

# HERITAGE IMPACT STATEMENT

## Redevelopment of UNSW Cliffbrook Campus

45-51 Beach Street, Coogee, NSW

State Significant Development Submission (SSD 8126)

Revision A



Eastern (front) elevation of *Cliffbrook*, November 2016.

**Weir  
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Heritage

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5 May, 2017

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## EXECUTIVE SUMMARY

### 0.1 Introduction

This Heritage Impact Statement (HIS) has been prepared as part of an Environmental Impact Statement (EIS) submitted to the NSW Department of Planning and the Environment for State Significant Development at the University of New South Wales (UNSW) Cliffbrook Campus, No. 45-51 Beach Street, Coogee, New South Wales (State Significant Development Submission (SSD 8126)).

The area of proposed works is located within a part of the site that is listed by the State Heritage Register under the auspices of the *NSW Heritage Act 1977*. The site is identified by the Register as 'Cliffbrook', No. 45-51 Beach Street, Coogee (SHR Listing No.: 00609). The site is located within the Randwick City Council area. The principal planning control for the site is the *Randwick Local Environmental Plan 2012* (LEP 2012). The area of the site subject to listing by the State Heritage Register is also listed as a heritage item by Schedule 5 Part 1 of the LEP 2012. The site is identified by Schedule 5 Part 1 as 'Cliffbrook, Edwardian Villa', No. 45-51 Beach Street, Coogee (Listing No.: I53). The site is also located within the vicinity of other heritage items listed by this Schedule.

This statement has been prepared at the request of the UNSW and accompanies plans prepared by Francis-Jones Morehen Thorp.

### 0.2 Authorship

This HIS prepared by Alice Fuller, B. Appl. Sc. (CCM), M.Herit.Cons. (Hons), and James Phillips, B.Sc. (Arch.), B. Arch, M.Herit.Cons. (Hons), of Weir Phillips Heritage.

### 0.3 Summary History

At the heart of the Campus lies a building known as *Cliffbrook*, a dwelling erected for Sir Dennis Miller, first Governor of the Commonwealth Bank of Australia, in c.1922. This *Cliffbrook* was the second dwelling of this name to be erected within the immediate area. The substantial stone boundary walls along the Beach Street and part of the Battery Street boundaries predate the construction of Miller's *Cliffbrook*. These walls were built in two stages during the second half of the nineteenth century and are associated with the stables complex of the first *Cliffbrook* mansion. In 1953, the site became the headquarters of the Australian Atomic Energy Commission (AAEC), who erected a number of buildings on the site. After the AAEC left the site in 1981, it was vacant until purchased by the University of New South Wales in 1993. The University removed a number of buildings from the site and restored Miller's *Cliffbrook*. *Cliffbrook* became home of the UNSW's Asia-Australia Institute, the Australian Taxation Studies Program and other university activities. The only occupants of the site in 2017 are the UNSW Press.

### 0.3 Site Assessment

#### 0.3.1 The Campus and the Study Area

The Campus is identified as Lot 1 D.P. 8162 and Lot 1 D.P. 109530. The Campus has two street frontages: a 63.155m frontage to Beach Street (western boundary) and a 64.36m frontage to Battery Street (part of the northern boundary). Part of the southern boundary fronts the reserve above Gordons Bay. The Campus area is 1.226ha. The Campus falls around 7m from the north western corner to the south eastern corner. The Study Area, being the western most part of the site, comprises all of Lot 1 D.P. 8162 and part of Lot 1 D.P. 109530.

Fencing/boundary walls around the Study Area vary. Of particular note are the nineteenth century sandstone block walls along the Beach Street boundary and the

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western end of the Battery Street boundary. These walls, built in two phases, step in height with the rise/fall of the streets. The main entrance, off Beach Street, has wrought iron gates bearing the insignia of the AAEC. The gates lead onto a driveway which loops in front of *Cliffbrook* on the eastern side. There is significant planting within the Study Area, including Norfolk Island Pines, which mark the location of the site within the public domain.

The buildings within the Study Area are identified as follows:

- Building CC1: *Cliffbrook*, a substantial free standing two storey brick dwelling, with sandstone detailing and a hipped slate roof, in the Interwar Free Classical Style, erected c.1922.
- Building CC2: A modest free standing, single storey, brick building erected c.1953-1958 by the AAEC.
- Building CC3: A small building, originally a garage, erected of sandstone blockwork, c.1922.
- Building CC4: A substantial free standing two-three storey brick building constructed in stages by the AAEC between c.1950s-1970s.

## **0.4 Assessment of Significance**

An assessment of significance is carried out using the criteria of the NSW Heritage Division. An assessment of the integrity of the site and comparative analysis are also provided. Key view corridors to and from the site are identified. Elements of the site are broadly ranked according to their significance.

### **0.4.1 Statement of Significance**

The UNSW Cliffbrook Campus, No. 45-51 Beach Street, Coogee, has historic and aesthetic significance arising out of the presence of a fine example of a large Interwar Free Classical Style dwelling on a large site with some significant planting. Erected c.1922, *Cliffbrook* (Building CC1), is a relatively late example of this type of building within the Randwick area and a rare example of a private dwelling in this style in Sydney. The style and craftsmanship of the dwelling reflects the social standing of the man who commissioned it, Sir Dennis Miller, the first Chairman of the Commonwealth Bank of Australia. Building CC3 has significance as an associated outbuilding. Erected c.1922, it is an early example of a garage. The nineteenth century sandstone walls on the boundaries of Beach and Battery Streets have historic and aesthetic significance as remnants of the earlier *Cliffbrook* mansion estate and for their contribution to the streetscape.

The site has historic significance as the former headquarters of the Australian Atomic Energy Commission (AAEC). Between 1953 and 1981, when the AAEC occupied the site, it played a role in the development of atomic science in Australia. It is noted, however, given its administrative uses, that the site has less significance in this regard than the Lucas Heights Research Establishment, where the primary facilities of the AAEC were located. The buildings erected by the AAEC- Buildings CC2 and CC4- do not have aesthetic or technical significance.

The site has developing significance for its ongoing association with the University of NSW, one of Australia's leading Universities.

## **0.5 The Proposal**

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The proposed works consist of four elements:

- The refurbishment of *Cliffbrook* (Building CC1) and the former garage (Building CC3).
- The construction of a new four storey building, with a lower ground floor level, housing teaching accommodation and 52 bedrooms, with the required support facilities.
- New landscaping within the Study Area.
- The preservation of, and minor modifications to, the eastern portion of the site. Note: this area is outside the boundaries of the Study Area described by the Conservation Management Plan (CMP).

### **Removal of Elements**

It is proposed to remove the following elements from the site:

- Buildings CC2 and CC4.
- Landscaping elements as set out on the accompanying plans.

### **Proposed Works to *Cliffbrook* (CC1)**

It is proposed to carry out alterations to *Cliffbrook* (CC1) including:

*At ground floor level:*

- Remove the later cupboards on the western walls in Room G01 and the eastern wall in Room G10.
- Remove the existing kitchen fitout in Room G03.
- Install a passenger lift in Room G03 linking the ground and first floors; remove internal walls in the vicinity as marked.
- Remove the existing w.c fitouts and reconfigure the walls between Rooms G05, G06, G06A, G07 and G13.
- Raise the floor level to provide level entry.
- Provide a new accessible w.c in the reconfigured Room G06.
- Remove the fittings from Room G09 to create an accessible entrance. This involves the cutting down of an existing window to create a new door opening and the installation of a steel entry platform to provide access onto the porch.
- Install a BCA compliant handrail to the main staircase.
- Remove or re-swing doors as marked on the plans.

*At first floor level:*

- Remove the reception desk in Room 104.
- Create an opening in the plasterboard wall between Rooms 101 and 102.
- Remove a wall, cupboards and door in Room 103 and install a lift.
- Install a kitchen in Room 106.
- Carry out alterations in Rooms 107 and 107A and install new bathroom amenities.
- Remove cupboard and wall nibs in Room 108.
- Raise the floor level of the outside terraces with floating pavers to enable access to the terraces.

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- Install new balustrades to the terraces, set in from the existing to meet BCA compliance.

*General refurbishment across both levels:*

- Remove carpet and restored floor boards throughout.
- Replace existing non-heritage light fittings with a combination of suspended and wall hung light fittings. Patch ceilings as required.
- Restore fireplaces and install gas fire heaters.
- Remove all wall mounted AC units. Relocate skirting mounted electrical outlets to walls. Chase and patch walls. Patch and repair skirting.

### **Proposed Works to Building CC3**

It is proposed to carry out alterations to Building CC3 as follows:

- Remove the bi-fold doors in the openings in the eastern elevation and replace with double doors for accessible access.
- Carry out stone work repairs as required.
- Remove internal walls and fitout as marked.
- Install new floor finish and install an operable wall.

### **New Building**

It is proposed to construct a new building on the site to the north and east of *Cliffbrook*. It is noted that:

- The building will include basement level car parking, with four levels above.
- Levels 1, 2 and 3 will be concentrated on the northern side of the site, opening up the vista from *Cliffbrook* towards Gordon Bay.

Finishes will include face brickwork, off form concrete, glazing, fibre reinforced plastic, timber cladding and timber battening.

### **New Site Works and Landscaping**

It is proposed to carry out new landscaping within the Study Area. The landscaping will include:

- Relocate the stone pillars at the main entrance to widen the entrance and install a new palisade fence.
- Remove the existing gates and install a new mechanised entry gate
- Carry out alterations to the driveway and parking on site.
- Construct a new substation inside the gates on the northern side of the driveway.
- Construct a new mechanical plant building in the north western corner of the site.
- Carry out alterations to the landscaping, including the construction of new retaining walls, removal of vegetation, relocation of trees and new planting within the western part of the site.
- Carry out new landscaping on the eastern part of the site (outside of the Study Area of the CMP), including construction of new fencing, construction of a new timber boardwalk, stone retaining walls and ongoing bush regeneration.

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## 0.6 Effect of Works

The proposed works:

- Support a use that is compatible with the heritage significance of the site.
- Retain the two significant buildings on the site: *Cliffbrook* (Building CC1) and the former garage (Building CC2). These buildings are retained as free standing buildings.
- Retains the landscape elements identified as being significant, including the stone boundary walls, the location of the entrance into the site, the line of the driveway to the east of *Cliffbrook* (Building CC1) and the three Norfolk Island Pines. While proposing changes to the landscaping immediately surrounding *Cliffbrook* (Building CC1), a landscape setting is retained.
- Propose only minor changes to the exterior of *Cliffbrook* (Building CC1) in order to provide an accessible entrance and BCA compliant handrails to the first floor terraces. These changes have been carefully considered and detailed and will not alter the overall form or character of *Cliffbrook*.
- Propose minor internal changes to *Cliffbrook* (Building CC1) to facilitate use. Works, including the provision of a lift, are generally confined to areas that have undergone past alteration and addition. The principal rooms are retained and restored.
- Include minor works to the former garage (Building CC3). These works will not impact on significant fabric and retain the overall presentation of the building to the site.
- Include demolition of the administrative buildings erected for the AAEC (Buildings CC2 and CCC4). The impact is acceptable and is permitted under the policies of the *CMP 2017*. These buildings are not of architectural or aesthetic significance. The significance of the AAEC's association with the site can be interpreted in other ways.
- Provide for a substantial new building. The new building maintains or improves the existing setbacks from *Cliffbrook* (Building CC1) and will not block any existing significant view corridors into or out of the site. The impact is managed by reducing the floor plate of the upper levels on the eastern side of *Cliffbrook*, through articulation, the careful choice of materials and through use of a flat roof forms, thereby reducing massing and scale.

The proposed works will have no impact on the ability to understand the historic significance of the adjoining heritage item at No. 2 Gordon Street and no impact on significant view corridors. The works will have an acceptable impact on its setting.

## 0.7 Recommendations

An archival recording of the site should be undertaken prior to the commencement of the works.

Original fabric removed should be labelled and securely stored on site for possible future reinstatement and/or for interpretative uses.

An interpretation strategy should be prepared, and implemented, that is inclusive of all periods of the site's history.

A heritage specialist should continue to be involved in the project through to completion.



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## 1.0 INTRODUCTION

### 1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared as part of an Environmental Impact Statement (EIS) submitted to the NSW Department of Planning and the Environment for State Significant Development at the University of New South Wales (UNSW) Cliffbrook Campus, No. 45-51 Beach Street, Coogee, New South Wales (State Significant Development Submission (SSD 8126)).

The area of proposed works is located within a part of the site that is listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*. The site is identified by the Register as 'Cliffbrook', No. 45-51 Beach Street, Coogee (SHR Listing No.: 00609). The site is located within the Randwick City Council area. The principal planning control for the site is the *Randwick Local Environmental Plan 2012* (LEP 2012). The area of the site subject to listing on the State Heritage Register is also listed as a heritage item by Schedule 5 Part 1 of the *LEP 2012*. The site is identified by Schedule 5 Part 1 as 'Cliffbrook, Edwardian Villa', No. 45-51 Beach Street, Coogee (Listing No.: I53). The site is also located within the vicinity of other heritage items listed by this Schedule.

This statement has been prepared at the request of the UNSW and accompanies plans prepared by Francis-Jones Morehen Thorp.

### 1.2 Background

The University seek to adaptively re-use the site to provide teaching and accommodation facilities for students of the Australian Graduate School of Management. As set out in the Architectural Design Statement, prepared by FJMT, for the project:

'The new Cliffbrook Campus Redevelopment for the University of New South Wales (UNSW) will provide a "state of the art" executive residential retreat with accommodation and teaching facilities for the Australian Graduate School of Management (AGSM) Residential Programs. The facility will also be used by the university for faculty strategy days and conferences...

The Cliffbrook Campus Redevelopment Project will offer the following improvement opportunities:

- A "4-star" conference centre experience, with improved residential accommodation and amenities;
- A more contemporary and customised suite of learning spaces;
- A unique beachside 'retreat' locale;
- A location for other UNSW faculties, schools and business units to hold small conferences and strategy days; and
- An opportunity to revisit the operational model to ensure this is market-competitive.<sup>1</sup>

A request for Secretary's Environmental Assessment Requirements (SEARS) for the project was made to the NSW Department of Planning and the Environment on 21 December, 2016. The provision of a Heritage Impact Statement (HIS) was one of the requirements listed under 'Section 7. Heritage.' The requirement states:

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<sup>1</sup> FJMT, *Cliffbrook Campus Design Development: Architectural Design Statement*, April 2017.

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‘Provide a heritage impact statement (HIS) in accordance with the guidelines in the NSW Heritage Manual which:

- 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 on 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.’

Section 7 also requires the preparation of a Conservation Management Plan (CMP) and a historical archaeological assessment. The CMP and archaeological assessments have been prepared as separate documents. The requirements in Section 8, relating to Aboriginal heritage, are also addressed in a separate document.

### **1.3 Authorship**

This statement has been prepared by Alice Fuller, B.Appl.Sc.(CCM), M.Herit.Cons.(Hons), and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

### **1.4 Limitations**

No additional research, other than that provided for in the Conservation Management Plan prepared by Weir Phillips Heritage was provided for.

### **1.5 Methodology**

This HIS has been prepared with reference to the SEARS listed under Section 1.2 above, with reference to the NSW Heritage Office’s (now Division) publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.5 below.

Site visits were carried out during 2016. Unless otherwise stated, the photographs in this statement were taken on these occasions.

As stated above, this HIS has been written in conjunction with a separate CMP prepared for the site, by Weir Phillips Heritage in 2017, and makes references to the assessment and policies set out in this document.

### **1.6 Documentary Evidence**

The principal reference for this statement is the CMP prepared for the site by Weir Phillips Heritage, dated May 2017, that accompanies this application. The CMP is hereafter referred to as the *CMP 2017*. The following references, originally cited in the *CMP 2017*, are referred to in this statement.

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### 1.6.1 General References

- 'Another Line of Defence', *The Age* (Melbourne), 15 September, 1942.
- 'Births', *The Sydney Morning Herald*, 28 May, 1859.
- 'Births', *The Sydney Morning Herald*, 18 November, 1881.
- 'Civvy Street', *Newcastle Morning Herald and Miners' Advocate*, 11 July, 1946.
- *Clovelly (Access of Cliffbrook, beach Road, for the School of Hygiene and Sanitation, Australian Army) (Property File) (Box 1200)*. National Archives of Australia. Citation: NAA: SP857/10, PR/1430 PART 1.
- Curby, Pauline, *Randwick*, NSW, Randwick City Council, 2009.
- '8 Acres Land...', *The Sydney Morning Herald*, 3 April, 1849.
- 'The Estate of the Late Sir Denison S.K. Miller', *The Sun*, 12 March, 1924.
- McDonald McPhee Pty Ltd in association with P & J Projects, *Conservation Plan for Cliffbrook, 45 Beach Street, Coogee, for the University of NSW*, March 1993.
- National Archives of Australia, *Australian Atomic Energy Commission*, Fact Sheet 253.
- *NSW Telephone Directories, Compendium 2 1913-1953*. Archive Digital Books Australasia, 2009.
- 'Property Sales', *The Sydney Morning Herald*, 16 April, 1881.
- 'School of Army Hygiene: Clovelly Establishment', *The Sydney Morning Herald*, 14 May, 1941.

### 1.6.2 Historic Maps, Plans and Photographs

- *Cliffbrook House (2)*, undated. Randwick Library, File A00/A00304.
- *Cliffbrook, 45 Beach Street*, undated. Randwick Library, File No.: A00/A00178a.
- *Detailed Survey Branch, Department of Lands, Randwick Sheet No. 19*, 25 September, 1893. Sydney Water Archives, PWDS 1544-S1149. Sydney Water Plan Room.
- *Looking south along Beach Street, showing Cliffbrook*, c.1883. Randwick and District Historical Society.
- NSW Lands Department, *(Aerial Photograph over the Site)*, 1943. NSW Lands Department.

### 1.6.3 Heritage Inventory Sheets

- *Cliffbrook*, No. 45-51 Beach Street, Coogee. State Heritage Inventory Database No.: 5045282.

### 1.6.4 Land Title Documents (in date order)

- Grant: Serial 11, Folio 115; Serial 78 Folio 28; Serial 118 Folio 2831.
- Primary Application No. 11271.
- Certificates of Title: Volume 1326 Folio 25; Volume 2652 Folio 205 and 206; Volume 3697 Folio 130; Volume 5727 Folios 127 and 128; Volume 6681 Folio 186.

### 1.6.5 Planning Documents

- *Randwick Comprehensive Development Control Plan 2013.*
- *Randwick Local Environmental Plan 2012.*

### 1.6.6 Reports by Other Consultants

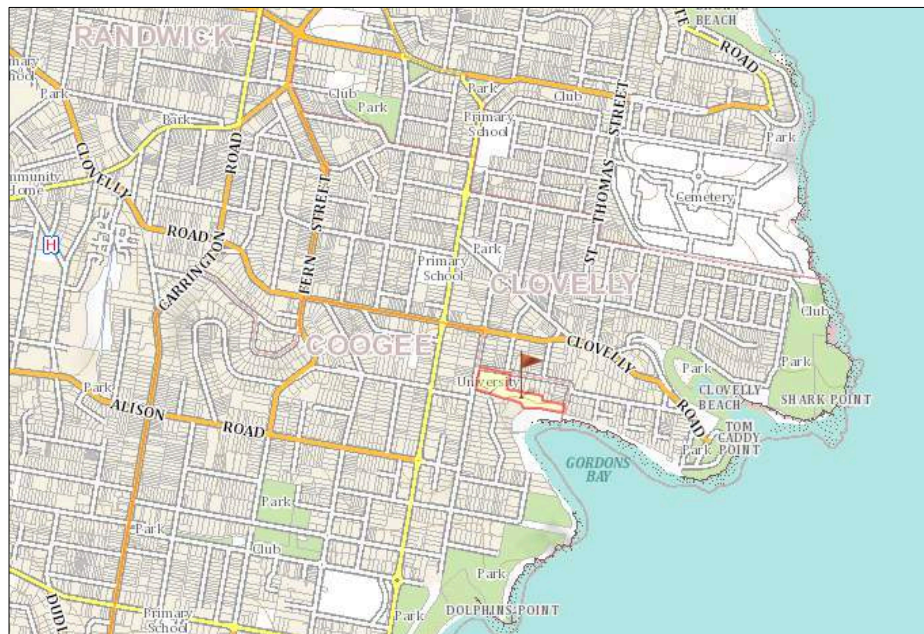
- ENTS Tree Consultancy, *UNSW Coogee Campus, Arboricultural Impact Assessment.* Draft Report dated 20 May, 2016.
- FJMT, *Cliffbrook Campus Development, Architectural Design Statement.* Dated April 2017.
- MDCA, *Aboriginal Cultural Heritage Assessment Report, UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee.* Draft Report, March 2017.
- MDCA, *UNSW Cliffbrook Campus Redevelopment, 41-54 Beach Street, Coogee, Eastern Suburbs, NSW: Historical Archaeological Assessment (European Heritage) + Research Design and Excavation Methodology.* Report dated 3 March, 2017.

## 1.7 Site Identification

### 1.7.1 Location and Campus Boundaries

The UNSW Cliffbrook Campus is located at No. 45 Beach Street, Coogee. The Campus has frontage to Beach Street, Battery Street and Gordons Bay. The Campus is identified as Lot 1 D.P. 8162 and Lot 1 D.P. 109530.

Figure 1 shows the location of the Campus within the wider area.



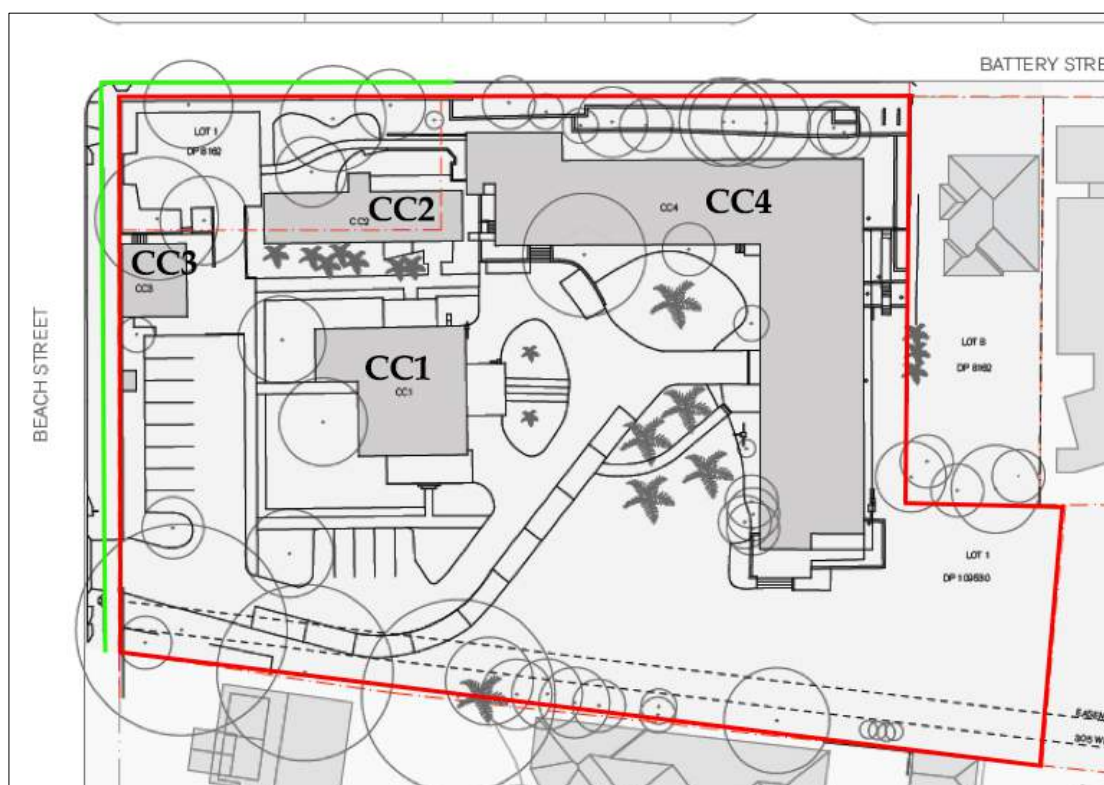
**Figure 1: Location of the site within the City of Randwick.**  
NSW Lands Department (SIX Maps).

### 1.7.2 Defining the Study Area

Figure 2 identifies the boundaries of the UNSW Cliffbrook Campus. The *CMP 2017* is concerned with the western-most part of the Campus only, referred to as the Study Area. The eastern part of the Campus is not considered by the *CMP*. The red lines in Figure 3 identify the boundaries of the Study Area. The Study Area comprises all of Lot 1 D.P. 8162 and part of Lot 1 D.P. 109530. These boundaries comprise the curtilage for the local and state heritage listings. The green lines in Figure 3 identify the extent of the nineteenth century stone boundary walls. 'CC1', 'CC2' etc. relate to the table in Section 1.7.3 and identify the buildings on the site.



**Figure 2: The Campus Boundaries.**  
NSW Lands Department (SIXMaps).



**Figure 3: The Study Area and the Principal Elements Within it.**

Base plan: FJMT. Annotations: WP Heritage.

### 1.7.3 Site Identification Summary

<b>Address</b>	No. 45-51 Beach Street, Coogee.
<b>Land Title</b>	Lot 1 D.P. 109530 and Lot 1 D.P. 8162.
<b>Owner</b>	University of New South Wales.
<b>Local Government Area</b>	City of Randwick Council.
<b>Land Use Zoning</b>	The upper (western) part of the site is zoned 'SP2 Educational Establishment.' The lower (eastern) part of the site is zoned 'RE2 (private recreation).'
<b>Principal Planning Control</b>	<i>Randwick Local Environmental Plan 2012.</i> <i>NSW Heritage Act 1977.</i>
<b>Original Grant</b>	Lewis Gordon (Portion 386), 9 September, 1845.
<b>Principal Built Elements</b>	Building CC1: <i>Cliffbrook</i> , c.1922. Building CC2: Former Garage, c.1922-1924. Building CC3: Single Storey Brick Building, c.1953-58. Building CC4: Two-Three Storey Brick Building, constructed in stages between c.1950s-1970s. Boundary walls: constructed in two phases during the nineteenth century.
<b>Heritage Status (statutory)</b>	Listed on the State Heritage Register, under the auspices of the <i>NSW Heritage Act 1977</i> . Listing No.:



	<p>00609. The listing reads 'Cliffbrook', No. 45-51 Beach Street, Coogee. The listing boundary is: Lot 1 D.P. 8162 and part of Lot 1 D.P. 109530.</p> <p>Listed as an item of state significance by Schedule 5 Part 1 of the <i>Randwick LEP 2012</i>. Listing No.: 153. The listing reads 'Cliffbrook, Edwardian villa', No. 45-51 Beach Street, Coogee. The listing boundary is: Lot 1 D.P. 8162 and part of Lot 1 D.P. 109530.</p>
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## 2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT OF THE SITE

### 2.1 Preamble

The *CMP 2017* that accompanies this application provides a detailed history of the site. The following provides a brief summary only.

### 2.2 Original Occupation

While an Aboriginal history is not provided for, it is acknowledged that the Eora people occupied the area across the southern shores of Sydney harbour, from Botany Bay in the south to Parramatta in the west. The northern shores of Botany Bay lie within the traditional lands of the Kameyal people.<sup>2</sup> 'Coogee' is thought to be an Aboriginal word; its meaning is disputed but is most often cited as making reference to the smell of the seaweed often washed up on the beach.

### 2.3 The Site Before 1850

At the time of European colonisation in January 1788, all land was declared to be Crown Land. Present day Randwick lies well outside the first boundaries of the township of Sydney established by Governor Phillip in December 1792. From January 1793, successive governors granted land outside of the boundaries of Sydney to private individuals in order to open up the country and augment the Colony's food supplies. Much of the land in present-day Randwick, while having resources that could further settlement, was considered unsuitable for agriculture and thus left essentially undisturbed during the first period of settlement.

The first land grants in the present-day Randwick area were made in the early 1820s. The subject site remained in Crown hands until the 1840s. When it was later brought under the provision of the *Real Property Act* in 1899 as part of a larger estate, a number of original grants were cited: three grants made to Lewis Gordon, government surveyor, between 1845 and 1846; and grants made to John Stewart in 1846 and John Thompson in 1856. These grants are as follows:

- 4 acres, 1 rood. Granted to Lewis Gordon, 9 September, 1845.
- 1 acre 3 roods and 10 perches. Granted to Lewis Gordon, 22 September, 1846.
- 2 acres, 3 roods and 30 perches. Granted to Lewis Gordon, 22 September, 1846.
- 2 acres. Granted to John Stewart, 22 September, 1846.
- 6 acres and two roods. Granted to John Thompson, 29 October, 1856.<sup>3</sup>

<sup>2</sup> Pauline Curby, *Randwick*, NSW, Randwick City Council, 2009, p.18.

<sup>3</sup> Cited in Primary Application No. 11271. NSW LPI.

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The area of the site subject to local and state heritage listings, stands on the grant of 1 acre, 3 rood and 10 perches made to Gordon in September 1846.

According to the *Conservation Plan 1993*, Lewis erected a residence on his land, 'however, no record of it can be found to date.'<sup>4</sup> Evidence that Lewis lived in the area is provided by an advertisement in *The Sydney Morning Herald* in April 1849 for a land sale on the 'Coogee Bay Main Road.' According to this advertisement, the land for sale was located close to the 'residence of Lewis Gordon Esquire.'<sup>5</sup>

The land title for the subject site between 1845 and 1856 is complex and has not been fully resolved. By 1856, Gordon's grants were owned by John Thompson, who enlarged the estate by purchasing two acres originally granted to John Stewart in September 1856 and by acquiring a 6 acre and two rood Crown grant in October of that year.

## **2.4 John Thompson and the Construction of a Mansion Called *Cliffbrook***

John Thompson was a local businessman and later Mayor of Randwick (1873). It is Thompson who is reputed to have built the first dwelling on the site to be known as 'Cliffbrook' in the late 1850s. The earliest reference to Thompson's *Cliffbrook* found in the Sydney press is a notice for the birth of his son there in May 1859.<sup>6</sup> For some years, *John Sands' Sydney and Suburban Directories* only listed the residents of Randwick alphabetically. John Thompson is listed among the residents of Coogee and later as residing within Beach Street, Coogee by these early directories.

A Metropolitan Water, Sewerage and Drainage Board plan (M.W.S. & D.B) dated 1893 shows that the original mansion stood south of the subject site (Figure 3). The stable complex, however, stood close to the corner of Beach and Battery Streets, upon the subject site. The plan shows the Beach Street wall supported by stone buttresses to its inner face. The Battery Street wall is also shown; the buttresses had not yet been constructed. Other evidence suggests that the Beach Street wall was erected prior to 1883, while the Battery Street was erected between c.1883 and 1893. The Battery Street wall, for example, is not visible in a historic photograph dated c.1883. Refer to Figure 4.

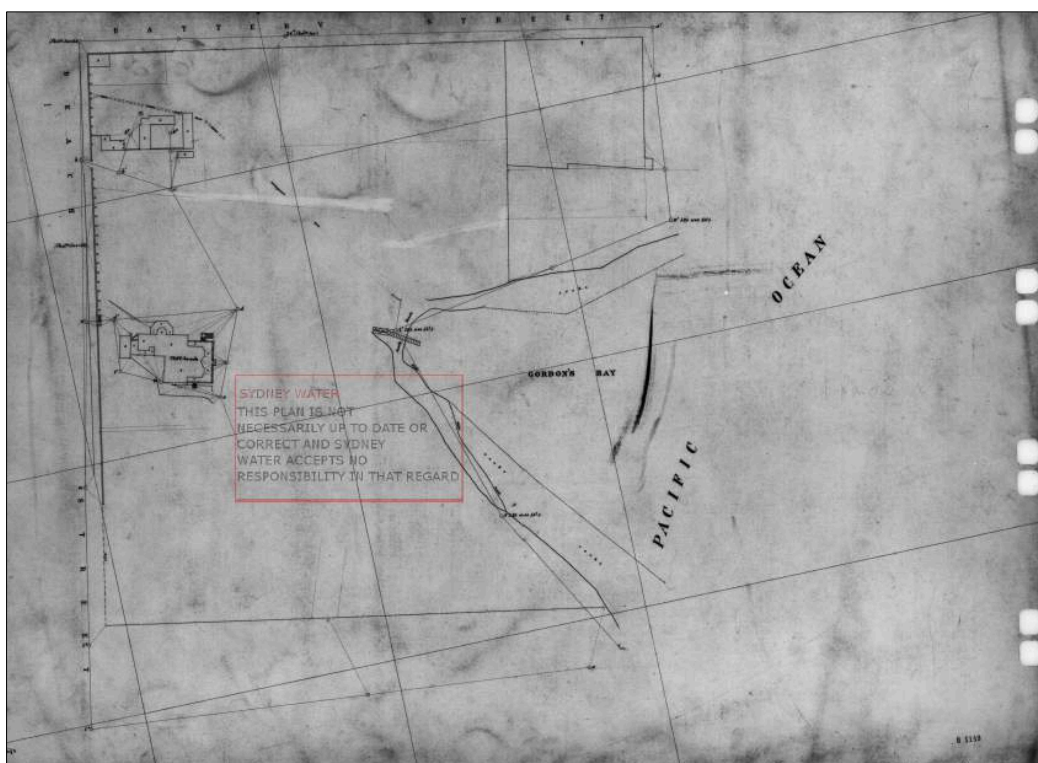
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<sup>4</sup> Cited in McDonald McPhee Pty Ltd in association with P & J Projects, *Conservation Plan for Cliffbrook*, 45 Beach Street, Coogee, for the University of NSW, March 1993, p.2.

<sup>5</sup> '8 Acres Land...', *The Sydney Morning Herald*, 3 April, 1849.

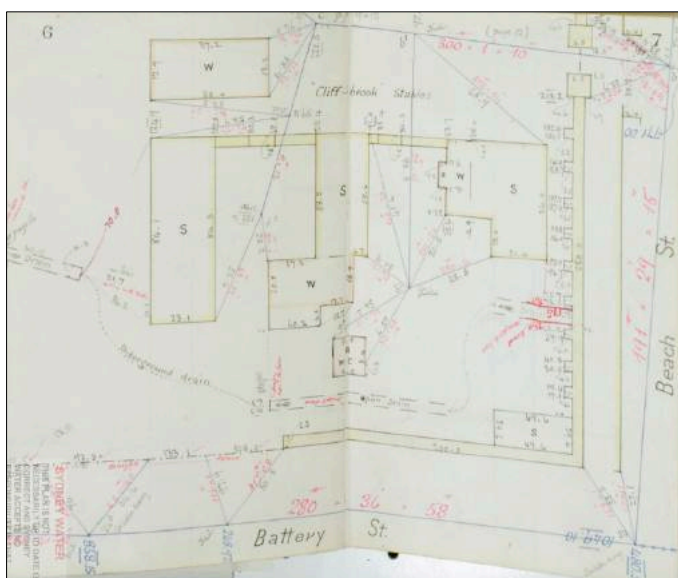
<sup>6</sup> 'Births', *The Sydney Morning Herald*, 28 May, 1859.





**Figure 3(a): Detailed Survey Branch, Department of Lands, Randwick Sheet No. 19, 25 September, 1893.**

Sydney Water Archives, PWDS 1544-S1149.



**Figure 3(b): Detail of the Field Book Survey used to produce the above plan.**

Sydney Water Archives.

Key: S: Stone; w: weatherboard.

Figure 4 shows the stone boundary wall along Beach Street, with the stable complex behind, in the early 1880s.



**Figure 4: Looking south along Beach Street, showing Cliffbrook, c.1883.**  
Randwick and District Historical Society.

The first *Cliffbrook* was erected during the period when the foundations of present day Randwick were laid. Although the population was sparse, Randwick was among the first municipalities created (1859). At this time, there were around 1,200 people living in the combined areas of Waverley, Bondi and Little Coogee in the late 1850s. The municipality was home to villa mansions, market gardens orchards and small-scale industries such as piggeries. The natural water reserves encouraged the establishment of noxious industries, such as tanneries and wool washing establishments.

Development in the area was slow during the years following incorporation. Only those wealthy enough to have an independent means of transport or those who worked in local industry could afford to live so far from Sydney. Even by 1870, when the number of dwellings in the municipality had reached 146, there were few roads, no water or sewerage supply and inadequate transport. Some services, such as a church, St. Jude's (current church 1861-1856) and Randwick Racecourse (1863), had, however, been established.

## 2.5 Subdivision of the Cliffbrook Estate

In 1881, *The Sydney Morning Herald* announced that *Cliffbrook*, along with 32 acres, had been sold for £12,500.<sup>7</sup> The new owner would appear to have been John Wilson.<sup>8</sup> In June of that year, advance notice was given of the subdivision of the estate. In early October, the first auction of lots on the Estate was held.<sup>9</sup>

In November 1886, *Cliffbrook*, with grounds of seven a half acres, was put up for sale. The property did not sell until the late 1880s/early 1890s, when it was acquired by George Hill. The Bank of New South Wales took possession of the estate in 1900.

<sup>7</sup> 'Property Sales', *The Sydney Morning Herald*, 16 April, 1881.

<sup>8</sup> Refer to the Schedule attached to Primary Application No. 11271. NSW LPI.

<sup>9</sup> 'Births', *The Sydney Morning Herald*, 18 November, 1881.

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## 2.6 The New Cliffbrook House

### 2.6.1 Sir Denison Miller

In 1907, *Cliffbrook*, still owned by the Bank of New South Wales, was occupied by Denison Miller, later Sir Denison Miller, a senior employee of the Bank. Miller remained after the property was sold on 6 December, 1912 to Mary Ethel Taylor. Three years, later, on 18 November, 1915, Miller purchased the property.<sup>10</sup> By the time that Denison Miller acquired *Cliffbrook*, he was the first Governor of the Commonwealth Bank of Australia.

In the early 1920s, Miller constructed a new residence on his land. This residence took the name *Cliffbrook* and is the building marked 'CC1' in Figure 3. The original *Cliffbrook* became known as *Gordon Court*. It stood until demolished it was demolished in 1976.

The *Conservation Plan of 1993* gives a construction date for the new *Cliffbrook* of 1920. An advertisement dated 1924 describes it as being constructed within the 'last two years.'<sup>11</sup> A construction date of c.1922 is thus suggested. Two potential architects are identified by other sources: E.A. Scott and T.M. Scott (identified by the National Trust and Register of the National Estate listings) and John Kirkpatrick. As outlined further in the *CMP 2017*, another potential candidate is Miller's son, John King Miller, who was an architect. It is possible that Miller designed the dwelling under the supervision of Kirkpatrick, with whom he worked. The advertisement of 1924 also identifies the stone garage, which still stands and is marked 'CC3' in Figure 3.

Figure 5 provides an undated photograph of *Cliffbrook* and the garage, likely to have been taken soon after the dwelling was completed.



**Figure 5: Cliffbrook House, undated.**  
Randwick Library.

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<sup>10</sup> Certificate of Title Volume 1326 Folio 25. NSW LPI.

<sup>11</sup> 'The Estate of the Late Sir Denison S.K. Miller', *The Sun*, 12 March, 1924.

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Sir Denison Miller died suddenly at *Cliffbrook* on 6 June, 1923. *Cliffbrook* was conveyed to businessman George Wilkie-King and to Lillias Marguerite Wilkie-King on 27 October, 1924.<sup>12</sup> The estate was subdivided, leaving the house with two acres, 2 roods and 34 perches of land. This land now comprises the majority of the UNSW Campus.

*Cliffbrook* was sold to grazier Norman Weeks Burdekin in 1933 and was subsequently tenanted.

### 2.6.2 Australian Army: School of Hygiene and Sanitation

According to the Conservation Plan prepared for the site in 1993, the site was used during World War II as the School of Tropical Medicine. No primary evidence has been found to support this assertion. The only school of tropical medicine in Sydney at this time appears to have been the Commonwealth Department of Health's School of Public Health and Tropical Medicine at the University of Sydney.<sup>13</sup>

Records held by the National Archives reveal that *Cliffbrook* was used by the Australian Army, not as a school of tropical medicine, but as the School of Hygiene and Sanitation.<sup>14</sup> The School was set up in 1941. An article in *The Sydney Morning Herald* of 14 May, 1941 noted that:

‘The 30 students of the school will live in tents in the two and a half acres of grounds...Lecture and meeting rooms, library, laboratory and quarters for the instructional staff will be provided in the large existing house.’<sup>15</sup>

In 1942, a Special Representative from *The Age* (Melbourne) visited an army school of hygiene ‘somewhere in Australia’ noting that:

‘...there is no subject of greater importance to a modern army than the preservation of health of the individual soldier and the preservation of health of the individual soldier and the preservation of disease. One of the greatest obstacles encountered in achieving this objective is ignorance. In view of this the Australian army authorities have established a school of hygiene and sanitation. This is the only school of its kind in this country, and to it are sent regularly the sergeants who receive a thorough course of instruction, with practical demonstrations and examinations. When they have completed the course, they return to their units to ‘spread the gospel’....

The system of education adopted at the school is not only to give lectures on hygiene and prevention of disease, but, by means of models set out in the grounds, to show how it is possible for units in the field to build out of simple materials effective means of maintaining good health a.... For example, one such model shows how a practical field incinerator may be built out of empty bully beef tins. Emphasis is laid upon the necessity of ensuring pure food and water, care of the clothing and proper rest and recreation...’<sup>16</sup>

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<sup>12</sup> Certificate of Titles Volume 2652 Folios 205 and 206, now Volume 3697 Folio 130. NSW LPI.

<sup>13</sup> McDonald McPhee Pty Ltd in association with P & J Projects, Conservation Plan for *Cliffbrook*, 45 Beach Street, Coogee, for the University of NSW, March 1993. Search for other Schools of Hygiene done through Sydney newspapers and telephone directories.

<sup>14</sup> Reference to files held by the National Archives: *Clovelly (Access of Cliffbrook, beach Road, for the School of Hygiene and Sanitation, Australian Army) (Property File) (Box 1200)*. Citation: NAA: SP857/10, PR/1430 PART 1.

<sup>15</sup> ‘School of army Hygiene: Clovelly Establishment’, *The Sydney Morning Herald*, 14 May, 1941.

<sup>16</sup> ‘Another Line of Defence’, *The Age* (Melbourne), 15 September, 1942.

This school is likely to have been at *Cliffbrook*.

Figure 6, an aerial photograph dated 1943, shows tents/small huts set up in the grounds of *Cliffbrook* in an orderly fashion, indicative of a military use. This photograph also shows the pattern of pathways and vegetation patterns on the site at this time. There is a building in the location of the building marked 'CC2' in Figure 3. This building is not 'CC2' but a building long since demolished. The only structures still standing from this period are the boundary walls, *Cliffbrook* ('CC1' in Figure 3) and the garage ('CC3' in Figure 3).



**Figure 6: NSW Lands Department, 1943.**  
NSW Lands Department.

On 21 August, 1947, *Cliffbrook* was transferred to Edwin Charles Potts, picture theatre proprietor and James Robert Prattis, chemist. A new Certificate of Title was issued for 2 acres, 3 roods and 16 perches, suggesting a boundary adjustment.<sup>17</sup> Potts and Prattis' ownership was short-lived. On 15 April, 1948 and 17 June, 1948 the site was transferred to the Commonwealth of Australia with the intention that it be used for the Department of Social Services.<sup>18</sup>

## **2.7 Under Government Ownership**

### **2.7.1 Department of Social Services**

From 1949 until 1952 *Cliffbrook* was used by the Department of Social Services as a rehabilitation centre.<sup>19</sup> The centre was for the 'physical and mental rebuilding' of returned service men, one of a number of services provided by the Commonwealth to assist returned service men and women in returning to 'civvy street'.<sup>20</sup>

<sup>17</sup> Certificate of Title Volume 3697 Folio 130 now Volume 5727 Folios 127 and 128. NSW LPI.

<sup>18</sup> Certificates of Title Volume 5727 Folios 127 and 128 now Volume 6681 Folio 186. NSW LPI.

<sup>19</sup> Sydney Telephone Directories.

<sup>20</sup> 'Civvy Street', *Newcastle Morning Herald and Miners' Advocate*, 11 July, 1946.



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### 2.7.2 Australian Atomic Energy Commission

From 1953 until 1981, the site was the headquarters of the Australian Atomic Energy Commission (AAEC), later renamed the Australian Nuclear Science and Technology Organisation (ANSTO). The transfer to the AAEC was not finalised until June 1959.<sup>21</sup> AAEC used the site for administrative purposes; their experimental works were all located at Lucas Heights, a much larger, purpose built facility.

The AAEC had come into being in November 1952 and obtained statutory basis on 15 April, 1953 when the Atomic Energy Act (1953) came into effect. The three main responsibilities of the Commission were as follows:

- To promote the search for, and mining and treatment of, uranium in Australia with power to buy and sell on behalf of the Australian Government;
- To develop practical uses of atomic energy by carrying out and assisting research, constructing plant and equipment and employing and training staff; and
- To collect and distribute information on uranium and atomic energy.<sup>22</sup>

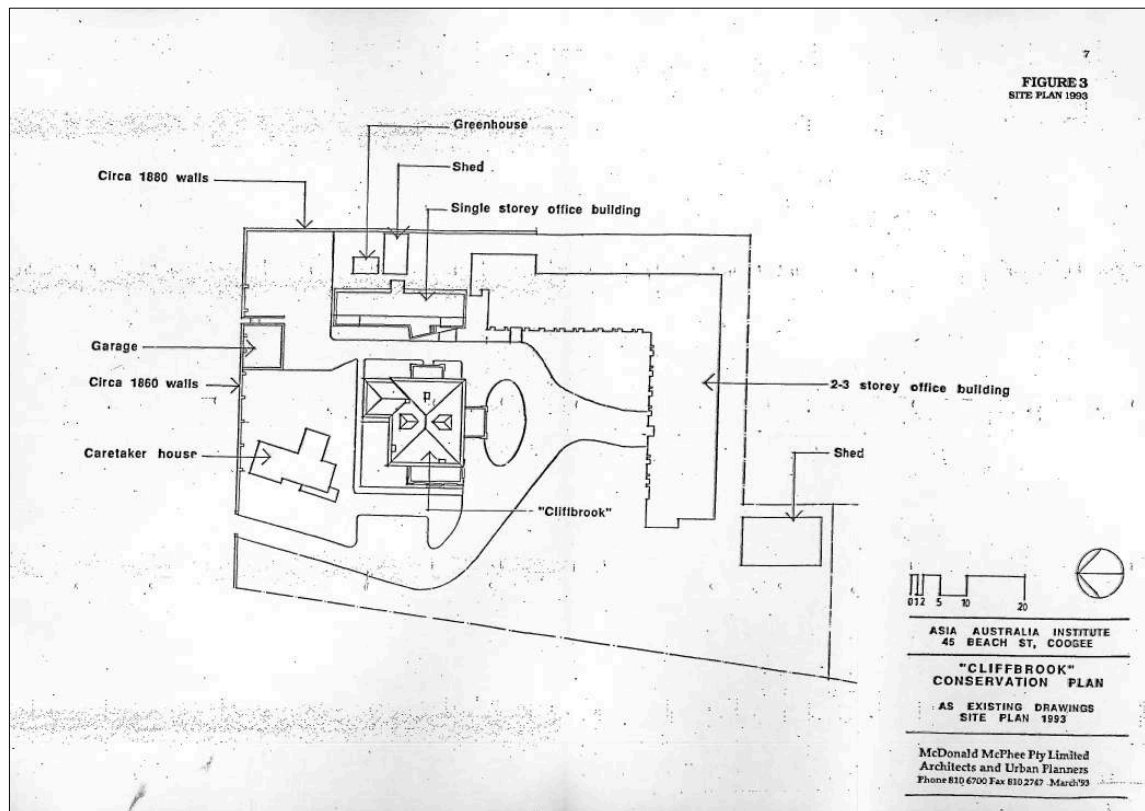
The AAEC carried out extensive works on the site, most notably the construction of three brick buildings: a single storey brick residence (erected 1958 and since demolished); a single storey brick office building (erected before c.1958 and marked 'CC2' in Figure 3) and a two-three storey office building (erected in stages from before c.1958 and marked 'CC4' in Figure 3). AAEC also constructed two fibro buildings and a small greenhouse (erected 1959), since demolished. It is noted that the original architects of Buildings 'CC2' and 'CC4' have not been identified. Architects known to have carried out later alterations and additions to these buildings during the period of AAEC occupation include Budden Nangle and Michael and Edwards, Madigal, Torillo and Partners. Alterations were also carried out to *Cliffbrook* (Building CC1) in 1963-1964.

The AAEC vacated the site in 1981. Between this time and 1993 it was empty, except for a caretaker. Figure 7 provides a plan of the site in 1993, showing the buildings that existed on the site by the end of the AAEC's period of occupation, including the now demolished caretaker's house, sheds and greenhouse.

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<sup>21</sup> Certificate of Title Volume 6681 Folio 186. NSW LPI.

<sup>22</sup> National Archives of Australia Fact Sheet 253.



**Figure 7: Cliffbrook in 1993.**  
Conservation Plan 1993.

A Permanent Conservation Order was placed on the property on 28 October, 1988.

## 2.8 UNSW

By 1993, the site was owned by the University of NSW, who commissioned a Conservation Plan (McDonald, McPhee Pty Ltd). In August 1993, Council approved Development Application No. 202/93 for the restoration and refurbishment and partial demolition of the existing buildings on the site and the conversion of their use to facilitate the research activities of the UNSW.

The site was listed on the State Heritage Register on 2 April, 1999.

Works carried out under DA 202/93 included removal of the caretaker's residence and greenhouse, erection of new external sunscreens on the eastern and western elevations of Building CC4 and internal works to Buildings CC3 and CC4. Works to Building CC1 (*Cliffbrook*) included:

- New inlay design at the front entrance.
- Restoration of windows and doors.
- Minor changes to the floor plan.
- Restoration of fireplaces.
- New kitchen fit out at ground floor level.
- New bathroom fits out at ground and first floor levels.

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Works to the former Garage (Building CC2) included:

- Installation of new doors in the eastern elevation.
- Internal works.

Extensive new landscaping works were also carried out at this time.

Following the execution of the above works, *Cliffbrook* became the home of the UNSW's Asia-Australia Institute, the Australian Taxation Studies Program and other University activities.

The Asia Australia Institute was established in 1990 under the directorship of Dr. Stephen Fitzgerald to promote the networking of leaders in politics and economies in the countries of the region to ensure Australia's participation as an equal contributory to this community and education in Asia's customs, culture and languages. The Institute used *Cliffbrook* for administration, conferences and conventions. Some of the programmes organized by the Institute included the Asia Leaders Forum (1993-2001), the Australia in Asia Series (1997-2003), the Asia Skills Programme (1992-2003) and the Malaysia-Australia Dialogue. Following Professor Fitzgerald's retirement at the end of 2003, the Asia-Australia Institute was absorbed into the International Advancement Programme within the Division of Institutional Advancement from 1 January 2004 and thus effectively ceased to exist.<sup>23</sup>

The Australian Taxation Studies Programme was a research and educational facility specializing in tax education through the use of techniques such as video and audio conferencing and production of extensive teaching materials.<sup>24</sup>

The only occupants of the site in 2017 are the UNSW Press, who occupy part of Building CC4. *Cliffbrook* and Buildings CC2 and CC3 are unoccupied.

### **3.0 SITE ASSESSMENT**

#### **3.1 The Site and the Study Area**

The *CMP 2017* provides a detailed site description. The following provides a brief summary only.

For the following, refer to Figure 8, an aerial photograph over the site, and to the survey that accompanies this application. The red line identifies the site boundaries. The area to the left of the broken red line comprises the Study Area identified in the *CMP 2017*. This is the part of the site with which this statement is concerned.

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<sup>23</sup> Re-Development Application – 45 Beach Street, Coogee (E), 68/45/D-202/93. Randwick Council.

<sup>24</sup> *Ibid.*





**Figure 8: Aerial photograph over the site.**

NSW Lands Department; annotations by WP Heritage.

As demonstrated by Figure 8 and the survey that accompanies this application, the site is irregular in shape and comprises two lots of land. The site has two street frontages: a 63.155m frontage to Beach Street (western boundary) and a 64.36m frontage to Battery Street (part of the northern boundary). Part of the southern boundary fronts the reserve above Gordons Bay. The site area is 1.226ha. The site falls around 7m from the north western corner to the south eastern corner.

Fencing/boundary wall types around the site vary. Of particular note in this regard are the buttressed sandstone block walls along the Beach Street boundary and the western part of the Battery Street boundary. The walls steps in height with the rise/fall of the streets. The *CMP 2017* and State Heritage Register listing sheet for the site notes that the stone walls were built in two phase; both are nineteenth century in origin.<sup>25</sup> The main entrance into the site is from Beach Street, through a pair of wrought iron gates that bear the insignia of the AAEC.

A large part of the site area- comprising the narrow eastern part of the site- comprises undeveloped ground with planting. With regard to the western part of the site, being the Study Area (marked by the perforated red line in Figure 8) a bitumen surfaced driveway enters the site through the gates described above from Beach Street, close to the southern boundary. This driveway leads to car parking on the western side of *Cliffbrook* (Building CC1) and into an oval shaped driveway on the eastern side of *Cliffbrook*. The buildings are surrounded by lawn with mature plantings, including Norfolk Island Pine trees and various species of palm tree. A large area of lawn lies to the south of Building CC4, running down to the lower part of the site. Reports by other identify the species of trees on the site.

Figures 9 to 16 illustrate the general character of the site. Refer also to the photographs in the *CMP 2017* and the following sections of this HIS.

<sup>25</sup> *Cliffbrook*, No. 45-51 Beach Street, Coogee. State Heritage Inventory Database No.: 5045282.



**Figure 9:**  
The Beach Street stone wall.



**Figure 10:**  
The Battery Street stone wall.



**Figure 11:**  
Entrance gates from Beach Street.

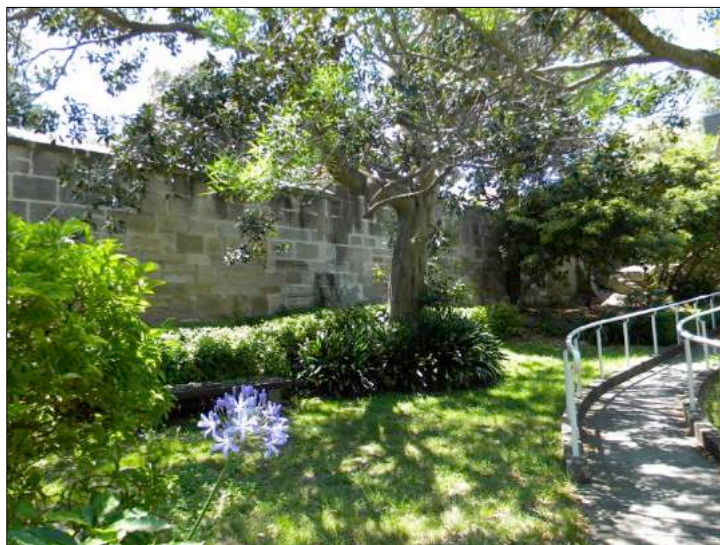




**Figure 12:**  
Looking north along  
the car parking on the  
western side of  
*Cliffbrook* (Building  
CC1).



**Figure 13:**  
Looking east along the  
pathway between  
*Cliffbrook* and  
Building CC2.



**Figure 14:**  
Garden between the  
Battery Street wall  
and Building CC2.



**Figure 15:**  
The outer arm of the oval driveway on the eastern side of *Cliffbrook*, showing the view towards Building CC4.



**Figure 16:**  
Lawn to the south of Building CC4.

## 3.2 The Buildings

The *CMP 2017* provides a detailed site description. The following provides a brief summary only.

### 3.2.1 Building CC1: *Cliffbrook*

#### 3.2.1.1 Exterior

*Cliffbrook* is a free standing two storey dwelling in the Interwar Free Classical Style. The walls are constructed of dark liver brick, with sandstone quoining and detailing, including sandstone window and door heads and sills and a stone course between the ground and first floor levels. Windows are timber framed, double hung sash windows with multiple panes to each sash. There are multiple paned timber framed french doors with top lights at ground and first floor levels on the northern and southern elevations.

The roof is hipped and clad in slate and has wide timber lined bracketed eaves. There are two small hipped roof vents, with fixed timber louvres, in the eastern and western roof planes. Four brick chimneys with stone capping rise above the roof.



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The **principal elevation** is the eastern elevation. The elevation is dominated by a centrally positioned stone port-cochere with tapered stone columns and a lined roof with simple cornice detail. Openings are symmetrically arranged. The front door is located beneath the port-cochere, with an alcove, and comprises timber framed doors with large glazed panels and stone hood above. The alcove has a terrazzo floor. There are two small windows to either side of the door. At first floor level, and centered above the front door, there is a stone framed arched recess. The arched stair window lies within this recess. Doors within the side walls of the recess provide access to the port-cochere roof, which is finished in modern tile. There is a window located to either side of the porte-cochere at ground and first floor levels.

The **northern elevation** of the principal building form has a centrally positioned stone porch detailed to match the porte-cochere described above. The porch has a raised terrazzo floor edged in stone. An offset french door with top light opens onto the porch. Similar doors, in the same position, open onto the roof of the porch at first floor level. To either side of the porch there is a window at ground and first floor level.

The **southern elevation** of the principal building form has a larger, offset, porch than the porch on the northern side. This porch is, however, detailed in the same manner. Three sets of french doors with top lights and full length timber shutters open onto the porch at ground floor level and onto first floor level. To the west of the porch, there is a window at ground and first floor level.

The **western elevation** of the principal building form has regularly spaced windows at ground and first floor level. Figure 50 illustrates the western elevation of the principal building form.

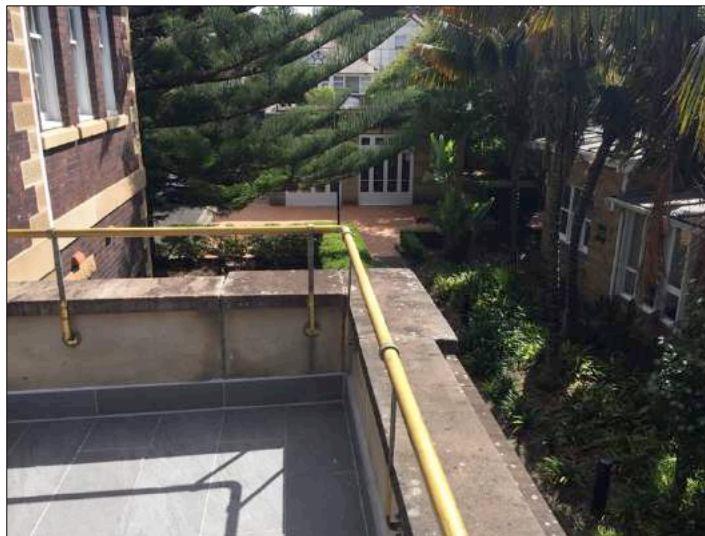
Figures 17 to 23 illustrate the exterior of the principal building form of *Cliffbrook*.



**Figure 17:**  
Front, eastern,  
elevation.



**Figures 18 and 19: Northern elevation of the principal building form. Figure 19 shows the location of the proposed new accessible entrance.**



**Figure 20:**  
Showing the pipe railing and modern tiling on the northern porch at first floor level.



**Figure 21:**  
Southern elevation.





**Figure 22:**  
Showing the pipe  
railing and modern  
tiling on the northern  
porch at first floor  
level.



**Figure 23:**  
Western elevation of the principal  
building form.

There is a short two storey **rear wing** attached to the north western corner of the principal building form. The northern elevation extends seamlessly from the northern elevation of the principal building form. The northern elevation of the rear wing has two windows at ground floor level: one matching the windows of the principal building form (this window re-instated after 1993) and a small window with louvres to the top. At first floor level, there are three windows matching those described above.

The western elevation of the rear wing has a large infilled opening with stone lintel above, a small window with louvers to the top and a narrow four panel timber door. At first floor level, there are three windows matching those described above.

The southern elevation of the rear wing has a single panel door with narrow fanlight and pair of timber framed double hung sash windows (with one pane to each sash) and a brick sill lying under a stone lintel at ground floor level. At first floor level,

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there are three timber framed double hung windows detailed to match those described above.

Figures 24 to 27 illustrate the rear wing.



**Figure 24:** Northern elevation of the rear wing.



**Figure 25:** Western elevation of the rear wing.



**Figure 26:**  
Detail of the western elevation of the rear wing showing the blocked in porch and existing openings.





**Figure 27:**  
Southern elevation of the rear wing.

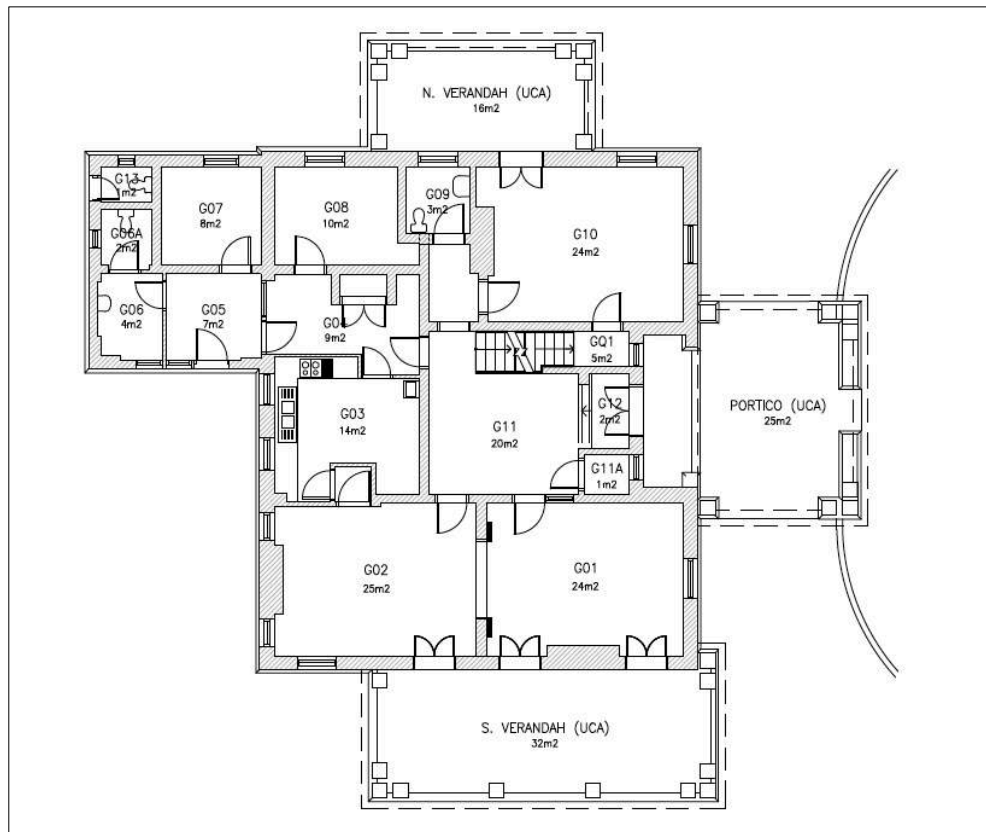
### 3.2.1.2 Interior

The interior floor plans are best understood with reference to Figures 28 and 29. A detailed fabric survey can be found in Appendix 3 of the *CMP 2017*. The following provides a brief description only.

The entrance hall and principal rooms within the principal building form- G01, G02, G10 and 11 and 101, 102, 104, 109 and IQ1-share common details. The floors are of timber boards, covered with carpet. Ceilings are patterned plaster ceilings with deep cove cornices. These ceilings and cornices are typical of the interwar period. Original timber skirtings, architraves, doors and the staircase are stained maple. The majority of original doors are single panel timber doors; there are a number of timber framed doors with leadlight. Some of the original timberwork has been painted. Fireplaces are open fireplaces with marble mantelpieces, brick interiors and glazed hearth tiles. It is noted that the mantelpieces in the upstairs rooms were missing in 1993. Windows at ground floor level have marble sills.

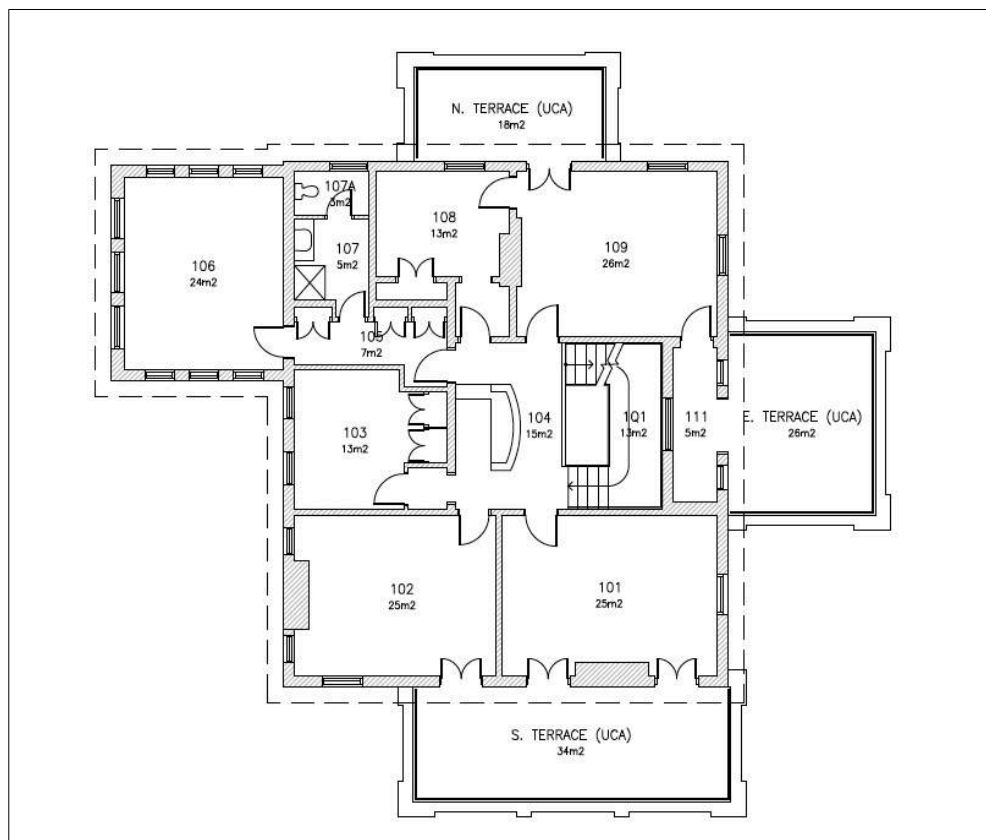
The kitchen fit-out at ground floor level- G03- was installed in c.1993. The ground floor bathroom- G09- and the first floor bathroom- 107 and 107A- retain terrazzo floors and some original wall tiling. Fixtures in these rooms and in the recent bathrooms at ground floor level- G06 and G06A- are mixed in date.

The remaining rooms are more simply detailed. Some original ceilings, cornices and doors have been replaced with plasterboard ceilings and quad cornices. It is noted that the room in the north western corner of the rear wing at first floor level has a later timber parquetry floor.



**Figure 28: Ground Floor.**

Plan provided by UNSW Information Services. Plan last modified May 2003.



**Figure 29: First Floor.**

Plan provided by UNSW Information Services. Plan last modified May 2003.

The following tables reproduces the fabric analysis of those rooms to which works are proposed from Appendix 3 of the CMP. Note: the Conservation Plan prepared in 1993 (*CP 1993*) uses different room numbers, which are provided in brackets.

**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.

**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.

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**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.

**Room G05 (CP 1993: Part of G11)**

Element	Comment
Floor	Modern tile floor over concrete (?)
Walls	Painted brick walls except western wall which is plasterboard.
Skirting	None.
Ceiling	Plaster; square set.
Cornice	None.
Doors and Architraves	South wall: To exterior. Flush panel painted timber door with fanlight. To G04: Painted timber ledged and braced door (original rear door). To G07: Painted flush panel door. To G06: Painted flush panel door. Architraves: Painted, simple in profile.
Windows and Architraves	South Wall: To exterior. Painted timber framed double hung window with one pane to each sash. Architraves: Painted, simple in profile.
Other	

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**Room G06 (CP 1993: Part of G11)**

Element	Comment
Floor	Modern tiles over concrete (?).
Walls	Painted brick; part tiled (modern). East wall: plaster board.
Skirting	Low; tiled.
Ceiling	Plaster, square set.
Cornice	None.
Doors and Architraves	To G05: Painted flush panel door. To G06A: Painted four panel timber door. Architraves: Timber, simple profile; painted.
Windows and Architraves	South wall: Painted, timber framed double hung sash window with 1 pane to each sash. Architrave: Timber, simple profile, painted.
Other	Modern bathroom fittings.

**Room G06A (CP 1993: Part of G10)**

Element	Comment
Floor	Modern tile over concrete (?)
Walls	Painted brick; part tile (modern).
Skirting	Tile.
Ceiling	Plaster; square etc.
Cornice	None.
Doors and Architraves	To G06: Painted four panel timber door. Architrave: Simple profile; painted.
Windows and Architraves	West wall: Small window. Timber panel to lower part and louvres to the upper part.
Other	Modern bathroom fittings.

**Room G07 (CP 1993: G08)**

Element	Comment
Floor	Carpet over concrete (?).
Walls	Rendered and painted.
Skirting	Low profile; painted.
Ceiling	Square set plaster.
Cornice	None.
Doors and Architraves	To G05: Painted flush panel door. Architrave: Low profile; painted timber.
Windows and	North wall: Painted timber framed double hung sash window, with 8

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Element	Comment
Architraves	panes to each sash. Architrave: Simple profile, painted timber.
Other	Strong room fittings noted in <i>CP 1993</i> and door to G08 removed and wall infilled.

**Room G08 (CP 1993: G07)**

Element	Comment
Floor	Carpet over timber boards.
Walls	Rendered and painted.
Skirting	Low profile; painted.
Ceiling	Plasterboard.
Cornice	Quad cornice.
Doors and Architraves	To Room G04: Painted four panel timber door. Architraves: painted, simple profile.
Windows and Architraves	North wall: Painted timber framed double hung sash window, with 8 panes to each sash. Architraves: Simple profile, timber, painted.
Other	Door to Room G07 noted in <i>CP 1993</i> removed and infilled.

**Room G09 (CP 1993: G06)**

Element	Comment
Floor	Terrazzo.
Walls	Rendered and painted; part original glazed tiles.
Skirting	Tiles (original).
Ceiling	Plaster, simple decorative.
Cornice	Plaster
Doors and Architraves	Stained single panel timber. Architraves: Stained, profiled timber.
Windows and Architraves	To north: Stained timber framed double hung window with 8 panes to each sash; obscure glass. Architraves: Stained, profiled, timber.
Other	Later bathroom fittings.

**Room G13 (CP 1993: Room 9)**

WC accessed externally only. No access was possible at the time of site visits were carried out.

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**Room 101 (CP 1993: U11)**

Element	Comment
Floor	Timber floor with carpet over.
Walls	Rendered and painted, except for west wall which is plasterboard. Painted timber picture rails.
Skirting	Profiled stained timber. Different profile west wall.
Ceiling	Plaster with simple pattern.
Cornice	Deep cove.
Doors and Architraves	To 104: Stained, single panel. South wall: Two sets of profiled stained multiple paned french doors with toplights. Architraves: Stained, profiled.
Windows and Architraves	East wall: Stained profiled timber double hung window with 8 panes to each sash. Architraves: Stained, profiled.
Other	Fireplace in the south wall with white marble mantle piece, brick interior and glazed tiled hearth. Mantlepiece not original.

**Room 102 (CP 1993: U10)**

Element	Comment
Floor	Timber floor with carpet over.
Walls	Rendered and painted, except for east wall which is plasterboard. Painted timber picture rails.
Skirting	Painted timber. Original to north and south walls only (?).
Ceiling	Plaster with simple pattern.
Cornice	Deep cove.
Doors and Architraves	To 104: Painted; single panel. South wall: One set painted multiple paned french doors with toplights. Architraves: Painted, profiled.
Windows and Architraves	South wall and west wall: Painted profiled timber double hung window with 8 panes to each sash. Architraves: Painted, profiled. Western window different profile.
Other	Fireplace in the west wall with white marble mantle piece, brick interior and glazed tiled hearth. Mantlepiece not original.

**Room 103 (CP 1993: U8 and U9)**

Element	Comment
Floor	Timber floor with carpet over.
Walls	Rendered and painted.
Skirting	Painted, low, no profile.

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Element	Comment
Ceiling	Plasterboard.
Cornice	Quad cornice.
Doors and Architraves	Painted, single panel door. Architraves: Simple profile, painted.
Windows and Architraves	West wall: Painted timber framed double hung window with 8 panes to each sash. Architraves: Simple, profiled; painted.
Other	Painted timber cupboards fitted in the eastern wall.

**Room 104 (CP 1993: U1)**

Element	Comment
Floor	Carpet over timber boards.
Walls	Rendered and painted with painted timber picture rail.
Skirting	Profiled timber; stained.
Ceiling	Plaster with simple pattern.
Cornice	Deep, plain.
Doors and Architraves	To 101: Stained single panel timber door. To 102: Stained single panel timber door. To 105: To 108: To 109: Architraves: Stained, profiled timber.
Windows and Architraves	None.
Other	Stained timber balustrade to stair (stained).

**Room 107/107A (CP 1993: U5)**

Element	Comment
Floor	Terrazzo
Walls	Rendered and painted. Original tiles to wc cubicle only. Later tiles to shower.
Skirting	Tile. Original tile to wc only.
Ceiling	Plasterboard with battening.
Cornice	Simple profile.
Doors and Architraves	To 105: Painted single panel door. To cubicle: Painted single panel timber door.
Windows and Architraves	North wall: Painted timber framed double hung sash window with eight panes to each sash. Architraves: Simple profile, painted.



Element	Comment
Other	Modern bathroom fittings.

**Room 108 (CP 1993: U3)**

Element	Comment
Floor	Carpet over timber boards.
Walls	Painted render with painted timber picture rail.
Skirting	Profiled; stained and painted.
Ceiling	Plain plaster
Cornice	Simple.
Doors and Architraves	To 104: Stained single panel timber door with stained profiled architraves. To 109: Single panel timber door with stained profiled architraves. Blocked in door (architraves retained) in western wall.
Windows and Architraves	Stained timber framed double hung sash window with 8 panes to each sash; profiled stained architraves.
Other	Deep built in cupboard with stained timber doors in southern wall.

**Room 108A (CP 1993: U4)**

Element	Comment
Floor	Timber floor with carpet over.
Walls	Rendered and painted with painted timber picture rails.
Skirting	Low, stained timber.
Ceiling	Plain plasterboard.
Cornice	Quad cornice.
Doors and Architraves	To 104: Stained single panel door. To 108: No door. Stained profiled timber architraves.
Windows and Architraves	None.
Other	

The following photographs illustrate typical interiors and finishes within *Cliffbrook* with a particular focus on the areas of proposed works. Figures 30 to 46 illustrate the ground floor area. Figures 47 to 53 illustrate the first floor. Room numbers are as used in Figures 28 and 29 and in the *CMP 2017*.



**Figure 30:**  
Main entrance hall (Room G11 in the *CMP 2017*) showing the staircase.



**Figure 31:**  
Door between G11 and G04. It is proposed to remove this door to provide access to the proposed lift. It is typical of the surviving original doors in the principal building form.



**Figure 32:**  
Ground Floor. Room GO1, marked Syndicate Dinning on the accompanying FJMT plans, showing the later bookcases fitted to either side of the window in the eastern wall. It is proposed to remove these bookcases.



**Figure 33:**  
Fireplace in Room G01.  
This marble fireplace is more ornately detailed than others. The inner brickwork and tiled hearth are typical.



**Figure 34:**  
Ceiling in Room G01.  
This ceiling is typical of the ceilings within the principal rooms at ground and first floor level.



**Figure 35:**  
Room G03. Western wall.  
Kitchen fitted out in 1993.  
It is proposed to remove this fitout and install a lift within this room.



**Figure 36:**  
**Room G03. North**  
**eastern corner.**



**Figure 37: Doors between Rooms G02 and G03. Neither door is original. It is proposed to remove the timber framed and glazed door.**



**Figure 38: Wall between G04 and G05. This was once an external wall.**



**Figure 39: Room G05, looking into Room G06. This room was once a porch. It is proposed to remove the wall between Rooms G05 and G06 and construct a new wall in a new position.**



**Figure 40: The southern wall of Room G05, being a later enclosure of a porch.**



**Figure 41: Room G06, four panel timber door.**



**Figure 42: Room G06, modern bathroom fitting in western wall.**



**Figure 43: Room G06A. It is proposed to remove the bathroom fitout and carry out other works in this space.**



**Figure 44: Room G07. It is proposed to remove this door and carry out works within this room.**



**Figure 45: Room G07.**



**Figure 46: Room G09. This bathroom retains a terrazzo floor and original wall tiling. It is proposed to create an accessible entrance through this room.**





**Figure 47:**  
Room 104. Later partitioning, which it is proposed to remove.



**Figure 48:**  
South eastern corner of Room 101.



**Figure 49:**  
Room 101. It is proposed to remove the plasterboard wall that divides this room from Room 102.



**Figure 50:**  
Room 108, looking into Room 108A. It is proposed to remove the wall, including the cupboard to enlarge the room.



**Figures 51 and 52: Rooms 107 and 107A. It is proposed to refit these rooms.**





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**Figure 53:**  
Cupboards in Room 103. It is proposed to remove the cupboards and the wall to provide for a lift.

### 3.2.2 Building CC2

#### 3.2.2.1 Exterior

Building CC2 is a long, narrow free standing, single storey building with pale orange face brick walls and low pitched roof clad in what appears to be rolled lead. The eaves are wide and lined. The building has timber framed windows with a single pane to each sash with brick sills. These windows are set individually or arranged in groups.

The principal elevation is the **southern elevation**. There is a wedged shaped covered entrance porch towards the eastern end of this elevation. Continuing west along the elevation, is glazed wall of timber framed windows, corresponding to the internal corridor. The roof height is raised behind this corridor to provide for narrow highlight windows. The eastern end of the elevation comprises a brick wall with an offset opening fitted with three timber framed double hung windows.

The irregularly spaced and grouped windows in the **northern elevation** have terrazzo frames.

There is a large offset opening in the **eastern elevation** fitted with three timber framed double hung window with a single pane to each sash and three toplights extending to the roof.

The **western elevation** is blind.

Figures 54 to 60 illustrate this building.



**Figure 54:**  
Southern elevation of CC2  
(western end).



**Figure 55:**  
Southern elevation of CC2  
(eastern end).



**Figure 56:**  
Southern elevation of CC2,  
showing the entrance  
porch at the eastern end.



**Figure 57:**  
**Northern elevation.**



**Figure 58:**  
**Eastern elevation.**



**Figure 59:**  
**Eastern elevation CC2.**



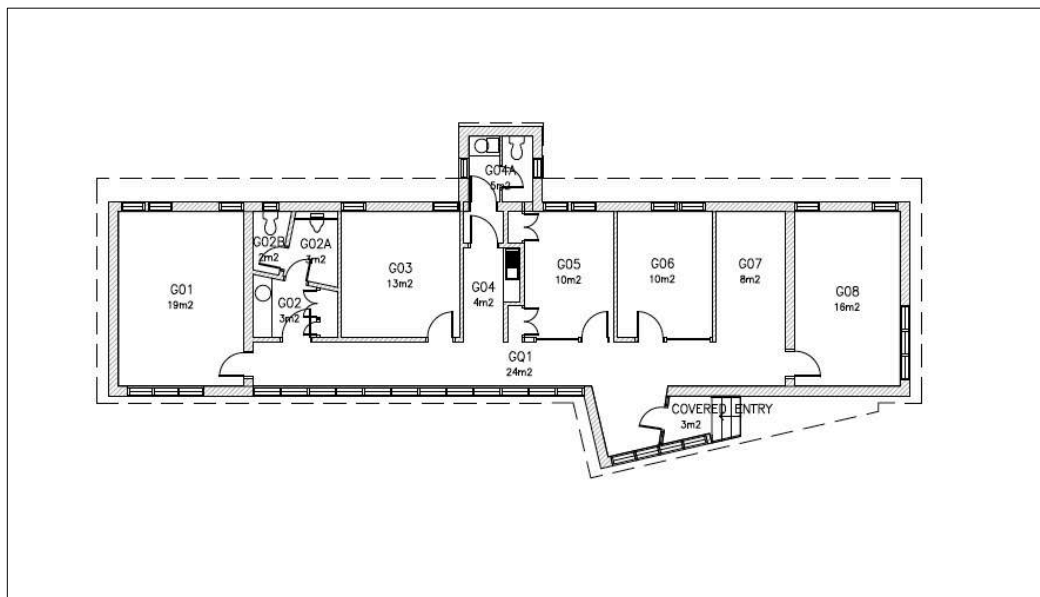


**Figure 60:**  
Roof of CC2.

### 3.2.2.2 Interior

The floor plan of this building is best understood with reference to Figure 61.

This building could not be accessed at the time that site visits were carried out. Views through windows indicate simple timber skirting boards and plaster board ceilings with timber architraves. Doors are single panel doors with simple timber architraves or modern metal framed and glazed doors. The kitchen and bathroom facilities were upgraded in 1993.



**Figure 61: Floor plan of Building CC2.**  
UNSW Information Services. Plan last modified July 2010.

Figures 62 to 64 illustrate the interior as visible through exterior windows.

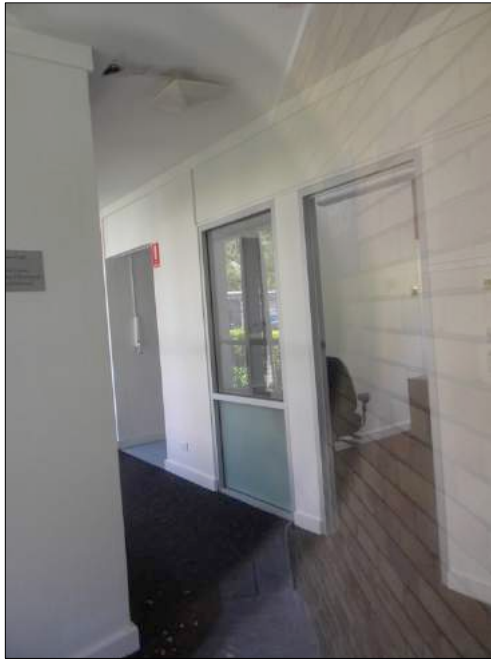


Figure 62: Looking along the corridor on the southern side from the front entrance.  
Figure 63: Looking into Room G04 showing modern refit.

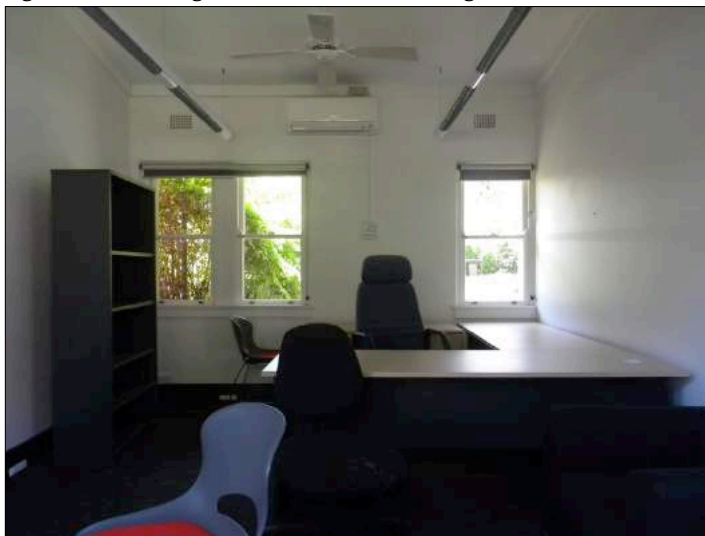


Figure 64:  
Room G01 at the western end  
of the building.

### 3.2.3 Building C3

#### 3.2.3.1 Exterior

Building C3, being the former garage, abuts the Beach Street wall. Recent research shows that it was constructed before 1924 and most likely in the early 1920s. The garage is constructed of sandstone block works and has a skillion roof clad in corrugated metal; a low parapet conceals the roof.

The principal elevation is the eastern elevation. There are two large openings in this elevation, fitted with bi-fold timber framed doors with top lights.

The northern elevation has a timber door with horizontal bracing and two timber framed casement windows. There is a door and window in the southern elevation.

Figures 65 to 70 illustrate the exterior of the building.



**Figure 65:**  
Eastern elevation.



**Figure 66:**  
Southern elevation.



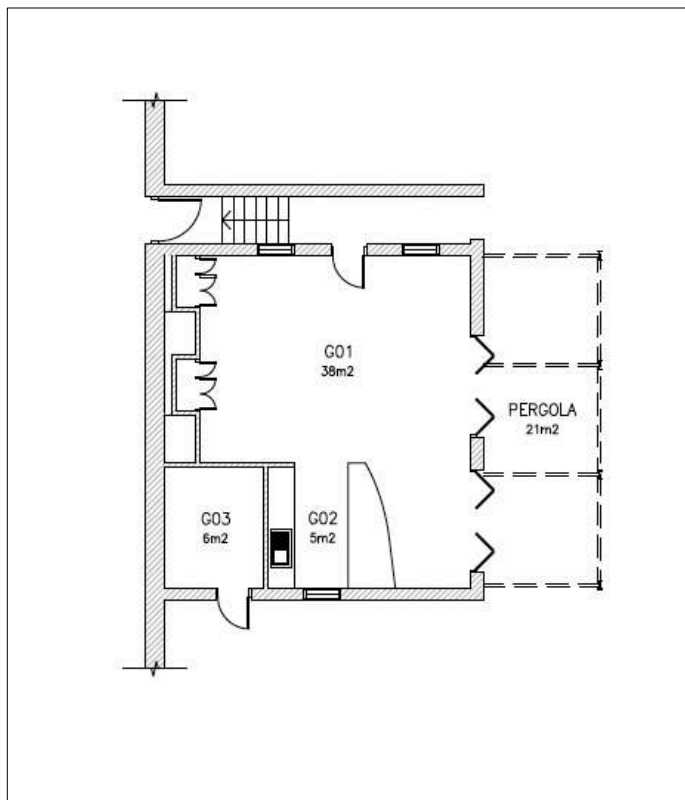
**Figure 67:**  
Northern and eastern  
elevations of the garage.



**Figure 68:**  
Northern elevation.

### 3.2.3.2 Interior

The internal floor plan is best understood with reference to Figure 69.



**Figure 69:**  
Floor Plan.

UNSW Information Services.  
Plan last modified September 2010.

Note: there is no pergola.

Only G01 was accessible at the time site visits were carried out. 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 70 to 73 illustrate this space.





**Figure 70:**  
Interior, looking east.



**Figure 71:**  
Interior, looking south.



**Figure 72:**  
Interior, south western corner.





**Figure 73:**  
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 pattern 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 74 to 81 illustrate the exterior of this building.



**Figure 74:**  
Building CC4 relative to  
Cliffbrook.



**Figure 75:**  
Looking east towards CC4,  
showing the southern  
elevation of the east-west  
wing and the western elvation  
of the north-south wing.



**Figure 76:**  
Western end of the southern elevation of the  
east-west running wing.



**Figure 77:**  
Northern end of the western  
elevation of the north-south  
running wing.



**Figure 78:**  
Detail of the openings with  
timber screens in the western  
elevation of the north-south  
running wing.



**Figure 79:**  
Southern end of the north-south  
running wing.



**Figure 80:**  
South eastern corner of the  
north-south running wing.

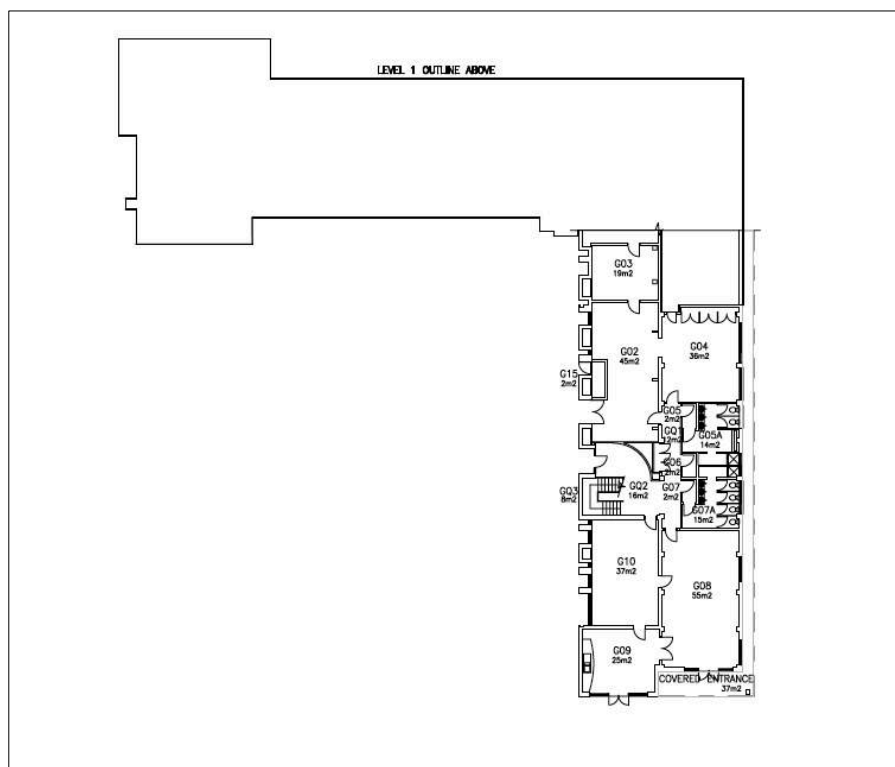




**Figure 81:**  
Looking south along the eastern  
elevation of the north-south  
running wing.

### 3.2.4.2 Interior

The interior floor plans are best understood with reference to Figures 82 to 84.



**Figure 82: Ground Floor.**

UNSW Information Services. Plan last modified June 2004.



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 85 to 94 illustrate typical spaces and finishes within this building.

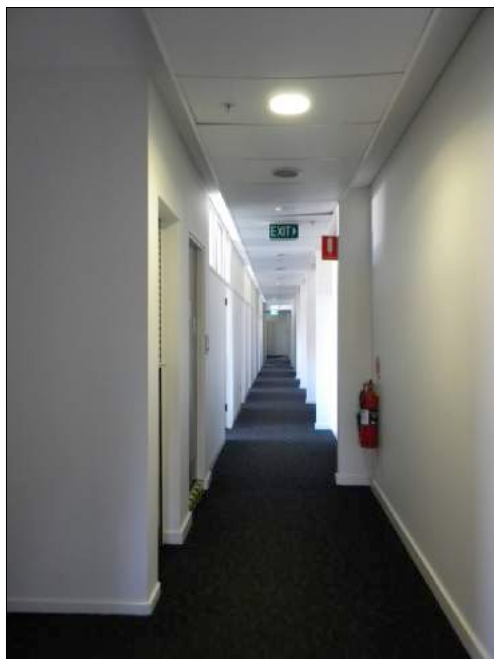


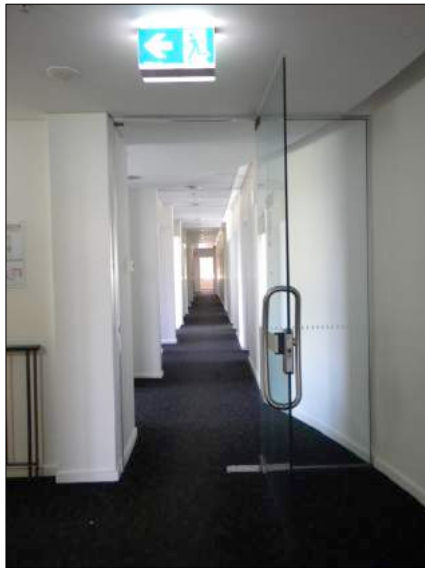
Figure 85: Hallway in the north-south running wing, Level 2.

Figure 86: 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 87: Typical room in the north-south wing (Room 210).

Figure 88: Typical kitchenette fitout on Level 2.



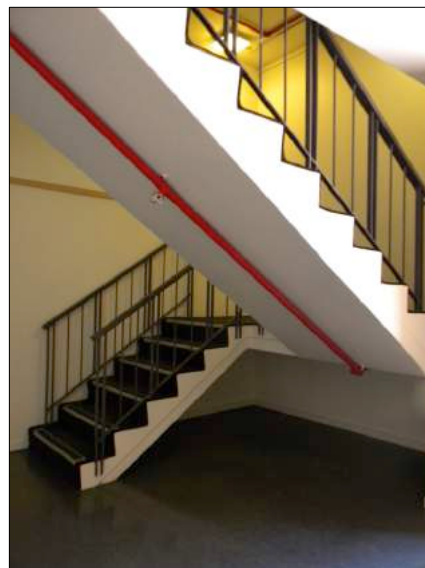
**Figure 89:**  
Hallway on  
Level 1 in the  
north-south  
wing.



**Figure 90:**  
Room at the  
southern end,  
Level 1 (Rooms 118  
and 118A).



**Figure 91:** 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 92:** Detail of the staircase at the southern end of the north-south wing.



**Figure 93:**  
**Room 118A.**



**Figure 94:**  
**Room 118.**

### **3.3 The Surrounding Area**

#### **3.3.1 The General Area**

As demonstrated by Figure 95 the site is located within a densely developed residential area. The main streets are aligned on a grid pattern. Lots are long and narrow, producing a pattern of closely spaced buildings.





**Figure 95: Aerial photograph over the site and the surrounding area.**  
NSW Lands Department, 2016.

### **3.3.2 Beach Street**

The site 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 site 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 site, 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 have undergone some form of alteration and addition. The predominate construction material is face brick, with hipped and gabled roofs clad in slate or tile. Refer to Figures 96 and 97.



**Figure 96:**  
Looking north along Beach Street towards Cliffbrook, showing the general character of the street.



**Figure 97:**  
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 98.



**Figure 98:**  
**No. 20 Gordon Street from**  
**Beach Street.**

To the north of the site, 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 site. This elevation is built on the Battery Street boundary. Refer to Figure 99.



**Figure 99:**  
**No. 43 Beach Street.**

Directly opposite the site 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 100 to 102.





**Figure 100:**  
Beach Street opposite the site.



**Figure 101:**  
Beach Street opposite the site.



**Figure 102:**  
Beach Street opposite the site.

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### 3.3.3 Battery Street

Battery Street to the north 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 site, 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 site, 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. Refer to Figures 103 to 107.



**Figure 103:**  
Adjoining property to the east  
of the site along Battery Street.



**Figure 104:**  
The rear of the adjoining  
property to the east of the site  
along Battery Street from  
within the Study Area.  
Building CC4 is visible on the  
far left hand side.



**Figure 105:**  
Looking east from the Study Area towards the rear of properties fronting Battery Street.



**Figure 106:**  
Battery Street opposite the site (No. 43 Beach Street).



**Figure 107:**  
Continuing east along Battery Street, opposite the site.

### 3.3.4 To the East

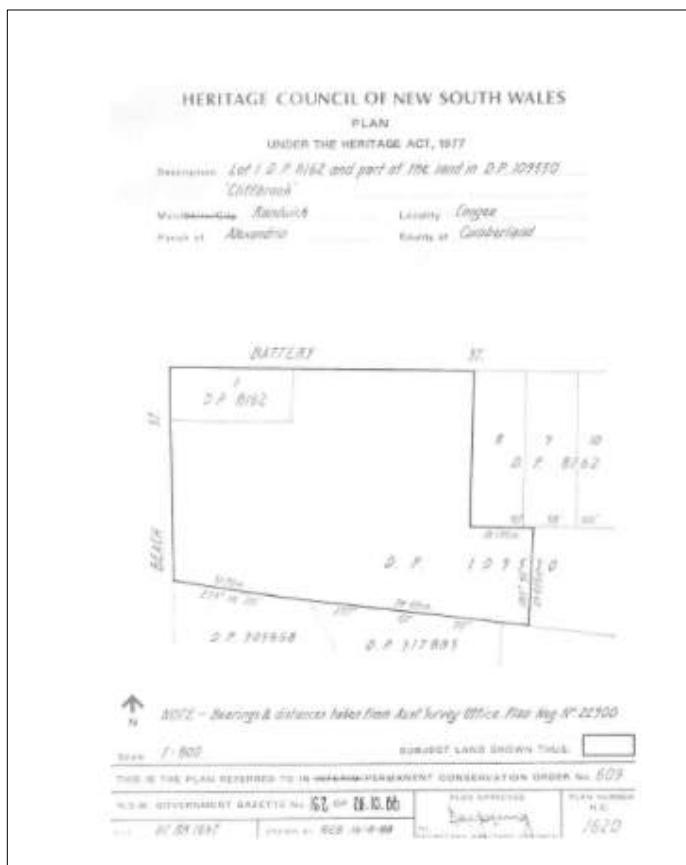
To the east of the Study Area, the site descends to the rocky, well vegetated Gordons Bay Reserve. This part of the site is heavily vegetated.



#### 4.1 Summary of Existing Statutory Citations and Listings for the Site

- Is listed by the State Heritage Register under the *NSW Heritage Act 1977*. The listing reads: 'Cliffbrook', No. 45-51 Beach Street, Coogee. The curtilage of the listing is: Lot 1, DP 8162; Part of Lot 1, DP 109530. Register No.: 00609.
- Is listed as a heritage item by Part 1 of the *Randwick LEP 2012*. The listing reads: 'Cliffbrook', Edwardian Villa, No. 45-51 Beach Street, Coogee. State significance. The curtilage of the listing is: Lot 1, DP 8162; Part of Lot 1, DP 109530. Listing No.: I53.
- Is not located within a Conservation Area as defined by Schedule 5 Part 2 of the *Randwick LEP 2012*.

Figure 108 defines the curtilage of the local and state listings. This is the area shown by Figure 8 and defined as the Study Area.



**Figur 108: Grænse af statens (og lokale) arvsregister.**  
Statsarvsregisteret.

## 4.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

There are no heritage items listed on the State Heritage Register, under the auspices of the *NSW Heritage Act 1977*, in the vicinity of the site.

Figure 109 shows the location of heritage items, listed by Schedule 5 Part 1 of the *North Sydney LEP 2013*, and Conservation Areas, listed by Schedule 5 Part 2 of the *North Sydney LEP 2013*, within the vicinity of the site. Heritage items are coloured brown or green and numbered. Conservation Areas are hatched in red and numbered. The site is marked '153' (see the arrow).



**Figure 109: Detail of the Randwick Heritage Plan.**  
*Randwick LEP 2012.*

The site adjoins the following heritage item:

- ***Two Storey Arts and Crafts House, No. 2 Gordon Avenue***

This item is marked '188' in Figure 109 above. Local significance. Lot boundary curtilage.

As described above, 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. As noted above, the sandstone wall across the front boundary of the site on Beach Street continues across the front of this property.

The State Heritage Inventory does not provide a statement of significance for this item. It is likely to have historic and aesthetic significance.

The principal view corridors to and from this item are from Gordon Avenue and Gordon Bay. Refer to Figure 110 below. Only the high-pitched roof the dwelling is readily visible from Beach Street because of the high sandstone wall across the Beach Street boundary. Refer back to Figure 98. The principal view corridors out of this item are to the east. The view corridor is likely to include the lower part of the subject site in an arch defined by the edge of Building CC4.



**Figure 110: No. 2 Gordon Avenue from Gordon Avenue.**

There are other items in the vicinity of the site, the closest being the *Electrical Substation No. 30*, No. 21S Flood Street (I23) and an Edwardian Cottage, No. 3 Quail Street (I98).

### 4.3 Integrity

Refer to the *CMP 2017* for a detailed assessment of integrity. With regard to the proposed works, the following is noted:

#### 4.3.1 The Site

The site demonstrates mixed integrity:

- The boundaries of the site have been altered over time. The existing site boundaries date from 1924, after *Cliffbrook* (Building CC1) was built.
- The stone walls were built in two phases between the mid nineteenth century and 1894.
- Paths of travel on the site have changed over time. The entrance appears to be in the same location as that shown on the 1894 survey. The gates date from the AAEC occupation.
- 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.
- Patterns of vegetation on the site have clearly changed over time. Most of the existing vegetation on the site dates from after 1943. The most notable pre-1943 plantings are two Norfolk Island Pines on the western side of *Cliffbrook*. These two plantings, together with a later, but still mature Norfolk Island Pines, are 'marker' trees in the landscape.
- A number of buildings are known to have stood within the Study Area and have since been demolished, including the original *Cliffbrook* stable complex; and the AAEC caretaker's cottage and green house.

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

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## 4.3.2 The Buildings

### 4.3.2.1 Building CC1: Cliffbrook

#### Exterior

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

- The roof was re-slatted in 1993. This is the original finish.
- Some of the stonework has been repaired or replaced.
- Brickwork was repaired when air conditioning units were removed in 1993.
- Some re-pointing has been carried out.
- The letters laid in the terrazzo of the entrance porch on the eastern side were added in 1993. Two urns (?), once set to either side of the doorway, have been removed.
- The tiles on the porte-cochere roof and on the northern and southern porches were added in 1993.
- The existing railings on the porte-cochere roof and on the northern and southern porches appear to have been added (or repaired) in 1993.
- A bricked-up window in the northern elevation of the rear wing was reinstated in 1993.
- The early photograph (Figure 13) shows that there were originally shutters on the eastern elevation windows at ground and first floor level and shutters on the windows at first floor level on the northern elevation. The shutters have been removed from the eastern elevation and from all but the french doors on the northern elevation.
- The rear porch was infilled in the c.1950s.

#### Interior

##### Ground Floor

The principal rooms- G01, G02, G11 and G10- are substantially intact in terms of layout, fabric and finishes. The following is noted:

- Some of the originally stained maple timberwork has been painted; some has been replaced or repaired. Similarly, some of the door hardware has been replaced.
- The veneer sliding door between G01 and G02 is not original.
- The flush panel door between G02 and G03 is not original.
- The fireplaces were restored in 1993.
- An opening was made in the northern wall of G02 in 1963 but has since been reinstated.
- The existing light fittings are not original.

The remaining rooms demonstrate lower integrity. The layout of Rooms G03 has been altered over time, most recently in 1993 when a new kitchen fitted.

Rooms G05 and G06 were created out of a single room in 1993. Room G05 was once an open porch; the eastern wall of this space, now painted, is originally an exterior wall.

Rooms G07 and G08 have later plasterboard ceilings. An opening between the two noted in the CP 1993 has since been blocked in. The joinery in these rooms varies in profile and date.

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Room G09 retains an original floor and some wall tiling.

#### **First Floor**

The principal rooms at first floor level- 101, 102, 104 and 109- are substantially intact in terms of plan and finishes. The following is noted:

- Some of the originally stained maple timberwork has been painted; some has been replaced or repaired. Similarly, some of the door hardware has been replaced.
- The marble mantelpieces at first floor level were noted as missing in 1993. It is not clear if the originals were located and reinstated or, more likely, the existing mantelpieces are not original to the dwelling.
- The wall between 101 and 102 is a plasterboard wall.
- The built in cupboards appear to be later additions to the original dwelling.

The remaining rooms demonstrate varying degrees of integrity. Joinery is mixed in profile; ceilings and cornices have been replaced. The timber parquet flooring, wall panelling and joinery in Room 106 is later in date. Partitioning and a toilet have been removed from Room 103 since 1993 and work carried out to the bathroom 107/107A.

#### **4.3.2.2 Building CC2**

This building appears to be substantially intact externally. There have been no additions and the majority of doors and windows appear to be original.

Without internal access, it is not possible to accurately determine how intact the interior is. Services were upgraded as part of the 1993 DA. It would appear that some openings were widened and doors replaced at this time.

#### **4.3.2.3 Building CC3: The Garage**

This building has undergone a greater degree of alteration than *Cliffbrook*. The following is noted:

- The existing doors in the eastern elevation date from the UNSW works in the early-mid 1990s.
- Doors and windows in the southern and northern elevation have been repaired/replaced over time.
- The interior works date from the early-mid 1990s.

#### **4.3.2.4 Building CC4**

This stages in which this building was constructed are difficult to determine from available evidence. While presenting as coherent whole in terms of design, the building demonstrates low-to moderate integrity.

The first part of this building- the ground floor of the east-west running wing- existed prior to 1958 when Budden, Nangle and Michael were commissioned to design the three storey north-south running wing. The new wing was constructed prior to 1965. In 1969 Edwards, Madigan, Torzillo and Partners carried out alterations and additions to this building. Further works, designed by McDonald McPhee were carried out after 1993.

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## 4.4 View Corridors

Refer to the detailed analysis of view corridors provided by the *CMP 2017*. The following is noted.

### 4.4.1 View Corridors Towards the Study Area

The focus of view corridors to/from the site are to/from *Cliffbrook* (CC1). The following is noted:

- *Cliffbrook* was built to address the view towards Gordon Bay. This view is now partially curtailed by CC4. A slot view to the south east remains.
- *Cliffbrook* is not visible from Gordons Bay because of the later buildings and density and height of vegetation.

The principal view corridors towards the site from the public domain are thus from Beach Street. With regard to views from Beach Street:

- The stone walls and Norfolk Island Pines on the site are the first elements of the site to become visible on approach in either direction. They are prominent elements within the streetscape that mark the presence of a 'historic building' within the public domain.
- Unless standing outside of the gates, views towards *Cliffbrook* (CC1) are largely screened by the stone boundary wall and by vegetation. The roof is the most visible element of the building visible from Beach Street.
- The former garage (Building CC3) is not visible from Beach Street.
- Buildings C3 and CC4 are visible from Beach Street, but are not dominant because of their recession into the site (CC4) or screening by vegetation (CC3).

Figures 110 to 114 illustrated selected view corridors from the public domain.



**Figure 110:**  
Looking north along Beach Street. The stone wall and the Norfolk Island Pine trees mark the location of the Campus. *Cliffbrook* (CC1) is concealed from this distance.





**Figure 112:** The north western corner of the Campus is visible when close to the site on approach along Beach Street from the south. *Cliffbrook* (CC1) is concealed by vegetation.



**Figure 113:** View towards the site from the western end of Battery Street. The wall is prominent. The buildings are completely screened by vegetation.



**Figure 114:** View towards the site on approach along Battery Street from the east. Vegetation conceals the buildings on the site. The wall is not notable when cars are parked along the street.

#### **4.4.2 View Corridors From the Study Area**

*Cliffbrook* (Building CC1) was built to address the views to the east, over Gordon's Bay. These views are now blocked by the AAEC buildings. From the eastern part of the Study Area, south of Building CC4, there are views towards the ocean.

There are views out of the site to the east from Building CC4 and from the eastern end of the Study Area.

There are no significant view corridors out of the site to Beach Street or Battery Street. None of the buildings within the Study Area were specifically built to address either street.

#### **4.4.3 View Corridors Within the Study Area**

Significant view corridors within the Study Area views that include *Cliffbrook* (Building CC1) and, to a lesser extent, Building CC3. These view corridors have been substantially curtailed by the later AAEC buildings. The following is noted:

- There is a foreshortened view corridor towards the eastern, front, elevation of *Cliffbrook* from the lawn immediately outside of the building. This is a significant view corridor. Refer back to Figure 17.
- There are views towards the southern elevation of *Cliffbrook* from within the Study Area. These are significant view corridors.
- The proximity of Building CC2 to the northern elevation precludes long distant views towards this elevation.
- Views towards the western elevation of *Cliffbrook* are views towards a rear elevation and are partially screened by vegetation. These are not significant view corridors.

- There is a narrow angled view corridor towards the south eastern corner of *Cliffbrook* from the southern part of the Study Area, below Building CC4. Refer to Figure 115 below.
- There are view corridors along the inside of the Beach Street and Battery Street walls from within the site. These are less significant view corridors than those towards *Cliffbrook*.
- The best view corridors towards Building CC3 are views towards the eastern elevation from directly outside of it. This building is not a dominant site element.



**Figure 115:**  
Significant view  
towards *Cliffbrook*  
from the south  
eastern corner of the  
Study Area.

## 4.5 Significance

### 4.5.1 Assessment of Significance

The Study Area is assessed for significance under the following criterion of the New South Wales Heritage Office, now Division. The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

#### 4.5.1.1 Criterion (a)

**An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>• shows evidence of a significant human activity</li> </ul>	<ul style="list-style-type: none"> <li>• has incidental or unsubstantiated connections with historically important activities or processes</li> </ul>
<ul style="list-style-type: none"> <li>• is associated with a significant activity or historical phase</li> </ul>	<ul style="list-style-type: none"> <li>• provides evidence of activities or processes that are of dubious historical importance</li> </ul>
<ul style="list-style-type: none"> <li>• maintains or shows continuity of a historical process or activity</li> </ul>	<ul style="list-style-type: none"> <li>• has been altered so that it can no longer provide evidence of a particular association</li> </ul>

Constructed c.1922, *Cliffbrook* (Building CC1) has historic significance as a fine, if comparatively late, example of a large sea-side dwelling constructed in the Randwick Municipality. The most significant period of large house construction in the area occurred in the mid to late nineteenth century, prior to the widespread subdivisions that followed the opening of the tram lines. At the time that *Cliffbrook* was erected, Coogee was developing as a place for smaller residential bungalows. Building CC3 also has significance under this criterion as an associated outbuilding on this period. Constructed c.1922 it is a relatively early example of a garage building.

The site retains evidence of the Victorian period of mansion building in the area through the presence of the stone boundary walls to Beach and Battery Streets, which are remnants of the original Cliffbrook Estate.

The site has historic significance under this criterion as the former headquarters of the Australian Atomic Energy Commission (AAEC). The buildings that have significance in this regard are *Cliffbrook* (Building CC1), Building CC2 and Building CC4. Between 1953 and 1981 the site played a role in the development of the atomic sciences in Australia. It is noted, however, that the site has less significance for its association with this organisation than Lucas Heights, where the experimental facilities of the AAEC were located. Whereas the AAEC's association with the site ended in 1981, their succeeding organisations have an ongoing association with Lucas Heights.

#### 4.5.1.2 Criterion (b)

**An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>shows evidence of a significant human occupation</li> </ul>	<ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events</li> </ul>
<ul style="list-style-type: none"> <li>is associated with a significant event, person, or group of persons</li> </ul>	<ul style="list-style-type: none"> <li>provides evidence of people or events that are of dubious historical importance</li> </ul>
<ul style="list-style-type: none"> <li>maintains or shows continuity of a historical process or activity</li> </ul>	<ul style="list-style-type: none"> <li>has been altered so that it can no longer provide evidence of a particular association</li> </ul>

*Cliffbrook* has significance under this criterion for its association with Sir Denison Miller, first Chairman of the Commonwealth Bank. It was Miller who commissioned the design and construction of the building. The size and style of the building are a reflection of Miller's position in public life. It is noted, however, that his occupation was short-lived, given that he died soon after the building was completed and that his family sold the property shortly after.

*Cliffbrook* has significance under this criterion for its association with the Australian Atomic Energy Commission, who used the site as their headquarters from 1958 until 1981. The AAEC were the first Commonwealth body responsible for atomic research in Australia. As noted above, this site has lesser significance for its association with the AAEC than their Lucas Height Research Establishment.

The site may have developing significance for its association with the University of NSW, who have owned the site since 1991. The UNSW are a leading provider of tertiary education and research in Australia.



The State Heritage Listing Sheet for the site attributes significance under this criterion to architect John Kirkpatrick. An advertisement that identifies him as ‘supervisor’, as opposed to architect, makes it difficult to cite this building as an example of his work. It is equally as likely that the design of the building is attributable to Miller’s son, John King Miller, who worked with Kirkpatrick, about whom little is known. Given the uncertainties surrounding the attribution of an architect, the site does not meet the threshold for listing for an association with a particular architect under this criterion.

The site has minor associations with the well-known architectural firms of Budden, Nangle Michael and Edwards Madigan Torzillo and Partners. The site does not, however, meet the threshold for listing for its association with these architectural practices because, in both instances, the work they carried out was alterations and additions to pre-existing buildings, which have since undergone further alteration. The buildings are not representative of the often-distinctive style of these architectural practices. There are far better examples of their work elsewhere in New South Wales and beyond.

#### 4.5.1.3 Criterion (c)

**An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement</li> </ul>	<ul style="list-style-type: none"> <li>is not a major work by an important designer or artist</li> </ul>
<ul style="list-style-type: none"> <li>is the inspiration for creative or technical innovation or achievement</li> </ul>	<ul style="list-style-type: none"> <li>has lost its design or technical integrity</li> </ul>
<ul style="list-style-type: none"> <li>is aesthetically distinctive or has landmark qualities</li> </ul>	<ul style="list-style-type: none"> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</li> </ul>
<ul style="list-style-type: none"> <li>exemplifies a particular taste, style or technology</li> </ul>	<ul style="list-style-type: none"> <li>has only a loose association with a creative or technical achievement</li> </ul>

*Cliffbrook* (Building CC1) has aesthetic and technical significance under this criterion. The dwelling is a fine and substantially intact example of a large Interwar Free Classical Style dwelling that exhibits high standards of craftsmanship, providing an excellent example of domestic building techniques of its day. This style is uncommon in residential dwellings in Sydney.

Building CC3 has a lower level of significance than *Cliffbrook* under this criterion. Built as a garage in the early 1920s, it is simple in form and clearly secondary to *Cliffbrook*. In materials, it more strongly relates to the boundary walls than to the dwelling. It is not visible from the public domain.

Buildings CC2 and CC4 have no significance under this criterion. They do not exemplify a significant architectural style, do not demonstrate aesthetically distinctive or landmark qualities, are not major works by important architects and do not provide information not readily available from other sources.

The nineteenth century stone walls, the Norfolk Island Pine Trees and the driveway loop have aesthetic significance as well as historic significance. As discussed above, the post 1943 landscaping as a whole contributes to the setting of *Cliffbrook*.



#### 4.5.1.4 Criterion (d)

**An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>is important for its association with an identifiable group</li></ul>	<ul style="list-style-type: none"><li>is only important to the community for amenity reasons</li></ul>
<ul style="list-style-type: none"><li>is important to a community's sense of place</li></ul>	<ul style="list-style-type: none"><li>is retained only in preference to a proposed alternative</li></ul>

It is not known if former staff members of the AAEC retain significant associations with the site. The fact that the property is little mentioned in histories of the AAEC suggests that there are far stronger associations with other sites, most notably, the Lucas Heights Research Establishment.

#### 4.5.1.5 Criterion (e)

**An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>has the potential to yield new or further substantial scientific and/or archaeological information</li></ul>	<ul style="list-style-type: none"><li>has little archaeological or research potential</li></ul>
<ul style="list-style-type: none"><li>is an important benchmark or reference site or type</li></ul>	<ul style="list-style-type: none"><li>only contains information that is readily available from other resources of archaeological sites</li></ul>
<ul style="list-style-type: none"><li>provides evidence of past human cultures that is unavailable elsewhere</li></ul>	<ul style="list-style-type: none"><li>the knowledge gained would be irrelevant to research on science, human history of culture</li></ul>

*Cliffbrook* (Building CC1) has significance under this criterion as a fine example of a large interwar period dwelling as set out above.

The buildings on the site were used by the AAEC for administrative functions. There is nothing in the layout or construction of these buildings that furthers understanding of their core activities outside of the information provided by historic records. The only fabric that specifically locates the AAEC on the site are the front gates.

The Aboriginal Cultural Heritage Assessment Report, prepared by MDCA (see *CMP 2017* Appendix 2), concludes with regard to aboriginal archaeological potential:

'Specifically, on the basis of the review of contextual information and site inspection described above, it can be concluded that:

- It is unlikely that there are any remaining physical traces of past Aboriginal occupation on the current surface, including exposed sandstone bedrock, or within the immediate subsurface dune horizons. Due to historical disturbance, it is also unlikely that intact archaeological

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evidence of past Aboriginal use will be present within the uppermost 0.5m of the existing dune profile wherever it is present across the subject land. Specifically, it is unlikely that the uppermost original dune A1 horizon will have survived anywhere across the subject land.

- The western portion of the subject land has Aboriginal archaeological sensitivity as it contains dune deposits forming the eastern edge of the eastern suburbs dune landscape. It is possible that archaeological remains may be located below any historical disturbance (probably at least 0.5m below the surface) and above the B1 'coffee rock' horizon, which is up to 2m below the current surface. Archaeological remains may include ground or flaked stone artefacts, hearth stones or charcoal, with a very low possibility for organic remains such as human or animal bones (due to the acidic nature of the deposit). Archaeological remains are likely to be relatively discrete and limited in size, reflecting the shifting and ephemeral nature of the dune environment. If buried former stable land surfaces are present, potentially detectable as distinct humic horizons within the A2 pale grey sand deposit, these could contain more extensive evidence of past Aboriginal use. As any archaeological remains could potentially be relatively old, and such remains are currently poorly documented across the eastern suburbs area, it is important that they are identified, documented and appropriately managed (either through preservation or salvage excavation where this is not possible).
- With respect to the easternmost third of the subject land, the limited extent of exposed sandstone in this area makes it unlikely that any axe grinding grooves or engravings are present within this area. However due to low surface exposure the possible presence of grinding grooves in particular cannot be entirely discounted. There is no building works proposed in this area, however some landscaping, including bush regeneration is likely to occur.<sup>26</sup>

The Historical Archaeological Report, prepared by MDCA (see *CMP 2017* Appendix 2), concludes with regard to archaeological potential:

'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.'<sup>27</sup>

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<sup>26</sup> MDCA, *Aboriginal Cultural Heritage Assessment Report, UNSW Cliffbrook Campus, 45-51 Beach Street, Coogee*. Draft Report, March 2017, pp.33-34. See Appendix 2 of this CMP.

<sup>27</sup> *Ibid*, p.53. See Appendix 2 of this CMP.

#### 4.5.1.6 Criterion (f)

**An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>provides evidence of a defunct custom, way of life or process</li></ul>	<ul style="list-style-type: none"><li>is not rare</li></ul>
<ul style="list-style-type: none"><li>demonstrate a process, custom or other human activity that is in danger of being lost</li></ul>	<ul style="list-style-type: none"><li>is numerous but under threat</li></ul>
<ul style="list-style-type: none"><li>shown unusually accurate evidence of a significant human activity</li></ul>	
<ul style="list-style-type: none"><li>is the only example of its type</li></ul>	
<ul style="list-style-type: none"><li>demonstrate designs or techniques of exceptional interest</li></ul>	
<ul style="list-style-type: none"><li>shown rare evidence of a significant human activity important to a community</li></ul>	

*Cliffbrook* (Building CC1) is a rare example of a large interwar period Free Classical Style dwelling.

While the activities of the AAEC are of great significance to Australian history, their links with this site are far less significance than their links with other sites, such as the Lucas Heights Research Establishment.

#### 4.5.1.7 Criterion (g)

**An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):**

- Cultural or natural places; or**
- Cultural or natural environments**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>is a fine example of its type</li></ul>	<ul style="list-style-type: none"><li>is a poor example of its type</li></ul>
<ul style="list-style-type: none"><li>has the potential characteristics of an important class or group of items</li></ul>	<ul style="list-style-type: none"><li>does not include or has lost the range of characteristics of a type</li></ul>
<ul style="list-style-type: none"><li>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity</li></ul>	<ul style="list-style-type: none"><li>does not represent well the characteristics that make up a significant variation of type</li></ul>
<ul style="list-style-type: none"><li>is a significant variation to a class of items</li></ul>	
<ul style="list-style-type: none"><li>is part of a group which collectively illustrates a representative type</li></ul>	
<ul style="list-style-type: none"><li>is outstanding because of its setting, condition or size</li></ul>	
<ul style="list-style-type: none"><li>is outstanding because of its integrity or the esteem in which it is held</li></ul>	

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*Cliffbrook* has significance under this criterion as a fine example of an Interwar Free Classical Style dwelling.

#### 4.5.2 Statement of Significance

The above statements of significance assume information not confirmed by research (about the architect) and do not consider significance arising out of associations with the AAEC. The following revised statement of significance is provided:

The UNSW Cliffbrook Campus, No. 45-51 Beach Street, Coogee, has historic and aesthetic significance arising out of the presence of a fine example of a large Interwar Free Classical Style dwelling on a large site with some significant planting. Erected c.1922, *Cliffbrook* (Building CC1), is a relatively late example of this type of building within the Randwick area and a rare example of a private dwelling in this style in Sydney. The style and craftsmanship of the dwelling reflects the social standing of the man who commissioned it, Sir Dennis Miller, the first Chairman of the Commonwealth Bank of Australia. Building CC3 has significance as an associated outbuilding. Erected c.1922, it is an early example of a garage. The nineteenth century sandstone walls on the boundaries of Beach and Battery Streets have historic and aesthetic significance as remnants of the earlier *Cliffbrook* mansion estate and for their contribution to the streetscape.

The site has historic significance as the former headquarters of the Australian Atomic Energy Commission (AAEC). Between 1953 and 1981, when the AAEC occupied the site, it played a role in the development of atomic science in Australia. It is noted, however, given its administrative uses, that the site has less significance in this regard than the Lucas Heights Research Establishment, where the primary facilities of the AAEC were located. The buildings erected by the AAEC- Buildings CC2 and CC4- do not have aesthetic or technical significance.

The site has developing significance for its ongoing association with the University of NSW, one of Australia's leading Universities.

#### 4.5.3 Gradings of Significance

The various elements of a place may make different contributions to its heritage significance.

The significance of the main elements of the site have been assessed and ranked for the purpose of developing conservation policies and determining priorities.

The different rankings used are as follows:

- A Exceptional:** elements identified as being of exceptional significance include those which are rare or outstanding in their own right and/or are fundamental to demonstrating the significance of the site. These elements will usually display a high degree of integrity.
- B High:** elements identified as being of high significance represent those elements which provide evidence of a key phase in the history of the site's development or that of the surrounding area. These elements may not be as distinctive as those classified as being of exceptional significance, yet still strongly embody the heritage values of the place. These elements may display some loss of original fabric, provided that these alterations do not detract substantially from significance.
- C Moderate:** elements identified as being of moderate significance consist of those elements which are not individually significant, but which when

considered within the context of the site as a whole nevertheless have some significance. Such elements generally provide coherence, context and/or links between other significant elements and contribute to the understanding of the evolution of the site. Moderately significant elements may have been altered or modified; they may contribute to the interpretation of the site.

- D Neutral:** neutral elements neither contribute nor detract from the significance of a site.
- X Intrusive:** elements identified as intrusive are those elements which, while they may potentially contribute to a comprehensive understanding of the evolution of the site and how it has been used, have no historical value and/or are located in a manner which is unsympathetic to or detract from the significance of other significant elements.

#### 4.5.3.1 The Site

Element	Significance	Remarks
Beach Street Stone Wall	A	Remnant of the original Cliffbrook Estate. Significant element that 'marks' the location of the site within the public domain.
Battery Street Stone Wall	A	Remnant of the original Cliffbrook Estate. Significant element from the public domain.
Entrance Gates	B	One of the few physical pieces of fabric on the site that specifically place the AAEC on the site. It appears that there has been an entrance into the site from this point from the mid/late nineteenth century.
Driveway loop on the eastern side of <i>Cliffbrook</i>	B	Most likely dates from the construction of <i>Cliffbrook</i> , c.1920s.
Parking area on the western side of <i>Cliffbrook</i>	D	Recent landscaping.
Planting	Various	Refer to separate Arborist report. The most significant plantings are the two Norfolk Island Pines identified in the arborist report in Appendix 2 as Trees 25 and 26. The third Norfolk Island Pine on the site, Tree 27, is not evident in the 1943 aerial but is a significant planting on the site.  As discussed above, the post 1943 landscape elements and plantings are not of significance as individual items but which have significance as a whole for providing <i>Cliffbrook</i> with a landscape setting.



#### 4.5.3.2 Building CC1: Cliffbrook

##### Exterior

##### Roof

Element	Significance	Remarks
Covering	Form: A Fabric: D	Form: Hipped roof. Fabric. The existing slate was installed in 1993. It replaced an original finish. The finish is significant; the fabric is not.
Chimneys	A	
Louvred dormers	A	
Gutters/ down pipes	D B	Replaced over time (?). Cast iron downpipes noted by the CP 1993 may be original.
Fascia/eaves	A	Includes fabric and profile.

##### Walls

Element	Significance	Remarks
Face brick	A	The face brick finish is an important characteristic.
Stone Detailing	A	Note: some has been repaired.
Porches	A and D	'A' rank: Relates to form, stonework, ceilings and terrazzo/stone at ground floor level. 'D' rank: Modern paving and safety balustrades at first floor level.
Front Door (eastern elevation)	A	Note: Hardware replaced.
Multi-Paned DH Sash Windows	A	One known replacement at ground floor level on the northern side.
Louvred Windows	A/B	In western elevation. Marks the location of the original WC. The lower pane may have originally been glazed with obscure glass.
French doors	A	Includes terrazzo thresholds.
Timber shutters	A	Note: missing shutters to windows on the eastern elevation and northern elevation.
Rear Porch	A and D	A: Original elements. D: Infill materials.

### Interior: Ground Floor

Element	Significance	Remarks
<b>Floors</b>		
Timber Floors	A	Assumed to be original, but condition unknown (concealed by carpet).
Concrete Floor	C	In service rooms to rear, now tiled.
Original Terrazzo	A	In G09 and G12.
<b>Walls</b>		
Plaster	A	
Plasterboard	C	Plasterboard walls are later additions.
Original Tiling	A-B	In G09. Condition variable.
Modern Tiling	D	
<b>Doors</b>		
Single Panel Doors	A	Single panel doors are original. Some have been painted and some have had hardware replaced.
Timber framed Doors with leadlight	A or D	A: Doors in G11 D: Doors between G01 and G02
Flush Panel doors	D	Not original.
Four Panel Doors	A or D	A: Door to G8. Possibly original but painted? D: Other.
Former Back Door-Ledged and Braced	A	Between G04 and G05.
<b>Ceilings and Cornices</b>		
Decorative plaster ceilings	A	Original.
Deep cove plaster cornices	A	Original.
Battened Ceilings	B	Likely to be original.
Square set concrete ceilings	A	Original.
Plasterboard Ceilings and quad cornices	D	Not original.
<b>Windows</b>		
Multi-Paned DH Sash Windows	A	One known replacement on the northern side. Includes white marble sills.
Louvred Windows	A-B	In western elevation. Marks the location of the original WC. Lower sash possibly had obscure glass originally.
<b>Other Joinery</b>		

Element	Significance	Remarks
Skirtings	A or D	A: Where original, even if painted. D: Replacement sections.
Window and Door Architraves	A or	A: Where original, even if painted. D: Replacement sections.
<b>Fireplaces</b>		
Mantelpieces	A	
Brick Interiors	A	
Glazed Tiles	?	Not clear if original or later replacement.
<b>Other</b>		
Staircase	A and D	All elements 'A' except the wall mounted handrail ('D').
Cupboards	B	In G04: Original kitchen fireplace converted into a cupboard. Desirable to retain the masonry.

#### Interior: First Floor

Element	Significance	Remarks
<b>Floors</b>		
Timber floors	A	Assumed to be original, but condition unknown (concealed by carpet).
Original Terrazzo	A	In Room 107 and 107A
Parquetry	B	In Room 106. Later finish.
<b>Walls</b>		
Plaster	A	
Plasterboard	D	None of the plasterboard walls at this level are original partition walls or define a significant space.
Original Tiling	A	In Room 107A. Condition variable.
Modern Tiling	D	In Room 107.
<b>Doors</b>		
Single Panel Doors	A	Single panel doors are original. Some have been painted and some have had hardware replaced.
Flush Panel doors	D	Not original.
<b>Ceilings and Cornices</b>		
Decorative plaster ceilings	A	
Deep cove plaster cornices	A	
Battened Ceilings	B	

Element	Significance	Remarks
Plasterboard Ceilings and quad cornices	D	
<b>Windows</b>		
Multi-Paned DH Sash Windows	A	
<b>Other Joinery</b>		
Skirtings	A or D	A: Where original, even if painted. D: Replacement sections.
Window and Door Architraves	A or	A: Where original, even if painted. D: Replacement sections, including modified sills in 106.
<b>Fireplaces</b>		
Mantelpieces	C	Not original at this level, but appropriate replacements.
Brick Interiors	A	
Glazed Tiles	?	Not clear if original or later replacement.
<b>Other</b>		
Cupboards	D	

#### 4.5.3.3 Building CC2

Individual elements on this building are not ranked separately for the purposes of this CMP.

This building is ranked 'B' in terms of historic significance and 'D' in terms of aesthetic or architectural significance.

#### 4.5.3.4 Building CC3: Former Garage

##### Exterior

Element	Significance	Remarks
Stone walls	A	
Roof	A and D	Form: A. Covering: D.
Doors and Windows	D	Appear to have been replaced/repared over time. The large doors in the eastern elevation were installed in 1993.

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## Interior

Element	Significance	Remarks
Walls	A	Exposed, unpainted stone.
All other elements	D	Upgraded over time.

### 4.5.3.5 Building CC4

Individual elements on this building are not ranked separately for the purposes of this CMP.

This building is ranked 'B' in terms of historic significance and 'D' in terms of aesthetic or architectural significance.

## 5.0 SCOPE OF WORKS

The following should be read in conjunction with the Architectural Design Statement and architectural plans prepared by FJMT that accompany this application; and in conjunction with the landscape plans prepared by FJMT Landscape.

As set out in greater detail in the Architectural Design Statement prepared by FJMT, the proposed works consist of four elements:

- The refurbishment of Cliffbrook (Building CC1) and the garage (Building CC3).
- The construction of a new four storey building, with a lower ground floor level, housing teaching accommodation and 52 bedrooms, with the required support facilities.
- The landscape gardens to the west of Cliffbrook.
- The preservation of, and minor modifications to, the eastern portion of the site. Note: this area is outside the boundaries of the Study Area described by the CMP.

### 5.1 Removal of Elements

It is proposed to remove the following elements from the site:

- Buildings CC2 and CC4.
- Landscaping elements as set out on the accompanying plans.

### 5.2 Proposed Works to Cliffbrook (CC1)

It is proposed to carry out alterations to Cliffbrook (CC1) including:

*At ground floor level:*

- Remove the later cupboards on the western walls in Room G01 and the eastern wall in Room G10.
- Remove the existing kitchen fitout in Room G03.
- Install a passenger lift in Room G03 linking the ground and first floors; remove internal walls in the vicinity as marked.



- Remove the existing w.c. fitouts and reconfigure the walls between Rooms G05, G06, G06A, G07 and G13.
- Raise the floor level to provide level entry.
- Provide a new accessible w.c. in the reconfigured Room G06.
- Remove the fittings from Room G09 to create an accessible entrance. This involves the cutting down of an existing window to create a new door opening and the installation of a steel entry platform to provide access onto the porch.
- Install a BCA compliant handrail to the main staircase.
- Remove or re-swing doors as marked on the plans.

*At first floor level:*

- Remove the reception desk in Room 104.
- Create an opening in the plasterboard wall between Rooms 101 and 102.
- Remove a wall, cupboards and door in Room 103 and install a lift.
- Install a kitchen in Room 106.
- Carry out alterations in Rooms 107 and 107A and install new bathroom amenities.
- Remove cupboard and wall nibs in Room 108.
- Raise the floor level of the outside terraces with floating pavers to enable access to the terraces.
- Install new balustrades to the terraces, set in from the existing to meet BCA compliance.

*General refurbishment across both levels:*

- Remove carpet and restored floor boards throughout.
- Replace existing non-heritage light fittings with a combination of suspended and wall hung light fittings. Patch ceilings as required.
- Restore fireplaces and install gas fire heaters.
- Remove all wall mounted AC units. Relocate skirting mounted electrical outlets to walls. Chase and patch walls. Patch and repair skirting.

### **5.3 Proposed Works to Building CC3**

It is proposed to carry out alterations to Building CC3 as follows:

- Remove the bi-fold doors in the openings in the eastern elevation and replace with double doors for accessible access.
- Carry out stone work repairs as required.
- Remove internal walls and fitout as marked.
- Install new floor finish and install an operable wall.

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## 5.4 New Building

It is proposed to construct a new building on the site to the north and east of *Cliffbrook*. It is noted that:

- The building will include basement level car parking, with four levels above.
- Levels 1, 2 and 3 will be concentrated on the northern side of the site, opening up the vista from *Cliffbrook* towards Gordon Bay.

Finishes will include face brickwork, off form concrete, glazing, fibre reinforced plastic, timber cladding and timber battening.

## 5.5 New Site Works and Landscaping

It is proposed to carry out new landscaping on the western side of the site. The landscaping will include:

- Relocate the stone pillars at the main entrance to widen the entrance and install a new palisade fence.
- Remove the existing gates and install a new mechanised entry gate.
- Carry out alterations to the driveway and parking on site.
- Construct a new substation inside the gates on the northern side of the driveway.
- Construct a new mechanical plant building in the north western corner of the site.
- Carry out alterations to the landscaping, including the construction of new retaining walls, removal of vegetation, relocation of trees and new planting within the western part of the site.
- Carry out new landscaping on the eastern part of the site (outside of the Study Area of the CMP), including construction of new fencing, construction of a new timber boardwalk, stone retaining walls and ongoing bush regeneration.

## 6.0 EFFECT OF WORKS

### 6.1 Method of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with general planning controls or environmental controls unless there would be an adverse heritage impact. These issues are assessed by others.

The effect of work is assessed with an understanding of the relevant provisions of 5.10 of the *Randwick LEP 2012* and the *Randwick DCP 2013*, in particularly Part B2. Heritage.

The following takes into account three questions raised by the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update):

- The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.
- The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts.
- The following sympathetic solutions have been considered and discounted for the following reasons.

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## 6.2 Effect of Work on the Site

Each aspect of the proposed works is assessed separately as to impact.

### 6.2.1 Removal of Elements

#### *Buildings CC2 and CC4*

It is proposed to remove these buildings because they are no longer fit for purpose. The removal of these buildings will impact upon the significance of the site because they are part of the history of the use of the site by the AAEC. The following mitigates the impact:

- The *CMP 2017* states that Buildings CC2 and CC4 can be removed. Policy M states:  

‘Buildings CC2 and CC4 can be removed provided that their historic significance is recognised by the commissioning of an archival recording and preparation of an Interpretation Strategy.’
- These buildings have little architectural merit. They are not landmark buildings and they are not outstanding examples of a particular architectural period or style. While Building CC2 demonstrates a high degree of integrity (external), Building CC4 has undergone a considerable degree of alteration and addition.
- While the well-known architectural firms of Budden, Nangle and Michael and Edwards, Madigan, Torzillo and Partners designed alterations and additions to these buildings, they were not the original architects. Additionally, the buildings have been altered since their period of involvement. They are not good examples of the architectural abilities and styles of these firms. The types of alterations carried out do not further understanding of the core work of the AAEC.
- The significance of the AAEC and their work is not vested in the fabric of these buildings. Their association with the site can be remembered and interpreted in other ways than through the retention of these buildings. It is further noted that while this site was the AAEC headquarters, it is clear from histories of the organisation that Lucas Heights played a far more significant role than *Cliffbrook* and it is that site with which the AAEC’s and its successors feel most closely associated. *Cliffbrook* is little mentioned in AAEC histories.
- The growing significance of the University’s use of these buildings is equally not vested in the fabric of Buildings CC2 and CC4.

As stated by Policy M in the *CMP 2017*, an archival recording of these buildings should be carried out to create a record of this phase of the site’s history.

An interpretation strategy for the site that acknowledges these buildings should be prepared.

As further outlined below, the removal of these buildings and their replacement with the proposed new building will provide for a considerable improvement in the view corridor at first floor within *Cliffbrook* (Building CC1) towards Gordon Bay.

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### *Selected trees/vegetation/paths as marked*

The following considers the impact on trees in terms of heritage significance, as opposed to arboreal impact.

It is noted that patterns of vegetation, pathways etc. on the site have clearly changed over time. A comparison with of current aerial photographs with the 1943 aerial photograph shows that much of the planting on the site dates from after this time and thus relates primarily to the AAEC and the UNSW's association with the site.

The most significant landscape elements and plantings are retained by the proposed works, most notably:

- The stone walls on the Beach Street and Battery Street boundaries.
- The location of the entrance into the site off Beach Street, which appears to pre-date the existing *Cliffbrook* (Building CC1).
- The driveway loop on the eastern side of *Cliffbrook* (Building CC1), likely to date from the time that the dwelling was constructed; it was a well-established element by 1943.
- The three Norfolk Island Pine trees.
- The wide belts of planting along the northern and southern boundaries, and the planting directly outside of *Cliffbrook* (Building CC1).

Planting will be removed from the north western corner of the site. There is no apparent formality to planting on this part of the site. Figure 23 in the *CMP 2017* shows no planting above wall height in this part of the site in 1981. Planting in this area was largely installed by the UNSW.

Planting will be removed from the western side of Building 4. This planting was carried out by the AAEC and supplemented by the UNSW. Trees within this area that can be relocated should be relocated. The removal of planting is mitigated by the provision of new planting.

## **6.2.2 Proposed Works to Cliffbrook (Building CC1)**

Works to *Cliffbrook* (Building CC1) are guided by the policies of the *CMP 2017*, in particular Policy M.

<b>POLICY M</b>
<p><i>Cliffbrook</i> (Building CC1) and Building CC3 should be retained. Buildings CC2 and CC4 can be removed provided that their historic significance is recognised by the commissioning of an archival recording and preparation of an Interpretation Strategy.</p> <p>The level of significance should guide the degree of change.</p> <p>Changes may be made, provided their impact is assessed as acceptable, that it fully resolves the issue created requiring the change and that all changes are carefully recorded.</p> <p>Proposed adaptations and new uses that would introduce irreversible modifications to significant elements and have an adverse impact on significance require closest consideration as the intervention must only be allowable where there is no other alternative and little chance of the item reverting to the existing configuration.</p>

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#### 6.2.2.1 At Ground Floor Level

##### ***Remove the later cupboards on the western walls in Room G01 and the eastern wall in Room G10***

This work will have no impact on the historic or architectural significance of *Cliffbrook* (Building CC1). The cupboards are not original fabric and do not provide evidence of a significant change in use that informs the significance of the site. The cupboards do not represent high quality workmanship.

##### ***Remove the existing kitchen fitout in Room G03***

This work will have no impact on the historic or architectural significance of *Cliffbrook* (Building CC1). The existing fitout was installed after 1993. It does not provide evidence of a significant change in use that informs the significance of the site. The fitout does not represent high quality workmanship.

##### ***Install a passenger lift in Room G03 linking the ground and first floors; remove internal walls in the vicinity as marked***

This work is required to provide equitable access between the two levels of the building. A number of options for the installation of a lift into this building have been carefully considered. This included the location of the lift externally. As the building is highly intact externally and is seen 'in the round,' this option was discounted on the basis that it would be too visually intrusive.

The option chosen is the least intrusive and will have an acceptable impact for the following reasons:

- This proposed lift is not located within, and will not impact upon, the principal rooms at ground and first floor levels.
- The lift will not be visible from the front entrance.
- The area in which the lift is located is a secondary space that has been altered by past works. The walls to be removed are plasterboard walls that do not provide evidence of a significant change in use that informs the significance of the site.
- Original fabric in this room- the windows and marble window sills- will be retained.
- The lift overrun will be confined to the roof cavity.

##### ***Remove the existing w.c fitouts and reconfigure the walls between Rooms G05, G06, G06A, G07 and G13;***

##### ***Raise the floor level to provide level entry; and***

##### ***Provide a new accessible w.c in the reconfigured Room G06***

G05 and G06 were originally the rear porch. The wall to be relocated between these two rooms is not an original wall; it is not shown in the floor plans part of the Conservation Plan prepared in 1993. Removing this wall and constructing a new wall in the proposed location will have no additional impact over the existing.

The walls between G06A, G13 and G07 and the floor levels are original. Removing these walls and raising the floor level provides for a level, accessible space. The works will have an acceptable impact because the spaces involved are small ancillary spaces that are not essential to understanding the architectural or historical significance of *Cliffbrook* (Building CC1). The exterior door in the western wall of G07 will be retained and the opening sheeted over on the interior.



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The exterior door in the western wall of G13 will be retained and sheeted over from the inside. There will be no apparent change to the western elevation.

***Remove the fittings from Room G09 to create an accessible entrance. This involves the cutting down of an existing window to create a new door opening and the installation of a steel entry platform to provide access onto the porch***

This work will impact upon *Cliffbrook* (Building CC1) because it involves a change to an original opening in the northern elevation, the installation of a steel entry platform and the removal of fabric associated with an original bathroom. The works are proposed to provide an accessible entrance into the building. Several options were explored to provide an accessible entrance, including options involving the eastern and southern elevations.

The proposed works will have an acceptable impact because:

- The northern elevation is the least visually prominent of the three detailed elevations of the dwelling. Providing an accessible entrance in this location means that no alterations are proposed to the front entrance.
- The steel entry platform will be installed in a manner that is reversible without impact on significant fabric.
- The existing window opening will not be widened to installed the proposed door. This maintains the rhythm of openings in the northern elevation and minimises the removal of original fabric.
- The sandstone lintel above the window will be retained.
- It is proposed to use a frameless glass pivot door so that the opening is clearly identifiable as new work. The integrity of the fabric record is preserved.
- No walls will be removed internally to accommodate the new entrance. The proposed works do involve the removal of the existing bathroom fitout. The terrazzo floor and wall tiles remain of the original fitout. The loss of what remains of the original bathroom fitout will have an acceptable impact because the bathroom has been partially altered and because it is a minor room within the overall hierarchy of the building.

It is recommended that window be salvaged, labelled and securely stored for possible reinstatement at a later date should use change. As recommended below, the site should be archivially recorded prior to the commencement of the proposed works. The bathroom should form part of this recording.

***Install a BCA compliant handrail to the main staircase***

This work is required to ensure the safety of occupants through code compliance. While no details have been provided as to how this is to be achieved, the existing balustrade will be retained. The new handrail can be detailed in a manner that has a minimal and acceptable impact on the fabric of the staircase and how it presents to the ground and first floors.

***Remove or re-swing doors as marked on the plans***

These works are required to provide equitable access. The following comments are made:

- Door between Room G02 and G03: This work will have no impact on the historic or architectural significance of *Cliffbrook* (Building CC1). The door is not original fabric and do not provide evidence of a significant change in use that informs the significance of the site.
- Door between Room G04 and G11: This is an original door. The door should be carefully removed, labelled and securely stored for possible reinstatement at a future date. The opening will also be slightly widened to made the lift accessible.

- Door between Room G03 and G04: This door is possibly an original door. The door should be carefully removed, labelled and securely stored for possible reinstatement at a future date.
- Door between Room G04 and G05: This is an original exterior door. The door should be carefully removed, labelled and securely stored for possible reinstatement at a future date.
- Door between G05 and G07: This is not an original door. Its removal will have no impact.
- Door between G06 and G06A: This is not an original door. Its removal will have no impact.
- Door between G05 and G07: This is not an original door. Its removal will have no impact.
- Door between G09 and G11: This is an original door. The door should be carefully removed, labelled and securely stored for possible reinstatement at a future date. The opening will also be slightly widened to made the lift accessible.
- Doors between G02 and G11 and G10 and G11 will be re-swung: This work will have a minimal impact because the doors are retained in situ.

#### **6.2.2.2 At First Floor Level**

##### ***Remove the reception desk in Room 104***

This work will have a positive impact. The reception desk is a comparatively recent addition to the building and is intrusive.

##### ***Create an opening in the plasterboard wall between Rooms 101 and 102***

This work will not impact upon significant fabric. The original wall between these two rooms was removed at an unknown date by the AAEC. The existing wall is a plaster board wall erected after 1993. Only an opening is being created; enough of the wall is retained to show that these were two separate rooms.

##### ***Remove wall, cupboards and door in Room 103 and install a lift***

As noted above, the location of a lift has been carefully considered. As at ground floor level, this space at first floor level has undergone past alteration. This room is a minor room in the hierarchy of rooms at this level. The cupboard to be removed is not original fabric. The ceiling, cornice and most of the joinery in this room is not original. The door to be removed is possible original. The door and architraves should be carefully removed, labelled and securely stored on site.

##### ***Install a kitchen in Room 106***

This work will allow for a resident caretaker to occupy the building. A 24 hour presence in the building will have a positive outcome. The kitchen will not be fixed to the walls.

##### ***Carry out alterations in Rooms 107 and 107A and install new bathroom amenities***

This work will enable a resident caretaker to occupy the building. The room retains some original fabric, such as the terrazzo floor, areas of original wall tiling and decorative brackets. This is the best location for a bathroom on this level. The impact is mitigated by the degree of alteration already carried out and the poor condition of some of the surviving tiles. This room should form part of the archival recording recommended prior to works commencing.

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***Remove cupboard and wall nibs in Room 108***

This work will have an acceptable impact.

The cupboard doors to be removed do not appear to be original fabric. The removal of walls in this space will have an acceptable impact. This is one of the smaller rooms at this level. It does not contain significant architectural detailing.

The original doors and architraves into the room should be carefully removed, labelled and securely stored on site.

***Raise the floor level of the outside terraces with floating pavers to enable access to the terraces***

This work will have an acceptable impact for the following reasons:

- The existing floor finish to the terraces is not original or significant fabric.
- New paving to the terraces will not be visible from ground level.
- A material and colour can be chosen that will complement the liver brick and stone of the terraces.

***Install new balustrades to the terraces, set in from the existing to meet BCA compliance***

The doors at first floor level indicate that the terraces were intended to be accessed from adjoining rooms. The terraces, particularly the eastern terrace, were important for enjoying the grounds and vistas to the surrounding area. The introduction of code compliance means that a new balustrade is required if the terraces are going to continue to be used. While details have not been provided, it is anticipated that the balustrade design will be simple in detail, visually unobtrusive and will not block views towards the elevations or conceal significant architectural details.

### **6.2.2.3 General Refurbishment Across Both Levels**

***Remove carpet and restore floorboards throughout***

This work will have a positive impact. The existing carpets are a modern, neutral finish. Polished boards and rugs are appropriate to the age and style of the building.

***Replace existing non-heritage light fittings with a combination of suspended and wall hung light fittings. Patch ceilings as required***

Existing original light fittings should be retained.

Most of the existing light fittings are intrusive. New light fittings can be chosen that are sensitive to the building. A protocol should be developed to ensure that they are installed in an appropriate manner.

***Restore fireplaces and install gas fireboxes***

While details have not been provided on gas heater installation, it should be possible to install gas fire boxes in the fireplaces without loss or damage to original fabric.

***Remove all wall mounted AC units. Relocate skirting mounted electrical outlets to walls. Chase and patch walls. Patch and repair skirting***

This work will have a positive impact. Wall mounted AC units and electrical outlets in the skirting boards are intrusive elements.

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### 6.2.3 Proposed Works to Building CC3

***Remove the bi-fold doors in the openings in the eastern elevation and replace with double doors for accessible access***

The proposed work will have a minimal and acceptable impact. The existing doors are not original. It is not proposed to alter the opening. The work will not alter the overall character of the building.

***Removal of internal walls and fit out as marked on the plans***

The work will have no impact. The partition walls and fit out to be removed are not original or significant fabric.

***Carry out stone work repairs as required***

This work will be carried out by a mason with experience with heritage buildings. It will have a positive impact on the building.

***Remove internal walls and fitout as marked***

***Install new floor finish and install an operable wall***

The interior of this building has been altered by past works. The existing internal walls and fitout are not significant fabric. The proposed new floor finish and operable wall will have no impact if installed in a reversible manner.

### 6.2.4 New Building

In responding to the following, the NSW Heritage Division publication; *Design in Context: Guidelines for Infill Development in the Historic Environment* has been taken into consideration.

The introduction of a new building on a site identified as having heritage significance will impact upon the site. The following mitigates the impact:

- The building is separated from *Cliffbrook* (Building CC1). There are no proposed physical links. The idea of the 'villa in the round' is preserved.
- The 4-5m minimum setback from *Cliffbrook* (Building CC1) established by the *CMP 2017* is observed on the northern side and substantially exceeded on other sides. The setback of the building where it is closest to *Cliffbrook* on the northern side is improved over the setback of the existing building in this location (Building CC2).
- The new building is generally located in the same location as Buildings CC2 and CC4. This retains the way in which buildings are arranged on the site and the view corridors towards *Cliffbrook* (Building CC1) from Beach Street. These are now the principal view corridors towards the site from the public domain.
- The curved form of the new building responds to the curved driveway on the eastern side of *Cliffbrook*. This driveway line is of significance and is the most dominant landscape element on the eastern (front) side of *Cliffbrook* (Building CC1). The curving form increases setbacks, softens the perception of massing and scale and creates a building form that 'embraces' *Cliffbrook* (Building CC1).
- Extending the footprint of the east-west wing of the new building further to the west and closer to Beach Street than Building CC2 will not block a significant view corridor on approach from the north. The extended footprint occurs at ground floor level only and will largely be concealed by the boundary walls. The setback of Levels 1 and above are increased, maintaining the view towards the corner of *Cliffbrook* (Building CC1) on approach from the north.

- The upper levels of the east-west wing are recessed from Beach Street giving *Cliffbrook* a greater level of visibility than existing through the trees from Beach Street. The view corridors towards *Cliffbrook* (Building CC1) from Beach Street will be wider than that provided by Building CC4.
- The new building has a flat roof form that will ensure that the hipped and slate clad roof of *Cliffbrook* remains dominant when viewed from Beach Street.
- The height of the new building to the east of *Cliffbrook* (Building CC1) is restricted to lower ground floor level and ground floor level. This reduces the massing and scale of the building and recesses these levels well away from *Cliffbrook*. The view corridor from *Cliffbrook* (Building CC1) east to Gordons Bay is widened. These views are almost completely blocked by Building CC4.
- The proposed materials and finishes are contemporary in expression, as befitting a new building. Reference is, however, made to *Cliffbrook* (Building CC1) through the use of face brickwork and timber detailing. The elevations addressing *Cliffbrook* (Building CC1) have a lightweight appearance created through the use of semi-transparent walkways and stairs. The coherent, well designed and articulated elevations provide an even backdrop against which *Cliffbrook* (Building CC1) will be read.
- The building has been located so that the dense planting along the northern boundary is retained. This planting will help screen the new buildings on approach along Beach Street from the north. It is noted that the building will lie below the height of the tallest of these trees. Similarly, it is proposed to retain the planting along the southern boundary.
- The new building will not overshadow *Cliffbrook* (Building CC1).

## 6.2.5 New Site Works and Landscaping

### *Relocate the stone pillars at the main entrance to widen the entrance and install a new palisade fence*

It is proposed to move the stone pillars to provide a 4.5m wide vehicular entry. The pillars will be carefully dismantled and relocated in the same line as the existing. They will continue to mark the main entrance into the site as being south west of the *Cliffbrook* (Building CC1) and will continue to remain visible.

The new palisade fence will be simple in detail. It will not detract from the existing walls and will maintain view corridors into the site.

### *Remove the existing gates and install a new mechanised entry gate*

This work will impact upon the site because it involves the removal of gates that provide evidence of the AAEC's occupation of the site. It is not possible to retain the entrance gates whilst widening the entrance and providing the necessary site security. The gates should be removed and stored on site. They could be potentially used in interpretation.

### *Carry out alterations to the driveway and parking on site*

The proposed alterations to the driveway and parking arrangements on the site will have an acceptable impact. The areas of the site associated with driveways and parking areas will remain on the southern and western sides of *Cliffbrook* (Building CC1). The loop of the driveway on the eastern side- which is an important landscape element- is retained. No heritage significant trees will be removed to accommodate this work. New landscaping will help assimilated the new work into the site.



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***Construct a new substation inside the gates on the northern side of the driveway***

The new substation will have an acceptable impact for the following reasons:

- The substation is a typical kiosk structure and is small when compared to the massing and scale of *Cliffbrook* (Building CC1).
- The substation is well separated from *Cliffbrook* (Building CC1) and Building CC3 and is sufficiently separated from the boundary wall.
- The substation will lie below the top of the boundary wall.
- The substation will not block significant view corridors into/out of/or within the site. It is setback slightly from the main entrance, behind an area of landscaping.
- The substation is a standard simply detailed structure. It will not have undue prominence within the setting of *Cliffbrook* (Building CC1).

***Construct a new mechanical plant building in the north western corner of the site***

The new mechanical plant building will have an acceptable impact for the following reasons:

- The plant is a small structure when compared to the massing and scale of *Cliffbrook* (Building CC1).
- The plant is well separated from *Cliffbrook* (Building CC1) and Building CC3 and is sufficiently separated from the boundary wall.
- The plant will lie below the height of the boundary walls.
- The plant will not block significant view corridors into/out of/or within the site.
- The plant is a simply detailed structure surrounded by landscaping. It will not have undue prominence within the setting of *Cliffbrook* (Building CC1).

***Carry out alterations to the landscaping, including the construction of new retaining walls, removal of vegetation, relocation of trees and new planting within the western part of the site***

The important landscape elements identified by the *CMP 2017* are retained, being

- The boundary walls.
- Two Norfolk Island Pines (identified as trees 25 and 26 in the arborist's report in Appendix 2 of the *CMP 2017* and the line of the driveway. Historic photographs show that the two Norfolk Island Pines pre-date the construction of *Cliffbrook* (Building CC1). 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 line of the driveway to the south and east of *Cliffbrook* (Building CC1).

As set out in the *CMP 2017*, most of the pathways and planting on the site dates from after 1943. *Cliffbrook* (Building CC1) never appears to have had a formal or extensive garden layout during its period of private occupation. 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 CC4. The UNSW have since added considerably to the vegetation on the site, including supplementary planting along the Battery Street boundary and the planting between *Cliffbrook* (Building CC1) and Building CC2 was carried out by the UNSW. The clipped box hedges around *Cliffbrook* (Building CC1) were planted by the University. The individual trees/shrubs/paths etc. within the post 1943 landscaping do not have heritage significance. Rather, it is the visual contribution

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that a landscaped setting as a whole makes to *Cliffbrook* that is of significance. The proposed works will maintain this landscaped setting.

***Carry out new landscaping on the eastern part of the site (outside of the Study Area of the CMP), including construction of new fencing, construction of a new timber boardwalk, stone retaining walls and ongoing bush regeneration***

This work is outside of the area of the site that is subject to heritage listing. It is noted that the works are not of a type that will have undue prominence within the wider setting of *Cliffbrook* (Building CC1) or which will block view corridors. The character of the setting of *Cliffbrook* (Building CC1) in this direction is essentially maintained.

### **6.3 Effect of Work on the Heritage Items in the Vicinity of the Site**

As identified above, No. 2 Gordon Avenue is located in the immediate vicinity of the site.

The proposed works:

- Will have no impact on the ability of understand the historic significance of No. 2 Gordon Avenue as a fine example of an Interwar period dwelling.
- Will not block the principal view corridors towards this item from the public domain, which are obtained from Gordon Avenue.
- Will not block any existing significant view corridors towards the site when standing outside of it on Beach Street or on approach along Beach Street in either direction.
- Will not block significant view corridors out of the site, which are to the east and Gordon Bay.

The proposed works will form part of the immediate setting of this item. The impact is acceptable for the following reasons:

- The existing thick belt of trees along the southern boundary that screen this item from the site are to be retained and protected.
- The new building is sufficiently removed from this item for the increase in massing and scale of buildings on the site to be acceptable. The higher east-west running wing of the new building is located on the far side of *Cliffbrook* (Building CC1). The lower north-south wing is set below the item on a falling site.
- Building articulation in the detailed design phase and material choice will also help to mitigate the impact.
- New landscaping will assist in the integration of the new works into the setting of this item over time.

## **7.0 CONCLUSIONS**

This HIS for the UNSW's Cliffbrook Campus, Beach Street, Coogee has considered the potential impacts of the proposed redevelopment of the site. The site has significance as a rare and fine example of an Interwar Free Classical Style dwelling, for its association with Sir Denison Miller and as the former headquarters of the Australian Atomic Energy Commission.

The use of the site by the UNSW for educational purposes is an appropriate and compatible use and is supported by the Conservation Management Plan for the site prepared in 2017 (*CMP 2017*).

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In line with the policies the *CMP 2017*, the proposal retains *Cliffbrook* (Building CC1) as a free standing building and revitalises it by providing an appropriate use. The garage (Building CC3) is similarly retained. The proposal retains the landscape elements identified as being significant, including the stone boundary walls, the location of the entrance into the site, the line of the driveway to the east of *Cliffbrook* (Building CC1) and three Norfolk Island Pines. While proposing changes to the landscaping immediately surrounding *Cliffbrook* (Building CC1), a landscape setting is retained.

Minor exterior changes are proposed to *Cliffbrook* (Building CC1) to provide an accessible entrance on the northern side and BCA compliant handrails to the first floor terraces. The location of the proposed entrance has been carefully considered. The northern elevation is the least visually prominent of the three detailed elevations of the dwelling. Providing equitable access in this location means that no alterations are proposed to the front entrance. The proposed handrails will be designed to be as visually unobtrusive as possible.

Internal changes are also proposed to facilitate use of *Cliffbrook* (Building CC1). Works, including the provision of a lift, are generally confined to areas that have undergone past alteration and addition. The principal rooms are retained and restored.

Works are proposed to the former garage (Building CC3). These works are minor, do not impact on significant fabric and retain the overall presentation of the building to the site.

The demolition of the administrative buildings constructed for the AAEC (Buildings CC2 and CCC4) will have an acceptable impact and is permitted under the policies of the *CMP 2017*. These buildings are not of architectural or aesthetic significance. The AAEC and their successors do not appear to have close ties to this site. The significance of the AAEC's association with the site can be interpreted in other ways.

The proposed new building maintains or improves the existing setbacks from *Cliffbrook* (Building CC1). The new building will not block any existing significant view corridors into or out of the site. The impact is managed by reducing the floor plate of the upper levels on the eastern side of *Cliffbrook* (Building CC1), through articulation, the careful choose of materials and through use of a flat roof forms, thereby reducing massing and scale. The proposed new building fulfils the requirements for new buildings on this site as set out by the policies and principals in the *CMP 2017* (in particularly Policy O) by:

- Providing a well-considered scheme which deals with the site as a whole.
- Locating the new building so that existing view corridors are not interrupted and a landscape setting is retained immediately surrounding *Cliffbrook* (Building CC1).
- Retaining a curtilage of at least 4-5m around *Cliffbrook* (Building CC1).
- Providing a contemporary expression that nevertheless compliments *Cliffbrook* (Building CC1).
- Demonstrating design excellence.

The proposed works will have no impact on the ability to understand the historic significance of the adjoining heritage item at No. 2 Gordon Street and no impact on significant view corridors. The works will have an acceptable impact on its setting.

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## 8.0 RECOMMENDATIONS

An archival recording of the site should be undertaken prior to the commencement of the works.

Original fabric removed should be labelled and securely stored on site for possible reinstatement at a later date and/or use for interpretation purposes.

An interpretation strategy should be prepared, and implemented, that is inclusive of all periods of the site's history.

A heritage specialist should continue to be involved in the project through to completion.