



Figure 88:
Southern elevation.



Figure 89:
Northern and eastern
elevations.



Figure 90:
Northern elevation.

3.2.3.2 Interior

The internal floor plan is best understood with reference to Figure 91.

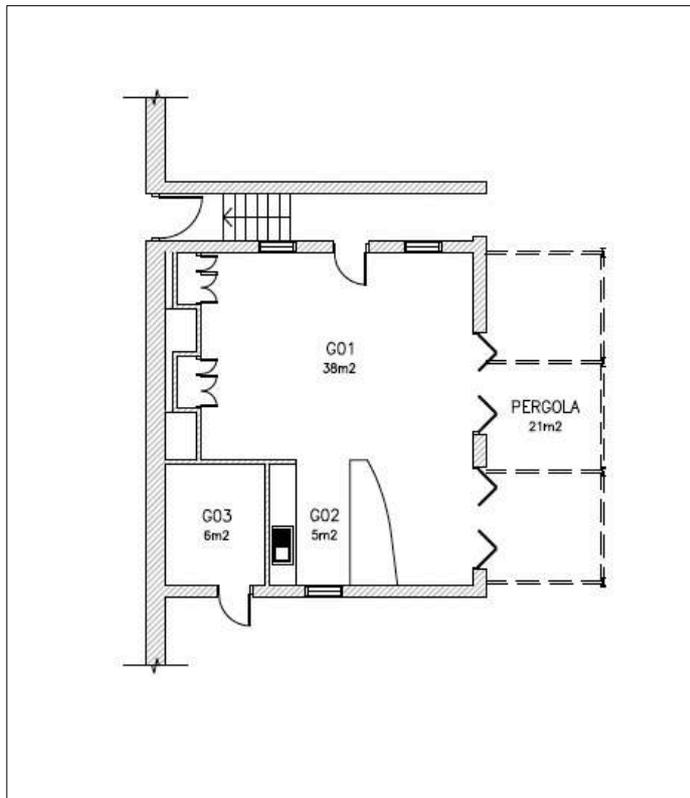


Figure 91:
Floor Plan.
UNSW Information Services.
Plan last modified September
2010.
Note: there is no pergola.

Only G01 was accessible at the time of the site visits. The floor is of concrete. The stone walls are exposed. The ceiling and partition walls are of plaster board. Windows have tapered timber architraves. There is a modern kitchenette fit out. Figures 92 to 95 illustrate this space.



Figure 92:
Interior, looking east.



Figure 93:
Interior, looking south.



Figure 94:
Interior, south western corner.



Figure 95:
Interior, north western corner.

3.2.4 Building CC4

3.2.4.1 Exterior

Building CC4 is a substantial two and three storey free standing building with walls of pale orange brick and a concealed roof form. The building was constructed in several phases and comprises two wings, forming an 'L-shape.' The majority of windows and doors are metal framed. Glazing patterns vary around the building. The southern elevation of the east-west wing and the western elevation of the north-south wing have vertically orientated patterns of glazing. Windows are located one above the other and recessed into vertical channels. Windows on the western elevation of the north-south running wing have timber screens. The south eastern corner of the north-south wing has a stronger horizontal emphasis.

Figures 96 to 103 illustrate the exterior of this building.



Figure 96:
Building CC4 relative to
Cliffbrook.



Figure 97:
Looking east towards CC4,
showing the southern
elevation of the east-west
wing and the western
elvation of the north-south
wing.



Figure 98:
Western end of the southern elevation of
the east-west running wing.



Figure 99:
Northern end of the western
elevation of the north-south
running wing.



Figure 100:
Detail of the openings with
timber screens in the western
elevation of the north-south
running wing.



Figure 101:
Southern end of the north-south running wing.



Figure 102:
South eastern corner of the north-south running wing.



Figure 103:
Looking south along the eastern elevation of the north-south running wing.

3.2.4.2 Interior

The interior floor plans are best understood with reference to Figures 104 to 106.

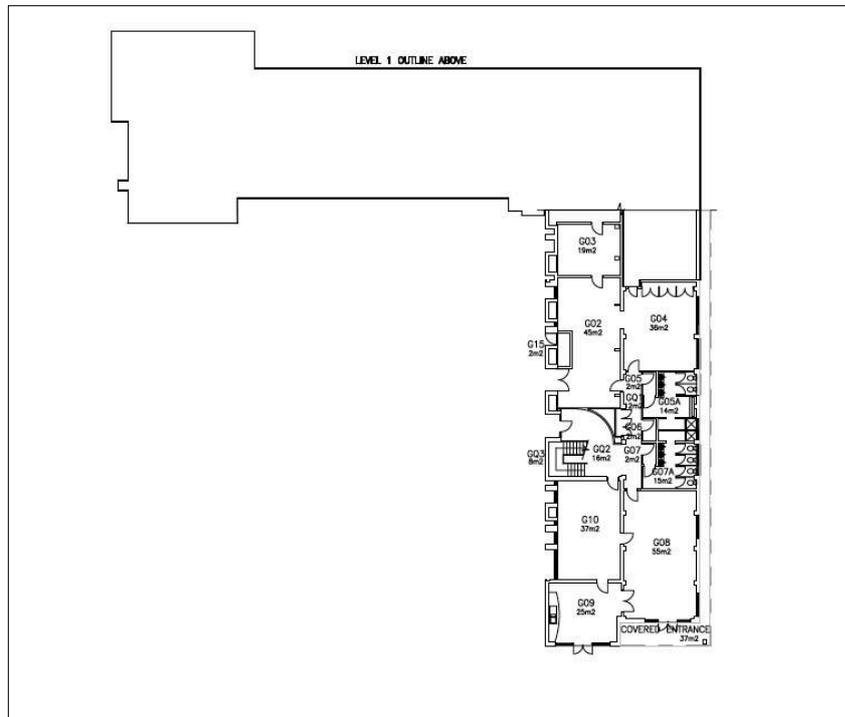


Figure 104: Ground Floor.

UNSW Information Services. Plan last modified June 2004.

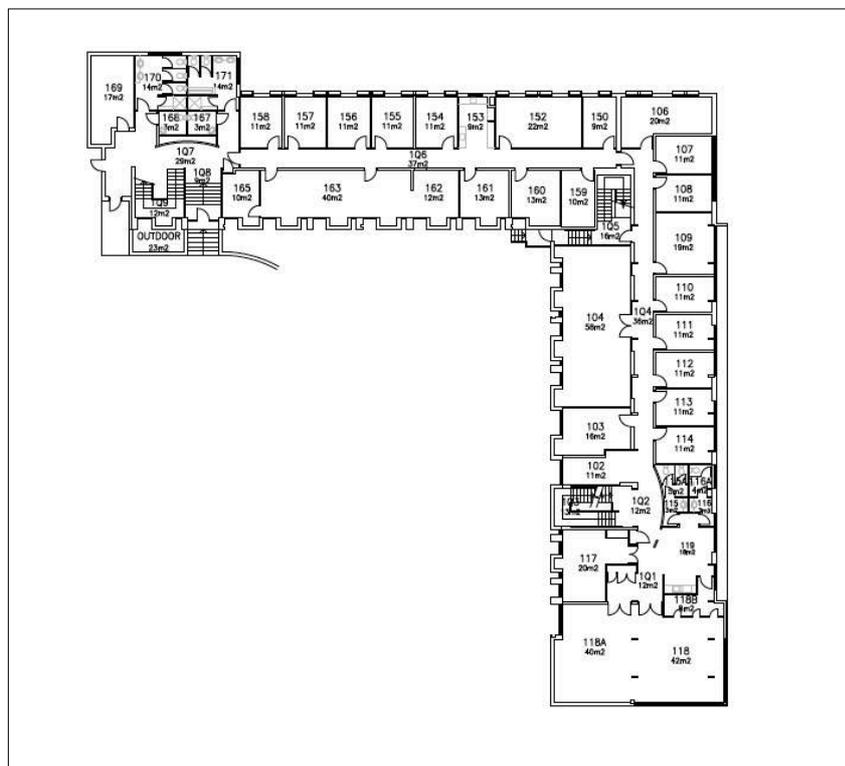


Figure 105: Level 1

UNSW Information Services. Plan last modified: March 2013.

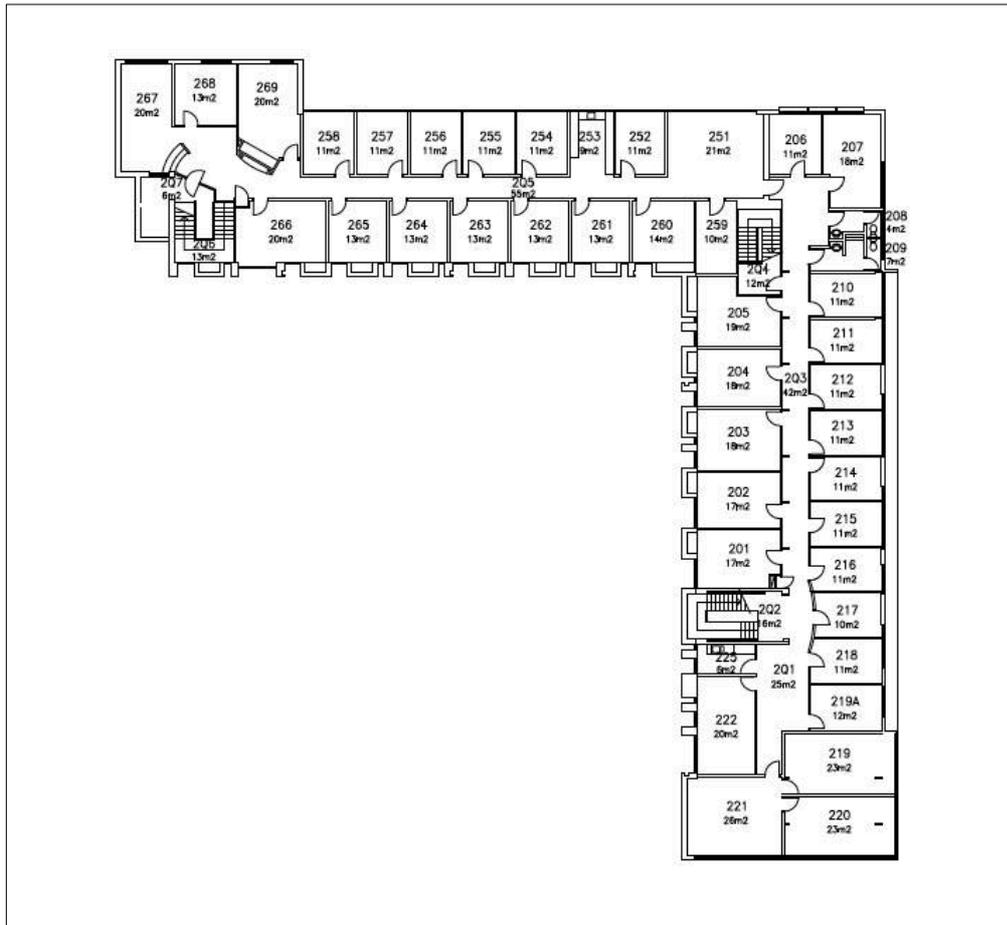


Figure 106: Level 2.

UNSW Information Services. Plan last modified: November 2011.

The north-south running wing was the only part of the building that could be accessed internally at the time that the site visits were carried out. Finishes in this wing are simple. The majority of the dividing walls at ground and first floor level are constructed of rendered masonry. At first floor, many of these walls are of plaster board. Ceilings are square set or plaster board with a shadow line. Doors are single panel doors. Timber joinery, where present, is simple in profile. Bathrooms and kitchens were refitted in 1993 and later.

Figures 107 to 116 illustrate typical spaces and finishes within this building.



Figure 107: Hallway, Level 2.



Figure 108: Typical door in the north-south wing. Also showing a detail of the partition wall with fixed fanlights that line both sides of the corridor. This wall at this level is masonry.



Figure 109: Typical room in the north-south wing (Room 210).



Figure 110: Typical kitchenette fitout on Level 2.



Figure 111: Hallway on Level 1.



Figure 112: Level 1, Room 106 at the northern end of the north-south wing. This room retains timber framed windows and belongs to the first phase of construction.



Figure 113: Room at the southern end, Level 1 (Rooms 118 and 118A).



Figure 114: Detail of the staircase at the southern end of the north-south wing.
Figure 115: Room 118.



Figure 116:
Room 118A.

3.3 The Surrounding Area

3.3.1 The General Area

As demonstrated by Figure 117, the UNSW Campus is located within a densely developed residential area. The main streets are aligned on a grid pattern and rise/fall in line with the terrain. Most lots are long and narrow, producing a pattern of closely spaced buildings.



Figure 117: Aerial photograph over the site and the surrounding area.
NSW Lands Department, 2016.

The Campus fronts Beach Street and Battery Street.

3.3.2 Beach Street

The Campus has frontage to Beach Street. Beach Street runs in a north/south direction. The street is wide and carries traffic in both directions. The section of street in which the Campus is located falls gently to the south before rising. There are narrow concrete footpaths and nature strips to both sides of the street. Street planting is limited; it is not a major characteristic of the street.

Beach Street, in the vicinity of the Campus, is characterised by one and two storey dwellings (detached and semi-detached) and low-rise residential flat buildings. These buildings range in date from the Federation period to the present day. Most of the Federation and Interwar period buildings have undergone some form of alterations and addition. The predominate construction material is face brick, with hipped and gabled roofs clad in slate or tile.

Figures 118 and 119 illustrate the general character of Beach Street in the vicinity of the Campus.



Figure 118: Looking north along Beach Street towards *Cliffbrook*, showing the general character of the street in the vicinity of the Campus.



Figure 119: Looking south along Beach Street from near Battery Street showing the general character of the street.

A narrow, well vegetated easement, which runs from Beach Street down to the Gordon Bay, adjoins the Campus to the south. The stone wall that lines the Beach Street boundary of the Campus continues south across the front of this reserve and the front of several properties (as far as No. 59 Beach Street). South of the easement lies No. 2 Gordon Avenue, a two storey Arts and Crafts Style dwelling that is listed as a heritage item of local significance by Randwick Council. The dwelling on this site is a two

storey Interwar period dwelling constructed of dark brick. It has a high-pitched roof clad in terracotta tile with intersection gables. The gables are clad in fibro(?) cladding with dark stained timber battening. It is set in garden surrounds and principally addresses Gordon Avenue and Gordon Bay. Refer to Figure 120.



Figure 120:
No. 20 Gordon Street from
Beach Street.

To the north of the Campus, on the opposite corner of Battery Street, lies No. 43 Beach Street. The dwelling on this site comprising one half of a pair of single storey semi-detached dwellings. This pair of semi-detached dwellings are in the Federation Style and have painted walls and a predominately hipped roof clad in terracotta tile. No. 43 Beach Street addresses Beach Street, presenting a side elevation to Battery Street and the Campus. This elevation is built on the Battery Street boundary. Refer to Figure 121.



Figure 121:
No. 43 Beach Street.

Directly opposite the Campus lie single storey Federation period dwellings and semi-detached dwellings and low rise residential flat buildings of varying architectural periods and styles. Refer to Figures 122 to 124.



Figure 122:
Beach Street opposite the
Campus.



Figure 123:
Beach Street opposite the
Campus.



Figure 124:
Beach Street opposite the
Campus.

3.3.3 Battery Street

The Campus has a secondary frontage to Beach Street.

Battery Street is narrower than Beach Street; it rises to the east from its junction with Beach Street. There are narrow concrete footpaths to either side; there are no nature strips or street planting. To the east of the Campus on the same side of the street, lies a No. 10 Battery Street, a Post World War II dwelling with hipped roof built to the slope of its site. A high wall and garage conceal it from the street. Directly opposite the Campus, lies the side elevation of a single storey Federation period dwelling (No. 43 Beach Street), described above. Continuing east along both sides of the street, are dwellings (and one residential flat building) of mixed periods, most with garages built to their street boundary. Figures 125 to 129 illustrate Battery Street in the vicinity of the Campus.



Figure 125:
Adjoining property to the east
of the Campus along Battery
Street.



Figure 126:
The rear of the adjoining
property to the east of the
Campus along Battery Street
from within the Study Area.
Building CC4 is visible on the
far left hand side.



Figure 127:
Looking east from the Study Area towards the rear of properties fronting Battery Street.



Figure 128:
Battery Street opposite the Campus (No. 43 Beach Street).



Figure 129:
Continuing east along Battery Street, opposite the Campus.

3.3.4 To the East

To the east of the Study Area, the site descends to the rocky, well vegetated Gordons Bay Reserve.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Preamble

The purpose this section is to use the information provided by the above sections to assess the heritage significance of the site and provide a statement of significance. This section comprises the following sub-sections:

- Section 4.2: Integrity.
- Section 4.3: Streetscape contribution and identifying view corridors.
- Section 4.4: Comparative analysis.
- Section 4.5: Established significance.
- Section 4.6.: Assessment under NSW Heritage Division criteria.
- Section 4.7: Statement of significance.
- Section 4.8: Grading significance.

4.2 Integrity

4.2.1 Preamble

Integrity, in terms of heritage significance, can exist on a number of levels. A heritage item or place may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate this style or period. Equally, heritage significance may arise from a *lack* of architectural integrity, where significance lies in an ability to provide information of a significant evolution or change in use.

4.2.2 The Site

The site within the Study Area demonstrates mixed integrity.

The boundaries of the Campus have altered over time. The existing site boundaries date from 1924, after *Cliffbrook* (Building CC1) was built.

The stone wall along Beach Street dates from at least 1883 and could have been constructed as early as the 1860s when the original *Cliffbrook* was erected by John Thompson. The Battery Street wall was built between 1883 and 1893. The buttresses part of this wall are later additions.

Significant landscaping on the site falls into two categories: historically significant landscaping elements and planting that pre-dates 1943, i.e. that belongs to the period in which *Cliffbrook* was used as a private residence, and the post 1943 landscaping that contributes to the modern setting of the site.

Historically significant landscape elements are:

- The nineteenth century stone boundary walls (see above).
- Two Norfolk Island Pines (identified as trees 25 and 26 in the arborist's report in Appendix 2, and the line of the driveway. Historic photographs show that the two Norfolk Island Pines pre-date the construction of *Cliffbrook*. A third Norfolk Island Pine, tree 27, planted after 1943 joins the earlier pines as 'marker' trees in the landscape.
- The location of the entrance off Beach Street. The main entrance off Beach Road appears to be an early entrance relating to the entrance to the stable

yard of the first *Cliffbrook* mansion. The existing wrought iron gates date from the 1950s and relate to the AAEC's period of occupation.

- The line of the driveway to the south and east of *Cliffbrook*. The circular driveway through the porte-cochere on the eastern side of *Cliffbrook* is likely to be contemporary with the construction of the dwelling. It was a well-established element by 1943.

Much of the planting on the site dates from after 1943. The fact that *Cliffbrook* does not appear to have had a formally laid out garden with extensive planting before 1943 is likely to be because the original owners, the Miller family, never really occupied by *Cliffbrook* and were followed by a succession of short term owners and occupiers. Some of the existing planting on the site is reasonably mature and dates from the time of the AAEC's tenure. This appears to include some of the planting on the western side of Building 4. The UNSW have added considerably to the vegetation on the site, including supplementary planting along the Battery Street boundary and planting between *Cliffbrook* and Building CC2. The clipped box hedges around *Cliffbrook* were planted by the University.⁷⁶ The individual trees/shrubs/paths etc. within the post 1943 landscaping do not have heritage significance. Rather, it is the visual contribution that a landscaped setting as a whole makes to *Cliffbrook* that is of significance.

There are no above ground surviving elements of the stone retaining wall to the north of *Cliffbrook* visible in photographs from the period of the Army's occupation.

A number of buildings are known to have stood within the Study Area that have since been demolished. These include:

- The buildings of the original *Cliffbrook* stable complex. As shown by Figures 7 and 8, the complex comprised a combination of stone and weatherboard clad buildings. Refer to historic photographs in the Archaeology Report in Appendix 2.
- The buildings shown by the 1943 aerial photograph (Figure 15) and associated with military occupation during World War II.
- The caretaker's cottage, a green house and various sheds erected by the AAEC and demolished in 1993 (Figure 26).

It is noted that the construction of Buildings CC2 and CC4 had a profound impact on the immediate setting of *Cliffbrook*. Building CC4, in particular, cut off *Cliffbrook* from the views it once had towards Gordon Bay.

4.2.3 The Buildings

4.2.2.1 Building CC1: *Cliffbrook*

Exterior

The building is substantially intact externally. The following is noted:

- The roof was re-slatted in 1993. Slate, however, is known to have been the original finish.
- Some of the stonework has been repaired or patched.
- Brickwork was repaired when air conditioning units were removed in 1993.
- Some re-pointing has been carried out.

⁷⁶ Asia Australia Institute, Landscape Plan. Randwick Council. Part of the records for DA 945/33. Only a poor quality copy was provided for viewing.