



Figure 34: Cliffbrook under Construction - Slate roof works & stone detailing in progress (c.1921/22)

University of NSW Archives



Figure 35: Cliffbrook under Construction - Roof works in progress (c.1921/22)

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Figure 36: Cliffbrook under Construction - Stone terrace and portico construction in progress (c.1921/22)

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Figure 37: Cliffbrook under Construction - near completion (c.1921/22)

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Figure 38: Cliffbrook under Construction - Stables complex buildings in the northwest corner of the study area (c.1921/22)

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Figure 39: Cliffbrook (c.1920s)

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Figure 40: Historic Air Photo showing Cliffbrook & Gordon Court (1943)

LPI SIX Viewer



Figure 41: Historic Air Photo showing Cliffbrook & Gordon Court - Detail (1943)

This photo dates to the period when the military were utilising the estate. Cliffbrook and the stone garage (with two vehicles out front) is visible, as are numerous army tents. The original Cliffbrook/Gordon Court is also visible to the south; west of Gordons Bay's sandy beach

LPI SIX Viewer

AAEC & UNSW

The study area as it stands today was purchased by the Commonwealth Government in 1953 and became the headquarters of the Australian Atomic Energy Commission (AAEC). The property purchase by the AAEC took some time and was not finalised until 1959, when the Commission paid the sum of \$13,518.42. While the Commission head office was at Cliffbrook (until 1981) its main operational and experimental facilities were at the Atomic Energy Research Establishment at Lucas Heights in Southwest Sydney (established in 1958).¹⁹

The period between 1953 and 1981 saw the most far reaching changes to Cliffbrook mansion and its immediate setting. Over some thirty years, the mansion was remodelled and three substantial buildings were added to the site: a single storey brick residence; a single storey brick office building; and a multi-storey, L-shaped brick office building (all probably built in the late 1950s and certainly extant by 1965).²⁰ Along with these were added three lesser ancillary buildings including two fibro cement buildings (which may in fact date from the army's occupancy during WWII) and a small greenhouse (1959). The main entrance gates also date to the period and feature the AAEC emblem.

The most substantial alterations to Cliffbrook itself were undertaken in 1963/64. Plans by architects Budden Nangle and Michael (19 September 1963; 15 May 1964) show that during this time several modifications were undertaken to the internal spaces including modification of the kitchen; remodelling of some bathrooms; installation of a new lower ceiling and construction of an inquiry counter.

In 1981 the Australian Atomic Energy Commission moved their headquarters to Lucas Heights.²¹ During 1988 the Commonwealth Government sought to dispose of the property. At the time, the site was identified as an item of State significance and a Permanent Conservation Order (PCO) was placed over the property to ensure the future conservation and Management of the property.²² It had previously been acknowledged as an important heritage place and had been earlier added to the non-statutory Registers of the National Estate and National Trust in 1982 and 1986 respectively.

In the early February 1993, ownership of the property was transferred to the University of New South Wales for research and administrative purposes, initially housing the Asia-Australia Institute and the Australian Taxation Studies program.²³

Refer **figures 42 - 51**.

¹⁹ John Graham & Associates 2008; <http://www.eoas.info/biogs/A000749b.htm>

²⁰ John Graham & Associates 2008

²¹ The AAEC became the Australian Nuclear Science and Technology Organisation (ANSTO) in 1987

²² The PCO (28 October 1988) was replaced by the listing of the site on the State Heritage Register on 2 April 1999

²³ *Uniken* 19 February 1993: 3

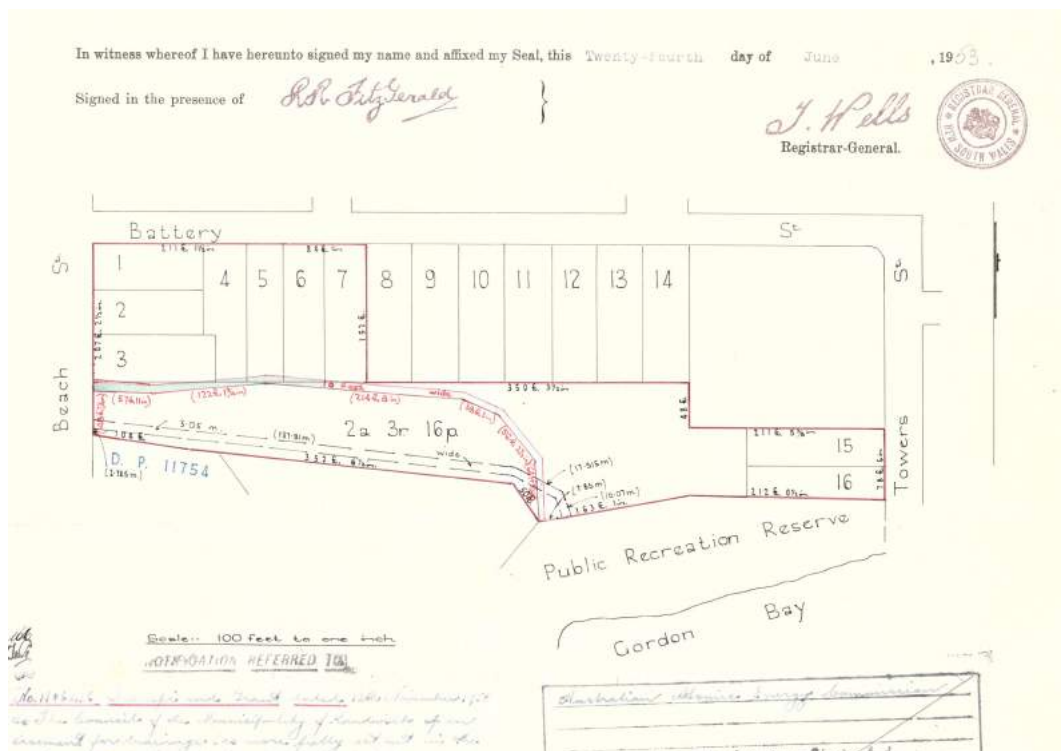


Figure 42: Cliffbrook (1953)

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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.

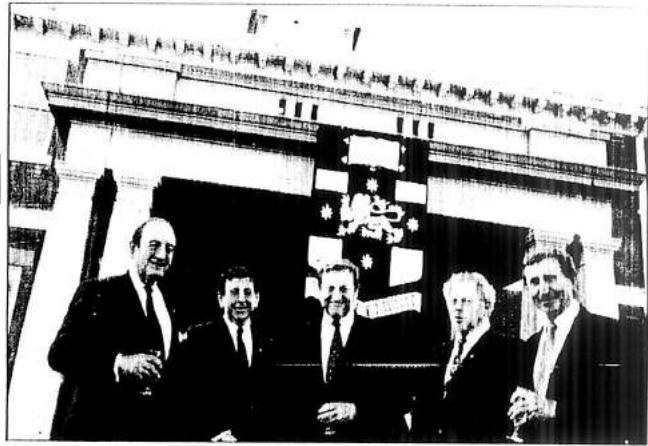
A drive to raise funds from the University's donors in industry will be undertaken to

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 (ATAST) and other university activities.

The original *Cliffbrook* mansion was built in 1910, 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 Donald 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)

Uniken 19 February 1993: 3

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

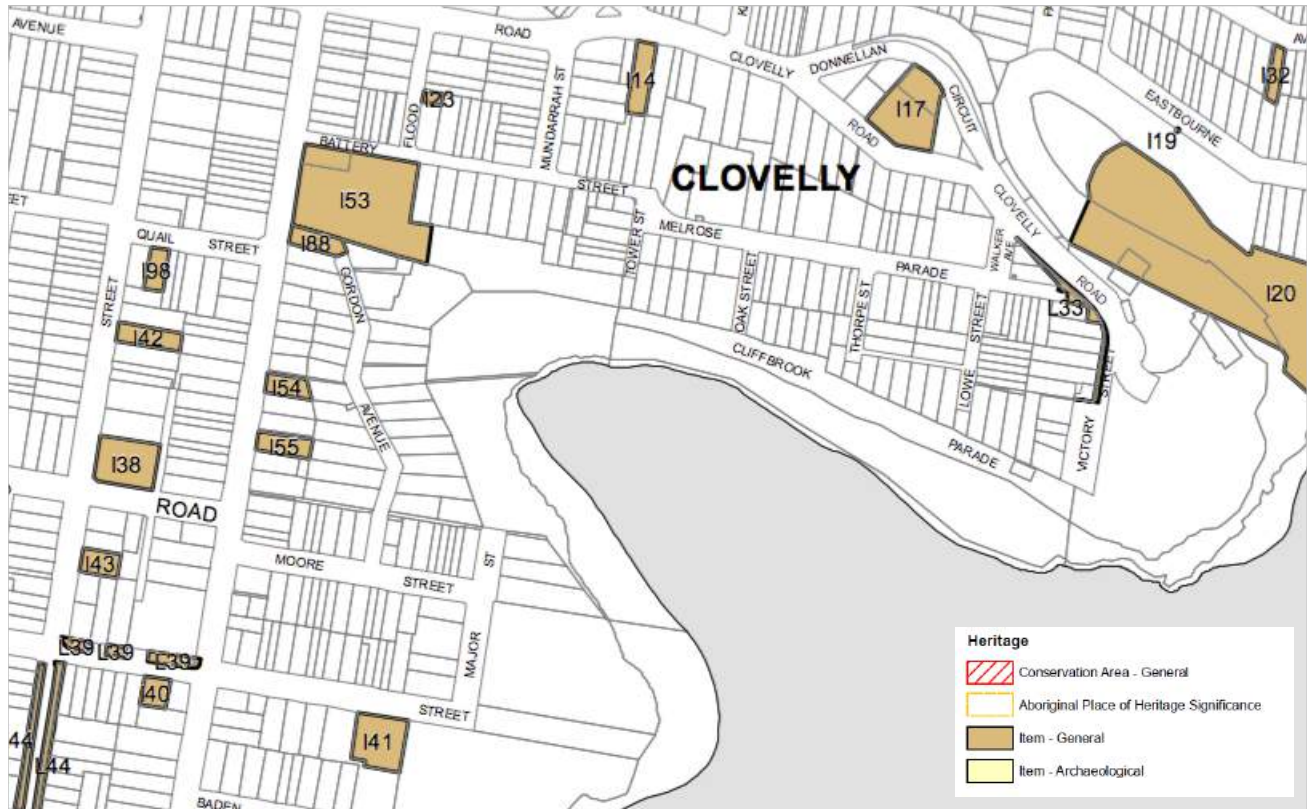


Figure 52: Extract from the Randwick LEP 2012

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

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	Shire of Randwick	Locality	Coogee
Parish of	Alexandria	County of	Cumberland

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

Scale 1:800

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>	PLAN NUMBER H.C. 1620
FILE HC 88 1647	DRAWN BY REB 16-8-88	for SECRETARY HERITAGE COUNCIL	

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.

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. 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.

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**.

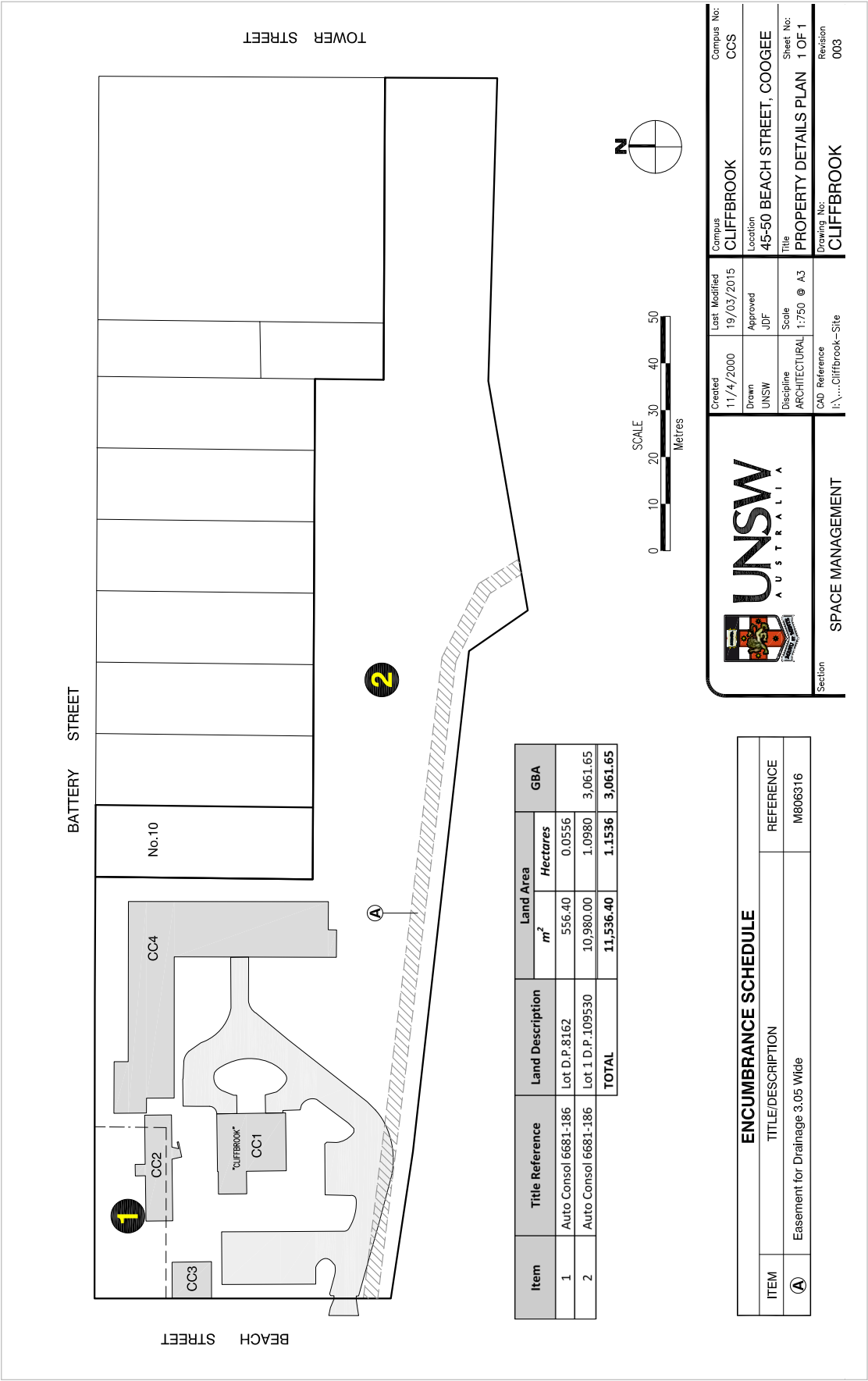


Figure 54: CliffBrook Campus (layout)



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



Figure 57: Cliffbrook Campus (northern boundary wall buttressing)

View E - Dan Tuck 2016



Figure 58: Cliffbrook (souther facade & car parking)

View N - Dan Tuck 2016



Figure 59: Cliffbrook (eastern facade with stone portico)

View WSW - Dan Tuck 2016



Figure 60: Cliffbrook (pathway between northern facade & CC2 brick building with CC3 garage at rear)

View W - Dan Tuck 2016



Figure 61: Cliffbrook (CC3 garage)

View SW - Dan Tuck 2016



Figure 62: Cliffbrook (CC3 garage & brick paved car parking in northwest corner of study area)

View NNW - Dan Tuck 2016



Figure 63: CliffBrook (portico at left with building CC4 at rear)

View N - Dan Tuck 2016



Figure 64: CliffBrook (building CC4 east wing & open lawn area)

View NE - Dan Tuck 2016



Figure 65:10 Battery Street (Street frontage)

View S - Dan Tuck 2016



Figure 66:10 Battery Street (Street frontage)

View N - John Graham & Associates 2008



Appraisal

History

- The study area is a remnant of the former Cliffbrook Estate - an amalgam of mid nineteenth century crown grants originally acquired by Gordon Lewis (surveyor) and John Thompson (one time Randwick mayor).
- Notable development within the estate included the establishment of the first Cliffbrook House (later Gordons Court) and its associated gatehouse lodge and stabling complex (1860s) as well as the construction of the extant Cliffbrook in the 1920s.
- Most of the other development on the site, including a suite of brick buildings, date from the c.1950s and are related to use of the place by the AAEC as its headquarters until the 1980s.
- Since the 1990s, the site has been utilised by UNSW as its Cliffbrook Campus.

Heritage

- The entirety of the eastern portion of the study area, accounting for the extant Cliffbrook and its immediate setting, is subject to SHR heritage listing and is also listed within the heritage schedule of the Randwick LEP.

Archaeology

- The site of the original Cliffbrook (Gordon Court) attributable to John Thompson is well beyond the study area (to the south). However, the outbuilding complex associated with it featured a stone lodge, large stone stables with four horse stalls as well as a coach house, harness room and man's quarters.
- Depicted in plans from the late 1890s, the outbuilding complex was sited in the northwest of the study area (in the vicinity of the extant Cliffbrook). It is understood to have been demolished to make way for the new Cliffbrook mansion in the 1920s.

Implications

- The locality of the former outbuilding complex has historical archaeological significance, potential and sensitivity - though the nature, extent and integrity of the sub-surface archaeological resource cannot be adequately determined at this stage without investigation. At present the location is variously covered by extant structures, bitumen and brick pavement, and gardens.
- Testing will likely be necessary to further assess the historical archaeological sensitivity of this location and to inform detailed campus redevelopment planning (including the provision of inground services, hardscaping and landscaping).
- As per the requirements of the project SEARs, testing to better assess the historical archaeological resource and aid in the future, appropriate management of the resource and the creation of detailed design plans (notably basement footprint, engineering and services plans), is to be guided by a research design and excavation methodology (refer ensuing **Testing** section).

Refer **figures 68 & 69**.

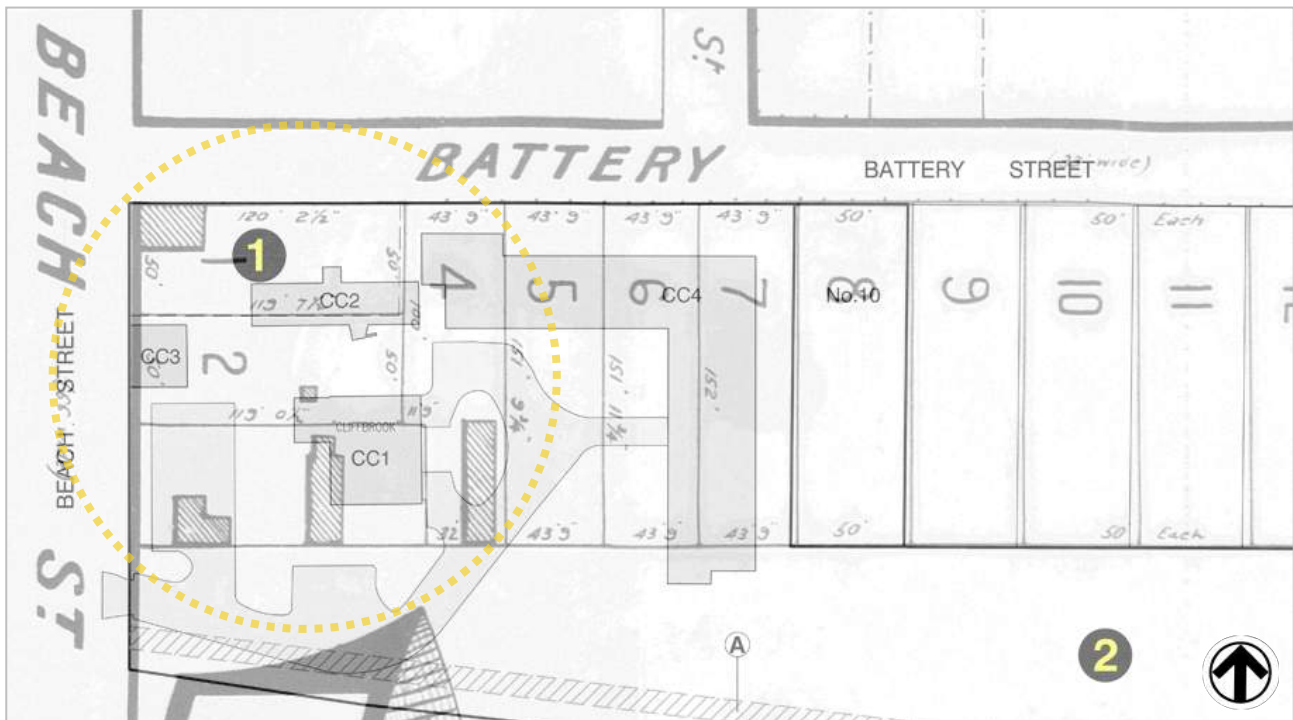


Figure 68: Auction Plan (1915) overlaid on a modern Campus Plan showing Gatehouse & Stable Complex

SLNSW ML Coogee Subdivision Plan & UNSW Layout Drawing

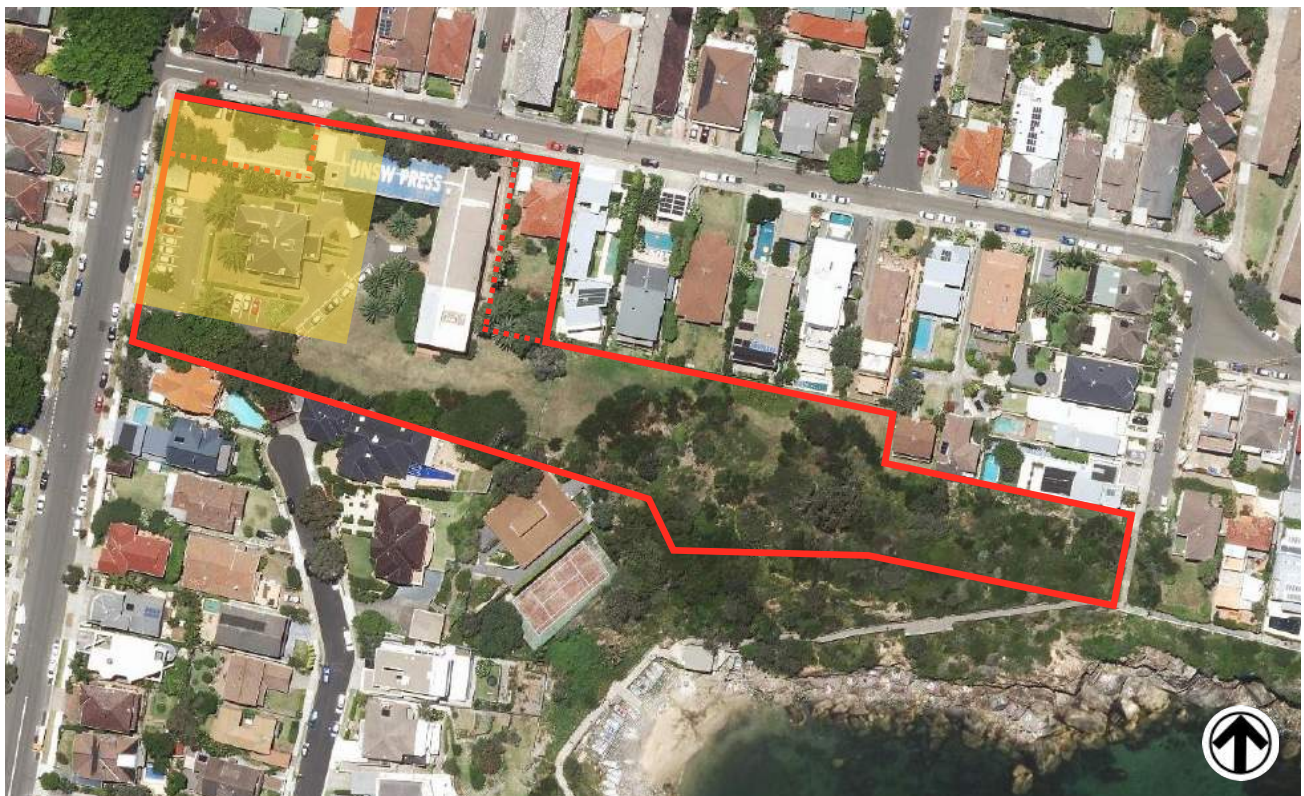


Figure 69: Archaeological Sensitivity Plan

The yellow shading indicates the assessed area of historical archaeological sensitivity

Google Earth Pro 2016

Testing

The footprint of the original Cliffbrook outbuilding complex requires initial, targeted testing to better assess the buried archaeological resource and aid in future management. The ensuing table details the trenches that are proposed to be excavated in advance of detailed project design planning:

Cliffbrook Campus Historical Archaeological Testing Locations			
Trench	Location (GPS) approx.	Description	Rationale
TT 1	(56H) 339132E; 6246084N	Paved car parking area in extreme NE corner of the campus	Rectangular stone outbuilding associated with original Cliffbrook (possibly the stables) shown here on historic plans
TT 2	(56H) 339128E; 6246039N	Bitumen paved driveway between western perimeter wall and Cliffbrook	Rectangular stone & WB outbuilding (likely the original Cliffbrook gatehouse) shown here on historic plans
TT 3	(56H) 339142E; 6246041N	Lawn area; immediately west of the southwestern corner of Cliffbrook	Rectangular/L-shaped stone & WB building shown here on historic plans (function ?)
TT 4	(56H) 339165E; 6246039N	Bitumen Driveway; east of Cliffbrook grand entrance; approaching CC4	Large rectangular stone building shown here on historic plans (function ?)

Rationale

The proposed testing locations are in areas of largely undeveloped land, where original Cliffbrook outbuildings once stood. The main purpose of testing these locations is to:

- determine if relics exist in these locations
- record the nature, extent & integrity of any relics revealed
- appraise the significance of any relics revealed.

Information obtained from the trenches will allow for the formulation of strategies for managing any relics within the context of the pending development. Such strategies may include:

- Avoidance of ground impacts in locations where relics of high significance are identified
- In situ conservation of significant relics by way of building footprint redesign
- Mitigative investigations (such as future monitoring or archaeological salvage) where relics exists in locations of critical path development works and such works cannot be relocated or modified.

Buried relics that may exist within the testing locations include footings, post holes, pits, living surfaces (including underfloor and floor deposits), yards and drainage features.

Refer **figures 70 & 71**.



Figure 70: PWD Plan (1893) overlaid on a modern Satellite Image

LPI SIX Viewer (as amended)



Figure 71: Modern Satellite Image with Test Trench Locations

LPI SIX Viewer (as amended)

Methodology

It is anticipated that the test excavations will be conducted according to accepted Australian historical archaeological best practice guidelines (as endorsed by the NSW Heritage Division) and will include (but not be limited to) the following:

- Trenches will be 5 - 10 metres long; 1 - 1.5 metres wide; up to 1 metre deep (maximum)
- Trenches will be machine excavated (using a medium sized excavator/backhoe with a batter or mud bucket)
- Machining will be directly supervised and directed by the archaeological excavation director
- Machining will remove hard surfaces and any underlying non-significant fill (avoiding known live services)
- Machining will cease where historic relics of significance are encountered *or* natural, in situ soil profiles are encountered
- Hand tools will be used by the attending archaeologist to clean up and define archaeological features and deposits and allow for recording. Relics of significance will be left in situ and will not be removed.

Recording will involve:

- Preparation of annotated, large-scale site plans to plot the location of all trenches
- Use of a field notebook to create a running record of the testing program
- Recording of all notable archaeological features and deposits, which will be given sequential identifiers (context numbers).
- Entry of contexts (with summary detail) into a running context catalogue with significant/notable items recorded on individual data sheets
- Photography of each trench using a high-end digital camera (& scale bar/mini-rod)
- Completion of a daily photo catalogue/log
- Preparation of archaeological trench plans showing features and deposits (to scale) with dumpy levels taken and corrected to AHD where required.

Once recording has been completed, trenches will be backfilled. It is anticipated each trench will be opened, recorded and backfilled/made safe during the course of one working day and that the testing program will therefore take four days in all.

Reporting

On completion of the program, a report detailing the results will be completed to NSW Heritage Division standards within a reasonable time frame and the made available to project management and planners, and the NSW Department of Environment & Heritage. Copies will also be made available to the NSW Heritage Division and the local history section of Council's local library if applicable.

Direction

Dan Tuck will be MDCA excavation director and principal site archaeologist for the project. Dan is an experienced archaeologist and heritage consultant and a full member of the Australian Association of Consulting Archaeologists Incorporated (AACAI).

Refer <http://www.mdca.com.au/personnel/>

Research Design

The following questions address current historical archaeological research themes and will provide general and specific focus for the proposed testing program:

- What archaeological remains associated with the original Cliffbrook outbuilding complex exist within the study area?
- What is the nature of these remains and how extensive and intact are they?
- Do the relics encountered give an indication of the overall form, function and fabric of the targeted buildings?
- The outbuilding complex was in use between the 1860s and 1920s. Is there any evidence of modification to structures or spaces (phasing), or changes in use, over that period of time?
- Does the archaeological data add to our understanding of the development of the northwestern corner of the campus and the broader history and heritage of the place?
- What is the nature of the outbuilding precinct's hydraulic management (stormwater and sewer) and are there changes or variations to it evident over time?
- Is there any evidence of yards and/or gardens that may have fringed the outbuildings (such as surfaces, edging, garden soil and landscaping)?
- Is the natural soil profile evident within the trenches excavated and how has it been impacted by historic development (and more recent site use)?
- Are there any relics associated with incidental or undocumented use of the place before the establishment of the original Cliffbrook (i.e. pre-1860)?
- What is the evidence for the domestic/residential occupation and use of the locale after the demolition of the outbuildings and the establishment of the extant Cliffbrook house in the 1920s?
- Is there any physical evidence that adds to our understanding of the wartime occupation of the site (WWII) or latter modification and use of the site by the AAEC?

Recommendations

The following recommendations acknowledge the history and heritage of the study area, NSW Heritage Council guidelines, State and local planning controls, and the project's SEARs requirements.

Understanding

- The study area has the potential to contain vestiges of past use of the place that have historical archaeological value and significance.
- These potential remains relate to the original Cliffbrook outbuilding complex, which formerly stood in the northwest of the campus area.
- The complex was demolished to make way for the extant Cliffbrook mansion and associated landscaping.

Recommendation 1:

In order to assess the extent of archaeological relics and inform development planning, the program of targeted historical archaeological testing detailed in this document should be undertaken.

Recommendation 2:

The testing program should acknowledge NSW Heritage Division best practice and be undertaken in accordance with the research design and excavation methodology presented herein.

Recommendation 3:

On completion of the testing, the results (which will be documented in an excavation report) should be used to inform detailed project design (including the provision of inground services and landscaping) and future management of any identified archaeological resource.

A Note regarding Aboriginal Heritage

This report addresses historical archaeological considerations only and does not address Aboriginal archaeology or cultural heritage matters (which are the subject of a separate MDCA report). Given the limited nature of the testing, and the fact that excavations will cease when/if natural soil profiles are encountered, it is anticipated that Aboriginal relics are unlikely to be found during the proposed testing program.

That said, the reader is reminded that NSW National Parks & Wildlife Act 1974 protects all Aboriginal objects and Aboriginal places in NSW. It is an offence to do any of the following without the permission of the OEH Regional Operations and Heritage Group:

- Disturb or move an Aboriginal object
- Excavate land for the purpose of discovering an Aboriginal object
- Destroy, damage or deface an Aboriginal object or Aboriginal place.
- Cause or permit the destruction, damage or defacement of, an Aboriginal object or Aboriginal place.

In the unlikely event that aboriginal objects are unearthed during the project, in accordance with section 91 of the NPWS Act, excavations will immediately cease in the locale and the project manager, OEH Heritage Division, and the Local Aboriginal Land Council will be consulted to determine an appropriate course of action.

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Glossary

Archaeology

The study of material evidence of the human past. Historical Archaeology is the sub-discipline concerned with studying the past using physical evidence in conjunction with other types of historical sources such as documents, maps, illustrations, photographs and oral history. In Australia, historical archaeology is that branch of archaeology that deals with material culture (relics) relating to the post-contact period - the period commencing with the incursion of non-indigenous fishermen, explorers and European settlers.

Archaeological features & deposits

Archaeological features usually exist at or below ground level and relate to structural evidence of the past - they include such things as footings, in-ground services, wells, and sub-floor deposits. Archaeological deposits are materials (usually soils) containing relics.

Archaeological Potential

A comparative measure of the likelihood of a site (or part of site) to contain relics of significance. The nature of actual or potential relics, and the history of the development and disturbance of a site, all affect the potential of a site to preserve relics.

Archaeological Site

A place containing evidence of past human activity.

Archaeological Significance

An assessment of the relative importance or value of archaeological features or deposits. Archaeological significance is an aspect of broader cultural heritage significance and is generally

assessed under criterion e of the NSW standard assessment criteria:

Criterion (e) An item as 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).

Context

a). The specific character, quality, physical, historical and social characteristics of a building's setting. b) The situation in which a relic is located; its find place.

Excavation Permit

A permit issued by the NSW OEH Heritage Division (or delegated authorities) under section 60 (for items on the State Heritage Register) or section 140 (for items not on the State Heritage Register) of the NSW Heritage Act 1977. These permits allow for the disturbance or excavation of relics subject to the conditions stipulated.

In situ

An item that is in its original position or primary context.

Relic

A relic is 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.*

NSW Heritage Act 1977 Definitions: Part 1.4

Attachments

A1. SHR Listing for Cliffbrook



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

Cliffbrook

Item details

Name of item:	Cliffbrook
Type of item:	Built
Group/Collection:	Residential buildings (private)
Category:	Mansion
Location:	Lat: -33.9137647216 Long: 151.2602247550
Primary address:	45-51 Beach Street, Coogee, NSW 2034
Local govt. area:	Randwick
Local Aboriginal Land Council:	La Perouse

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
PART LOT	1		DP	109530
LOT	1		DP	8162

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Battery Street	Coogee	Waverley			
45-51 Beach Street	Coogee	Randwick			Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
	Private	29 Mar 99

Statement of significance:

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. 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. 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. (McDonald McPhee 1993)

Date significance updated: 09 Sep 11

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: John Kirkpatrick (attributed)

Construction years: 1921-1921

Physical description: Site and Garden:

Cliffbrook stands in a large suburban lot, with an established garden. Lawns about the main house, with sealed drive sweeping up to its portico / porte cochere.

Three Norfolk Island pines (*Araucaria heterophylla*) mark the front yard and view in from Beach Street. A number of palm species are also in the garden.

A large Moreton Bay fig (*Ficus macrophylla*) is towards the rear on the southern side boundary (Stuart Read, pers.comm. from photographs, 31/10/2014).

Stone Boundary Walls

The boundary wall was built in two stages. 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 main entry gates in the western boundary wall are of no significance, however the gate opening is in the same location as the original main gates shown in the 1893 survey.

The northern boundary wall's stonework is also irregularly coursed but individual stones are more precisely squared and generally larger in size. A wall is shown in this location in a detail survey by T.B.U. Sloman. 25th September 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 rich 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 buttresses to the northern wall are bonded in and are of the same period of construction. The buttresses 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 buttresses in the north wall.

All but the northernmost buttress in the western boundary wall are shown in the 1893 Survey plan. No buttresses are shown at the north walls at this time.

The date of the western boundary 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 available for mortar mixes and concrete. It is seen in an 1883 photograph.

However documentary evidence of Sloman's Survey Plan of 1893 and the 1883 photograph show that the north wall and buttresses to the west wall certainly precede the construction of the 1920s Cliffbrook.

The Garage

The Garage is an unimposing structure constructed from recycled sandstone in a hard cement mortar. Its walls are not bonded into the older west wall. Again, documentary evidence has not revealed the precise time of construction. It might be expected that, if it was constructed at the same time as Cliffbrook, it would show some similarity in style and materials. It does not.

In the 1920s garages were still a relatively new and uncommon building type owing more to the tradition of stables. Following this tradition garages of this period were usually designed as secondary utilitarian structures which did not attempt to compete with the architecture of the primary residential building on the site. This garage conforms to the usual pattern, although there is no evidence to prove exactly when it was built. It can be confidently concluded that the garage structure dates from some time in the 1920s or early 1930s. The clues to this "time band" for its construction can be seen in the detailing of the northern windows and architraves and the underlying layer of kalsomine paint on the internal faces of the sandstone walls. .

Otherwise the building has no features of architectural, aesthetic or technical distinction. It has been modified many times in an ad hoc manner:

- * the skillion roof construction is of no particular technical interest and
- * the asbestos cement and caneite ceiling panels are in poor condition
- * the southern louvre window is a later replacement of an earlier window leaving the original architraves.
- * the internal single skin brick walls detract from the spatial quality and appearance of the interior.
- * the roller shutter door is a recently added standard item.
- * the former southern garage door has been infilled by a timber vertical board wall and door, now in very poor condition.

The petrol pump standing by the south east corner is of early vintage but apparently is now non-functional (McDonald McPhee 1993)

House:

Cliffbrook is a two storey liver brick building with sandstone detailing. It is designed in the Interwar Free Classical style. Its overall form and stylistic elements employed in the external design have antecedents in the Victorian Italianate style, although the liver brick work, the simple stone detailing, the terrazzo floors and interior joinery are distinctly of the 1920s.

The construction of the house consists of a slate roof, copper gutters and downpipes, bracketed eaves, liver brick walls with sandstone quoins, sandstone window and door heads and sandstone sills, sandstone porticos and terraces in the north, east and west elevations and white painted timber double hung windows, front doors and French doors to the upper level terraces.

The interiors are relatively plain, having moulded plaster ceilings of Regency style with deep coved cornices only to the main living and reception rooms. The original door and window joinery is largely intact - these elements, like the deep timber skirting which survives in most rooms were dark stained maple. In some rooms original timber finishes have been covered by white paint (McDonald McPhee, 1993).

Current use:	University Research and Administration building; UNSW Press publishers
Former use:	Residence, School, Government building

History

Historical notes: Randwick History:

pre-1780s - local Aboriginal people in the area used the site for fishing and cultural activities
- rock engravings, grinding grooves and middens remain in evidence.

1789 - Governor Philip referred to 'a long bay', which became known as Long Bay.

Aboriginal people are believed to have inhabited the Sydney region for at least 20,000 years (Turbet, 2001). The population of Aboriginal people between Palm Beach and Botany Bay in

1788 has been estimated to have been 1500. Those living south of Port Jackson to Botany Bay were the Cadigal people who spoke Dharug (Randwick Library webpage, 2003), while the local clan name of Maroubra people was "Muru-ora-dial" (City of Sydney webpage, 2003). By the mid nineteenth century the traditional owners of this land had typically either moved inland in search of food and shelter, or had died as the result of European disease or confrontation with British colonisers (Randwick Library webpage, 2003).

Colonial History:

One of the earliest land grants in this area was made in 1824 to Captain Francis Marsh, who received 12 acres bounded by the present Botany & High Streets, Alison & Belmore Roads. In 1839 William Newcombe acquired the land north-west of the present town hall in Avoca Street.

Randwick takes its name from the town of Randwick, Gloucestershire, England. The name was suggested by Simeon Pearce (1821-86) and his brother James. Simeon was born in the English Randwick and the brothers were responsible for the early development of both Randwick and its neighbour, Coogee. Simeon had come to the colony in 1841 as a 21 year old surveyor. He built his Blenheim House on the 4 acres he bought from Marsh, and called his property "Randwick". The brothers bought and sold land profitably in the area and elsewhere. Simeon campaigned for construction of a road from the city to Coogee (achieved in 1853) and promoted the incorporation of the suburb. Pearce sought construction of a church modelled on the church of St. John in his birthplace. In 1857 the first St Jude's stood on the site of the present post office, at the corner of the present Alison Road and Avoca Street (Pollen, 1988, 217-8).

Randwick was...slow to progress. The village was isolated from Sydney by swamps and sandhills, and although a horse-bus was operated by a man named Grice from the late 1850s, the journey was more a test of nerves than a pleasure jaunt. Wind blew sand over the track, and the bus sometimes became bogged, so that passengers had to get out and push it free. From its early days Randwick had a divided society. The wealthy lived elegantly in large houses built when Pearce promoted Randwick and Coogee as a fashionable area. But the market gardens, orchards and piggeries that continued alongside the large estates were the lot of the working class. Even on the later estates that became racing empires, many jockeys and stablehands lived in huts or even under canvas. An even poorer group were the immigrants who existed on the periphery of Randwick in a place called Irishtown, in the area now known as The Spot, around the junction of St.Paul's Street and Perouse Road. Here families lived in makeshift houses, taking on the most menial tasks in their struggle to survive.

In 1858 when the NSW Government passed the Municipalities Act, enabling formation of municipal districts empowered to collect rates and borrow money to improve their suburb, Randwick was the first suburb to apply for the status of a municipality. It was approved in February 1859, and its first Council was elected in March 1859.

Randwick had been the venue for sporting events, as well as duels and illegal sports, from the early days in the colony's history. Its first racecourse, the Sandy Racecourse or Old Sand Track, had been a hazardous track over hills and gullies since 1860. When a move was made in 1863 by John Tait, to establish Randwick Racecourse, Simeon Pearce was furious, especially when he heard that Tait also intended to move into Byron Lodge. Tait's venture prospered, however and he became the first person in Australia to organise racing as a commercial sport. The racecourse made a big difference to the progress of Randwick. The horse-bus gave way to trams that linked the suburb to Sydney and civilisation. Randwick soon became a prosperous and lively place, and it still retains a busy residential, professional and commercial life.

Today, some of the houses have been replaced by home units. Many European migrants have made their homes in the area, along with students and workers at the nearby University of NSW and the Prince of Wales Hospital. (ibid, 218-9).

Cliffbrook:

The existing property Cliffbrook presently stands on part of an original estate named "Cliff-Brook" which comprised three parcels of crown land granted between 1845 - 1846 to Lewis Gordon, a State Government Surveyor.

The original land grant was for four acres 1 rood and was followed a year later by two further parcels, one 1 acre 3 roods 30 perches. The "Cliffbrook" estate, today stands on part of the latter parcel. Extensive changes to the boundaries' of the estate have occurred through time.

Lewis Gordon apparently erected a house on the estate, however, no record of it can be found today.

Between 1846 and 1856 the estate was sold in full to M.H. Lewis and subsequently to O.M. Lewis.

It was sold again in 1859 to John Thompson. By this time, the "Cliff-Brook" estate included a further parcel of land. The grounds were "over 14 acres then, and included the sheltered bay" - Gordon's Bay.

John Thompson was a local businessman who became Mayor of Randwick in 1873. Thompson is believed to have built the original "Cliff-Brook" mansion in the 1860's.

Designed in the Victorian Italianate style: "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 horse stalls. coach house, harness room and man's quarters."

The stone buildings were located on the northern end of the estate where the current mansion stands.

The property was again sold in 1889 to George Hill. The later additions to the mansion, including the towers are believed to have been carried out by George Hill.

Hill was "a squatter and a horse-player and we may never know which sent him broke" but in 1899 he was declared bankrupt and the property was repossessed by the Bank of New South Wales in payment of debts owing to the Bank. The Bank employed a caretaker to look after the house and grounds which were apparently used as a poultry farm. After spending "some (Pounds)600 clearing up the house and garden, the caretaker was finally dismissed.

In 1905 Sir Denison Miller, then assistant to the general Manager of the Bank of New South Wales, was asked to occupy the mansion, rent free. Six years later, Miller now first Governor of the Commonwealth Bank, purchased the estate. "He paid (Pounds)8,000 for the land and house and later sold the foreshores of Thompson's Bay" to Randwick Municipal Council for (Pounds)3,000. The present "Cliffbrook" mansion was built in 1921, according to the Randwick Historical Society's documentation, designed by Architect John Kirkpatrick in the Federation Free Classical style. The original stone buildings were demolished to accommodate the residence.

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 suggests that a resolution of this question will require much more research. Uncorroborated oral evidence provided in an inquiry 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 of EA. and T.M. Scott, has advised that he recalls the firm's archives were destroyed in 1958. EA. Scott established his practice in 1888: after World War I the firm was E.A Scott, Green and Scott: and after 1949 the name EA and T.M. Scott was adopted. Peter McCallum is not able to connect "Cliffbrook" with the firm but did note 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

The new house took on the name "Cliffbrook" and the earlier residence was subsequently known as "Gordon Court".

Miller died in 1923 and the property was sold to Mr Welki King before finally being sold to the Federal Government. During the Second World War the estate was occupied by the army to serve as a school of tropical Medicine.

After 1945, 'Gordon Court' and part of the estate was auctioned and sold to Mr Friedrich Schiller, a Hungarian, electrician who lived in, the mansion with his sister. 'Gordon Court' was eventually sold in 1977 and promptly demolished to make way for housing development.

The site as it stands today was purchased by the Commonwealth and housed the headquarters of the Australian Atomic Energy Commission (AAEC) from 1953 to 1981 (later renamed the Australian Nuclear Science and Technology Organisation) (ANSTO). The property purchase by the AAEC was not finalised until 1959, for the sum of \$13,518.42.

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 occupancy) and a small greenhouse.

The exact dates of construction of three brick buildings are 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.

The 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 caretakers cottage was also designed in 1958. 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 faces. The northern wing has had a further level added to it and has also had its facade 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 additions were carried out soon after 1969.

The most substantial alterations to "Cliffbrook" were in 1963 - 64. Plans by Budden Nangle and Michael dated 19th September 1963 show how the original kitchen G 12/G 13 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 doors fitted and the south door and partition wall in G 13 was constructed at this time.

A drawing dated 15th May 1964 shows removal of the north wall of the main upstairs bathroom and construction of a new W.C. 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 the drawing.

In 1981 the Australian Atomic Energy Commission now known as the Australian Nuclear Science and Technology Organisation (ANSTO) moved their headquarters to Lucas Heights in 1981. (McDonald McPhee 1993)

During 1988 the Commonwealth Government sought to dispose of the property. As an item of State significance a Permanent Conservation Order was placed over the property on 28 October 1988 to ensure the future conservation and Management of the property. In the early 1990s ownership of the property was transferred to the University of New South Wales for research and administrative purposes. It was transferred to the State Heritage Register on 2 April 1999.


Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Changing land uses - from rural to suburban-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	20th century Suburban Developments-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing suburbia-
6. Educating-Educating	Education-Activities associated with teaching and learning by children and adults, formally and informally.	Tertiary education-
6. Educating-Educating	Education-Activities associated with teaching and learning by children and adults, formally and informally.	Public (tertiary) education-

Assessment of significance

SHR Criteria a) [Historical significance]	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.
SHR Criteria c) [Aesthetic significance]	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.
SHR Criteria e) [Research potential]	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.

Assessment criteria: Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Heritage Act	See File For Schedule Order Under Section 57(2) to exempt the following activities from Section 57(1): (1) The maintenance of any building or item on the site where maintenance means the continuous protective care of existing material.	Oct 28 1988
57(2)	Exemption to allow work	Standard Exemptions	SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977 I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order: 1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and 2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached. FRANK SARTOR Minister for Planning Sydney, 11 July 2008 To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.	Sep 5 2008

 **Standard exemptions** for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00609	02 Apr 99	27	1546
Heritage Act - Permanent Conservation Order - former		00609	28 Oct 88	162	5652
Local Environmental Plan	Randwick Local Environmental Plan 1998 - Sch3		30 Apr 99		
National Trust of Australia register	Cliffbrook	7051			
Register of the National Estate	Cliffbrook	1770	28 Sep 82		

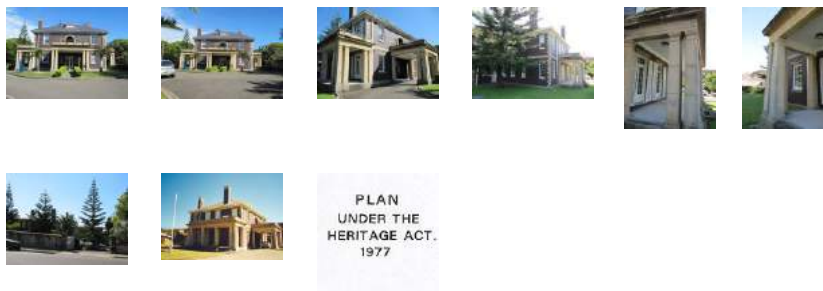
Study details

Title	Year	Number	Author	Inspected by	Guidelines used
National Trust Suburban Register	1986	7051	National Trust of Australia (NSW)		No

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	McDonald McPhee Pty Ltd	1993	Conservation Plan for Cliffbrook	
Written	Pollon, F. & Healy, G.	1988	Randwick entry, in 'The Book of Sydney Suburbs'	
Written	Randwick City Council		Coogee Coastal Walk	

Note: internet links may be to web pages, documents or images.



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Data source

The information for this entry comes from the following source:

Name: Heritage Office
Database number: 5045282
File number: EF14/5219; S91/396; HC 88 1647

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A2. SEARs for UNSW Campus Renewal (Extract)

	<p>Management Plan to demonstrate the proposed management of the impact. This plan should include truck routes, truck movements, hours of construction, access arrangements, parking arrangements and traffic control measures for all demolition/construction activities.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Cycling Aspects of Austroads Guide</i> • <i>Australian Standards AS2890.3 (Bicycle parking facilities)</i> • <i>UNSW Bicycle Master Plan 2014</i>
	<p>7. Heritage</p> <ul style="list-style-type: none"> • Submit a Conservation Management Plan (CMP) for <i>Cliffbrook</i>, the stone garage, the stone boundary wall and the landscape with the EIS. A suitably qualified landscape heritage consultant should be involved in the preparation of the recommendations relating to the landscape elements; • A historical archaeologist assessment is to be prepared by a qualified consultant in accordance with the Heritage Division, Office of Environment and Heritage Guidelines 'Assessing Significance for Historical Archaeological Sites and Relics' 2009. This assessment is to identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, the significance of the relics is to be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology is also to be prepared to guide any proposed excavations. • Provide a heritage impact statement (HIS) in accordance with the guidelines in the NSW Heritage Manual which: <ul style="list-style-type: none"> ○ identifies all heritage items (state and local) within and in the vicinity of the site including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance; ○ provides photomontages to describe the impact of the works on the significance of the item and its setting and what impact the proposed works will have on their significance; ○ identifies the impact of the proposed works on significant landscape elements and trees where it is necessary for them to be removed or relocated within the site; and ○ details mitigation measures to offset potential impacts on heritage values.
	<p>8. Aboriginal Heritage</p> <ul style="list-style-type: none"> • Address Aboriginal Cultural Heritage (ACH) in accordance with the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (DECCW, 2011) and <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DECCW). • The EIS must demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. <p>9. Biodiversity</p> <p>Biodiversity impacts related to the proposal are to be assessed and documented in accordance with the Framework for Biodiversity Assessment.</p>

Note:

MDCA queried the SDD assessment team in relation to whether the proposed testing could be undertaken under the wording of the SEARs requirements presented on the previous page. The response from a NSW OEH Heritage Division senior archaeologist, via Planning NSW, was as follows:

I have reviewed the EP&A Act and confirmed with our internal Planning Team. We are satisfied that archaeological testing is possible under s89J (3) of the Act in relation to an SSD application where this is investigative work to address the requirements of the EIS and the SEARs.

In this instance archaeological testing is understood to not remove significant fabric, but will assist in confirming the level of significance, integrity as well as the location and extent of the archaeological deposits/potential at this site.

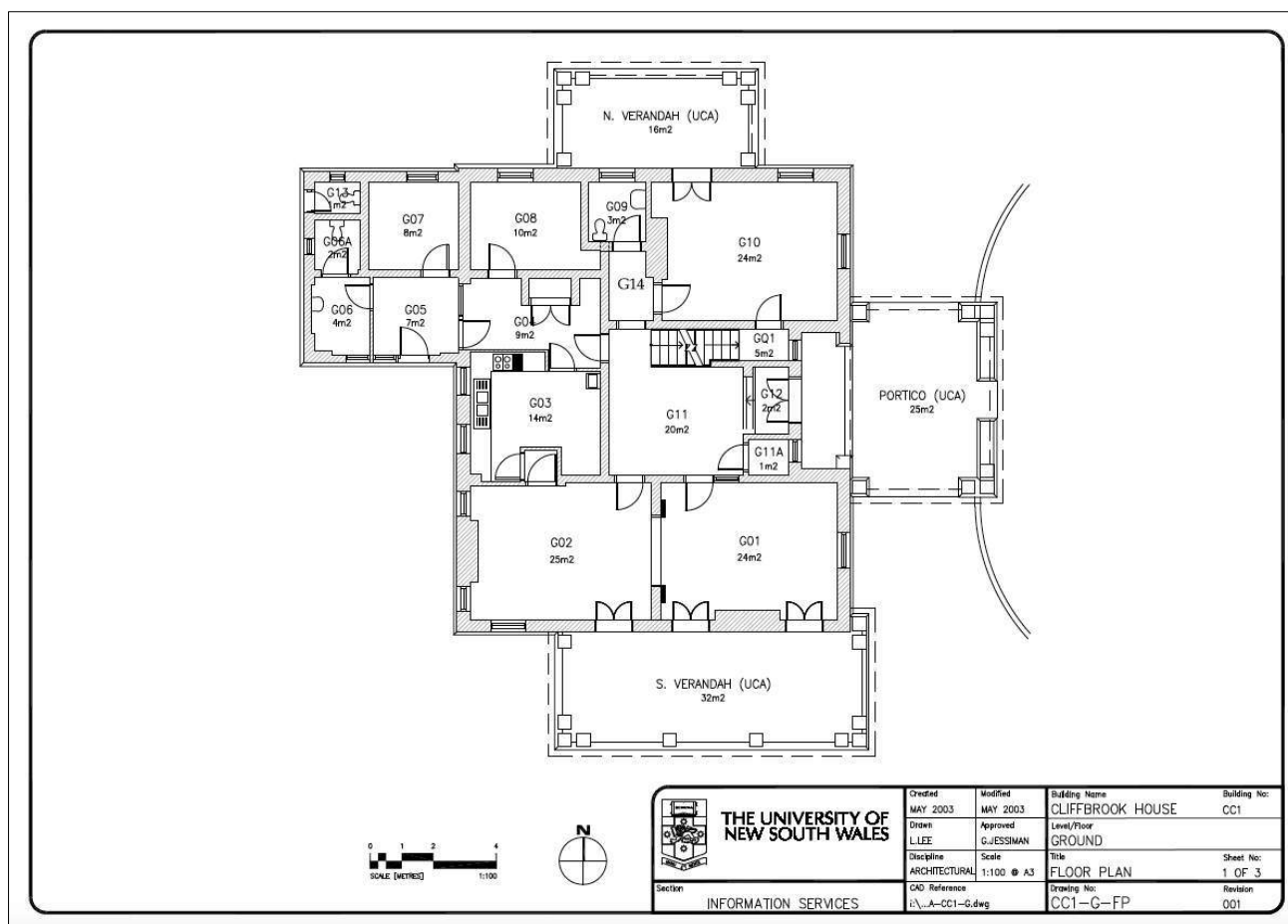
Forwarded via email from David Gibson, Planning NSW, 16 February 2017: 11.51am

10.0 APPENDIX 3

Cliffbrook (Building CC1) Interior Fabric Survey

APPENDIX 3: FABRIC SURVEY

Ground Floor



Room G01 (CP 1993: G15)

Element	Comment
Floor	Carpet over timber floors.
Walls	Rendered and painted with painted timber picture rail.
Skirting	Profiled timber; stained.
Ceiling	Plaster with simple pattern.
Cornice	Deep cove, plain.
Doors and Architraves	To G11: Pair of stained timber framed and glazed (leadlight) doors sliding into wall cavity to either side. Appear original. To G02: Pair of stained timber framed and glazed (leadlight) doors sliding into wall cavity to either side. Not original. South wall: Two stained timber framed multiple paned french doors with toplights and terrazzo threshold. Architraves: profiled; stained.
Windows and Architraves	East wall: Stained timber framed double hung sash window with 8 panes to each sash. White marble sill. Architraves: Profiled; stained.
Other	Open fireplace in south wall with white marble mantle piece, brick interior and glazed tiled hearth. Later bookcases fitted between the windows in the eastern wall.



Figure 1:
Doors leading from G11
(entrance hallway) into G11.
Only half panel exposed.



Figure 2:
Interwar period plaster
ceiling and cove cornice.

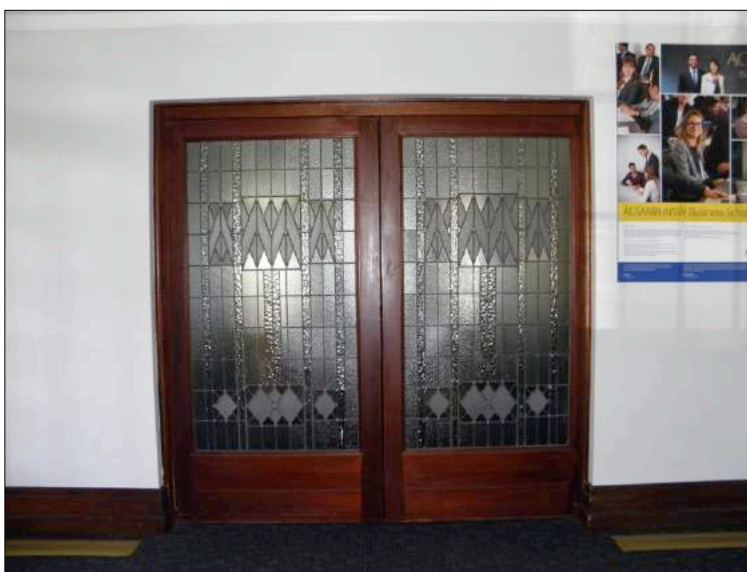


Figure 3:
Veneer doors (not original)
between G01 and G02.



Figure 4:
Eastern wall with later
bookcases.



Figure 5:
Southern wall.



Figure 6:
Detail of the fireplace in the
southern wall. This is the
most elaborate fireplace in
the dwelling.

Room G02 (CP 1993: G14)

Element	Comment
Floor	Carpet over timber floors.
Walls	Rendered and painted with painted timber picture rail.
Skirting	Profiled timber; stained.
Ceiling	Plaster with simple pattern.
Cornice	Deep cove, plain.
Doors and Architraves	To G11 (entrance hall): Original single panel door; stained. To G03: Flush panel; stained. Not original. To G01: Pair of stained timber framed and glazed (leadlight) doors sliding into wall cavity to either side. Not original. South wall: Stained timber framed multiple paned french doors with toplights and terrazzo threshold. Architraves: Profiled; stained.
Windows and Architraves	South: Stained timber framed double hung sash window with 8 panes to each sash. White marble sill. West: Stained timber framed double hung sash window with 4 panes to each sash. White marble sill. Profiled stained timber architraves.
Other	West wall: Open fireplace with white marble mantelpiece, brick interior and glazed tiled hearth.



Figure 1: Room G02 looking west.

Figure 2: Detail of the fireplace in Room G02.



Figure 3:
Two doors in the northern wall of G02, an original door on the right hand side and a later door on the left hand side.



Figure 4:
Detail of the window in the western wall, showing the white marble sill common to windows at this level.

Room G03 (CP 1993: G13)

Element	Comment
Floor	Modern tiles.
Walls	Rendered and painted or painted plasterboard; part tiled.
Skirting	None.
Ceiling	Plain; plaster board.
Cornice	Quad cornice or square set.
Doors and Architraves	To G02: Timber framed and glazed. Not original. Architraves: painted.
Windows and Architraves	West wall: Painted timber framed double hung sash window with 6 panes to each sash. White marble sills. Profiled timber architraves painted.
Other	Modern kitchen fit out.



Figure 1:
Western wall. The
counter is set in
front of the windows
sills, which have
been retained.



Figure 2:
Northern wall.



Figure 3:
Eastern wall.



Figure 4:
Door leading into the small alcove between Room G02.

Room G04 (CP 1993: G12)

Element	Comment
Floor	Carpet over timber boards.
Walls	Rendered and painted.
Skirting	Very low profile (later phase); painted.
Ceiling	Plaster board.
Cornice	Quad cornice.
Doors and Architraves	To G05: Painted timber ledged and braced door (original rear door). To G08: Painted timber four panel door. To G11: Painted single panel timber door. To G03: Painted single panel timber panel. Architrave: Simple, low profiled; painted.
Windows and Architraves	West wall: Painted timber framed double hung, 6 panes to each sash. White marble sill. Architraves: Profiled; painted.
Other	Former kitchen stove converted to cupboard; painted. Former pantry cupboard; painted.