of *Cliffbrook* transferred to Edwin Charles Potts and James Robert Prattis.
1948	*Cliffbrook* transferred to the Commonwealth of Australia for use by the Department of Social Services.
1949-52	*Cliffbrook* used by the Department of Social Services as a rehabilitation centre.
1952-3	Establishment of the Australian Atomic Energy Commission (AAEC) and passage of the *Atomic Energy Act* (1953).
1953	*Cliffbrook* becomes the first headquarters of the AAEC.
1958	Lucas Heights Research Establishment opened by the AAEC.
1959	Ownership of *Cliffbrook* transferred to the AAEC.
1963	Alterations to *Cliffbrook* documented by Budden, Nangle and Michael.
By 1965	Several new buildings constructed on the site. Building CC3 constructed sometime between 1953 and 1965. First part of Building CC4 constructed (architects unknown).
1969	Alterations to Building CC4 designed by Edwards, Madigan, Torzillo and Partners.
1981	Site listed by the National Trust of Australia (NSW).
1981	Head Office of the AAEC moves out of *Cliffbrook* to Lucas Heights.
1982	*Cliffbrook* is listed on the Register of the National Estate.
1981-1993	Site unoccupied except for the caretaker.
1988	Permanent Conservation Order placed over the site.
1993	University of New South Wales acquire *Cliffbrook*, restore the dwelling and former garage building (Buildings CC1 and CC3) and carry out works to the later buildings (Buildings CC2 and CC4). First Conservation Plan prepared for the site by McDonald McPhee Pty Ltd. Caretaker's residence and green house demolished.
2016	FJMT engaged by UNSW to develop a new scheme for the site. Weir Phillips Heritage engaged to prepare a CMP for the site.
2017	Only site occupants are the UNSW Press.

2.0 SITE HISTORY

2.1 Original Occupation

The brief did not include an assessment of the Aboriginal history of the site. The following provides a brief history drawn from secondary sources.

The date of the first human occupation of the greater Sydney region is not known. The devastating impact that the European colonists had on the Aboriginal people they dispossessed has resulted in the loss of any in-depth knowledge of these people. The amount and nature of archaeological materials that have survived depends on the preservational conditions of individual sites. Archaeological evidence suggests human occupation of the Sydney region at around 15,000 years ago. In other areas of Australia, however, there is evidence for human occupation 30,000 to 40,000 years ago. There is thus the possibility that some of the practices suggested by historic documents and objects found in the Sydney region may possess histories that extend back further than the available archaeological evidence would suggest.[6]

At the time of the arrival of the First Fleet in 1788, the wider Sydney region was comparatively sparsely settled. Recent research indicates that the total population around Sydney was between 2,000 and 3,000 people, and, in the greater Sydney region, including the Blue Mountains, between 5,000 and 8,000 people. Although such estimates can be made based on archaeological evidence, the true size of the population will never be known.

Members of Captain James Cook's 1770 journey of exploration provide the earliest known written descriptions of Sydney's original inhabitants. The first European colonists, however, recorded few details about the kinship structures of the Aboriginal people. The immediate and decided impact that the Europeans had on Sydney's original population, as outlined below, create difficulties in the use of the records that they did produce. Recent research suggests the existence of networks of bands, as opposed to the tribal structures implied by colonial records. These bands were themselves subgroups of much larger groups bound by complex rights of language, marriage and ceremony. What were once defined as 'tribal areas' are thus more accurately described as localities where different languages were spoken.[7]

Three major language groups were thought to have existed in the Sydney region at the end of the eighteenth century. Dharug was the predominant language spoken over much of the Cumberland Plain. The eight known coastal Dharug speaking clans are frequently referred to as the Eora, a term appearing in early European word lists with the suggested meaning 'people.' The Eora occupied the area across the southern shores of Sydney harbour, from Botany Bay in the south to Parramatta in the west. The northern shores of Botany Bay lie within the traditional lands of the Kameyal people.'[8] 'Coogee' is thought to be an Aboriginal word; its meaning is disputed.

Archaeological evidence suggests that patterns of life in the Sydney region changed little in the period before 1788. Bands moved within their territory at the prompting of seasons and with the availability of food. A coastal diet of fish and shellfish was supplemented by terrestrial food sources, such as edible tubers, figs and apple berries. A wide variety of materials were used in the production of tools and artefacts.

The Aboriginal people within reach of Port Jackson and Botany Bay absorbed the full impact of the European invasion. With no resistance to European diseases, the Eora were decimated by an outbreak of small pox in 1789-90. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Conflict followed from the meeting of two fundamentally different cultures. Within two and a

[6] V. Attenbrow, *Sydney Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press Ltd, 2002, pp.3-4.

[7] P. Turbet, *The Aborigines of the Sydney District Before 1788*, NSW, Kangaroo Press, 2001, p.18.

[8] Pauline Curby, *Randwick*, NSW, Randwick City Council, 2009, p.18.

half years of the arrival of the First Fleet, the patterns of life, which had been followed for thousands of years, were no longer possible. Within forty years, the pre-colonial way of life had all but disappeared from the Sydney region.

Nineteenth century references provide us with only fragmentary accounts of the Aboriginal people who continued to inhabit the Sydney region. The intensive development in the district has destroyed much of the evidence of Aboriginal occupation. There are, nevertheless, numerous Aboriginal sites within the City of Randwick, including 12 sites within a 5km by 5km area of the site.[9] The City continues to support a strong Aboriginal population.

As set out in the Aboriginal Cultural Heritage Assessment report prepared by MDCA as part of this project (see Appendix 2) some Aboriginal people had long term relationships with some of the influential European landholders in the area. Among these were the Hill family. George Hill owned the *Cliffbrook Estate* in the 1880s and 1890s and hosted Aboriginal people from La Perouse there once a month or so for cricket matches, foot races and other festivities.

2.2 The First Land Grants in the City of Randwick Council Area

The Colony of New South Wales was established in January 1788. The first settlement, Sydney, was located at Sydney Cove, within the traditional lands of the Cadigal people. With the establishment of the Colony, all land was declared to be Crown Land.

European colonists travelled through the present-day Municipality of Randwick from any early date. Soon after the First Fleet arrived in Sydney Cove, a French expedition, under Le Compte de La Perouse, anchored in Botany Bay. The colonists travelled overland from Sydney to Botany Bay along a route that possibly followed, at least in part, an Aboriginal pathway, several times between January and March 1788. The overland route between Sydney and Frenchman's Bay at La Perouse, became known as Frenchman's Road. The southern end of Frenchman's Road was later renamed Avoca Street (1859).[10]

Present-day Randwick lies well outside the first boundaries of the Township of Sydney established by Governor Phillip in December 1792. From January 1793, successive governors granted land outside of the boundaries of Sydney to private individuals in order to open up the country and augment the Colony's food supplies. Much of the land in present-day Randwick, while having resources that could further settlement, was considered unsuitable for agriculture and was thus largely ignored during the first period of settlement. Of the land between Sydney and Botany Bay, Hunter recorded:

> …it is all thick, low woods or shrubberies, barren heaths, and swamps, the land near the sea, although covered in many places with good, is rocky from the water-side to the very summit of the hills.'[11]

The area was further isolated from the township by the dedication of the 490 acre Sydney Common in October 1811, which later formed part of a 1,305 acre Water Reserve. The Sydney Common enclosed all the land to the south of present day Oxford Street, from South Dowling Street on the west, up to and including Centennial Park on the east. Its southern most boundary was essentially formed by a continuation of the southern boundary of present-day Moore Park. Macquarie's dedication of the Common was part of his plan for the general improvement of the township. Common land, under English law, was so designated for the purpose of grazing of cattle. By providing grazing rights

[9] See: DCA, Aboriginal Cultural Heritage Assessment Report, UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee. Draft Report, March 2017. Refer to Appendix 2 of this CMP.

[10] Joan Lawrence, *Pictorial History of Randwick*, Sydney, Kingsclear Books, 2001, p.7.

[11] Captain John Hunter cited in *ibid*, p.2.

elsewhere, it was hoped that individuals would refrain from turning cattle loose within the township itself.

The first land grants in the present-day Randwick area were made in the early 1820s. When, in 1833, one seventh of all land granted was set aside for the nearly created Church and School Land Corporation, the Governor looked towards the largely undeveloped area to the far south of Sydney. An area of 1,730ha, south of present day Rainbow Street was reserved for this purpose.

The above reservation was made at a time when the rules governing the granting of land were changed. From the mid 1830s onwards, although still often termed grants, land was no longer granted, but had to be purchased. In 1835, William Charles Wentworth purchased around 30 acres at the head of Great Coogee Gully. Two years later, in 1837, the Village of Coogee was gazetted. Acre lots within the new township were offered for sale in 1840.

The name 'Coogee' is recorded in W.H. Well's *A Geographical Dictionary of Gazetteer of the Australian Colonies* published in 1848. The place is described as a 'seaport town'…'about four miles distant from Sydney', situated on a 'fine sandy bay of that name.'[12] The name is said to be derived from the Aboriginal word 'koojah,' which means 'bad smell' or 'stinking place', thought to be so called for the smell arising from the seaweed regularly washed up on the beach.[13] Development at Coogee was slow. In 1858, there were only 14 houses in Coogee.[14]

2.3 Lewis Gordon and Other Early Owners of the Land

The Study Area remained in Crown hands until the 1840s. When this land was later brought under the provision of the *Real Property Act* in 1899 as part of a larger estate, a number of original grants were cited: three grants made to Lewis Gordon, government surveyor, between 1845 and 1846 and grants made to John Stewart in 1846 and John Thompson in 1856. These grants are as follows:

- 4 acres, 1 rood. Granted to Lewis Gordon, 9 September, 1845.
- 1 acre 3 roods and 10 perches. Granted to Lewis Gordon, 22 September, 1846.
- 2 acres, 3 roods and 30 perches. Granted to Lewis Gordon, 22 September, 1846.
- 2 acres. Granted to John Stewart, 22 September, 1846.
- 6 acres and two roods. Granted to John Thompson, 29 October, 1856.[15]

Figure 4 shows the location of these grants relative to Beach Street and Battery Street. Figure 4 reveals that the Study Area is located upon the 1 acre, 3 roods and 10 perches grant made to Gordon in September 1846.

According to the *CP 1993*, Lewis erected a residence on his land, 'however, no record of it can be found to date.'[16] Evidence that Lewis lived in the area is provided by an advertisement in *The Sydney Morning Herald* in April 1849 for a land sale on the 'Coogee Bay Main Road.' According to this advertisement, the land for sale was located close to the 'residence of Lewis Gordon Esquire.'[17]

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[12] W.H. Wells, *A Geographical Dictionary of Gazetteer of the Australian Colonies*, 1848. This edition reprinted in Sydney by The Council of the Library of New South Wales, 1970, p.131.
[13] Catie Gilchrist, 'Coogee,' *Dictionary of Sydney*, 2015, http://dictionaryofsydney.org/entry/coogee, viewed 30 November 2016.
[14] Catie Gilchrist, 'Coogee,' *Dictionary of Sydney*, 2015, http://dictionaryofsydney.org/entry/coogee, viewed 30 November 2016.
[15] Cited in Primary Application No. 11271. NSW LPI.
[16] Cited in McDonald McPhee Pty Ltd, *Conservation Plan for Cliffbrook*, 45 Beach Street, Coogee. Unpublished plan prepared for the University of NSW, dated 1993, p.2.
[17] '8 Acres Land…', *The Sydney Morning Herald*, 3 April, 1849.

The land title for the Study Area during the mid-nineteenth century has not been fully resolved for the purposes of this statement. It would appear that Lewis Gordon transferred his grants to M.H. Lewis on 20 April, 1853. The land was subsequently transferred to O.M. Lewis on 3 December, 1855.[18] O.M. Lewis' ownership was equally short-lived and the land was transferred to John Thompson on 7 February, 1856. Thompson subsequently enlarged the estate by purchasing two acres originally granted to John Stewart in September 1856 and by acquiring a 6 acre and 2 rood Crown grant in October of that year.

No further information about these early owners has been found for the purposes of this history.

[18] Cited in Primary Application No. 11271. NSW LPI.

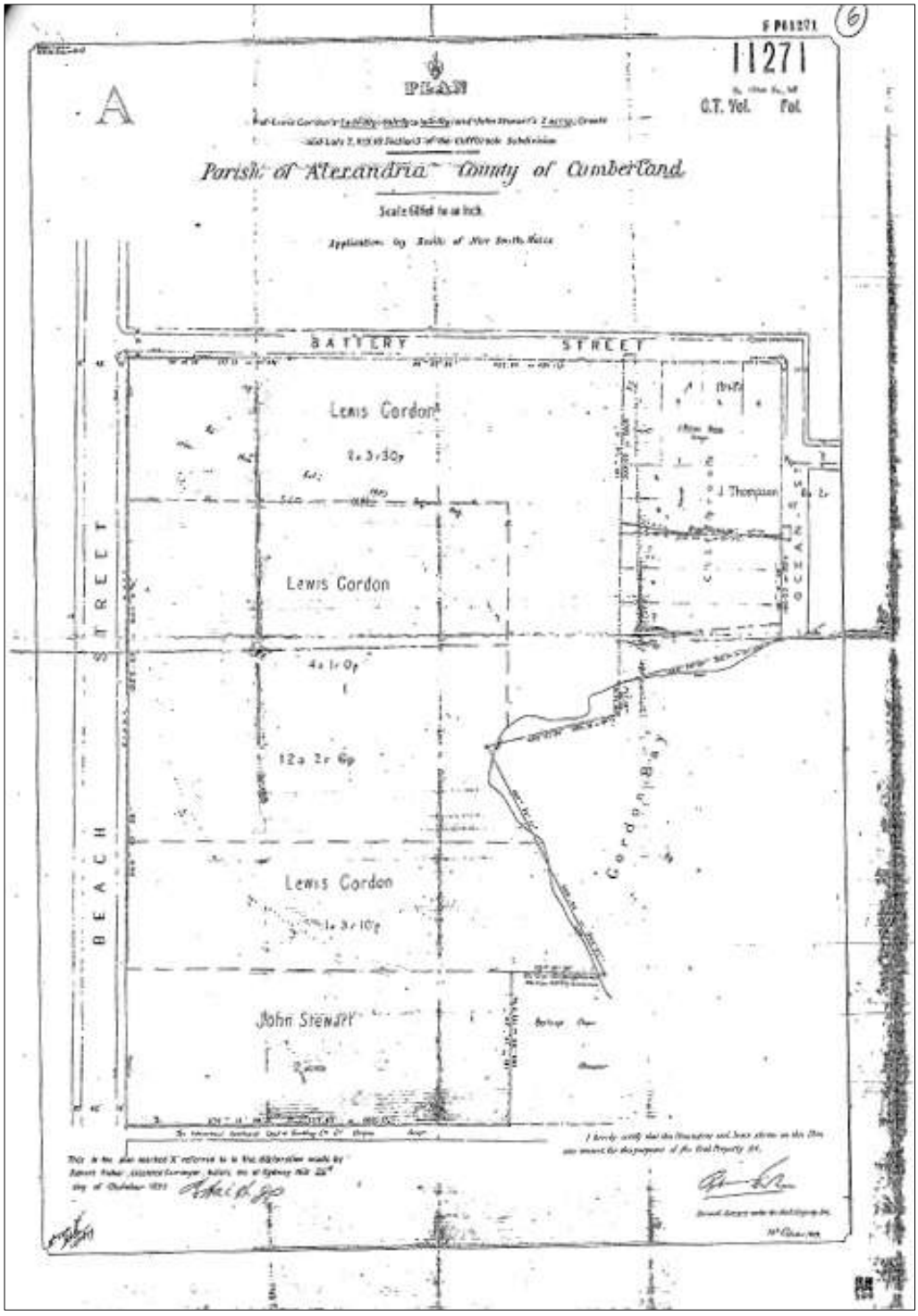


Figure 4: Plan of Lewis Gordon's 2 a 3r 30p; 4 a 1 r 10p; and John Stewart's 2 acre; Grants and Lots 7, 8, 99 and 10 Section 3 of the Cliffbrook Subdivision, 1899.

NSW LPI.

2.4 John Thompson and the Construction of a Mansion Called *Cliffbrook*

John Thompson was a local businessman and later Mayor of Randwick (1873). In the late 1850s, Thompson is reputed to have built the first mansion on Lewis Gordon's land to be known by the name of *Cliffbrook*. References in the Sydney press and in John Sands' *Sydney and Suburban Directories* supports this statement. The earliest reference to Thompson's *Cliffbrook* found in the Sydney press is a notice for the birth of his son at *Cliffbrook* in May 1859.[19] John Thompson is listed among the residents of Coogee and later as residing within Beach Street, Coogee, in the early *Sands' Directories.*

According to a local history of *Cliffbrook* cited in the Conservation Plan prepared for the site by McDonald McPhee Pty Ltd (*CP 1993*):

> '…The main walls of the house were solid stone quarried from the site, the balustrades to the verandahs and parapet walls were brickwork rendered in cement. The whole of the external walls and cement mouldings were given a lime and cement wash to give the building a uniform colour. The large verandah on the upper floor was laid in Italian mosaic imported from Rome, the main entrance hall floor was tiled. There was a stone lodge at the main entrance gates, large stone stables with four house stalls, coach house, harness room and man's quarters.'[20]

Several photographs of the original *Cliffbrook* mansion survive. Figures 5 and 6 provide two examples, Figure 5 showing the mansion within its setting and Figure 6 showing the mansion prior to its demolition in the 1970s.

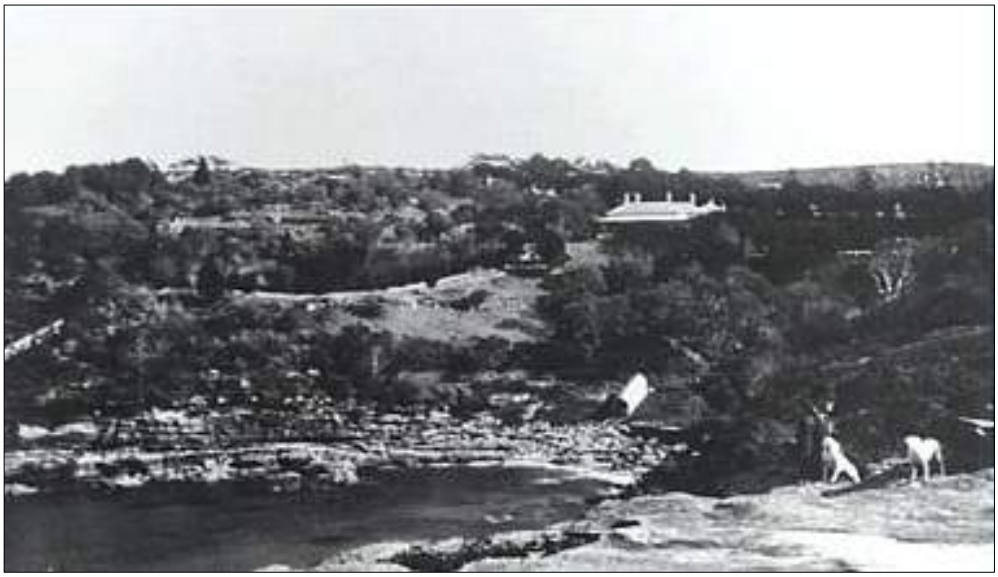


Figure 5: Gordon's Bay Area Showing *Cliffbrook*, c.1880s.
Randwick Library.

[19] 'Births', *The Sydney Morning Herald*, 28 May, 1859.
[20] 'Cliffbrook House, Coogee', cited in McDonald McPhee Pty Ltd, *op.cit*., 1993, p.3.

Figure 6: *Cliffbrook*, undated.
Demolished Houses of Sydney.

Figure 7, a Water Board plan dated 1893, shows that the original mansion stood south of the Study Area, beyond the boundaries of the UNSW Campus. The stable complex, however, stood close to the corner of Beach and Battery Streets, within the Study Area boundaries. This complex comprised a mixture of stone and timber buildings. Figure 8 reproduces the Field Book Survey which preceded the production of this plan, providing further details of the buildings comprising the complex.

Figure 7: Water Board, Randwick Sheet No. 19, 1893.
Sydney Water Archives, PWDS1544-S1149.

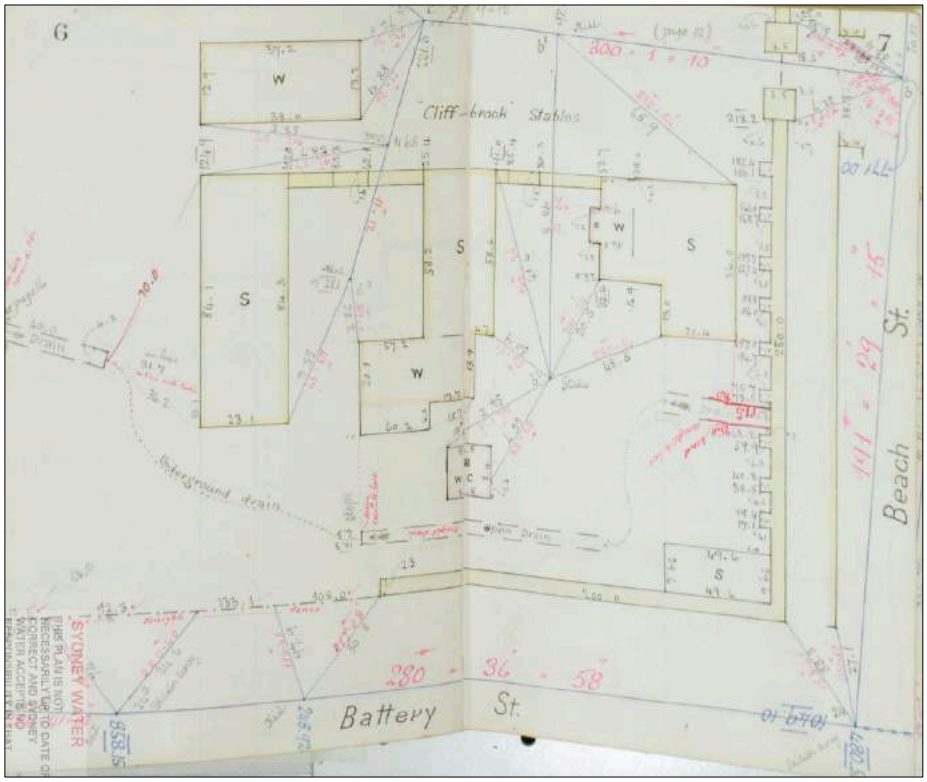


Figure 8: Field Book Survey of the Cliffbrook Stables, February 1893. This initial plan was used in the preparation of the survey Figure 7(a).
Sydney Water Archives, CFB2307.

As discussed elsewhere within this CMP, the Beach Street and Boundary Street walls were constructed in two phases. While both walls are shown by the 1893 survey above (Figure 9), a photograph dated ten years earlier, Figure 8, shows only the Beach Street wall. A photograph in the historical archaeological assessment report in Appendix 2 of this CMP shows part of the original stable block in the early 1920s.[21]

Figure 9: Looking south along Beach Street, showing Cliffbrook, c.1883.
Randwick and District Historical Society.

[21] MDCA, *UNSW Cliffbrook Campus Redevelopment, 41-54 Beach Street, Coogee, Eastern Suburbs, NSW: Historical Archaeological Assessment (European Heritage) + Research Design and Excavation Methodology*. Report dated 3 March, 2017. See Figure 38.

2.5 Mid Nineteenth Century Randwick

The first *Cliffbrook* was erected during the period when the foundations of present day Randwick were laid, largely through the efforts of Simeon and James Pearce. The Pearce brothers, who owned land in present-day Randwick and Coogee, promoted its development as a place for villa estates. Simeon Pearce was instrumental in the incorporation of Randwick as a Municipality in 1859, a year after the *Municipalities Act* was passed. Simeon Pearce was elected the first Mayor of Randwick.

Although among the earliest municipalities, Randwick Municipality was, at the time of incorporation, sparsely populated. Pearce had inflated the numbers to obtain municipal status by including the residents of the Asylum for Destitute Children, an institution, established in 1852, which Pearce hoped would attract wealthy benefactors and thus focus their attention of the area. There were, in reality, only around 1,200 people living in the combined areas of Waverley, Bondi and Little Coogee in the late 1850s.

Among the early villa estates of Randwick was Simeon Pearce's own, *Blenheim House* (1848), which still stands today. Pearce gave his address as Randwick, a name chosen for this birthplace in England. The name was later adopted for the municipality. Alongside the early villa estates, in the lower lying areas of the Municipality, were market gardens, orchards and small-scale industries such as piggeries. The natural water reserves encouraged the establishment of noxious industries, such as tanneries and wool washing establishments.

Despite the efforts of the Pearce brothers, development in the area was slow during the years following incorporation. Only those wealthy enough to have an independent means of transport or those who worked in local industry could afford to live so far from Sydney. Even by 1870, when the number of dwellings in the municipality had reached 146, there were few roads, no water or sewerage supply and inadequate transport. Some services, such as a church, St. Jude's (current church 1861-1856) and Randwick Racecourse (1863), had, however, been established.

During the 1860s, Coogee had become a popular destination for day trippers. In 1860, Randwick Council laid out a park at the northern end of the beach. By the 1870s, Coogee had 'come into its own as a holiday venue and select residential suburb.' While a number of Sydney families built mansions in the area, there was little in the way of the services. There were no shops, post office, churches or schools.[22] Some of the land owners of Coogee, including John Thompson, feeling that they were disadvantaged by their connection to Randwick, sought to establish a separate municipality. Their efforts, however, were unsuccessful.

2.6 Subdivision of the Cliffbrook Estate

In 1881, *The Sydney Morning Herald* announced that *Cliffbrook*, along with 32 acres, had been sold for £12,500.[23] The new owner would appear to have been John Wilson.[24] In June of that year, advance notice was given of the subdivision of the estate and in early October, the first auction of lots on the Estate was held. Advertisements describe the estate as 'commanding magnificent and picturesque views of the ocean and the surrounding country.'[25]

This subdivision was carried out at a beginning of a period of growth in Coogee. After 1883, steam driven trams provided greatly improved access to the city. Local

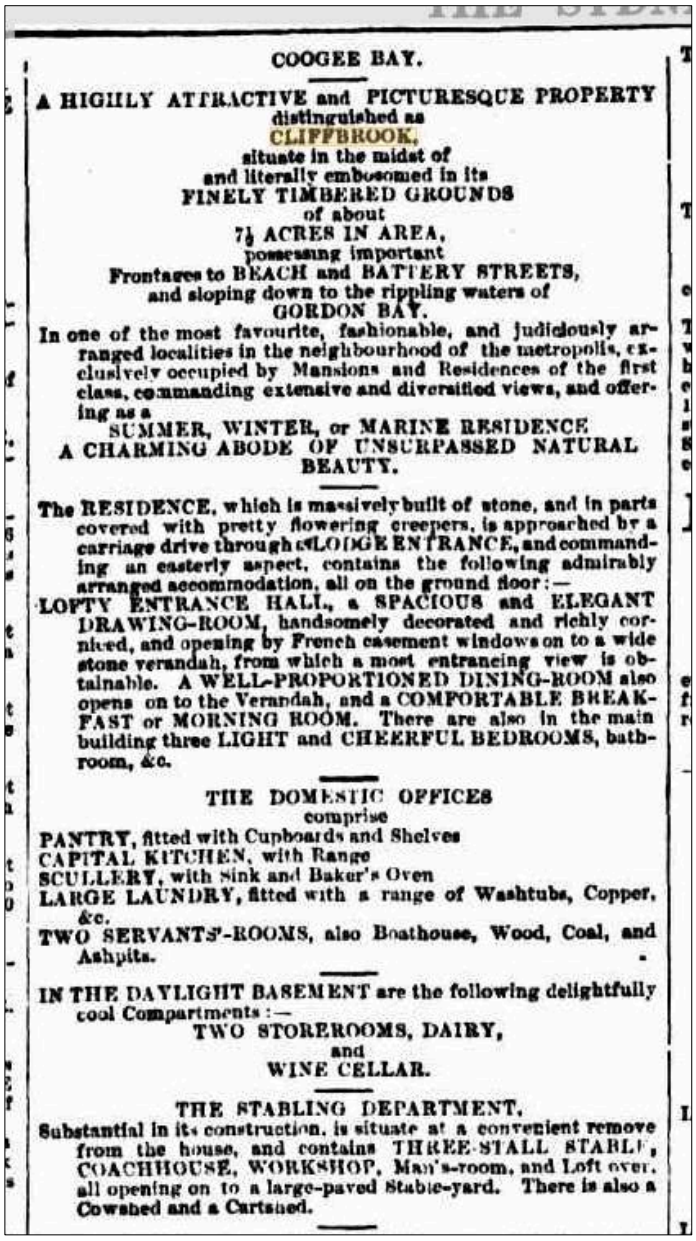
[22] Pauline Curby, *op.cit*., 1993, p.149.
[23] 'Property Sales', *The Sydney Morning Herald*, 16 April, 1881.
[24] Refer to the Schedule attached to Primary Application No. 11271. NSW LPI.
[25] 'Cliffbrook Estate, Coogee Heights', *The Sydney Morning Herald*, 17 September, 1881.

services began to improve and, by the 1890s, a commercial centre had developed on the road from Randwick (now Coogee Bay Road).

2.7 John Wilson, George Hill and the Bank of New South Wales

John Wilson, merchant, is listed as a resident of Beach Street in *Sands' Directories* until 1886. Although the name of his residence is not recorded, it is likely that he occupied *Cliffbrook*. By this time, there were six listings in Beach Street including one for the Baden Baden Hotel and one for refreshment rooms. The photograph, Figure 9 above, dates from this period.

In November 1886, *Cliffbrook*, now with grounds of seven a half acres, was put up for sale. Figure 10 reproduces a detailed advertisement from *The Sydney Morning Herald*, which describes the residence, its outbuildings and grounds in some detail. Note the description of the stabling complex, which stood within the northwestern corner of the Study Area.



COOGEE BAY.

A HIGHLY ATTRACTIVE and PICTURESQUE PROPERTY distinguished as CLIFFBROOK, situate in the midst of and literally embosomed in its FINELY TIMBERED GROUNDS of about 7½ ACRES IN AREA, possessing important Frontages to BEACH and BATTERY STREETS, and sloping down to the rippling waters of GORDON BAY.

In one of the most favourite, fashionable, and judiciously arranged localities in the neighbourhood of the metropolis, exclusively occupied by Mansions and Residences of the first class, commanding extensive and diversified views, and offering as a SUMMER, WINTER, or MARINE RESIDENCE A CHARMING ABODE OF UNSURPASSED NATURAL BEAUTY.

The RESIDENCE, which is massively built of stone, and in parts covered with pretty flowering creepers, is approached by a carriage drive through a LODGE ENTRANCE, and commanding an easterly aspect, contains the following admirably arranged accommodation, all on the ground floor:—

LOFTY ENTRANCE HALL, a SPACIOUS and ELEGANT DRAWING-ROOM, handsomely decorated and richly cornived, and opening by French casement windows on to a wide stone verandah, from which a most entrancing view is obtainable. A WELL-PROPORTIONED DINING-ROOM also opens on to the Verandah, and a COMFORTABLE BREAKFAST or MORNING ROOM. There are also in the main building three LIGHT and CHEERFUL BEDROOMS, bathroom, &c.

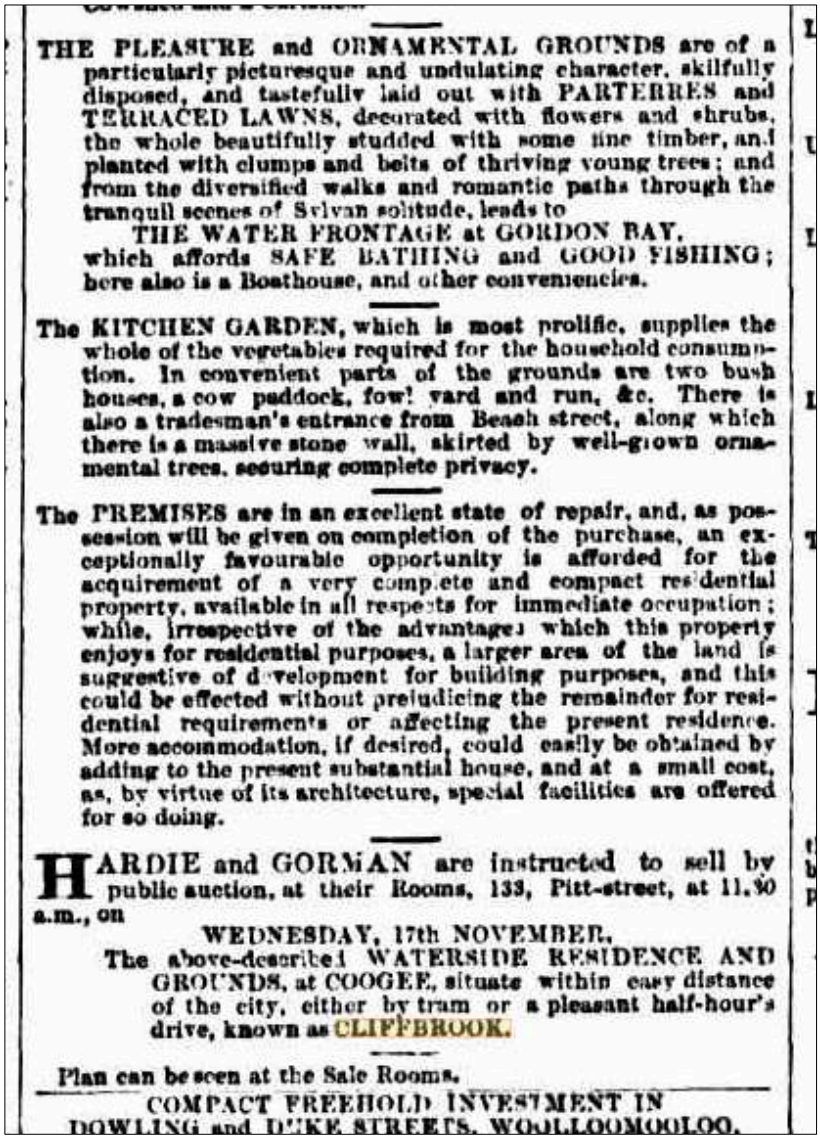
THE DOMESTIC OFFICES comprise

PANTRY, fitted with Cupboards and Shelves
CAPITAL KITCHEN, with Range
SCULLERY, with Sink and Baker's Oven
LARGE LAUNDRY, fitted with a range of Washtubs, Copper, &c.
TWO SERVANTS'-ROOMS, also Boathouse, Wood, Coal, and Ashpits.

IN THE DAYLIGHT BASEMENT are the following delightfully cool Compartments:—
TWO STOREROOMS, DAIRY, and WINE CELLAR.

THE STABLING DEPARTMENT,
Substantial in its construction, is situate at a convenient remove from the house, and contains THREE-STALL STABLE, COACHHOUSE, WORKSHOP, Man's-room, and Loft over, all opening on to a large-paved Stable-yard. There is also a Cowshed and a Cartshed.

(continued over)



THE PLEASURE and ORNAMENTAL GROUNDS are of a particularly picturesque and undulating character, skilfully disposed, and tastefully laid out with PARTERRES and TERRACED LAWNS, decorated with flowers and shrubs, the whole beautifully studded with some fine timber, and planted with clumps and belts of thriving young trees; and from the diversified walks and romantic paths through the tranquil scenes of Sylvan solitude, leads to

THE WATER FRONTAGE at GORDON BAY,

which affords SAFE BATHING and GOOD FISHING; here also is a Boathouse, and other conveniencies.

The KITCHEN GARDEN, which is most prolific, supplies the whole of the vegetables required for the household consumption. In convenient parts of the grounds are two bush houses, a cow paddock, fowl yard and run, &c. There is also a tradesman's entrance from Beach street, along which there is a massive stone wall, skirted by well-grown ornamental trees, securing complete privacy.

The PREMISES are in an excellent state of repair, and, as possession will be given on completion of the purchase, an exceptionally favourable opportunity is afforded for the acquirement of a very complete and compact residential property, available in all respects for immediate occupation; while, irrespective of the advantages which this property enjoys for residential purposes, a larger area of the land is suggestive of development for building purposes, and this could be effected without prejudicing the remainder for residential requirements or affecting the present residence. More accommodation, if desired, could easily be obtained by adding to the present substantial house, and at a small cost, as, by virtue of its architecture, special facilities are offered for so doing.

HARDIE and GORMAN are instructed to sell by public auction, at their Rooms, 133, Pitt-street, at 11.30 a.m., on

WEDNESDAY, 17th NOVEMBER,

The above-described WATERSIDE RESIDENCE AND GROUNDS, at COOGEE, situate within easy distance of the city, either by tram or a pleasant half-hour's drive, known as CLIFFBROOK.

Plan can be seen at the Sale Rooms.

COMPACT FREEHOLD INVESTMENT IN DOWLING and DUKE STREETS, WOOLLOOMOOLOO.

Figure 10: The Original *Cliffbrook* and Grounds in 1886.
The Sydney Morning Herald, 10 November, 1886.

The property evidently did not sell at this time. It was still being advertised for sale in October 1887, where it was now being described as being surrounded by over 11 acres of land. [26] In the late 1880s or early 1890s, the property was conveyed to George Hill, a land owner and racehorse owner, who is believed to have carried out alterations and additions to the mansion.[27] By 1897, George Hill had been declared bankrupt and had died; his widow auctioned the contents of the mansion.[28] Within two years, the mortgagees, The Bank of New South Wales, had taken possession of the property.[29] Mrs. Hill is last listed at *Cliffbrook* by *Sands' Directories* in 1899.

The Bank of New South Wales was issued with the first Certificates of Title for the Study Area in August 1900.[30] The land size was then 12 acres, 2 roods and six perches and was valued at £12,000. Two certificates of title were subsequently issued, one for

[26] 'Auction Sales,' *The Sydney Morning Herald*, 19 October, 1887.
[27] See: Schedule attached to Primary Application No. 11271; *Conservation Plan 1993*, p.3.
[28] 'Preliminary Announcement….', *The Sydney Morning Herald*, 22 May, 1897.
[29] See: Schedule attached to Primary Application No. 11271; *Conservation Plan 1993*, p.3.
[30] Primary Application No. 11271 and Certificate of Title Volume 1326 Folio 25. NSW LPI.

a parcel of land 2 acres, 2 roods and 1 ¼ perches in size and the other for a parcel of land 10 acres 0 roods and 4 ¾ perches in size.[31]

The Primary Application prior to the issue of these certificates lists the occupier as being A. J. Metcalf. Metcalf is possibly the caretaker mentioned by the *CMP 2013*, who reputedly used the grounds as a poultry farm.[32] No evidence of this use has been found. The Bank offered the property for sale in 1901. Advertisements describe it as a 12 room mansion with domestic officers, large stabling and coach house and outhouses on 13 acres, 3 roods and 9 ½ perches of land that included 'nicely laid out gardens, orchard etc.'.[33] It would be eleven years, however, before a purchaser was found.

Metcalf is last listed as the occupant of the property by *Sands' Directories* in 1902. There are no listings for *Cliffbrook* in the directories of 1904 through to 1906.

2.8 Sir Denison Miller and the Construction of a new *Cliffbrook*

In 1907, *Cliffbrook*, still owned by the Bank of New South Wales, was occupied by Denison Miller, a senior employee of the Bank. Miller remained after the property was sold on 6 December, 1912 to Mary Ethel Taylor. Three years, later, on 18 November, 1915, Miller purchased the property.[34]

Coogee had continued to develop during the above years. In 1902, the tramline from the City was electrified. Surf bathing increased in popularity; the Coogee Lifesaving Club was formed in 1907. The population of the Municipality of Randwick began to increase rapidly after 1900, from 9,753 people in 1901 to 19,463 people by 1911.[35]

2.8.1 Sir Denison Miller

By the time that Denison Miller acquired *Cliffbrook*, he had been appointed as the first Governor of the Commonwealth Bank of Australia.

Denison Samuel King Miller, later Sir Denison Miller, was born in 1860 at Port Fairy, near Wollongong (Figure 11). At 16, he was employed at the Deniliquin branch for the Bank of New South Wales; six years later he was transferred to Sydney, where he rose steadily through the ranks. In 1899, he became assistant to the general manger; in 1907, general manager's inspector and two years later metropolitan inspector, the second most senior position in the bank.

Miller was, however relatively unknown when Prime Minister Fisher appointed him to be the first governor of the Commonwealth Bank in June 1912. The position was prestigious; his £4,000 salary was second highest salary paid to an Australian banker. Miller was an active governor, who supervised every aspect of the Banks' operations. The Bank grew in statue under Miller, who was knighted in June 1920:

> 'Prime Minister Andrew Fisher's decision to appoint Denison Miller as the first Governor of the Commonwealth Bank was an inspired one. The Bank's reputation, he maintained, would depend on the qualities of the person appointed to lead it through its early years.
>
> Fisher made this clear when he introduced the Commonwealth Bank Bill into Parliament in 1911. He wanted the Commonwealth Bank to be a successful

[31] Now Certificate of Title Volume 2652 Folios 205 and 206. NSW LPI.
[32] McDonald McPhee Pty Ltd, *op.cit.*, 1993, p.3.
[33] 'Public Auction Sale', *The Sydney Morning Herald*, 13 January, 1901.
[34] Certificate of Title Volume 1326 Folio 25. NSW LPI.
[35] Paul Curby, *op.cit.*, p.165.

commercial enterprise. Having established itself, the Bank might then evolve naturally into a central bank.

Miller dedicated himself to fulfilling these ambitions. He was determined that the Bank would soon be known for its competence and enterprise. These were the skills that he himself brought to the Bank as a former commercial banker, second-in-charge of the Bank of New South Wales, Australia's oldest and most respected bank. But he was also determined to see the Bank develop as a central bank. The First World War was to assist him in this process.

As banker to the Commonwealth Government, the Bank was responsible for the massive loan raisings required to meet the demands of war and postwar reconstruction, and for financing the country's export trade. During the war, Miller petitioned the government on numerous occasions to transfer responsibility for the note issue from the Treasury to the Commonwealth Bank. The first step occurred in 1920 when the Australian Notes Board was established within the Commonwealth Bank, with Miller as Chairman.

The Bank provided additional liquidity to banks during the postwar depression in the early 1920s in a successful attempt to stabilise the financial system. Miller also urged the banks to settle their balances by cheques drawn on deposits held at the Commonwealth Bank, a process eventually forced upon the banks by the Commonwealth Bank Act of 1924. These were significant steps toward the creation of central banking in Australia. Historians have justly praised Denison Miller for the leadership he exhibited as Governor of the Commonwealth Bank, creating as he did one of the nation's greatest financial institutions, of which the Reserve Bank of Australia is the legal successor.'[36]

Outside of the Bank, Miller had many interest and charities. He was, for example, a life governor of the Sydney Hospital and the Royal Alexandra Hospital for Children. He was president of the Australian Golf Club for many years, a member of the Australian Club and the Royal Sydney Yacht Squadron.[37]

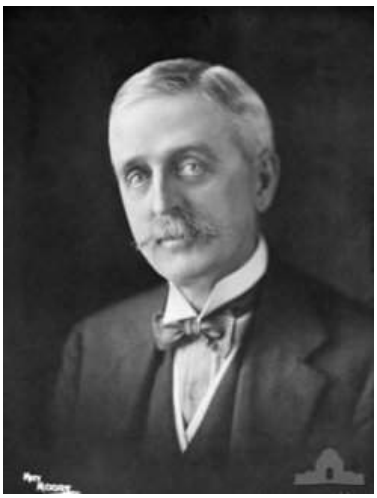


Figure 11: Sir D.S. K. Miller
Australian Dictionary of Biography

[36] Selwyn Cornish, Official Historian, Reserve Bank of Australia, 'Responsibilities of the Bank and its Leader' in *From Bank to Battlefield: Challenges of War*. Online reference: museum.rba.gov.au.
[37] Robin Gollan, 'Miller, Sir Denison Samuel King (1860–1923)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/miller-sir-denison-samuel-king-726/text13235, published first in hardcopy 1986, accessed online 2 August 2016.

2.8.2 The Construction of the new Cliffbrook

In the early 1920s, Miller constructed a new residence on his land. Several photographs, sourced from the UNSW Archives, of the dwelling under construction are included in the historical archaeological assessment in Appendix 2 of this CMP.

Miller's new residence took the name *Cliffbrook*. The original *Cliffbrook* became known as *Gordon Court.* It stood until demolished in 1976.[38]

The *Conservation Plan* of 1993 (*CP 1993*) gives a construction date for the new *Cliffbrook* of 1920. Two potential architects are identified: E.A. Scott and T.M. Scott (identified by the National Trust and Register of the National Estate) and Miller's cousin, John Kirkpatrick. Kirkpatrick is identified as the most likely candidate by the *CP 1993* on the following basis:

> 'John Kirkpatrick had established himself as a prominent architect in Sydney by the late 1880s. He was the architect for several important surviving buildings in the city, including the Colonial Mutual Life Building, Martin Place (1894), the Commonwealth Bank, Pitt Street (1914). Although Thomas Rowe won the competition for the Sydney Hospital Buildings on Macquarie Street, Kirkpatrick was commissioned by the government to finish the project. The design of the Operating Theatre and Chapel at the rear is attributed to Kirkpatrick. He was also Architect for grandstands at the Sydney Cricket Ground.
>
> The authorship of the design remains unresolved. The lack of primary source references in secondary sources consulted suggest that a resolution of this question will require much more research. Uncorroborated oral evidence provides in an inquire to the Australian Heritage Commission suggested a strong friendship between Sir Denison Miller and Kirkpatrick, perhaps connected with Miller's Governorship of the Commonwealth Bank from 1911 and Kirkpatrick's commission for the Pitt Street Bank Building completed in 1914.
>
> Peter McCallum, who is currently a Principal at E.A. and T.M. Scott, has advised that he recalls the firm's archives were destroyed in 1958. E.A. Scott established his practice in 1888; after World War I the firm was E.A. Scott, Green and Scott; and after 1949 the name E.A. and T.M. Scott was adopted. Peter McCallum is not able to connect Cliffbrook with the firm but did not that E.A. Scott designed many houses in Lang Road, Centennial Park, often recognised because of his use of 'plum-coloured' bricks.
>
> The present evidence is circumstantial. Cliffbrook may have been designed by John Kirkpatrick, or E.A. Scott, or (a third possibility) by Kirkpatrick in association with E.A. Scott. This theory is based on the presumption that Kirkpatrick, late in his career, may have undertaken part of the commission and sought assistance from a younger architect- or may have, for reasons as yet unknown, been unable to complete the commission which was then taken over by E.A. Scott.'[39]

[38] A photograph of the building under demolition can be found in Joy Hughes (ed.), *Demolished Houses of Sydney*, NSW, Historic Houses Trust of NSW, 1999.

[39] McDonald McPhee Pty Ltd, *op.cit.*, 1993, p.4.

A construction date of c.1922 and evidence that the Kirkpatrick at least supervised the construction of the dwelling is provided by a 1924 advertisement, which also provides a detailed early description of the dwelling. Refer to Figure 12. Note the mention of a stone garage, which still stands and is identified as 'Building CC2' in Figure 3. In citing Kirkpatrick as the supervisor, and not the architect, this advertisement effectively rules out his role as the primary architect. Given his prominence, had he designed the dwelling, he would almost certainly have been identified as the architect.

In the Estate of the Late Sir Denison S. K. Miller.

COOGEE

"CLIFFBROOK," No. 45 BEACH-STREET.

This magnificent home occupies a beautiful site, overlooking Gordon Bay, and commands a permanent and uninterrupted Ocean View.

The residence is situated in spacious grounds, laid out in lawns, tennis court, garden, and asphalt drive, which practically encircles the house.

"CLIFFBROOK" is unique in its architectural style. It was constructed within the last two years under the supervision of the late Mr. Kirkpatrick, of selected dark O.K. bricks, with stone facings, on stone foundations, and a purple Bangor slate roof. It has wide verandahs on all sides, with balconies over paved with terrazzo. Porte cochere, with massive stone pillars, terrazzo paved entrance porch, and the liberal accommodation comprises:—

ON THE GROUND FLOOR: Wide Hall; Drawing-room, about 14 x 18; large Dining-room, about 14 x 18 (these two rooms are connected by sliding doors). In the Dining-room is a handsome built-in maple sideboard, connecting with the pantry, which is fitted with cupboards and hot and cold water. Study, with built-in cupboard; cloak-room and well-fitted tiled lavatory, kitchen, laundry, etc.

UPSTAIRS, approached by a wide and easily graded staircase, and opening off a Lounge, are:—Main Bedroom, with Dressing-room and well-fitted Bathroom en suite, 3 other Bedrooms, all with built-in wardrobes. Sun-room, about 18 x 15, which is also used as a bedroom; bathroom, with terrazzo paved floor, tiled walls, and hot and cold water. All the bedrooms are fitted with fixed washbasins and hot and cold water. They all open out on to a balcony.

ELECTRIC LIGHT & POWER THROUGHOUT.

"CLIFFBROOK" is in perfect order, and tastefully decorated, the woodwork throughout is of maple, and practically every room has a fireplace. Detached is the lodge, which is of stone, with a slate roof, and contains 3 rooms and offices. There is also a stone garage to hold 2 cars.

Cards to View must be obtained from the Auctioneers.

TORRENS TITLE.

Solicitors to the Estate: Messrs. Allen, Allen, and Hemsley, Castlereagh-street.

RAINE AND HORNE, in conjunction with **G. A. McGLADERY,** will offer the above at PUBLIC AUCTION in the Rooms, 79 Pitt-street, Sydney, at 11 a.m. **on THURSDAY,** 20th March, 1924. (144)

Figure 12: The new *Cliffbrook* 1924
The Sun, 12 March, 1924.

There is a third possibility not considered by earlier reports. Sir Denison Miller's son, John King Miller, was an architect. John Miller had a strong association with Kirkpatrick. Given this association, it is feasible that he worked under Kirkpatrick's supervision to construct the new dwelling for his father. After World War I, Miller worked with the firm of John and Herwald G. Kirkpatrick in the preparation of plans and specifications and supervision of construction of war service homes.[40] In 1926, Miller formed company with H.G. Kirkpatrick and J.H. Kirkpatrick called Australian Structures Pty Ltd, builders and contractors.[41] The Company later developed a model suburb in Lane Cove.[42]

The leading architectural journals of the day- *Building* and *Architecture*- together with newspapers- were searched over the period 1920-1925 for mention of *Cliffbrook* in a further attempt to confirm the identity of the architect and in order to identify the builder. No mention of the property was found within these sources.[43]

[40] 'Law Report. High Court of Australia. War Service Homes Commissioner v Kirkpatrick and Others', *The Sydney Morning Herald*, 27 August, 1925.

[41] 'New Companies- Victoria', *Daily Commercial News and Shipping List*, 20 November, 1926.

[42] 'Model Homes: New Suburb at Lane Cove', *Truth*, 7 August, 1927.

[43] Note: neither journal have been indexed. It is possible that references were missed.

Figure 13, an undated photograph of *Cliffbrook*, appears to date from soon after the dwelling was completed. This photograph shows an increasingly suburban setting.

Figure 13: *Cliffbrook House (2)*, undated.
Randwick Library, File A00/A00304.

2.8.3 Death of Sir Denison Miller

Sir Denison Miller died suddenly at *Cliffbrook* on 6 June, 1923. His estate was sworn at probate at £29, 791. He was survived by his second wife, Laura, four sons and two daughters. His eldest son by his first marriage had died on the Western Front during World War I.[44] Ownership of *Cliffbrook* was transferred to Denison's widow, Laura Constance Miller, and his son, John King Miller, on 30 October, 1923.[45]

2.9 Later Private Owners and Occupiers

2.9.1 Wilkie-King

Cliffbrook was conveyed to George Wilkie-King and Lillias Marguerite Wilkie-King on 27 October, 1924.[46] The estate was subdivided, leaving the dwelling with 2acres, 2 roods and 34 perches of land. This land now comprises the majority of the UNSW Campus.

Wilkie-King (Figure 14) is only occasionally listed as the occupant of what was now being referred to as No. 45 Beach Street in *Sands' Directories* from the mid 1920s until the last published *Directory* of 1932-3. The Wilkie-Kings travelled extensively. An article in *The Sunday Times* from March 1927 describes Wilkie King as a former Far North Queensland

[44] Robin Gollan, 'Miller, Sir Denison Samuel King (1860–1923)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/miller-sir-denison-samuel-king-726/text13235, published first in hardcopy 1986, accessed online 2 August 2016.

[45] Certificate of Titles Volume 2652 Folios 205 and 206. NSW LPI.

[46] Certificate of Titles Volume 2652 Folios 205 and 206, now Volume 3697 Folio 130. NSW LPI.

farmer who had made his fortune in sugar plantations and in inventing and patenting a variety agricultural implements and machinery. Wilkie-King had arrived in Sydney in the early 1920s and he set about acquiring real estate:

> '…A shrewd investor and a bold plunger, with a good eye for the value of land, he was early responsible for some of the big deals of the year…
>
> Always practical and an intensely keen student of men and affairs, he is a big Australian who knows the far wilds as well as the civilized parts of this huge continent, and possesses an unrivalled knowledge of their various needs.'[47]

Figure 14: George Wilkie-King
Truth, 14 August, 1927.

2.9.2 Burdekin

On 13 March, 1933, *Cliffbrook* was transferred to grazier, Norman Weeks Burdekin, who retained ownership until the property passed by transmission to his widow Margaretta Emilie Burdekin.[48] Little is known about Burdekin beyond the fact that he was the son of politician Sydney Burdekin and grandson of the noted colonial merchant Thomas Burdekin. *NSW Telephone Directories* suggest that the Burdekins did not occupy *Cliffbrook*. In 1934, for example, the occupant of No. 45 Beach Street, Coogee was C.L. Skoglund; and in 1939, Miss E.K. McNamarra.

2.9.10 The Australian Army: School of Hygiene and Sanitation

According to the *CP 1993*, the site was used during World War II as the School of Tropical Medicine. No primary evidence has been found to support this assertion. The only school of tropical medicine in Sydney at this time appears to have been the Commonwealth Department of Health's School of Public Health and Tropical Medicine at the University of Sydney.[49]

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[47] 'Sugar Planer's Rise to Fame in Sydney Real Estate World', *The Sunday Times*, 13 Match, 1927.
[48] Certificate of Title Volume 3697 Folio 130.
[49] From references in Sydney newspapers and telephone directories.

Records held by the National Archives reveal that *Cliffbrook* was used by the Australian Army, not as a school of tropical medicine, but as the School of Hygiene and Sanitation.[50] The School was set up in 1941. An article in *The Sydney Morning Herald* of 14 May, 1941 noted that:

> 'A further marked decrease in minor ills among troops is anticipated as a result of the establishment soon of the Eastern Command School of Hygiene and Sanitation…
>
> The school will be established in about six weeks at Clovelly. Thirty students will attend the school, which will have lecture and d-messing (?) rooms, library, laboratories and quarters for instructional staff.'[51]

A second article in the same paper on the same day stated:

> 'The 30 students of the school will live in tents in the two and a half acres of grounds…Lecture and meeting rooms, library, laboratory and quarters for the instructional staff will be provided in the large existing house.'[52]

In 1942, a Special Representative from *The Age* (Melbourne) visited an army school of hygiene 'somewhere in Australia' noting that:

> '…there is no subject of greater importance to a modern army than the preservation of health of the individual solider and the preservation of health of the individual soldier and the preservation of disease. One of the greatest obstacles encountered in achieving this objective is ignorance. In view of this the Australian army authorities have established a school of hygiene and sanitation. This is the only school of its kind in this country, and to it are sent regularly the sergeants who receive a thorough course of instruction, with practical demonstrations and examinations. When they have completed the course, they return to their units to 'spread the gospel'….
>
> The system of education adopted at the school is not only to give lectures on hygiene and prevention of disease, but, by mean so models set out in the grounds, to who how it is possible for units in the field to build out of simple materials effective means of maintaining good health a…. For example, one such model shows how a practical field incinerator may be built out of empty bully beef tins. Emphasis is laid upon the necessity of ensuring pure food and water, care of the clothing and proper rest and recreation…'[53]

This school is likely to have been at *Cliffbrook*.

Figure 15, an aerial photograph dated 1943, shows tents/small huts set up in the grounds of *Cliffbrook* in an orderly fashion, indicative of a military use. This photograph also shows the pattern of pathways and vegetation patterns on the site at this time. It is interesting to note the lack of planting. Two of the three Norfolk Island Pines, now 'marker' trees on the site are visible. There is a building in the location of the building marked 'CC2' in Figure 3. This building is not 'CC2' but a building long since demolished.

---

[50] Reference to files held by the National Archives: *Clovelly (Access of Cliffbrook, beach Road, for the School of Hygiene and Sanitation, Australian Army)(Property File)(Box 1200)*. Citation: NAA: SP857/10, PR/1430 PART 1.

[51] 'Pathologists Sought', *The Sydney Morning Herald*, 14 May, 1941.

[52] 'School of army Hygiene: Clovelly Establishment', *The Sydney Morning Herald*, 14 May, 1941.

[53] 'Another Line of Defence', *The Age* (Melbourne), 15 September, 1942.

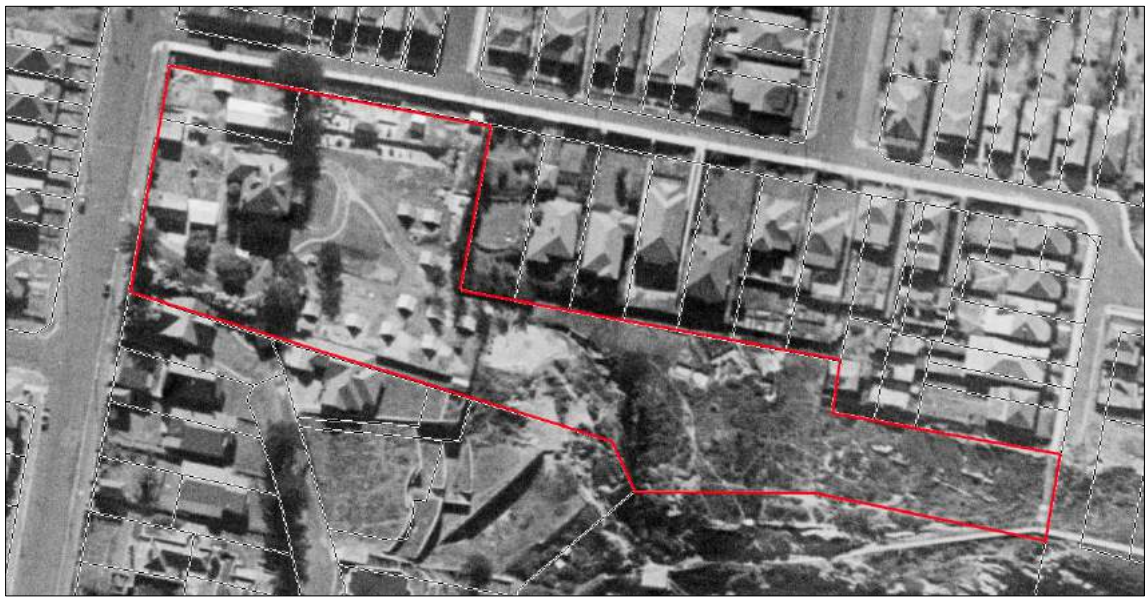

Figure 15: NSW Lands Department, (*Aerial Photograph Over Clovelly*), 1943.
NSW Lands Department.

The Australian War Memorial hold several photographs of the activities being carried out at *Cliffbrook* during the period it was occupied by the Army. Figures 16 to 19 below provide four examples. It is difficult to locate Figure 17 on the site. It would appear to be somewhere to the north of *Cliffbrook*. It may be the retaining wall to the north of *Cliffbrook* clearly visible in Figure 16. In any event, this wall has been removed.

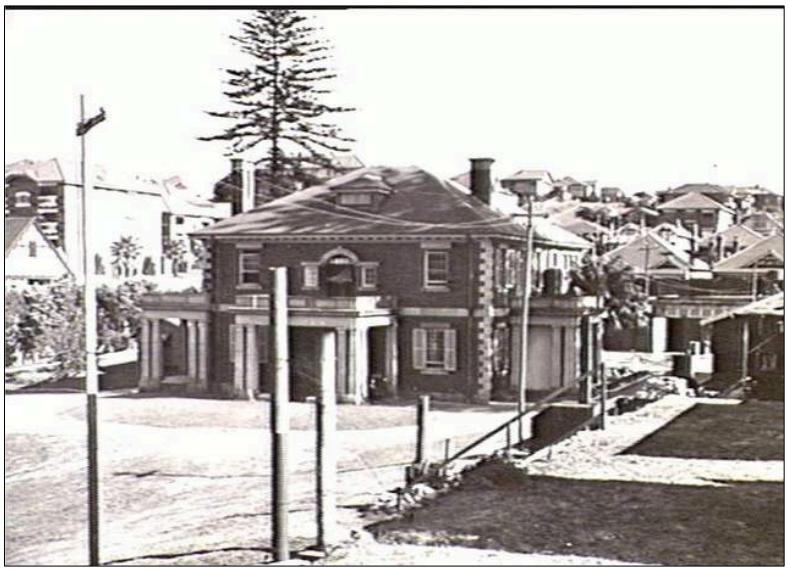

Figure 16:
***General View of the Land Headquarters of the School of Hygiene*, 5 July, 1945.**
Australian War Memorial. ID Number: 110508.

Figure 17:
General View of Terraces at the Land Headquarters of the School of Hygiene, 5 July, 1945.
Australian War Memorial. ID 110509.

Figure 18:
Major H. Shannon, Chief Instructor, Lecturing at the Land Headquarters School of Hygiene, 9 July, 1945.
Australian War Memorial. ID 111491.

Figure 19:
Australian Army Medical Officers Attending a Special Course at the Land Headquarters of Hygiene, 5 July, 1945.
Australian War Memorial. ID 110512.

2.9.3 Edwin Charles Potts

On 21 August, 1947, *Cliffbrook* was transferred to Edwin Charles Potts, picture theatre proprietor, and James Robert Prattis, chemist. A new Certificate of Title was issued for 2 acres, 3 roods and 16 perches, suggesting a boundary adjustment.[54] Potts and Prattis' ownership was short-lived. On 15 April, 1948 and 17 June, 1948 the site was transferred to the Commonwealth of Australia with the intention that it be used by the Department of Social Services.[55]

2.10 Under Government Ownership

2.10.1 Department of Social Services

Cliffbrook was used by the Department of Social Services as a rehabilitation centre from 1949 until 1952.[56] The centre was for the 'physical and mental rebuilding' of returned service men. It was one of a number of centres established by the Commonwealth Government in capital cities across Australia to assist returned service men and women in returning to 'civvy street.'[57]. Initially for returned service men, the services were later extended to the general population.[58] According to an article in the *Women's Weekly* in September 1950, *Cliffbrook* was a 'day attendance' facility for men and women. Other centres in New South Wales were located at Jervis Bay on the South Coast and Warrawee on the North Shore.[59]

Nothing further is known about this period of the site's history.

2.10.2 Australian Atomic Energy Commission

In 1953, the newly formed Australian Atomic Energy Commission (AAEC) opened their headquarters at *Cliffbrook*. The AAEC initially rented the property; the official transfer of ownership to the AAEC was not finalised until June 1959.[60]

The AAEC had come into being in November 1952 when three commissioners- Mr. J.E.S. Stevens (chairman), Professor J.P. Baxter and Mr. H.M. Murray- were appointed. The Commission obtained statutory basis on 15 April, 1953 when the *Atomic Energy Act* (1953) came into effect. The Commission replaced two committees who had previously advised the government on matters relating to the development of atomic energy in Australia- the Industrial Atomic Energy Policy Committee and the Atomic Energy Policy Committee.

The three main responsibilities of the AAEC were as follows:

- To promote the search for, and mining and treatment of, uranium in Australia with power to buy and sell on behalf of the Australian Government;
- To develop practical uses of atomic energy by carrying out and assisting research, constructing plant and equipment and employing and training staff; and
- To collect and distribute information on uranium and atomic energy.[61]

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[54] Certificate of Title Volume 3697 Folio 130 now Volume 5727 Folios 127 and 128. NSW LPI.

[55] Certificates of Title Volume 5727 Folios 127 and 128 now Volume 6681 Folio 186. NSW LPI.

[56] Sydney Telephone Directories in the authors possession.

[57] 'Civvy Street', *Newcastle Morning Herald and Miners' Advocate*, 11 July, 1946.

[58] Land of Opportunity: Australia's post-war reconstruction: Chapter 6: Re-establishment and rehabilitation. National Library of Australia. Research Guide.

[59] 'You are Insured Against Loss of Livelihood,' *The Australian Women's Weekly*, 16 September, 1950.

[60] Certificate of Title Volume 6681 Folio 186. NSW LPI.

[61] National Archives of Australia Fact Sheet 253 and the AAEC 2nd Annual Report, 1953-1954, p.7.

The AAEC was established at a time when the sharing of nuclear data between nations was limited. International tensions meant that Australia could not rely of the United Kingdom or the USA to provide technical data. The Government determined the need to advance Australia's nuclear ambitions through an independent research programme. As recorded by Government papers, there was, however, considerable co-operation among western countries in later years. The AAEC played a leading role in the International Atomic Energy Commission Agency (formed in 1955).

The decision to locate the AAEC headquarters at Coogee was essentially a practical one:

> '…dictated by a desire to avoid increasing pressure on office space within the city area. With minor modifications only, the premises were adopted satisfactorily for the Commission's purposes.'[62]

The administration section of the AAEC was initially small, comprising only ten people. As the number of staff grew, new buildings were erected on the site. Figure 20 is an undated Water Board plan of the site. This plan is likely to date from c.1958 and shows the footprints of *Cliffbroo*k (Building CC1), the original garage (Building CC2) and the first substantial buildings added by the AAEC: Building CC3 and the first part of Building CC4. The footprint of the caretaker's residence, since demolished, is also shown to the south of *Cliffbrook*.

Figure 20: Water Board Plan, undated (c.1958).
Sydney Water Archives, PWDS1544-S1149.

Randwick Council do not hold any plans for the site during this period detailing the construction of Building CC2 and the first part of Building CC4. The earliest plans they hold, dated 1975, relate to a scheme that did not proceed. It would appear that

[62] AAEC, First Annual Report, 17 April-20 June 1953, NSW, Government Printer, 1954, p.10.

the authors of the *CP 1993* were similarly unable to identify building plans among the records of the AAEC (now held by the National Archives). Budden, Nangle, Michael & Hudson, who were known to have carried out work on the site in the 1960s, were contacted by the authors of this CMP, but do not hold any plans for this site. The *CP 1993* summarises the additions made to the site by the AAEC as follows:

> 'The period between 1953 and 1981 saw the most far reaching changes to the site. Three substantial buildings were added to the site. A single storey brick residence, a single storey brick office building and a 2-3 storey brick office building. Along with these were lesser buildings including two fibro buildings (which may date from the army's occupy) and a small green house….
>
> The exact dates of construction of the three brick buildings is not known. Max Dupain's photographs of the site, dated 1965, show that both the L-shaped brick office building and the single storey brick office building existed at this time, and presumably too, the residence.
>
> Interestingly, these photographs also show that in 1965 the present 2-3 storey L-shaped building comprised a single storey on its northern wing and 3 storeys on the eastern wing. This photograph also shows a mature Norfolk Island Pine in the space between Cliffbrook and the three storey wing.
>
> It appears from ANSTO records that the single storey northern wing of the L shaped building existed prior to 1958 when architects Budden Nangle and Michael designed the three storey eastern wing. The caretaker's cottage was designed in 1958 also.
>
> The Green house was erected in March 1959.
>
> The eastern wing, although containing the equivalent number of storeys as today, has been altered on its western and southern facades. The northern wing has had a further level added to it, and has also had its façade significantly altered since 1965.
>
> The alterations to the L-shaped building were carried out after 1969. The architects Edwards, Madigan, Torzillo and Partners, were employed to design and document the alterations and additions to this building.
>
> The contract documents prepared for this work are dated July 1969 and from this we can assume that the alterations were carried out soon after 1969.'[63]

Edwards, Madigan, Torzillo and Partners designed a new three storey administration office building for the north western corner of the site in the location of Building CC2 (approved by Council in 1975). This project did not proceed.[64]

[63] Randwick Council Building Records. Application for Approval dated 12/10/1975. Attempts to located the Dupain photographs were not successful. The Dupain archive has recently been donated to the State Library of NSW. It has not yet been indexed.

[64] Randwick Council hold the records for this application. These are the earliest building records they hold for the site. Result of a records search request to Randwick Council.

With regard to *Cliffbrook* (Building CC1) itself:

> 'The most substantial alterations to Cliffbrook were in 1963-64. Plans by Budden, Nangle and Michael dated 19 September, 1963 show how the original kitchen (G12/G13) was opened up by removal of the south wall, installation of a new lower ceiling and construction of the existing inquiry counter where a former hall closet existed. The kitchen stove recess had new shelves and door fitted and the south door and partition wall in G13 was constructed at this time.
>
> A drawing dated 15 May 1964 shows removal of the north wall of the main upstairs bathroom and construction of a new WC compartment, new dog-leg stud partition wall (between U7 and U8) and a built-in wardrobe. The alterations to the en-suite bathroom and re-opening of the door between U2 and U3 are also shown in this drawing.'[65]

These changes are annotated on the plans Figures 21 and 22, reproduced from the *CP 1993*. It is noted that works carried out after 1993 have removed some of the physical evidence of these changes cited in the *CP 1993*.

[65] McDonald McPhee Pty Ltd, *op.cit.*, 1993, p.5.

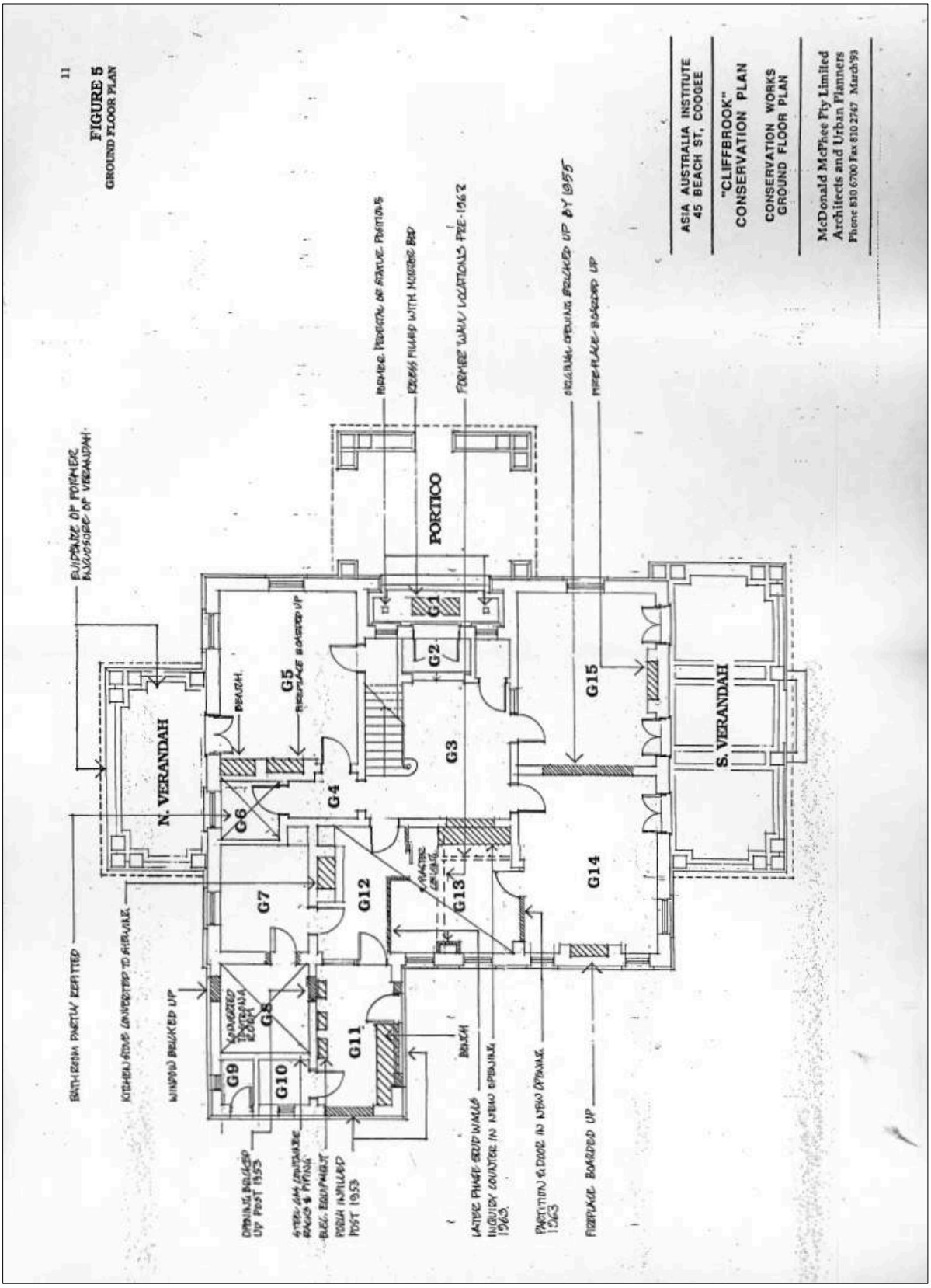


Figure 21: ***Cliffbrook*****, summarising the changes made by the AAEC at ground floor level.**
Conservation Plan 1993.

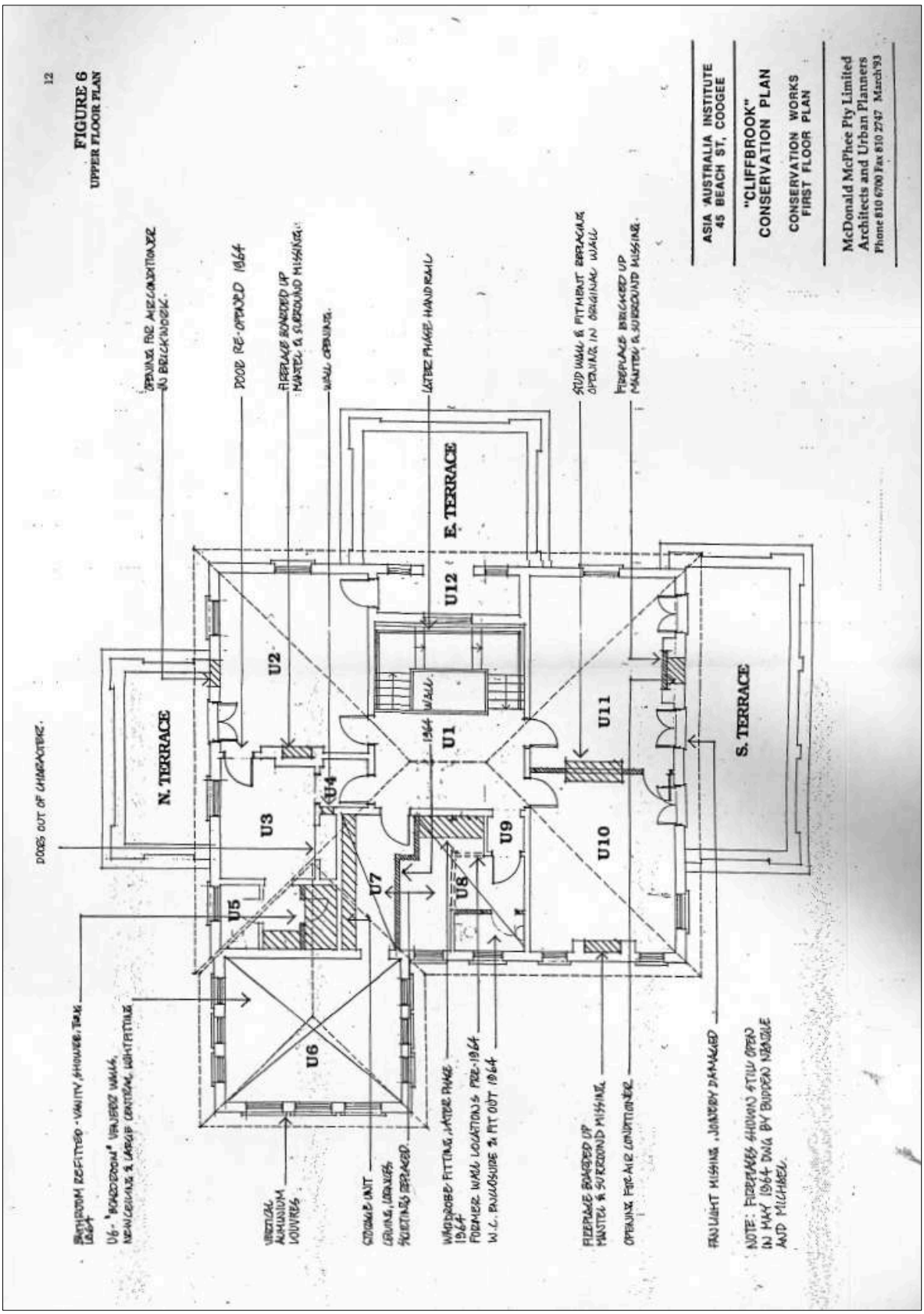


Figure 22: ***Cliffbrook*****, summarising the changes made by the AAEC at first floor level.**
Conservation Plan 1993.

Randwick Library hold a series of photographs of the site, dated 1981, which illustrate a number of the buildings described above. Figures 23 to 26 provide a selection of these images. The Max Dupain photographs cited in the *CP 1993* could not be located. It is noted, however, that the entire Max Dupain archive (comprising 28,000 images) has been recently donated to the State Library of NSW and is in the process of being catalogued. They are likely to be available to future researchers.

Figure 23:

***Cliffbrook*, 45 Beach Street, 1981. Randwick Library.**

The site from Beach Street in 1981. Note the lesser density of vegetation and the comparatively high visibility of *Cliffbrook* (Building CC1) at this time.
Randwick Library. File A00/A00178c.

Figure 24:
Atomic Energy Commission Site. *Cliffbrook* from outside the front gates on Beach Street in 1981.
Randwick Library. File A00/A00177.

Figure 25:
***Cliffbrook*, No. 45 Beach Street, 1981.**
Randwick Library. File A00/A00178a.

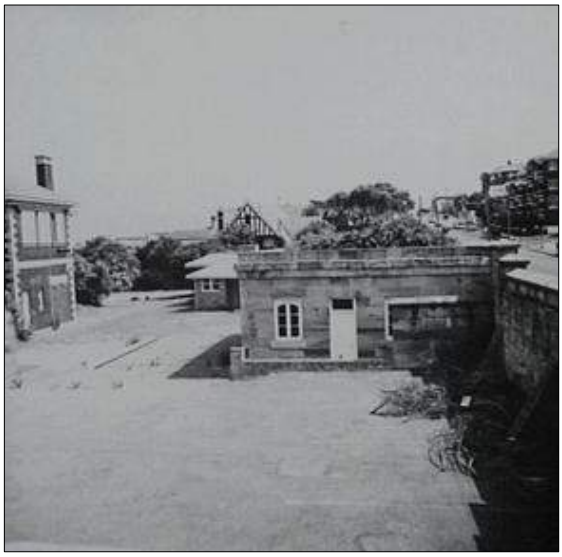


Figure 26: *Cliffbrook*, No. 45 Beach Street.
View towards the Building CC3 in 1981.
Randwick Library. File AA00/A00178b.

While *Cliffbrook* was the headquarters of the AAEC, it was not the site of its most important activities. The work of the AAEC was focused on their Research Establishment at Lucas Heights, officially opened on 18 April, 1958. At its peak, the Research Establishment had a staff of around 1,300 staff. The Lucas Heights Research Establishment incorporated the atomic reactor HIFAR and many research laboratories and facilities.

Suring the period they occupied *Cliffbrook*, the activities of the AAEC were diverse. The Commission closely monitored related activities, such as the supply of uranium from locations such as the Rum Jungle in the Northern Territory and the Mary Kathleen Mine in South Australia. As part of their mission to share their knowledge with research facilities throughout Australia, the AAEC maintained close links with universities. Research contracts were awarded to universities on an annual basis. The Commission took the lead in the establishment of the Australian Institute of Nuclear Science and Engineering (established 1958) and the Australian School of Nuclear Technology (established 1965).[66]

[66] Agency Details: Australian Atomic Energy Commission, Head Office. National Archives of Australia, CA 278.

Major changes were foreshadowed to the operation of the AAEC in 1981 which ultimately lead to the closure of *Cliffbrook* as the organisation's head office. In April 1981, the Government announced changes to the way in energy research was to be carried out. Henceforth the existing resources at Lucas Heights were to be shared between the AAEC, who were to continue their research into Nuclear Energy, and the newly established Institute of Energy and Earth Resources within the CSIRO, who would research non-nuclear energy resources. The changes instituted involved the removal of the AAEC's Head Office from *Cliffbrook* to Lucas Heights.[67] The AAEC's *Annual Report* for the following year (1981-82) notes that the transfer of staff from Coogee to Lucas Heights and to the Commission's Mascot office had been completed by February 1982.[68]

How significant was *Cliffbrook* to the AAEC's operations? AAEC literature and contemporary newspaper reports make it clear that, during the period in which the AAEC occupied *Cliffbrook*, the principal focus of their activities was their Research Establishment at Lucas Heights. The National Archives Agency Guide clearly identifies Lucas Height as the 'most important of all the Commission's Establishments.'[69] *Cliffbrook* receives only one mention in *Australian Atomic Energy Commission, The First Ten Years: 1953-1963,* the most detailed history of the AAEC's history found to date.

The AAEC was replaced in 1987 by the Australian Nuclear Science and Technology Organisation.

2.11 University of New South Wales

Recognition of the heritage values of the site was achieved when the site was classified by the National Trust of Australia (NSW) in 1981 and listed on the Register of the National Estate in 1982. These listings were solely focused on the historic and architectural merit of the dwelling *Cliffbrook*. Between 1981 and 1993, the site as occupied except for the caretaker's cottage.

Public concern over the future of the site was raised in the early 1990s, when, following several unsuccessful attempts to sell the site, the Commonwealth Government Australian Property Group requested Randwick Council to change the zoning to permit residential development.[70]

In 1993, it was announced that the University of New South Wales had acquired *Cliffbrook* for $2.1milliion on a five-year settlement arrangement and would spend a further $2.3 to restore and improve the site.[71]

In March 1993, McDonald, McPhee Pty Ltd prepared a Conservation Management Plan for the site (the *CP 1993*). In August 1993, Council approved Development Application No. 202/93 for the restoration and refurbishment and partial demolition of the existing buildings on the site and the conversion of their use to facilitate the research activities of the UNSW. Figure 27 shows the layout of the site prior to the commencement of works. This plan shows the location of the now demolished caretaker's house, greenhouse and various sheds.

[67] *Australian Atomic Energy Commission 29th Annual Report for the Year Ending 30 June*, 1981, pp.9-10.
[68] *Australian Atomic Energy Commission 30th Annual Report 1981-1982*, June 1982, p.10.
[69] Agency Details: Australian Atomic Energy Commission, Head Office. National Archives of Australia, CA 278.
[70] 'Push to Sell Off Historic Coogee Estate,' *The Sydney Morning Herald*, 7 February, 1991.
[71] 'Historic Cliffbrook Transferred to the UNSW', Uniken, 19 February, 1993; Agency Details: The Asia Australia Institute. UNSW University Archives. Agency No. 316.

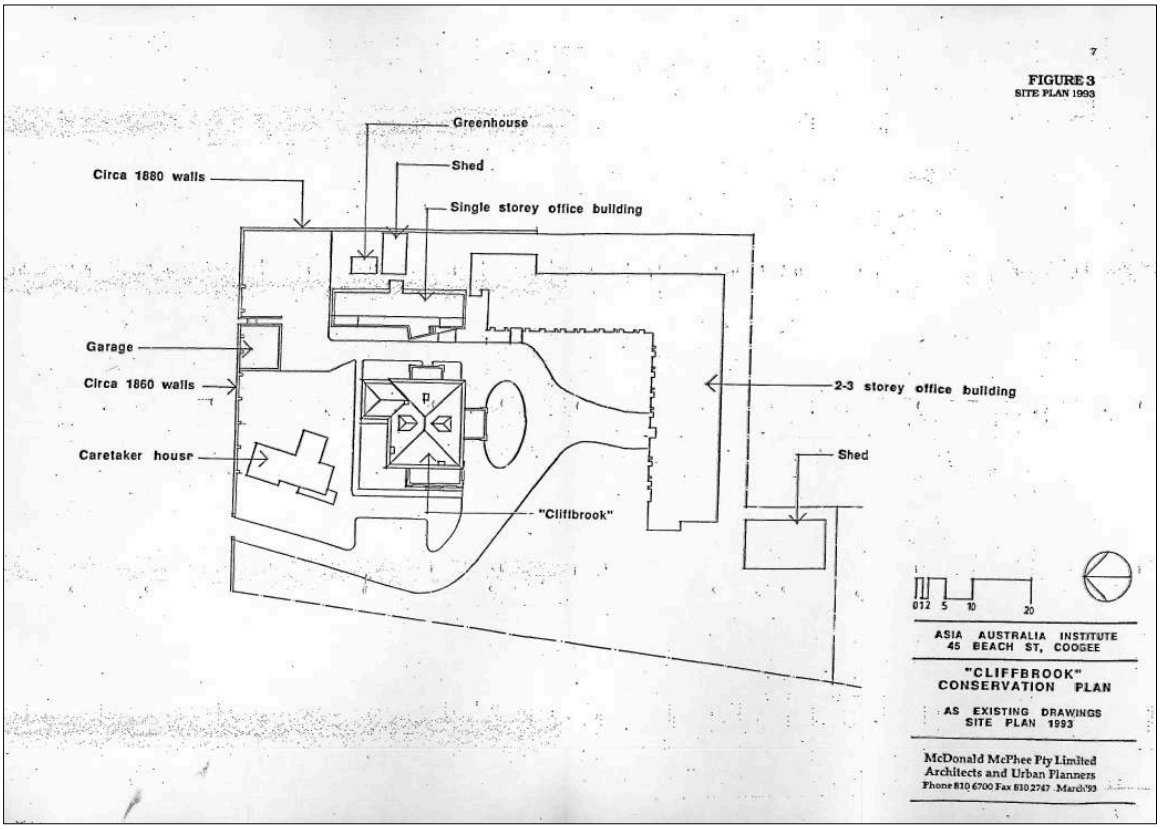


Figure 27: *Cliffbrook* in 1993.
Conservation Plan 1993.

Works carried out under DA 202/93 included removal of the caretaker's residence and greenhouse, erection of new external sunscreens on the eastern and western elevations of Building CC4 and internal works to Buildings CC3 and CC4. Works to Building CC1 (*Cliffbrook*) included:

- New inlay design at the front entrance.
- Restoration of windows and doors.
- Minor changes to the floor plan.
- Restoration of fireplaces.
- New kitchen fit out at ground floor level.
- New bathroom fits out at ground and first floor levels.

Works to the former Garage (Building CC2) included:

- Installation of new doors in the eastern elevation.
- Internal works.

Extensive new landscaping works were carried out.

Following the execution of the above works, *Cliffbrook* became the home of the UNSW's Asia-Australia Institute, the Australian Taxation Studies Program and other University activities.

The Asia Australia Institute was established in 1990 under the directorship of Dr. Stephen Fitzgerald to promote the networking of leaders in politics and economies in the countries of the region to ensure Australia's participation as an equal contributory to this community and education in Asia's customs, culture and languages. The Institute used *Cliffbrook* for administration, conferences and conventions. Some of the

programmes organized by the Institute included the Asia Leaders Forum (1993-2001), the Australia in Asia Series (1997-2003), the Asia Skills Programme (1992-2003) and the Malaysia-Australia Dialogue. Following Professor Fitzgerald's retirement at the end of 2003, the Asia-Australia Institute was absorbed into the International Advancement Programme within the Division of Institutional Advancement from 1 January 2004 and thus effectively ceased to exist.[72]

The Australian Taxation Studies Programme was a research and educational facility specializing in tax education through the use of techniques such as video and audio conferencing and production of extensive teaching materials.[73]

The only occupants of the site in 2017 are the UNSW Press, who occupy part of Building CC4. *Cliffbrook* and Buildings CC2 and CC3 are unoccupied.

3.0 SITE ASSESSMENT

3.1 The Campus and the Study Area

For the following, refer to Figure 28, an aerial photograph over the University Campus and to the survey that accompanies this application. The unbroken red line identifies the Campus in its entirety. The broken red line identifies the eastern most boundary of the Study Area, which comprises the western most part of the Campus.

Figure 28: Aerial photograph over the site.
NSW Lands Department; annotations by WP Heritage.

3.1.1 Campus Dimensions and Topography

As demonstrated by Figure 28, the Campus is irregular in shape and has two street frontages: a 63.155m frontage to Beach Street (western boundary) and a 64.36m frontage to Battery Street (part of the northern boundary). Part of the southern boundary fronts the reserve above Gordons Bay. The Campus area is 1.226ha. The Campus falls around 7m from the north western corner to the south eastern corner. The land is gently

[72] Re-Development Application – 45 Beach Street, Coogee (E), 68/45/D-202/93.
[73] Re-Development Application – 45 Beach Street, Coogee (E), 68/45/D-202/93.

undulating. Beyond the Study Area, it falls away abruptly where it approaches the cliff line of Gordons Bay.

3.1.2 Fences, Gates and Boundary Walls

Fencing/boundary walls around the Study Area vary. Of particular note in this regard are the sandstone block walls along the Beach Street boundary and the western end of the Battery Street boundary. These walls step in height with the rise/fall of the streets; the Battery Street wall has stone buttress on its inside face. The *CP 1993* and State Heritage Register listing sheet for the site note that the stone walls were built in two phase; both are nineteenth century in origin:

> 'The western boundary wall is constructed in roughly squared and coursed sandstone with a soft lime mortar containing uncalcified lenses of lime. Successive attempts to repoint eroding mortar in a hard cement rich mix have detracted from its appearance and contributed little to its structural condition….
>
> The northern wall's stonework is also irregularly coursed but the individual stones are more precisely squared and generally larger in size. A wall is shown in this location in a detailed survey…dated 1893…and encloses the stable yard. A photograph in 1883 shows *Cliffbrook* and the west boundary wall and a large gap extending east from the north east corner to a paling fence.
>
> The mortar is a very hard white cement rick mix- harder than the stone itself. Attempts to patch erosion in darker grey hard cement mortar appear to address the erosion of stone around the cement mortar joints, not deterioration of the mortar itself. The mortar patching which is excessive and unsightly has done little to improve the condition of the wall.
>
> There are stone buttresses to both walls. Most of the buttress to the northern wall are bonded in and are of the same period of construction. The buttress to the west wall appear to be of two periods of construction; neither type is bonded into the older wall; both are laid in hard cement mortar; the northernmost rectangular form buttress appears to be of the same construction as the buttress in the north wall.
>
> All but the northernmost buttress in the west wall are show in the 1893 survey plan. No buttresses are shown at the north walls at this time.
>
> The date of the west wall is not indicated clearly by documentary evidence available at present, although its construction, and particularly the mortar type, is consistent with the technology of the original *Cliffbrook* mansion built in the 1860s. It is unlikely to be later than 1870s when cement was more readily valuable for mortar mixes and concrete. It is seen in an 1883 photograph.
>
> However, the documentary evidence of (the 1893 survey plan) and the 1883 photograph show that the north wall and buttress to the west wall certainly precede the construction of the 1920s *Cliffbrook*.'[74]

The 1893 survey plan referred to is Figure 7 in the CMP. The 1883 photograph of *Cliffbrook* as it is approached along Beach Street is Figure 9 in this CMP.

[74] McDonald McPhee Pty Ltd, *op.cit.*, 1993, pp.22-23.

Repair work has been carried out since the above description was written in 1993. The walls are otherwise unaltered.

The main entrance into the Campus is from Beach Street, through a pair of wrought iron gates, swung from stone pillars, that bear the insignia of the AAEC. These gates appear to be located in the same location as the original main gates shown in the 1893 survey. There is one other metal gate set in the stone walls, just north of Building CC3. This gate opens onto stairs that lead down into the site.

3.1.3 Landscape and Planting

A large part of the Campus- comprising the narrow eastern part of the site- comprises undeveloped ground with planting. This part of the Campus is considered to be outside the boundaries of the Study Area and is not further considered.

Within the Study Area, a bitumen-surfaced driveway enters the site through the main gates described above from Beach Street, close to the southern boundary. This driveway leads to a car parking on the western side of *Cliffbrook*, which continues into a paved parking area in the north western corner of the Study Area.

The driveway also runs east of the main entrance into the site before looping into an oval shaped turning circle on the eastern side of Cliffbrook.

To the immediate north, south and west of *Cliffbrook* lie narrow lawns and clipped hedges, defined by the driveway or paths. North of *Cliffbrook*, between it and Building CC2, lies densely planted mixed garden beds. East of *Cliffbrook*, on the opposite side of the driveway and partially screening Building CC4 lie mixed garden beds.

To the south of Building CC4 and continuing beyond the Study Area into the eastern part of the site, lies lawn, which continues east towards the lower part of the site, which is fenced off.

The southern and northern boundaries are well screened by vegetation.

The trees on the site have been identified by a separate arborist report, prepared by Ents Tree Consulting, and include:

- To the west of Building CC1: Phoenix Palm, three Norfolk Island Pines, Bull Magnolia, several Native Frangipanis and a Chinese Elm.
- To the immediate north of CC1, between it and Building CC2: Kentia Palms.
- On the western side of Building CC4: Chinese Elm, Murraya, several Blueberry Ash, several Canary Island Date Palms and several Japanese Elm Trees.
- Along the southern boundary: Phoenix Palm, Norfolk Island Hibiscus, Blue Gum, Bull Magnolia, Pittosporum, Tuckeroo, Camphor Laurel and a Port Jackson Fig.
- Along the northern boundary: Native Frangipani, Chinese Elm, Norfolk Island Hibiscus, African Olive, Hookers Grevillea and Coastal Banksias.[75]

A plan of the site locating these trees can be found in Appendix 2 of this CMP. A comparison between the 1943 aerial photograph (Figure 15) and the current aerial (Figure 28) reveals that there was comparatively little planting on the site in 1943. Only two of the three Norfolk Island Pines, which are 'marker' trees in the streetscape

[75] The Ents Tree Consultancy. Report prepared for the University of NSW dated 20 May, 2016. Refer to a copy of the report in Appendix 2 of this CMP.

today, were present at this time. These trees are identified as Trees 25 and 26 in the arborist's report in Appendix 2.

The historical archaeological report notes that a drainage easement is evident along the southern boundary of the site and appears to contain a stormwater main (and possibly other services). A network of underground services exists on the western half of the campus in association with the four buildings. Sewer mains cross the remaining eastern half. Refer to Appendix 2.

Figures 29 to 41 illustrate the general character of the Study Area. Refer also to the photographs in the following sections.

Figure 29:
Beach Street stone wall north of the entrance gates.

Figure 30:
Inside face of the Beach Street stone wall.

Figure 31:
Battery Street stone wall.

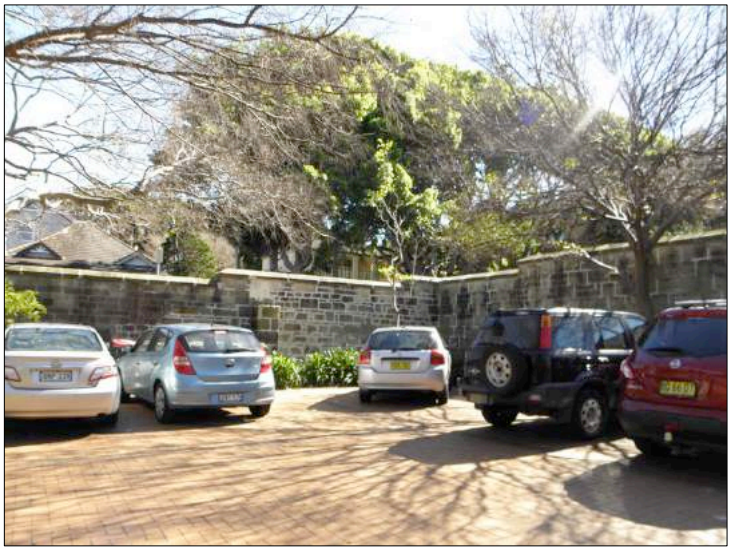


Figure 32:
Detail of the stone walls in the north western corner of the site, showing two different construction methods.

Figure 33:
Inside face of the Battery Street stone wall. This photograph also shows the strip of garden that lies between this wall and Building CC2.

Figure 34:
Main entrance from Beach Street.

Figure 35: Detail of the main gates, with AAEC ensigna.
Figure 36: Detail of the main gate post.

Figure 37:
Looking north along the car parking on the western side of *Cliffbrook*.

Figure 38:
Looking east along the pathway between *Cliffbrook* and CC2.

Figure 39:
Driveway on the southern side of *Cliffbrook*, looking towards the main entrance.

Figure 40:
Planting along the eastern side of Building CC4.

Figure 41:
Lawn on the southern side of Building CC4, looking east away from the driveway.

3.2 The Buildings

3.2.1 Building CC1: *Cliffbrook*

3.2.1.1 Exterior

Principal Building Form

Cliffbrook is a free standing two storey dwelling in the Interwar Free Classical Style. The walls are constructed of dark liver brick. The brickwork is alleviated through the use of sandstone quoining and detailing, including sandstone window and door heads and sills and a stone course between the ground and first floor levels. Windows are painted timber framed double hung sash windows with multiple panes to each sash. There are multiple paned timber framed french doors with top lights at ground and first floor levels on the northern and southern elevations. The roof is hipped and clad in slate and has wide timber lined bracketed eaves. There are two small hipped roof vents, with fixed timber louvres, in the eastern and western roof planes. Four brick chimneys with stone capping rise above the roof.

The **principal elevation** is the eastern elevation. The elevation is dominated by a centrally positioned stone port-cohere with tapered stone columns and a lined roof with simple cornice detail. Openings are symmetrically arranged. The front entrance is located within an alcove beneath the port-cohere and comprises timber framed doors with large glazed panels and stone hood above. The alcove has a terrazzo floor with later inset metal letters recording the restoration of the building by the UNSW in 1993. There are two small timber framed double hung sash windows, with six panes to each sash, to either side of the door.

At first floor level, and centred above the front door, there is a stone framed arched recess. Within this recess lies the arched stair window. Doors within the side walls of the recess provide access to the port-cohere roof, which is finished in modern tile. There is a small six pane window to either side of the arched recess.

There is a window located to either side of the porte-cochere at ground and first floor levels. These windows have eight panes to each sash.

Figures 42 to 49 illustrate the eastern elevation.

Figure 42:
Front, eastern, elevation.

Figure 43: Detail of the main entrance, showing the terrazzo floor (1993) and front door with its stone hood.

Figure 44: Detail of a typical timber framed double hung window with eight panes to each sash, stone sill and stone lintel.

Figure 45:
Terrazzo floor at the entrance.

Figure 46:
Evidence of a removed plinth/urn. There is one anchor point to either side of the door.

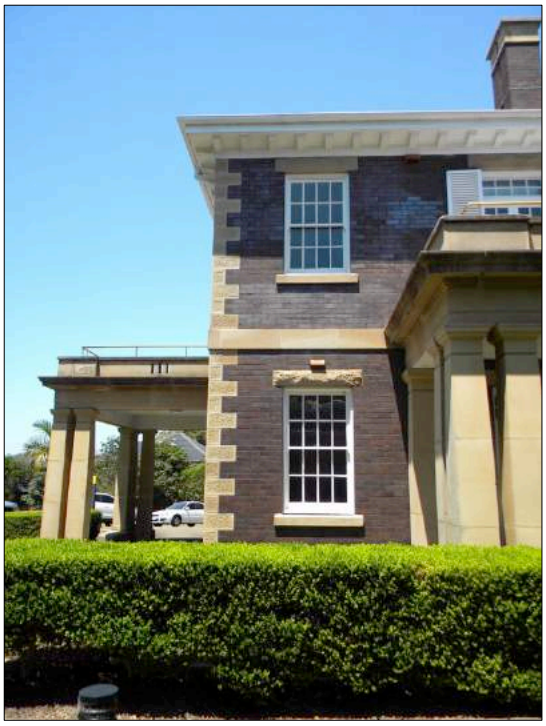
Figure 47:
Arched alcove at first floor level, showing the arched stairwell roof.

Figure 48:
Detail of the timber eaves and one of the vent above.

Figure 49:
Detail of the roof of the port-cochere showing the modern tiling and safety rail. This detailing and finish is typical for the terraces at this level.

The **northern elevation** of the principal building form has a centrally positioned stone porch detailed to match the porte-cochere described above. The porch has a raised terrazzo floor edged in stone. An offset french door with top light opens onto the porch. Similar doors, in the same position, open onto the roof of the porch at first floor level. The doors at first floor level have operable timber shutters. To either side of the porch there is a window at ground and first floor level. These windows are timber framed double hung sash windows with eight panes to each sash.

Figures 50 to 52 illustrate the northern elevation of the principal building form.



Figures 50 and 51: Northern elevation of the principal building form.

Figure 52:
Beneath the porch on the nrothern elevation, showing terrazzo finish.

The porch at ground floor level on the **southern elevation** of the principal building is larger and is offset. This porch is, however, detailed in the same manner to the northern porch. Three sets of french doors with top lights and full length timber shutters open onto the porch at ground floor level and at first floor level. To the west of the porch, there is a window at ground and first floor level. These windows are timber framed double hung sash windows with eight panes to each sash.

Figures 53 to 56 illustrate the southern elevation of the principal building form.

Figure 53:
Southern elevation.

Figure 54:
Detail of the stone stairs leading up to the southern porch and the terrazzo floor. The french door and toplight, with terrazzo tread, are typical of those found in the principal building form.

Figure 55: Southern porch.
Figure 56: Detail of one of the french doors, showing the terrazzo threshold.

The **western elevation** of the principal building form has regularly spaced windows at ground and first floor level. Figure 57 illustrates the western elevation of the principal building form. The windows in this elevation are timber framed double hung sash windows with six panes to each sash.

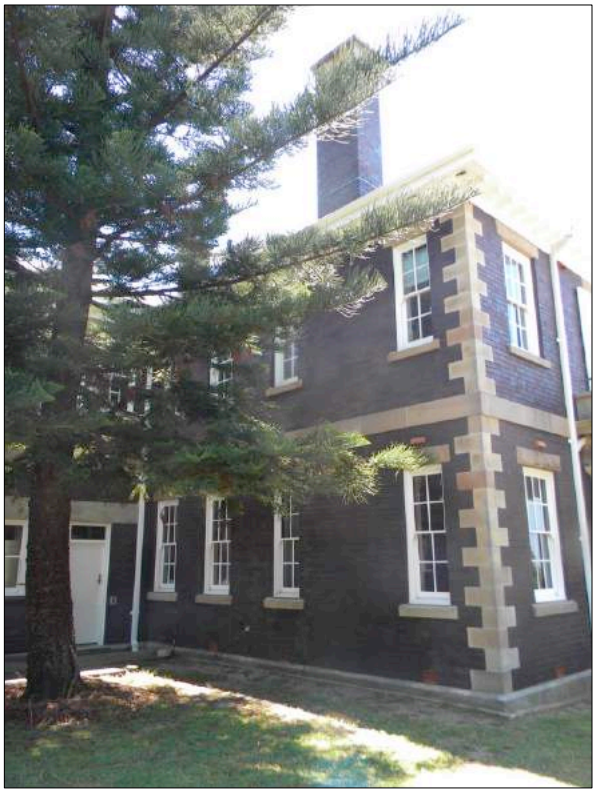


Figure 57:
Western elevation of the principal building form.

Rear Wing

There is a short two storey rear wing attached to the north western corner of the principal building form. The **northern elevation** of this wing extends seamlessly from the northern elevation of the principal building form. This elevation has two windows at ground floor level: a new window reinstated in 1993, matching the windows of the principal building form; and a small window with louvres to the top. At first floor level, there are three timber framed double hung sash windows with eight panes to each sash.

The **western elevation** of the rear wing has a large in-filled opening with stone lintel above, a small window with louvres to the top and a narrow four panel timber door. The infilled opening was original the back porch. At first floor level, there are three windows matching those described above.

The **southern elevation** of the rear wing has a single panel door with narrow fanlight and pair of timber framed double hung sash windows (with one pane to each sash) and a brick sill lying under a stone lintel at ground floor level. At first floor level, there are three timber framed double hung windows with six panes to each sash.

Figures 58 to 61 illustrate the rear wing.

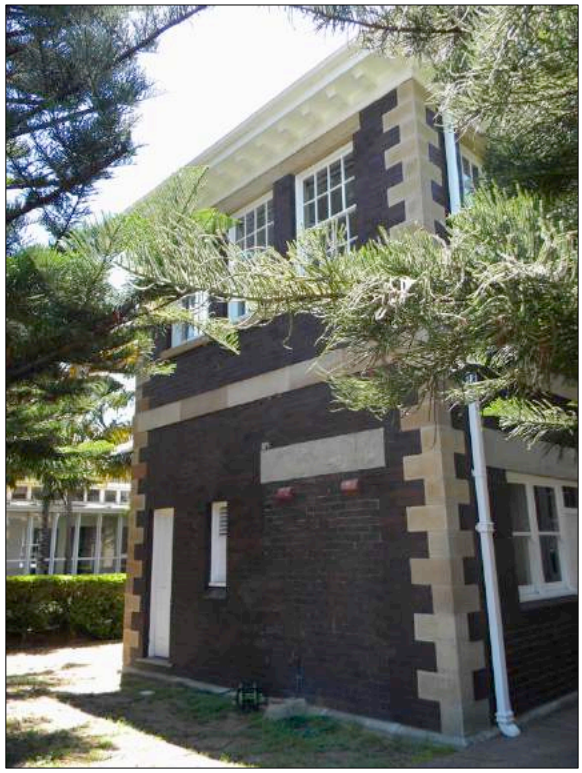


Figure 58: Northern elevation of the rear wing.
Figure 59: Western elevation of the rear wing.

Figure 60:
Detail of the western elevation of the rear wing showing the blocked-in porch and existing openings.

Figure 61:
Southern elevation of the rear wing.

3.2.1.2 Interior

A detailed interior fabric survey has been carried out and can be found in Appendix 3 of this CMP. The following provides a brief description only. Figures 62 and 63 illustrate the existing floor plans.

The entrance hall and principal rooms within the principal building form- G01, G02, G10 and 11 and 101, 102, 104, 109 and IQ1-share common details. The floors are of timber boards, covered with carpet. Ceilings are patterned plaster ceilings with deep cove cornices. These ceilings and cornices are typical of the interwar period. Original timber skirtings, architraves, doors and the staircase have simple profiles and are made of maple. The majority of original doors are single panel timber doors. There are a number of timber framed doors with leadlight. Some of the original timberwork has been painted. Fireplaces in these rooms are open fireplaces with marble mantelpieces, brick interiors and glazed hearth tiles. It is noted that the mantelpieces in the upstairs rooms were missing in 1993, making the extant mantelpieces at this level later replacements. Windows at ground floor level have marble sills.

The kitchen fit-out at ground floor level (G03) was installed in c.1993. The ground floor bathroom (G09) and the first floor bathroom (107 and 107A) retain original terrazzo floors and some original glazed wall tiling. Fixtures in these rooms and in the recent bathrooms at ground floor level (G06 and G06A) are mixed in date.

The remaining rooms are more simply detailed. Some original ceilings, cornices and doors have been replaced with plasterboard ceilings and quad cornices. It is noted that the room in the north western corner of the rear wing at first floor level (106) has a later timber parquetry floor.

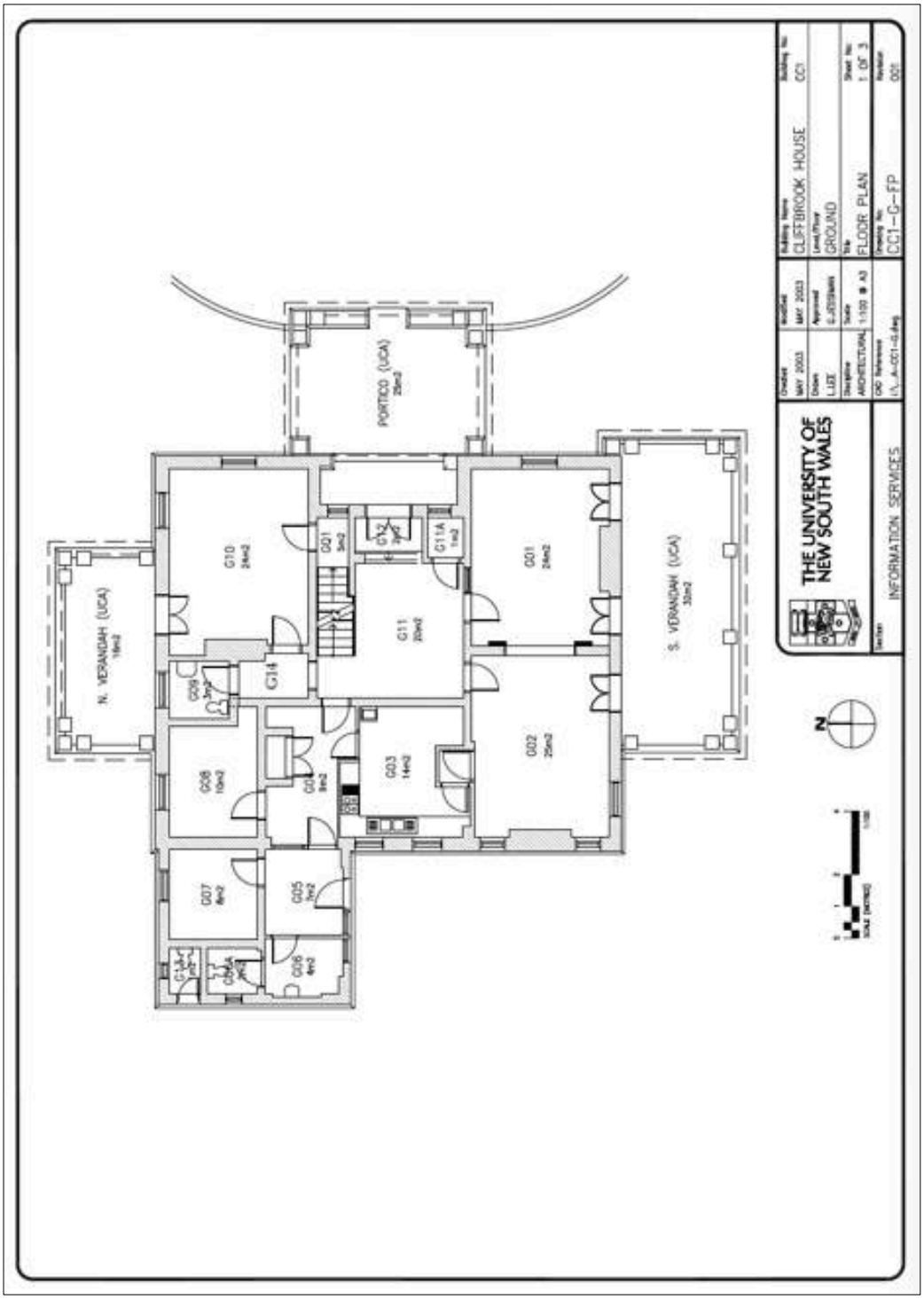


Figure 62: Ground Floor.
Plan provided by UNSW Information Services. Plan last modified May 2003.

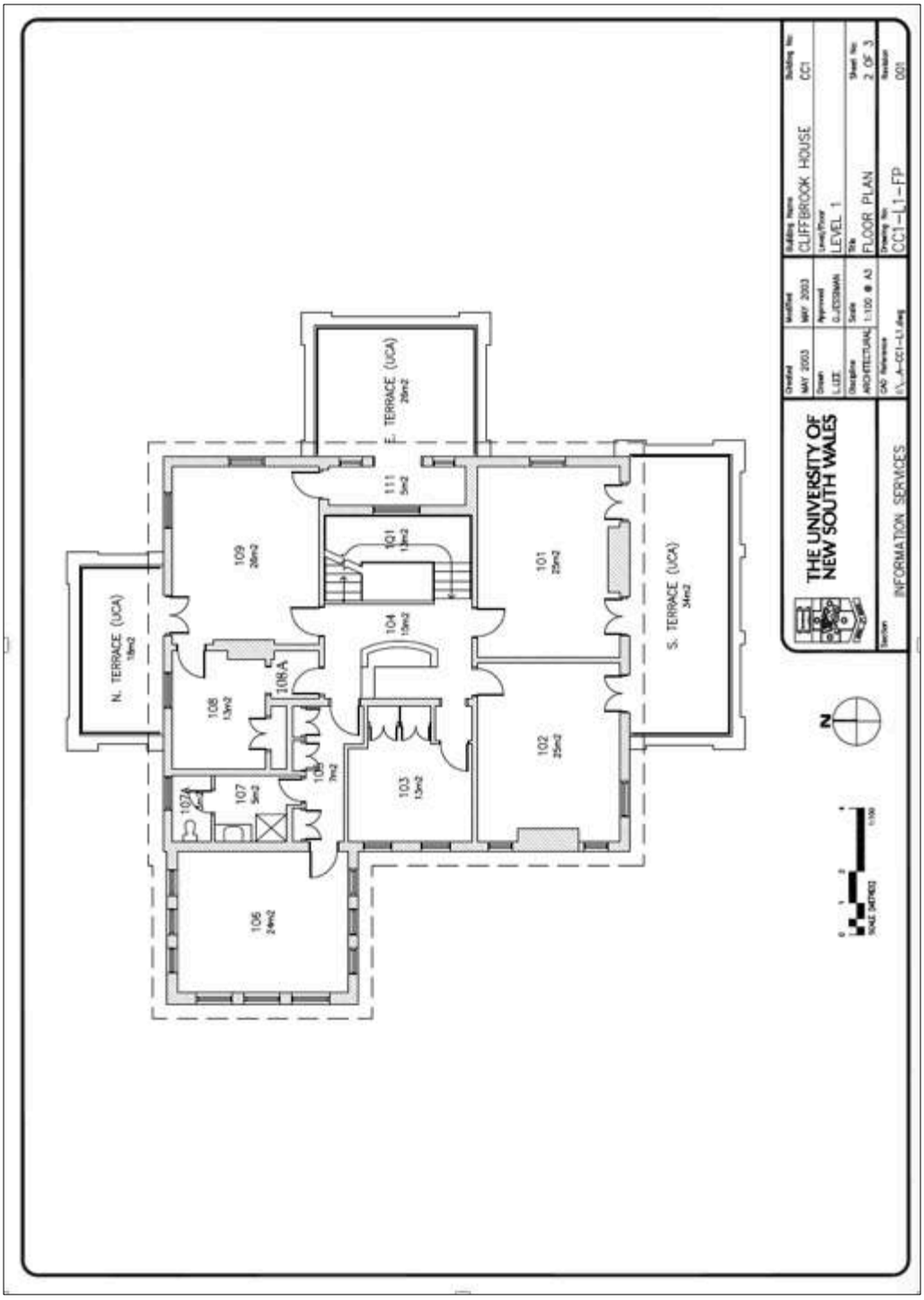


Figure 63: First Floor.
Plan provided by UNSW Information Services. Plan last modified May 2003.

There are photographs of each room in the fabric survey in Appendix 3. Figures 64 to 74 illustrate typical rooms and finishes.

Figure 64: Room G02 looking west, showing typical wall and ceiling finishes.
Figure 65: Detail of the fireplace in Room G02.

Figure 66: Room G03.

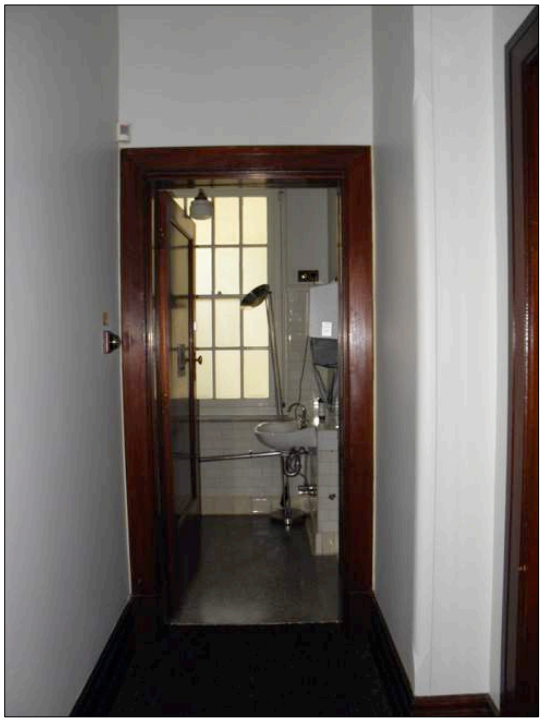
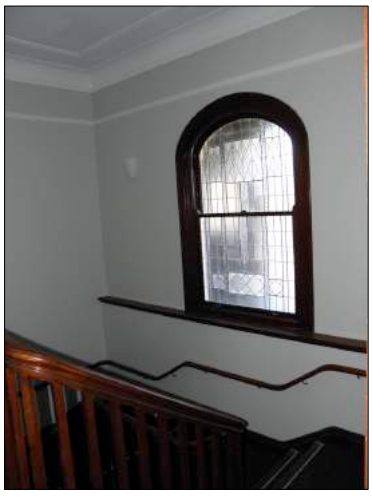
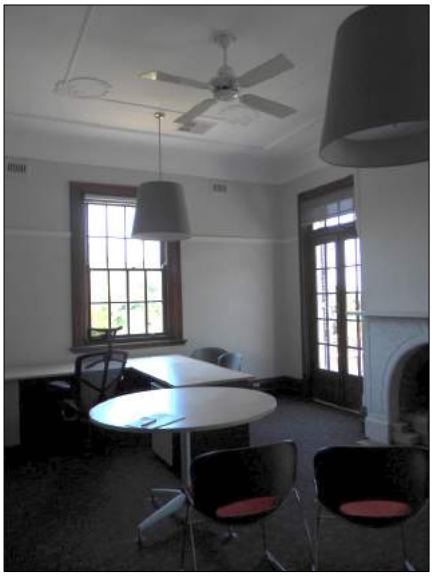


Figure 67: Room G04. Door and window formerly looked over an open porch.
Figure 68: Looking into Room G08.

Figure 69: Room G10.



Figures 70 and 71: Staircase and stairwell window.



Figures 72 and 73: Room 101.

Figure 74: Room 106.

3.2.2 Building CC2

3.2.2.1 Exterior

Building CC2 is a long, narrow free standing, single storey building with pale orange face brick walls and low pitched roof clad in what appears to be rolled lead. The eaves are wide and lined. The building has timber framed windows with a single pane to each sash with brick sills. These windows are set individually or arranged in groups.

The principal elevation is the **southern elevation**. There is a wedged shaped covered entrance porch towards the eastern end of this elevation. Continuing west along the elevation, is glazed wall of timber framed windows, corresponding to the internal corridor. The roof height is raised behind this corridor to provide for narrow highlight windows. The eastern end of the elevation comprises a brick wall with an offset opening fitted with three timber framed double hung windows.

The irregularly spaced and grouped windows in the **northern elevation** have terrazzo frames.

There is a large offset opening in the **eastern elevation** fitted with three timber framed double hung window with a single pane to each sash and three toplights extending to the roof.

The **western elevation** is blind.

Figures 75 to 82 illustrate this building.

Figure 75:
Southern elevation of CC2 (western end).

Figure 76:
Southern elevation of CC2 (eastern end).

Figure 77:
Southern elevation of CC2, showing the entrance porch at the eastern end.

Figure 78: Northern elevation.
Figure 79: detailo of one of the terrazzo hoods on the northern elevation windows.

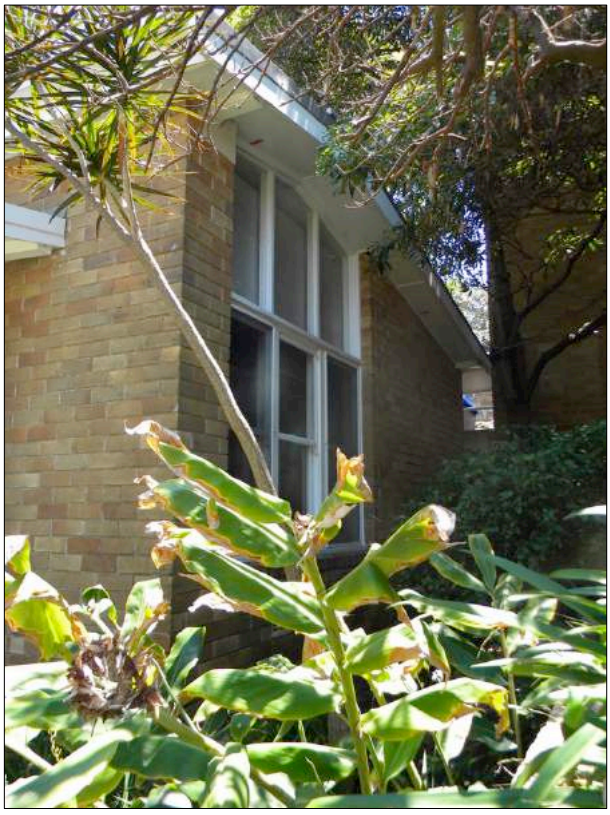


Figure 80:
Eastern elevation.

Figure 81:
Eastern elevation CC2.

Figure 82:
Roof of CC2.

3.2.2.2 Interior

The floor plan of this building is best understood with reference to Figure 83.

This building could not be accessed at the time that site visits were carried out. Views through windows indicate simple timber skirting boards and plasterboard (or equivalent) ceilings with timber architraves. Doors are single panel doors with simple timber architraves or are modern metal framed and glazed doors. The kitchen and bathroom facilities were upgraded in 1993.

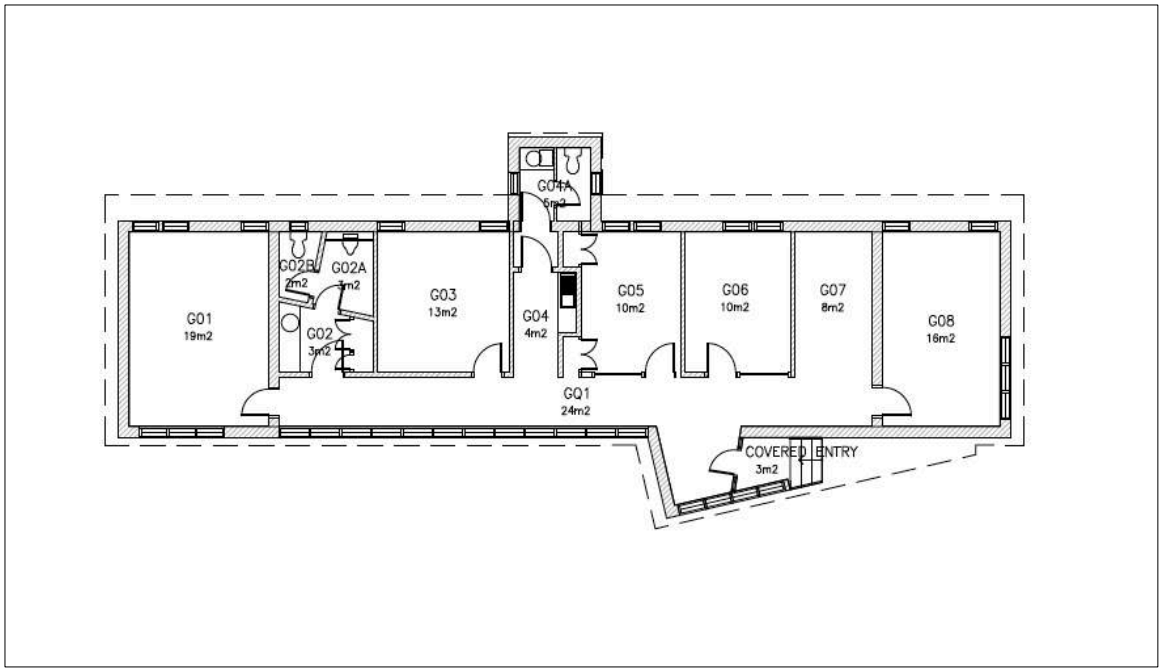


Figure 83: Floor plan of Building CC2.
UNSW Information Services. Plan last modified July 2010.

Figures 84 to 86 illustrate the interior as seen through windows in the southern elevation.

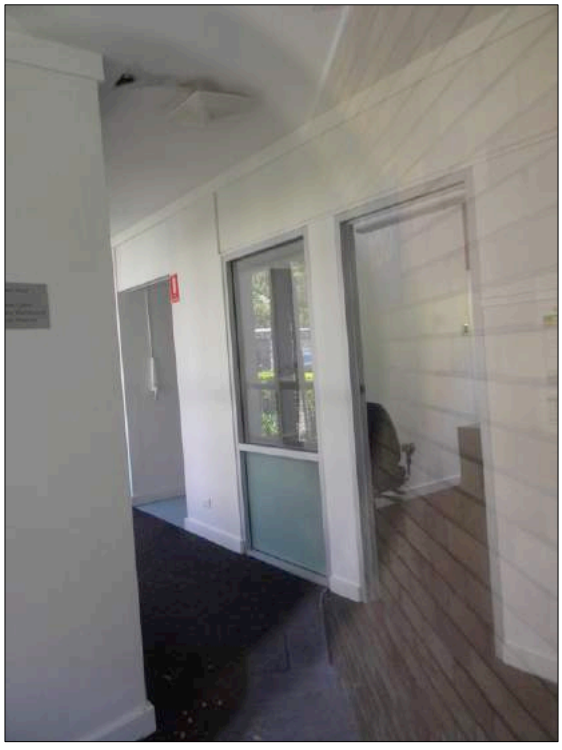


Figure 84: Looking along the corridor on the southern side from the front entrance.
Figure 85: Looking into Room G04 showing modern refit.

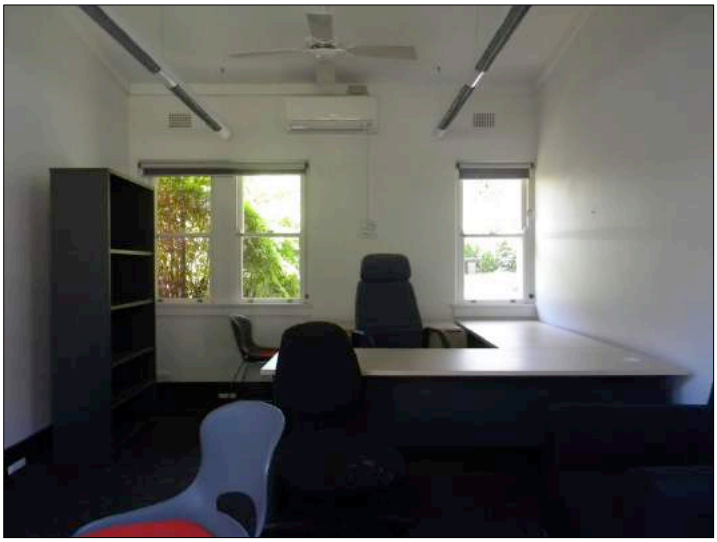


Figure 86:
Room G01 at the western end of the building.

3.2.3 Building CC3

3.2.3.1 Exterior

Building CC3 abuts the northern end of the Beach Street wall. Recent research shows that it was constructed before 1924 and most likely in the early 1920s as a garage. The building is constructed of sandstone block works and has a skillion roof clad in corrugated metal; the roof is concealed by a low parapet.

The principal elevation is the **eastern elevation.** There are two large openings in this elevation, fitted with bi-fold timber framed doors with top lights.

The **northern elevation** has a timber door with horizontal bracing and two timber framed casement windows. There is timber door with horizontal bracing and window in the **southern elevation**.

The **western elevation is** formed by the boundary wall.

Figures 87 to 90 illustrate the exterior of the building.

Figure 87:
Eastern elevation of the Building CC3.