

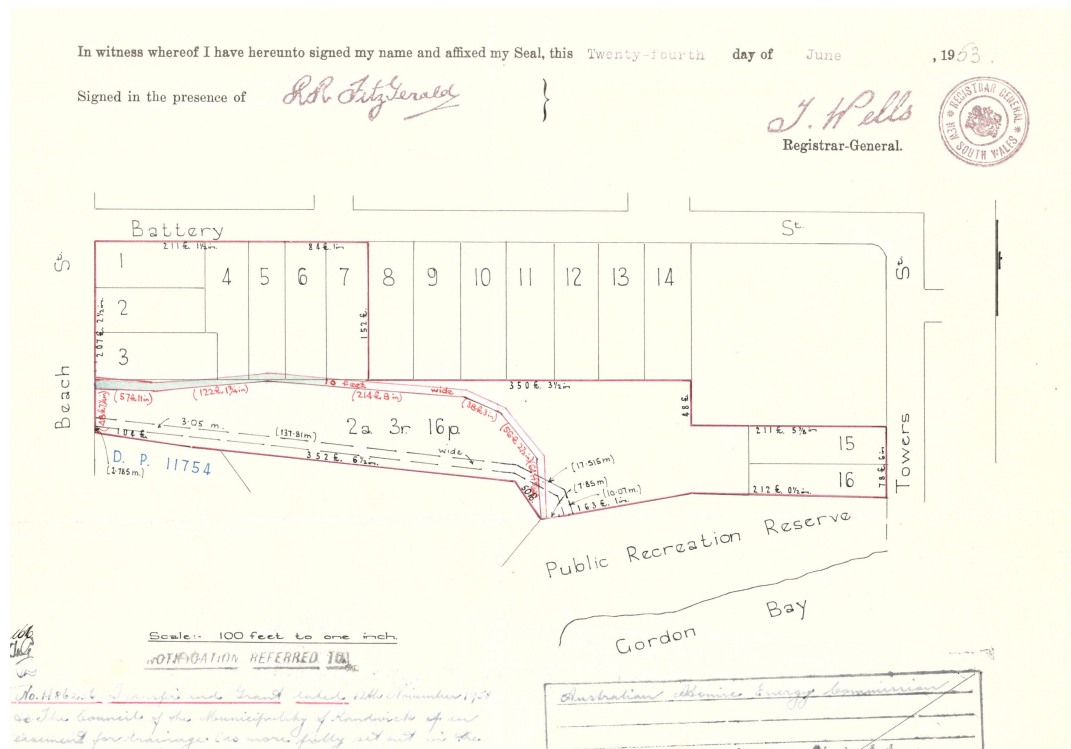


Figure 42: Cliffbrook (1953)

LPI Certificate of Title Volume 6681 Folio 186



Figure 43: Cliffbrook with CC2 offices building adjacent (Nd)

University of NSW Archives



Figure 44: Historic Air Photo showing Cliffbrook & Gordon Court (1961)

LPI



Figure 45: Historic Air Photo showing Cliffbrook & Gordon Court (1970)

LPI



Figure 46: Historic Air Photo showing Cliffbrook & Gordon Court (1982)

LPI



Figure 47: Images of Cliffbrook with CC2 & CC4 to left of frame and garage CC3 to right (1983)

Randwick City Library

Uniken 19 February 1993

NEWS

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Historic Cliffbrook transferred to UNSW

THE Minister for Foreign Affairs and Trade, Senator Gareth Evans, officially announced the transfer of the heritage building, *Cliffbrook*, to UNSW at a function held at the 45 Beach Street, Coogee, site on 15 February.

The Asia-Australia Institute will be moving into the historic home most likely by August this year following an extensive restoration program.

The Institute is currently situated at 34 Botany Street. *Cliffbrook* was made the headquarters of the Australian Atomic Energy Commission in 1953.

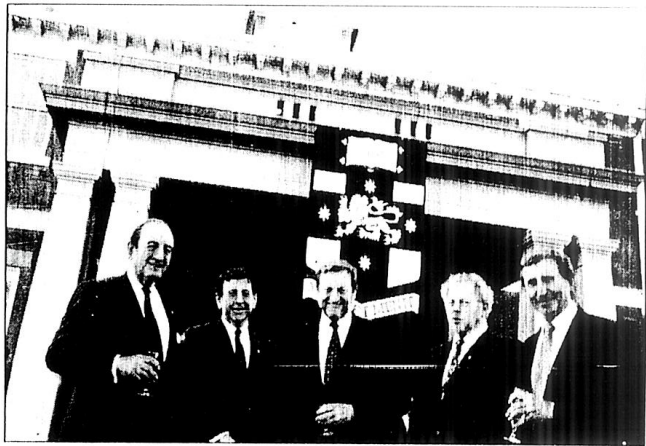
A drive to raise funds from the University's donors in industry will be undertaken to

help cover the cost of restoration.

The Vice-Chancellor, Professor John Niland, told a meeting of Council before the ceremony at Coogee that *Cliffbrook* had been acquired for \$2.1 million on a deferred five year settlement arrangement. A further \$2.3 million will be spent on refurbishment and other improvements.

The property has a land area of 1.15 hectares including a large area of open space running down to the ocean at Gordons Bay. There are two other buildings on the property, which will house the Australian Taxation Studies Program (ATAX) and other university activities.

The original *Cliffbrook* mansion was built in 1940, the estate having been a grant to Mr



Attending the transfer of *Cliffbrook* to UNSW are (left to right): the Chancellor, The Hon. Gordon Samuels; the Director-General of the Asia-Australia Institute, Professor Stephen FitzGerald; Senator Evans; Professor Niland; and the Parliamentary Secretary to the Prime Minister, Mr Laurie Brereton. Mr Brereton was one of the key players in the Federal Government who helped organise the transfer.

Lewis Gordon, a Government Surveyor. While the original mansion was unfortunately demolished in 1977, another mansion had been built on the site of the old stables in 1921/22 by Sir Denison Miller, the first Governor of the Commonwealth Bank, who purchased the estate in 1911.

The 'new' *Cliffbrook*, designed in Edwardian style by

architect John Kirkpatrick, was classified by the National Trust in 1972.

Professor Niland said the purchase of *Cliffbrook* was not just a chance for the University to expand and fulfil space requirements.

"It was a chance to restore a historic building to use as a practical resource, and see it return to its former glory.

The project represents not only something for UNSW, but also something for the community," he said.

Speakers at the official transfer referred to the growing awareness by Australians of their inextricable links with the Asian region and the vital role played by the Institute in fostering these links. ■

Figure 4B: Historic Cliffbrook transferred to UNSW (1993)

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Figure 4-9: Cliffbrook (1993)

LPI





Figure 50: Cliffbrook (2000)

Google Earth Pro 2016



Figure 51: Cliffbrook (2001)

Google Earth Pro 2016

Heritage

The following section details heritage legislation and listings schedules (statutory and non-statutory) as they relate to the study area. It also presents a summary of the historic heritage significance of the locale.

Legislation

NSW Heritage Act 1977

The NSW Heritage Act 1977 is the principle document governing the management of heritage items (relics and places containing relics) in NSW.

The Act defines a relic as:

any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, &

(b) is of State or local heritage significance.

All relics are afforded automatic statutory protection by the relic's provisions of the Act. Sections 139 to 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit from the Heritage Council of NSW has been issued.

Heritage Council of NSW

The Heritage Council of NSW is tasked with identifying and protecting heritage in NSW. It is supported by the Heritage Division of the Office of Environment and Heritage (OEH) under the umbrella of the NSW Department of Premier and Cabinet.

http://www.austlii.edu.au/au/legis/nsw/consol_act/ha197786/

Listings

Randwick LEP 2012

The *Randwick Local Environmental Plan* (LEP) as amended, is the primary local government planning instrument. It was gazetted on 1 February 2013 and formally commenced on 15 February 2013, replacing the previous Randwick LEP 1998. Clause 5.10 *Heritage Conservation* provides objectives for heritage conservation and identifies when development consent is required (or not required) for heritage items, archaeological sites and Aboriginal places, or locations in the vicinity thereof.

Schedule 5 list items of *Environmental Heritage* consecutively under Heritage Items (part 1); Conservation Areas (part 2); Archaeological Sites (part 3) and Aboriginal Heritage (part 4).

Cliffbrook is a listed as a heritage item of state significance in the Randwick LEP. Item 183 - 'Cliffbrook Edwardian villa' at 45–51 Beach Street (Lot 1/DP8162 & Part of Lot1/DP109530). The neighbouring residence

to the immediate south is also a listed item of local significance. Item 188 'two storey arts and crafts house' at 2 Gordon Avenue (Lot 4, Section 2, DP11754).

<http://www.legislation.nsw.gov.au/#/view/EPI/2013/36/sch5>

These items are shown on the following LEP heritage map sheet:

http://www.legislation.nsw.gov.au/maps/95714b1b-52c4-4b5d-c275-ac12bdafe0eb/6550_COM_HER_007_010_20121130.pdf

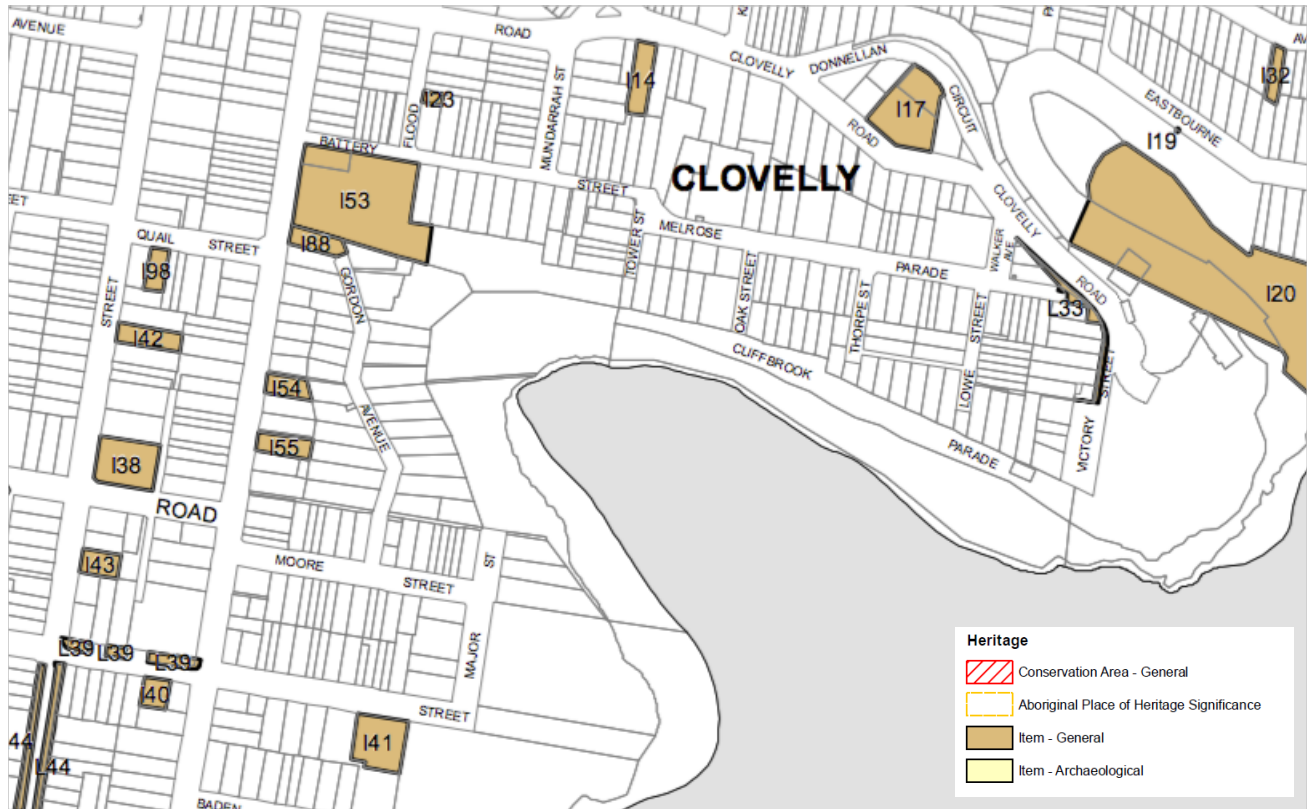


Figure 52: Extract from the Randwick LEP 2012

Heritage Map - Sheet HER_007

State Heritage Register & Inventory

The *State Heritage Register* (SHR) is a list of heritage items that have been assessed and acknowledged as having state heritage significance. The NSW Office of Environment and Heritage's Heritage Council maintains the register, and any development proposal that is likely to affect items on the register generally requires NSW Heritage Council approval (s.60).

Cliffbrook and its setting is listed on the State Heritage Register (SHR Nos. 00609).

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045282>

The area that the listing covers is shown on the plan that accompanied the original permanent conservation order (See **figure 53 & attachment 1**).

The *State Heritage Inventory* (SHI) lists items of both state and local heritage significance. Generally the listing of items on the SHI results from their inclusion in local and regional planning instruments or heritage studies. Any development proposal that is likely to affect items on the inventory generally requires NSW Heritage Council approval (s.140).

Cliffbrook and its setting is listed on the State Heritage Inventory as is the neighbouring residence at 2 Gordon Street (described as an English country house). They are listed within the SHI on account of their listing in the Randwick LEP.

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310089>

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310273>

Australian Heritage Database

The Australian Heritage Database is a heritage database managed by the Commonwealth Department of Environment. The database contains information about more than 20,000 natural, historic and Indigenous places and includes locations and items listed (or formerly listed) on the World Heritage List; the National Heritage List; the Commonwealth Heritage list; and the Register of the National Estate.

The study area is listed, as 'Cliffbrook House, Stables & Stone Walls' in the Australian Heritage Database as a consequence of an original 1982 listing on the Register of the National Estate (Place ID 1770).

<http://www.environment.gov.au/cgi-bin/ahdb/search.pl?>

[mode=place_detail;search=place_name%3DCliffbrook%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=1770](http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=place_name%3DCliffbrook%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=1770)

The National Trust of Australia (NSW)

The National Trust of Australia (NSW) maintains a Register of landscapes, townscape, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation.

The study area is listed with the National Trust of Australia (NSW) as an item of heritage significance (Place ID 7051).

Summary

Cliffbrook and grounds is listed as an item of state heritage significance in the SHR and the heritage schedule of the Randwick LEP (both statutory listings). It is also listed in a number of non-statutory registers including the Register of the National estate and the Register of the National Trust of Australia (NSW).

The neighbouring property to the immediate south at 2 Gordon Avenue is also a listed item (of local significance) within the heritage schedule of the Randwick LEP.

While SSD status of the project turns off the need for permits under the NSW Heritage Act 1977, the relics provisions of the Act remain relevant: the SEARs requirements accompanying SSD status serve to guide the archaeological management of the site as it relates to the progress of this project (see **attachment 2**).

HERITAGE COUNCIL OF NEW SOUTH WALES			
PLAN			
UNDER THE HERITAGE ACT, 1977			
Description	Lot 1 D.P. 8162 and part of the land in D.P. 109530 'Cliffbrook'		
Municipality	City of Randwick	Locality	Coogee
Parish of	Alexandria	County of	Cumberland

Scale 1:800

NOTE - Bearings & distances taken from Aust. Survey Office Plan Neg N° 22900

SUBJECT LAND SHOWN THUS:

THIS IS THE PLAN REFERRED TO IN INTERIM/PERMANENT CONSERVATION ORDER No. 609	
N.S.W. GOVERNMENT GAZETTE No. 162 OF 28.10.88	PLAN APPROVED <i>[Signature]</i> for SECRETARY HERITAGE COUNCIL
FILE HC 88 1647	PLAN NUMBER H.C. 1620

Figure 53: PCO/SHR Plan of site protected under the NSW Heritage Act 1977 Cliffbrook

NSW State Heritage Register Image

Significance

Heritage significance and *cultural significance* are terms used to describe an item's value or importance to our society. The Australian ICOMOS Burra Charter defines cultural significance as,

Aesthetic, historic, scientific or social value for past, present or future generations.

This value may be contained in the fabric of the item, its setting and relationship to other items, the response that the item stimulates in those who value it now, or the meaning of that item to contemporary society.

Accurate assessment of the cultural significance of sites, places and items, is an essential component of the NSW heritage assessment and planning process. A clear determination of a site's significance allows informed planning decisions to be made, in addition to ensuring that heritage values are maintained, enhanced, or at least minimally affected by development.

Assessments of significance are made by applying standard evaluation criteria. These criteria can be used to assess both Aboriginal and European items and landscapes. These criteria are as follows:

- (a) An item is important in the course or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area)*
- (b) An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW' cultural or natural history (or the cultural or natural history of the local area)*
- (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)*
- (d) An item has strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons*
- (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*
- (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*
- (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural and natural environments.*

The above criteria were established under Part 3A of the NSW Heritage Act 1977 for the listing of items of environmental heritage (defined as 'buildings, works, relics, moveable objects and precincts') that are of state heritage significance. These criteria are commonly used to assess all items of heritage significance whether state or local.

The significance assessment that accompanies the SHR listing for Cliffbrook, which derives from the Cliffbrook Conservation Plan (1998) and Heritage Assessment (2008), is as follows:

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

Cliffbrook has associations with significant historical figures. The first owner was Sir Denison Miller, the first governor of the Commonwealth Bank. 'Cliffbrook' may also be found to be the work of John Kirkpatrick, a prominent 1880s Sydney architect responsible for major commissions such as the Colonial Mutual Life Building, grandstands at the Sydney Cricket Ground and the Commonwealth bank, Pitt Street. E.A.Scott may also have been involved in the building's creation.

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

The house of a high standard of architectural design. It is well proportioned, has an impressive scale and appearance befitting Sir Denison Miller's prestige and position in public life. The design in the Inter Wars Free Classical style contains anomalous applications of the Italianate style rare in the 1920s. It is the more significant for its rarity being such a late example containing elements of the Italianate style.

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

The building displays high standards of craftsmanship in the brickwork and joinery particularly, as excellent examples of the techniques employed and use of the materials in the 1920s. Despite its conservative architectural style, the building contains examples of contemporary construction techniques and use of materials in the use of reinforced concrete structures, the use of terrazzo floor finishes and the use of dark 'liver' bricks.

The summary statement of significance further states:

Cliffbrook is of State heritage significance for its association with the larger original Estate 'Cliff-brook' of John Thompson, Mayor of Randwick in 1873, being the largest surviving area of land of that estate, following successive subdivisions and sales. It is significant through its association with the first owner Sir Denison Miller who was the first Governor of the Commonwealth Bank. The house may be found to be a late work of John Kirkpatrick a prominent architect in Sydney from the 1880s responsible for major commissions such as the Colonial Mutual Life Building, Grandstands at the Sydney Cricket Ground and the Commonwealth Bank Pitt Street Sydney. It may also be established that E. A. Scott was involved in the building's creation. The firm established by E. A. Scott in 1888 still practices today in the name of E .A. and T. M. Scott.

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Refer <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045282>

Survey

An initial survey of the study area was undertaken on the afternoon of 16 May 2016. The following dot points highlight the main observations:

Landscape

- The study area is set on a large, irregularly shaped block at the corner of Beach and Battery Streets, overlooking Gordons Bay. The land is gently undulating (with fall from the northwest to southeast), but falls away abruptly where it approaches the cliff line of Gordons Bay. The heavily landscaped grounds feature Cliffbrook house and a suite of allied buildings. These are set within well established gardens and turfed lawns. There is a sealed drive sweeping up to the Cliffbrook portico, as well as associated hard-surfaced parking areas.
- Notable landscape features include the buttressed sandstone boundary/perimeter walls along the street frontages. The eastern, which contains the main access gate, is constructed of roughly squared and coursed sandstone with a soft lime mortar and likely dates to around the time of the construction of the original Cliffbrook (Gordons Court). The northern is also irregularly coursed but individual stones are more precisely squared and generally larger in size (with the mortar a harder cement-style). The exact date of construction of the northern wall is unknown. It may be a rebuilt version of an earlier wall, or it may post-date the western wall construction. It was certainly extant by the time Miller's Cliffbrook was constructed in the 1920s.
- In addition to the open lawns and formalised gardens, the study area features numerous historic plantings. Notable examples include three Norfolk Island pines (*Araucaria heterophylla*), which mark the front yard and views into the property from Beach Street, and a large Moreton Bay fig (*Ficus macrophylla*). Within the eastern (fenced off) half of the study area, native coastal vegetation is being encouraged to grow.

Structures

- Cliffbrook mansion (liver brick with stone detailing in the Interwar Classical Freestyle) dominates the site.
- To the immediate west of the mansion, abutting the western perimeter wall, is a boxy garage constructed of recycled sandstone blocks. Its date of construction is uncertain but it likely post-dates the 1930s.
- The remainder of the structures are mostly AAEC-era brick structures (1950s to 1980s), and along with the Cliffbrook mansion, take up much of the western half of the study area. They are interspersed with the aforementioned pathways, lawns and gardens as well as parking, storage and common areas.
- 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.
- 10 Battery Street is an older style (c.1950s) three bedroom, single storey brick and tile dwelling set high on an elongated, rectangular block.

Refer **figures 54 - 67**.

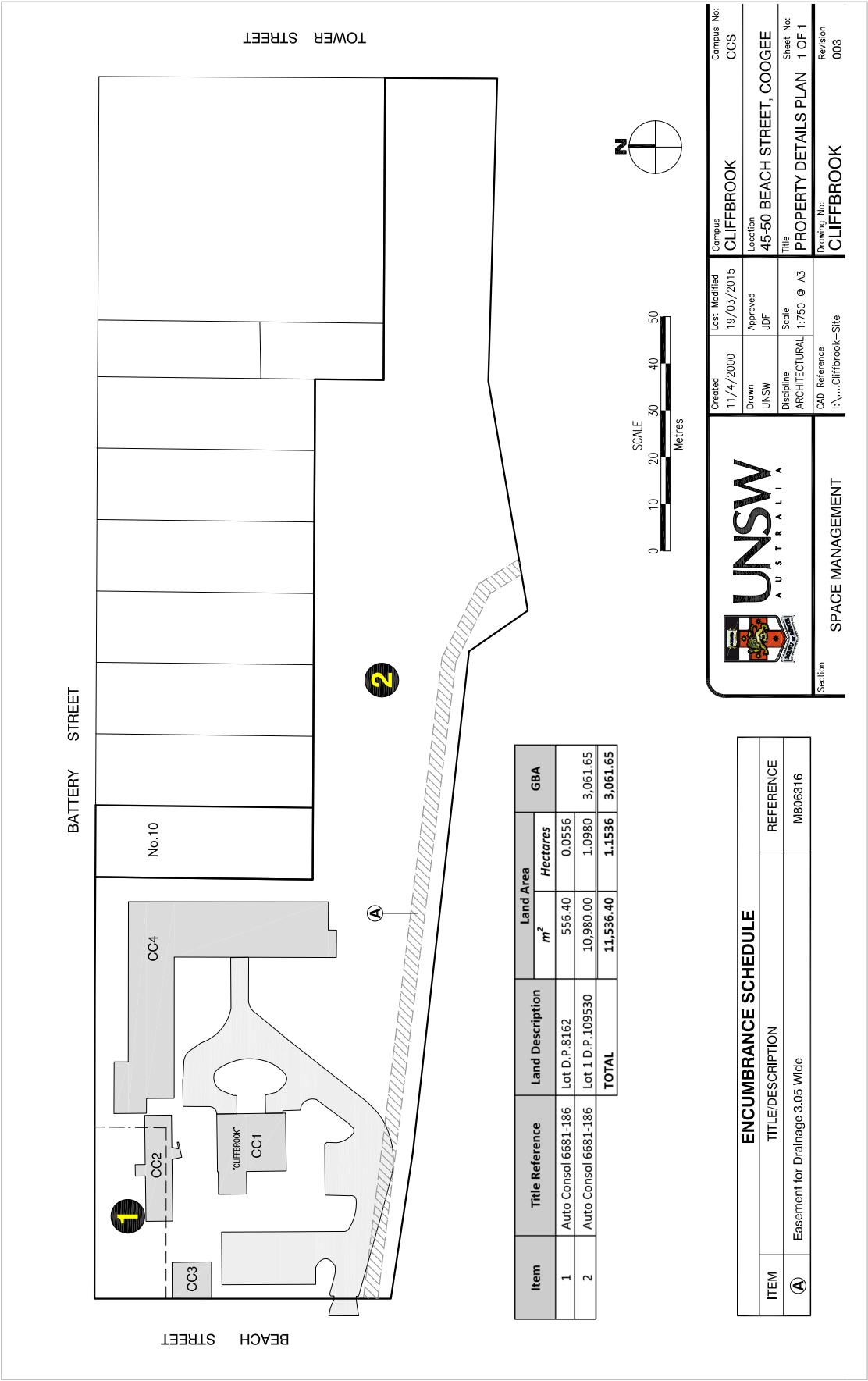


Figure 54: CliffBrook Campus (layout)



Figure 55: CliffBrook Campus (boundary walls at intersection of Beach & Battery Streets)

View S - Dan Tuck 2016



Figure 56: CliffBrook Campus (main entrance & driveway)

View E - Dan Tuck 2016