

Archaeological Assessment



REDEVELOPMENT OF THE UNSW CLIFFBROOK CAMPUS 45-51 BEACH STREET, COOGEE, NSW

**STATE SIGNIFICANT DEVELOPMENT SUBMISSION (SDD 8126)
REVISION A**

***Historical Archaeological Assessment (European Heritage)
+ Research Design & Excavation Methodology***

Report prepared by MDCA for the UNSW (Facilities Management)

3 May 2017

Table of Contents

Introduction	1
Project	6
History	14
First People	14
Settlement	14
Seaside Resort	18
Cliffbrook Estate	18
AAEC & UNSW	33
Heritage	39
Legislation	39
Listings	39
Significance	43
Survey	45
Landscape	45
Structures	45
Appraisal	54
History	54
Heritage	54
Archaeology	54
Implications	54
Testing	56
Rationale	56
Methodology	58
Research Design	59
Recommendations	60
References	61
Glossary	63
Attachments	64
A1. SHR Listing for Cliffbrook	65
A2. SEARs for UNSW Campus Renewal (Extract)	74
A3. Test Excavation Summary	76

Introduction

The University of NSW (UNSW) is one of the Asia-Pacific's leading research and tertiary teaching institutions. Headquartered at Kensington, the university has seven campuses in Greater Sydney and one in Canberra. As part of its ongoing endeavours to continually evolve and meet changing educational needs, the university is seeking to redevelop and renew its Cliffbrook Campus. Over the past 12 months, a range of redevelopment options have been subject to careful planning consideration. The preferred option, recently submitted as a State Significant Development (SDD1826), will see creation of a 'bespoke educational and residential retreat': a new campus building that will be constructed to accommodate the UNSW Australian Graduate School of Management (AGSM) residential program. This redevelopment will involve conservation of heritage buildings, improved landscaping and replacement of outmoded facilities with the new purpose built campus wing.

Presently, the site features four main buildings (CC1 - CC4) with thoroughfares and car parking areas, landscaped gardens and lawn areas set about. The centrepiece is the landmark, state heritage-listed 1920s mansion - Cliffbrook House (CC1). Most of the buildings are currently tenanted as offices, with the majority (including the offices of UNSW Press) located in Building CC4 (constructed in phases from the 1950s).

Project

In order to inform redevelopment planning and detailed design, UNSW has engaged Mary Dallas Consulting Archaeologists (MDCA) to conduct European and Aboriginal heritage investigations on campus. The main objectives of these investigations are to provide an historical overview of the study area; identify archaeological items (or areas of sensitivity/potential) within the study area; and develop strategies for the management of the study area's archaeological resource through and beyond the redevelopment process.

Study Area

The Cliffbrook Campus is located at the corner of Beach and Battery Streets in Coogee. Sited approximately six kilometres southeast of the Sydney CBD and three kilometres to the west of the UNSW Randwick Campus (Kensington), the campus is within the Parish of Alexandria in the City of Randwick LGA. The campus accounts for some 1.15 hectares, set over two allotments (Lot1/DP8162 and Lot1/DP09530). It is situated directly behind Gordon's Bay, a small beach inlet to the immediate north of Coogee Beach. For the purposes of this report the study area comprises the campus described above as well an adjoining residential allotment at 10 Battery Street (Lot8/DP8162), which is just over 700 m² and is held in freehold title by the university.

Report

This document was prepared by Dan Tuck (MDCA archaeologist). It addresses the historical archaeological heritage of the study area; presents an assessment of the campus and proposes a strategy for management. Based on a review of relevant heritage legislation and listings; collation and appraisal of previous reporting; archival research; and the results of a recent field survey/site inspection, is also a companion document to the UNSW Cliffbrook Campus Aboriginal Cultural Heritage Assessment (MDCA 2017).

The author would like to thank Dr Paul Irish (MDCA), Ken Flook and Janine Deshon (Facilities Management UNSW) for providing background information and facilitating site access.

Refer **figures 1 - 8**.

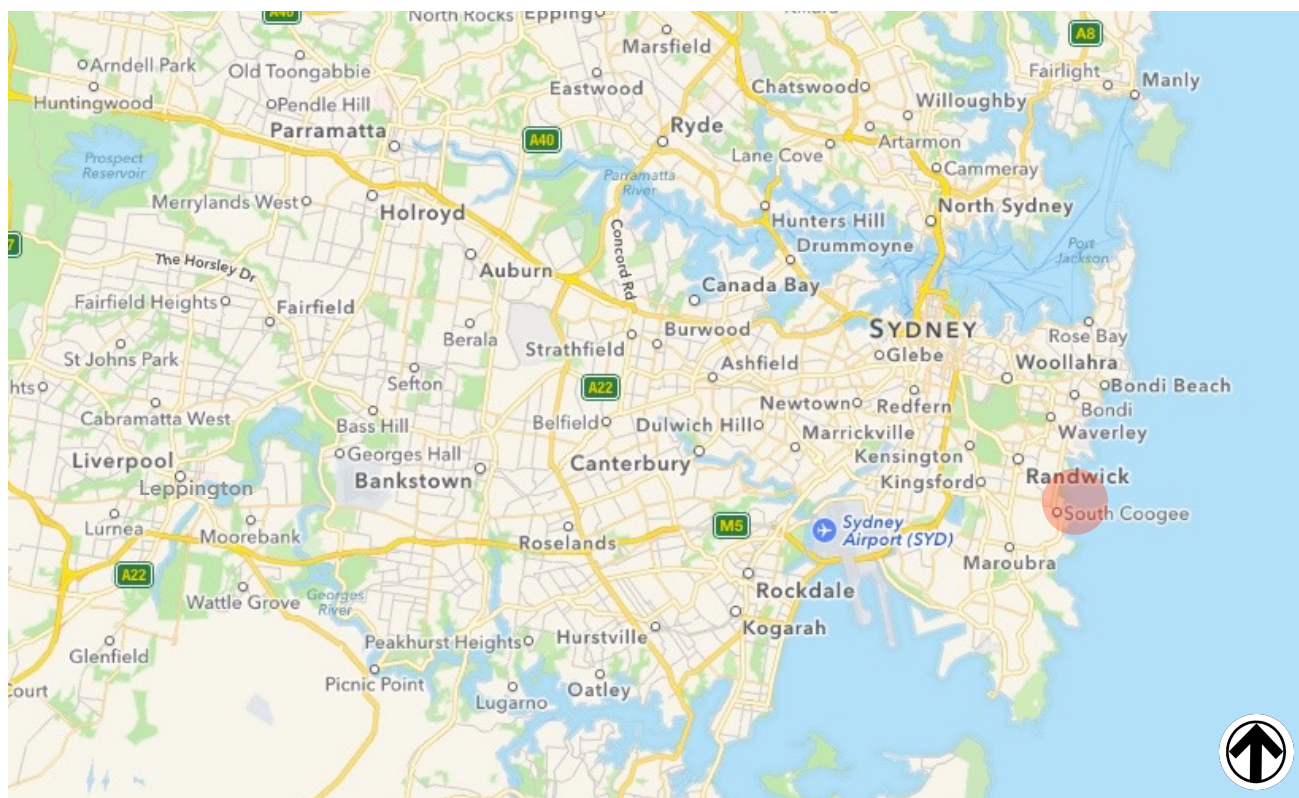


Figure 1: Eastern Sydney

Maps 2016

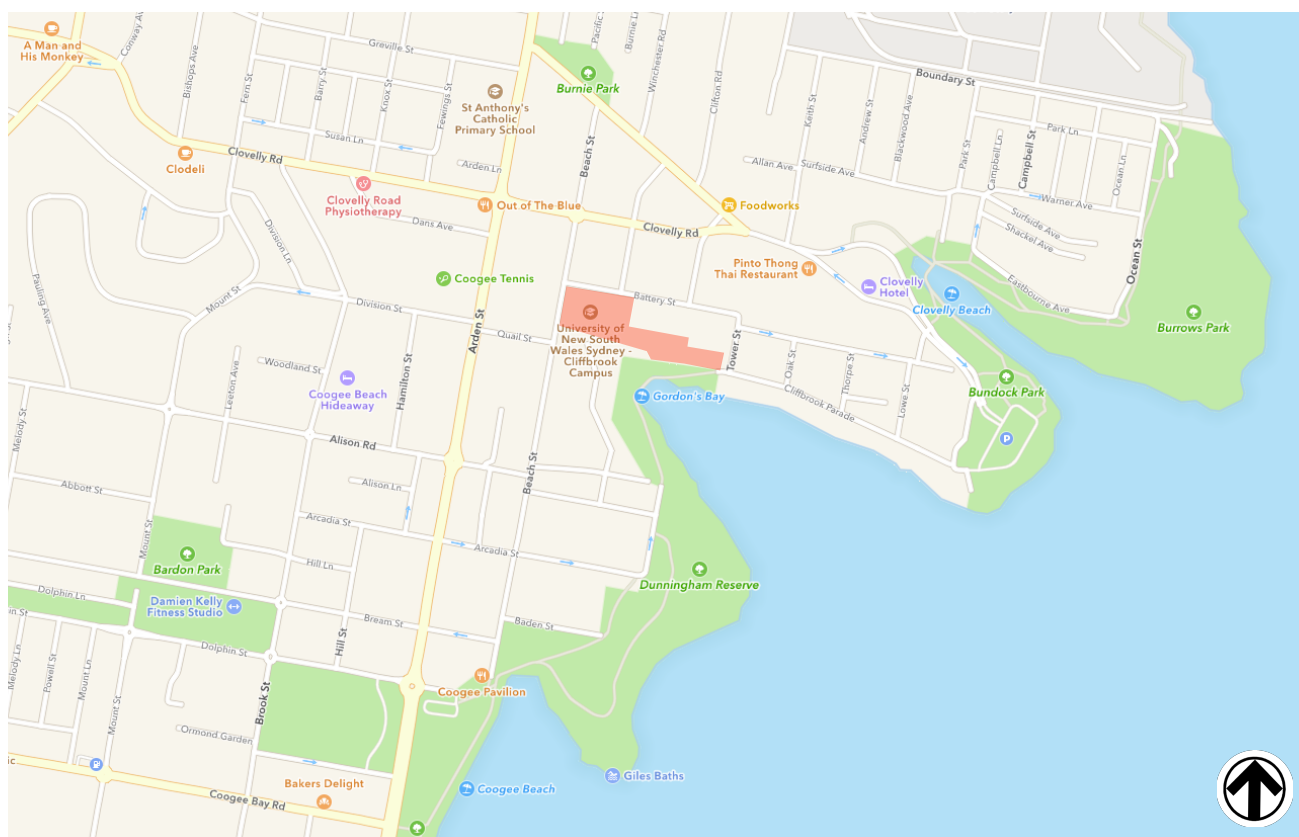


Figure 2: Cliffbrook Campus

Maps 2016

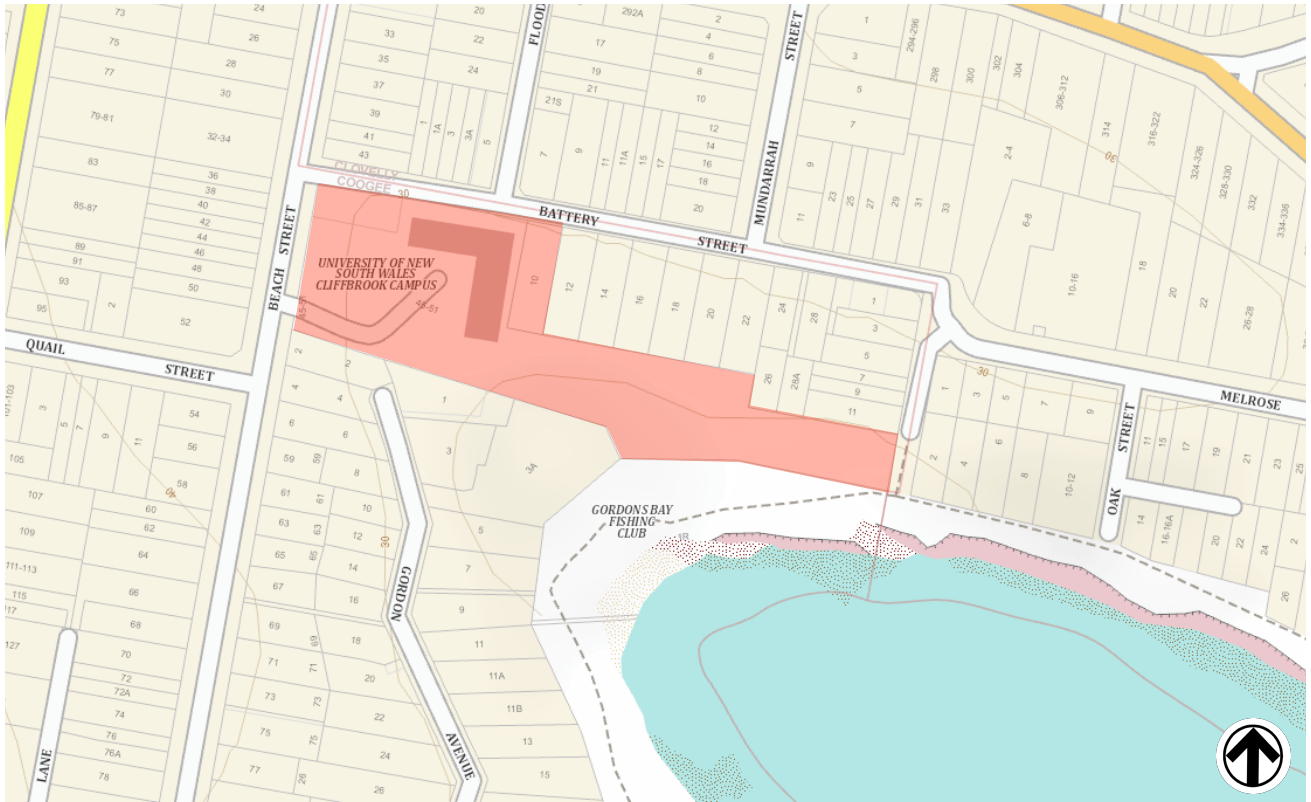


Figure 3: Cliffbrook Campus

LPI SIX Viewer 2016

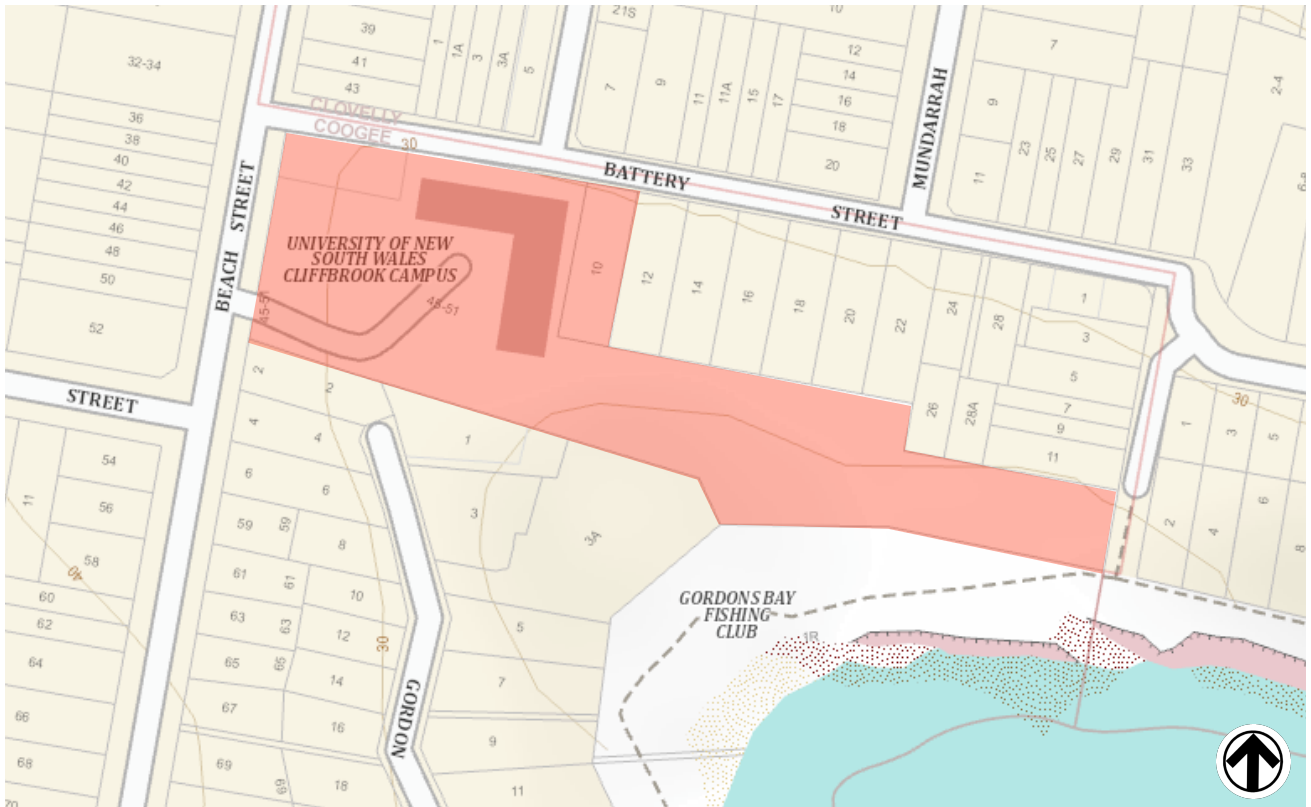


Figure 4: Cliffbrook Campus

LPI SIX Viewer 2016



Figure 5: Cliffbrook Campus

LPI SIX Viewer 2016



Figure 6: Cliffbrook Campus (detail)

LPI SIX Viewer 2016

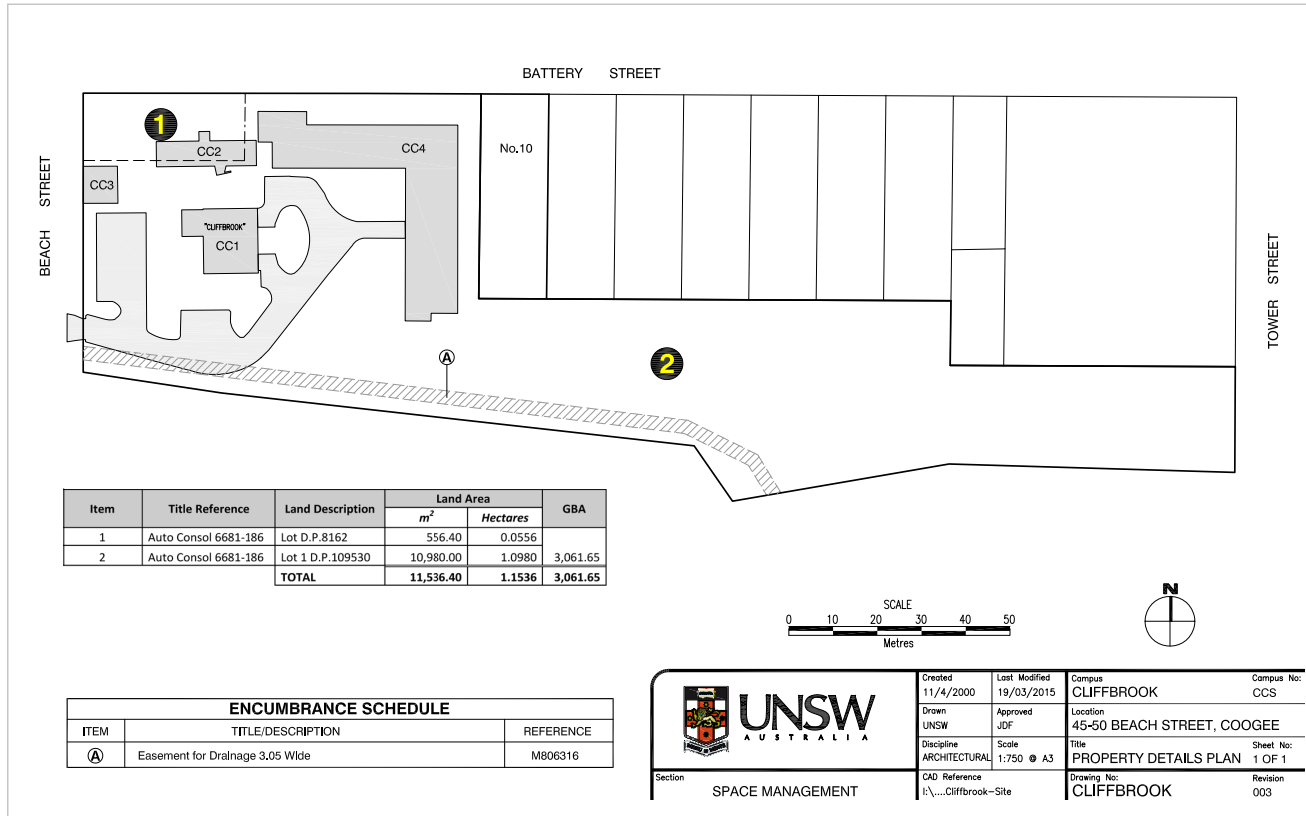


Figure 7: Cliffbrook Campus (layout)

LPI SIX Viewer 2016

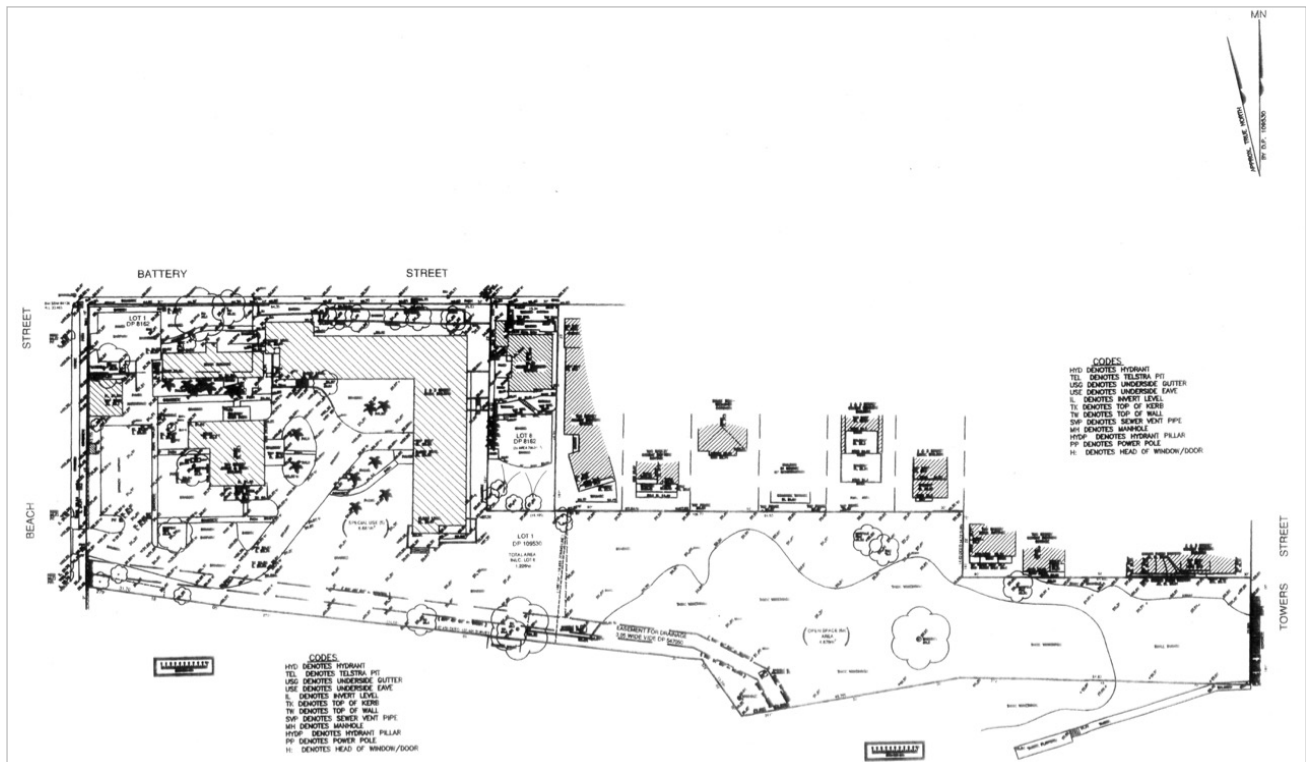


Figure 8: Cliffbrook Campus (survey)

Watson Buchan Consulting Surveyors 2008

Project

The current proposal is to construct a purpose-built facility primarily to accommodate the UNSW Australian Graduate School of Management (AGSM) residential program, which will provide accommodation and learning facilities.

The proposal involves:

Demolition

- Demolition of the L-shaped, multipurpose/multilevel buildings (CC4) & single level building (CC2) that dominate the northern portion of the subject land.

Conservation

- Conservation of heritage buildings & structures including Cliffbrook mansion (CC1), the sandstone garage/office (CC3) and the sandstone perimeter wall.
- Cliffbrook House (CC1) will be adaptively reused as a combination of seminar rooms and a manager's residence. The garage (building CC3) will be adaptively reused as seminar rooms.
- Retention and conservation of significant plantings and landscapes.

Construction, Landscaping & Utilities

- Construction of a new residential & educational retreat, largely within the footprint of the CC2 & CC4 building that are to be demolished.
- The new building includes four levels & a basement car parking level, as well as an entrance, reception spaces, student support facilities, kitchen & dining facilities, and flexible teaching rooms. There will be up to 52 bedrooms as well as bathrooms, storage facilities, cleaning rooms, services plant rooms & allied infrastructure.
- In addition to the above, there will also be services upgrades (including installation of an electrical substation) as well as general landscaping improvements aimed at improving amenity and synthesising heritage, environment & architectural form within the unique coastal setting of the place.
- Leading from the new facilities to the eastern boundary of the subject land will be a gravel pathway (with some stone paving), including sections of wooden staircase and up to two areas of timber decking (Figures 5 & 6), together with associated new plantings.

The following links provides additional general and specific information about the project:

<http://www.facilities.unsw.edu.au/node/651>

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8126

Refer **figures 8 - 14**. High resolution images of all design plans accompany this document package.

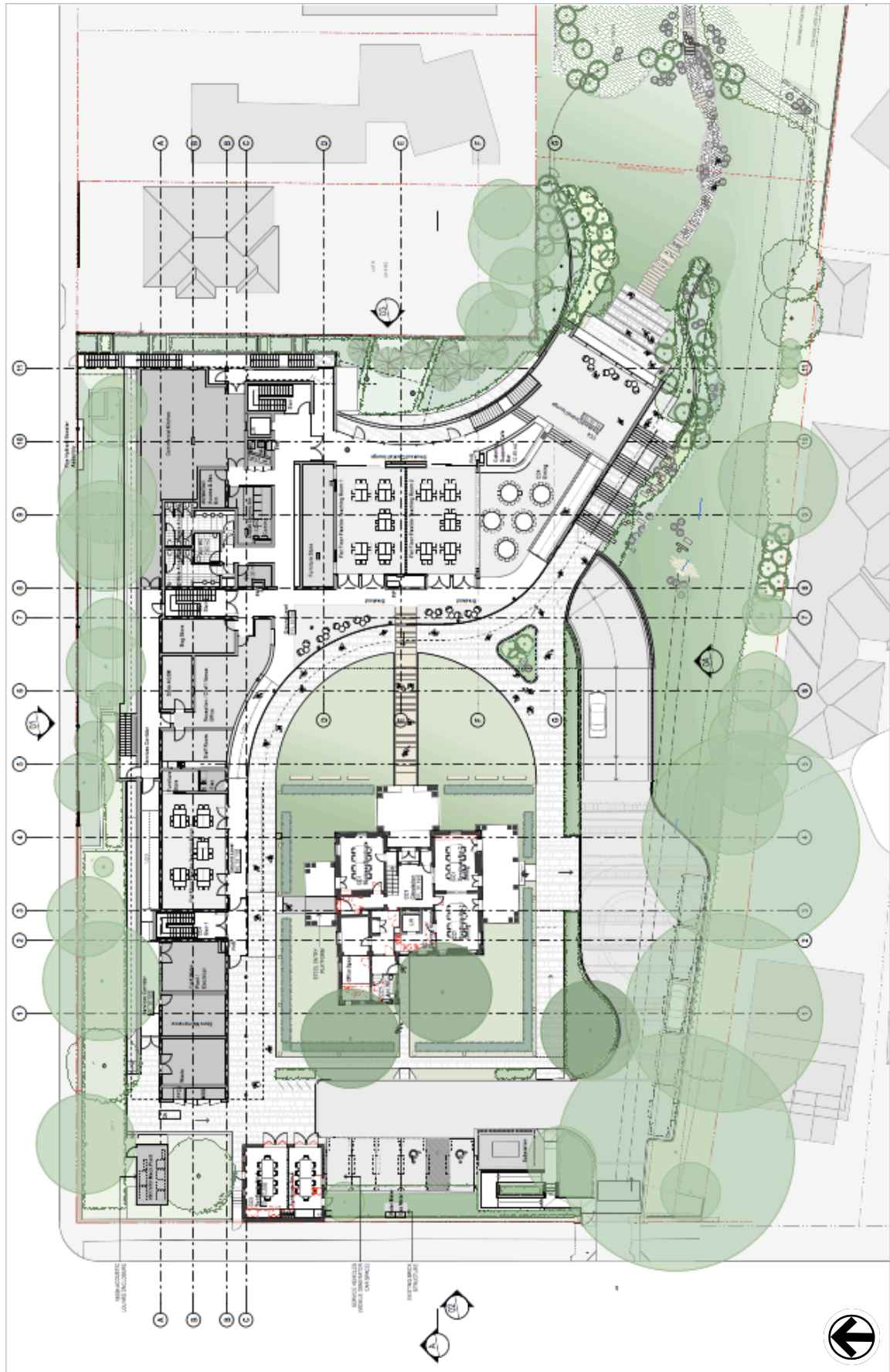


Figure 8: UNSW Cliffbrook Campus Renewal General Arrangement Plan (Ground Floor)

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