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Your Ref: SSD 8126

Mr David Gibson
Team Leader
Social Infrastructure Assessment
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Email to <michelle.niles@planning.nsw.gov.au

Dear Mr Gibson

RE: Heritage Council comments on Redevelopment of UNSW Cliffbrook Campus – Notice of Exhibition. (SSD 8126)

I refer to your email dated 9 June 2017 inviting comments on the above State Significant Development the redevelopment of the UNSW Cliffbrook Campus at 45 – 51 Beach Street, Coogee, Randwick.

The proposal involves:

- demolition of Buildings CC2 (an outbuilding) and CC4 (a 1970s L-shaped building) and bulk excavation works;
- retention and refurbishment of the State Heritage listed Cliffbrook House (Building CC1) and an outbuilding (Building CC3);
- construction of a new multi-purpose building, up to four storeys in height, including:
 - flexible teaching, research and conference rooms;
 - fifty two (52) accommodation rooms, each with an ensuite, comprising fifty (50) rooms for students and two staff rooms;
 - Gymnasium and breakout space, and;
 - Kitchen, dining room, lounge area and services and plant rooms.
- Construction of thirty seven (37) on-site car parking spaces comprising twenty seven (27) basement parking spaces, five (5) parking spaces along the Beach Street boundary wall and five (5) spaces along the internal circulation road; and
- Site landscaping works including driveway reconfiguration, construction of light weight structures, pathways, removal of vegetation and new planting.

I note that *Cliffbrook* is listed on the State Heritage Register (SHR 00609). The works are proposed within the SHR curtilage and there is a local heritage item adjacent to the south west corner of the site. The proposal was presented to officers of the Heritage Division, Office of Environment and Heritage, on 19 April 2017 and feedback provided at that meeting has been incorporated.

The HIS concludes that the use of the site by the UNSW for educational purposes is an appropriate and compatible use (CMP 2017). The nature of the proposed use results in no significant alteration to the principal spaces or their relationships. The proposed works to the item, comprising the house, garage and stone wall, are minor in nature and have positive, little or no impacts on the heritage values of the item.

It is encouraging that no physical link is proposed from the proposed buildings to the villa, enabling *Cliffbrook* to be seen in the round without obtrusive connections. The proposed development retains significant components of the subject heritage item and incorporates them within the proposed development. The insertion of a passenger lift to provide equitable access to the upper floor is proposed within the building envelope and in secondary spaces of the building that have been already been altered. Where significant fabric is proposed to be removed it will be stored on site and possibly used for interpretation.

An Environmental Impact Statement (EIS) prepared by Urbis Pty Ltd, dated May 2017, including appendices: Conservation Management Plan (CMP 2017), dated April 2017 and a Heritage Impact Statement (HIS), dated 5 May 2017, both prepared by Weir Phillips and a Historical Archaeological Assessment, dated 3 March 2017 prepared by MDCA, has been reviewed and the following the following comments are provided:

- The alterations to the terraces will not impact significant fabric, the pipe rail and tiling is recent and ranked 'D'- neutral in the HIS. It is suggested that existing fixings to be reused to install new BCA compliant balustrade required to enable access to terraces.
- The removal of the multi-paned window from the ground floor of the north elevation which is original fabric ranked 'A' exceptional unfortunate. However, it is noted that: several options were explored to provide an accessible entrance; the proposed location is within the northern porch on the least prominent elevation of the building; the steel entry platform will be reversible; and the intervention will be clearly detailed as new works while maintaining the width and rhythm of the pattern of fenestration and the sandstone lintel will remain in place. Additionally, no internal walls are required to be removed to provide the proposed access.
- If the proposed removal of the multipaned window is approved, the window should be required to be retained on site and possibly used either in another part of the building or for interpretation purposes.

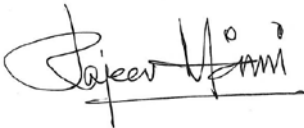
The following recommended conditions of consent should be included:

- An archival photographic recording of buildings to be demolished (CC2 + CC4), *Cliffbrook* (CC1) and the garage (CC3) and the perimeter stone wall, is to be undertaken prior to the commencement of works, and all changes to the house, garage and stone wall should be carefully recorded in accordance with the Heritage Council document, *Photographic Recording of Heritage Items using Film or Digital Capture*. The original copy of the archival record shall be deposited with the Heritage Branch, an additional copy shall be provided to the City of Randwick.
- A Heritage Interpretation Plan for the whole of the *Cliffbrook* site, inclusive of all periods of the site's history, must be prepared and implemented prior to the issue of an Occupation Certificate.
- All heritage work to be supervised by a qualified heritage consultant to ensure that the impact of the works on the heritage significance of the building is minimised and all work has been carried out in accordance with the approved documentation and the conditions of this consent.

- All work to be carried out by suitably qualified tradesmen with practical experience in conservation and restoration of similar heritage items. The nominated heritage consultant shall be consulted prior to the selection of appropriate tradesmen.
- Further development and resolution of the design details should occur in consultation with the Nominated Heritage Consultant
- All significant fabric removed is to be labelled and securely stored on site for possible reinstatement at a later date and / or used for interpretation.
- Historical Archaeology is to be managed in accordance with the Archaeological Assessment, prepared by MDCA, dated 3 March 2017, which recommends targeted historical archaeological testing in accordance with the research design and excavation methodology outlined in their report.
- On completion of the testing the results should be documented in a report supplied to the Secretary of DPE and the Heritage Council of NSW. The results should be used to inform detailed project design and the future management of any identified archaeological resource.

If you have any questions regarding the above advice, please to contact James Quoyale, Assessment Officer, Heritage Division, Office of Environment and Heritage, at e-mail: james.quoyale@environment.nsw.gov.au or on telephone: 9873 8612.

Yours sincerely



Rajeev Maini
 Manager, Conservation
 Heritage Division
 Office of Environment & Heritage
As Delegate of the NSW Heritage Council
 9 August 217