

**Gap Bluff Centre, South Head  
Sydney Harbour National Park**

**Heritage Impact Statement**

**EXHIBITION DRAFT**

**Report prepared for Gap Bluff Hospitality Pty Ltd**

**June 2015**



**Sydney Office** 78 George Street Redfern NSW Australia 2016 T +61 2 9319 4811

**Canberra Office** 2A Mugga Way Red Hill ACT Australia 2603 T +61 2 6273 7540

**GML Heritage Pty Ltd** ABN 60 001 179 362

[www.gml.com.au](http://www.gml.com.au)

## Report Register



The following report register documents the development and issue of the report entitled Gap Bluff Centre, South Head, Sydney Harbour National Park—Heritage Impact Statement, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job No.	Issue No.	Notes/Description	Issue Date
14-0159A	1	Draft Report	16 April 2015
14-0159A	2	Final Draft Report	15 June 2015
14-0159A	3	Exhibition Draft	30 June 2015

## Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

<b>Project Manager:</b>	Julia Dowling	<b>Project Director &amp; Reviewer:</b>	David Logan
<b>Issue No.</b>	3	<b>Issue No.</b>	3
<b>Signature</b>		<b>Signature</b>	
<b>Position:</b>	Associate	<b>Position:</b>	Partner
<b>Date:</b>	30 June 2015	<b>Date:</b>	30 June 2015

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## 1.0 Introduction

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### 1.1 Background

GML Heritage Pty Ltd (GML) has been commissioned by Gap Bluff Hospitality Pty Ltd to prepare a Heritage Impact Statement (HIS) for the proposed adaptation of six buildings owned by the National Parks and Wildlife Service (NPWS), Office of Environment and Heritage (OEH), in the Sydney Harbour National Park, South Head. The properties comprise three buildings at Gap Bluff, two at Camp Cove and one at Green Point. Gap Bluff Hospitality Pty Ltd has engaged Johnson Pilton Walker (JPW) architects to adapt the Gap Bluff buildings for use as wedding venues, the Camp Cove buildings for a restaurant and short-stay accommodation and the Green Point building for short-stay accommodation. All buildings were formerly part of the Defence use of South Head and were transferred into NPWS ownership in 1977.

### 1.2 Site Location

The project comprises three precincts within the South Head portion of Sydney Harbour National Park: Gap Bluff, Camp Cove and Green Point. These sites (and South Head) are located in the suburb of Watsons Bay, within Woollahra Local Government Area (LGA), approximately 7.5km northeast of Sydney CBD. The site location is shown in Figure 1.1.

A map of the subject site is included as Figure 1.2.

### 1.3 Heritage Listings

#### 1.3.1 Statutory Heritage Lists

Places within the subject site are listed as heritage items on Schedule 5 of *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). There are no places within the subject site listed on the State Heritage Register.

The following heritage listings under Woollahra LEP 2014 apply to the study area:

- Gunnery School group, comprising: former officers' mess (part of conference centre); former battery workshop (Ranger's cottage); former armoury (part of conference centre); former School of Gunnery latrine (toilets); interiors of all buildings; practice battery at seaward cliffs, Gap Bluff (within South Head Sydney Harbour National Park) (listing no. 434);
- Constable's Cottage group, comprising Police Station and interiors, 32 Cliff Street and interiors; 68 pounder MI and rifle posts and surrounds; sandstone defensive wall and roadway, Cliff Street (within South Head Sydney Harbour National Park) (listing no. 427); and
- Watsons Bay Heritage Conservation Area (C14).

Places in the vicinity of the subject site listed on Woollahra LEP 2014 and the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (Sydney Harbour REP) are identified in Section 5.6 of this HIS.

### 1.3.2 Non-statutory Heritage Lists

The following places are listed on the NSW National Trust Register (a non-statutory list of heritage places):

- Constable's Cottage Formerly Pilot Station, 32 Cliff Street;
- Sydney Harbour Landscape Conservation Area; and
- Watsons Bay Urban Conservation Area (Green Point included).

The following places are listed on the Register of the National Estate (a non-statutory archive of heritage places):

- Constable's Cottage, 32 Cliff Street (ID 100134); and
- Sydney Harbour Landscape Area (ID 14308).

## 1.4 Statutory Context

### 1.4.1 Heritage Act 1977

The *Heritage Act 1977* (NSW) (Heritage Act) is a statutory tool designed to conserve the environmental heritage of New South Wales. It is used to regulate development impacts on the state's heritage assets. The Heritage Act defines a heritage item as 'a place, building, work, relic, movable object or precinct'. To assist in management of the state's heritage assets, the Heritage Act distinguishes between items of Local and State heritage significance.

- Local heritage significance in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.
- State heritage significance in relation to a place, building, work, relic, moveable object or precinct, means significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Specifically for archaeology, relic means any deposit, object or material evidence:

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

*(b) that is of State or local heritage significance.*

Archaeological features and deposits are afforded statutory protection by the relics provision of the Heritage Act (as amended in 1999). Section 139[1] of the Heritage Act states that:

*A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.<sup>1</sup>*

Excavation permits may be issued under Section 141 of the Heritage Act by the Heritage Council of NSW (or by the Heritage Division, OEH, Department of Premier and Cabinet, under delegation).

The Heritage Act establishes the State Heritage Register (SHR), which affords the highest level of protection to heritage items listed on it. There are no items listed on the SHR within or in the vicinity of the subject site.

## Section 170 Heritage and Conservation Register

Section 170 of the Heritage Act requires government instrumentalities to maintain a heritage and conservation register of heritage items in their ownership or control, and requires minimum standards of maintenance and repair to all items listed on this register. Notice must be given to the Heritage Council of NSW prior to the removal of any item from the agency's Section 170 Heritage and Conservation Register, transfer of ownership or demolition of any listed items. NPWS maintains a Historic Heritage Information Management System (HHIMS), but this does not constitute a Section 170 Heritage and Conservation Register.

### 1.4.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) is administered by the NSW Department of Planning and provides for environmental planning instruments to be made to guide development and land use. It provides for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs). LEPs guide local councils in making planning decisions.

#### Woollahra LEP 2014

The project site falls within Woollahra LGA and, as such, should have regard to the provisions of Woollahra LEP 2014. Clause 5.10 Heritage Conservation of the LEP provides the following:

##### *5.10 Heritage Conservation*

###### *(1) Objectives*

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of Woollahra,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Clause 5.10 also sets out when development consent is required.

###### *(2) Requirement for consent*

*Development consent is required for any of the following:*

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
  - (i) a heritage item,*
  - (ii) an Aboriginal object,*
  - (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*

## GML Heritage

(c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*

(d) *disturbing or excavating an Aboriginal place of heritage significance,*

(e) *erecting a building on land:*

(i) *on which a heritage item is located or that is within a heritage conservation area, or*

(ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*

(f) *subdividing land:*

(i) *on which a heritage item is located or that is within a heritage conservation area, or*

(ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

Clause 5.10 also allows for the requirement for heritage management documents and impact assessments to be prepared for development proposed for heritage items.

### Woollahra DCP 2015

The project site falls within the Watsons Bay Heritage Conservation Area (HCA) and, as such, the development should have regard to the provisions of Chapter 3 of the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015)

The Woollahra DCP 2015 has the following objectives for the Watsons Bay HCA:

- 01** *To facilitate the implementation of the objectives and provisions relating to heritage conservation in Woollahra LEP 2014.*
- 02** *To acknowledge and conserve the unique built and natural heritage significance of Watsons Bay including places of importance for Aboriginal people.*
- 03** *To require the retention and appropriate development of heritage items and contributory items.*
- 04** *To ensure that proposed development is compatible with the significance of the Watsons Bay HCA and the character of its individual precincts.*
- 05** *To provide controls that encourage contemporary design which responds appropriately to the character of Watsons Bay and the identified heritage values of the area.*
- 06** *To encourage and promote public awareness, appreciation, understanding and knowledge of heritage conservation.*
- 07** *To enhance amenity and heritage values within Watsons Bay.<sup>2</sup>*

## 1.5 Methodology and Terminology

This HIS has been prepared with regard to the NSW Heritage Council guidelines *Statements of Heritage Impact, 2005, Assessing Significance for Historical Archaeological Sites and Relics* (NSW Heritage Branch 2009), NSW Heritage Manual, and *Archaeological Assessments* (NSW Heritage Office 1996). The methodology and terminology of this HIS are also consistent with the relevant principles and guidelines of the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).<sup>3</sup>

The GML project team visited the site on 23 January 2015 and 4 February 2015. All building interiors were inspected, as were the gardens and grounds. No opening-up of fabric was carried out.

GML has provided advice to Gap Bluff Hospitality Pty Ltd and JPW throughout the design process.

## 1.6 Previous Reports

The following reports have previously been prepared for the site and were referred to in the preparation of this HIS:

- Government Architects Office, 2008, *South Head Sydney Harbour National Park Stage 1 Conservation Management Plan*, NSW National Parks and Wildlife Service;
- Government Architects Office, 2010, *South Head Sydney Harbour National Park Conservation Management Plan Stage 1B—Policy Background, Conservation Policies & Implementation Strategy*, NSW National Parks and Wildlife Service;
- Government Architects Office, 2010, *South Head Sydney Harbour National Park Conservation Management Plan Volume 2A and 2B—Inventory of Heritage Items*, NSW National Parks and Wildlife Service;
- Killick, CL and Conyers, B, 1989, *The Officers Mess, Gap Bluff—Conservation Plan*, National Parks and Wildlife Service, NSW; and
- McNamara Soder Associates, Officers Mess, Gap Bluff—A Research Study, prepared for the National Parks and Wildlife Service, 1989.

## 1.7 Limitations

The impact of the proposal on Aboriginal cultural heritage is addressed in GML Heritage, Gap Bluff Centre, South Head, Sydney Harbour National Park, Aboriginal Heritage Due Diligence Assessment (final draft), prepared for Gap Bluff Hospitality Pty Ltd, June 2015.

The report relies primarily on existing historical information and assessments of significance contained in the 2008 and 2010 Conservation Management Plans (CMPs) by the Government Architects Office (as noted in Section 1.6 above). Additional historical research was undertaken to inform the archaeological assessment of the Camp Cove sites only.

## 1.8 Authors and Acknowledgments

This HIS has been prepared by Julia Dowling, Associate, and Jennifer Jones, Consultant (Archaeology), of GML. The historical overview was prepared by Michelle Richmond, Historian. David Logan, GML Partner, reviewed the report.

GML gratefully acknowledges the assistance provided by Cath Snelgrove, NPWS, in providing access to historical information and reports for the site, and Woollahra Local Studies Library for the provision of plans relating to the Camp Cove water police station.



Figure 1.1 Site location plan. (Source: Google Earth Pro with GML overlay).



Figure 1.2 Site plan. (Source: JPW 2015)



## 1.9 Endnotes

- <sup>1</sup> NSW Legislation, 'Heritage Act 1977 No 136', New South Wales Government, viewed 13 April 2015, <[- <sup>2</sup> \*Woollahra Development Control Plan 2015\*, Part C—Heritage Conservation Areas, Chapter 3 Watsons Bay Heritage Conservation Area, \(approved version 23 May 2015\), p 3.
- <sup>3</sup> Australia ICOMOS Inc, \*The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013\*, Australia ICOMOS Inc, Burwood VIC, 2000.](http://www.legislation.nsw.gov.au/viewtop/inforce/act+136+1977+cd+0+N/?autoquery=(Content%3D(%22heritage%20act%22))%20AND%20((Type%3D%22act%22%20AND%20Repealed%3D%22N%22)%20OR%20(Type%3D%22subordleg%22%20AND%20Repealed%3D%22N%22))&dq=Document%20Types%3D%22Acts,%20Regs%22,%20Exact%20Phrase%3D%22heritage%20act%22,%20Search%20In%3D%22Text%22&fullquery=((%22heritage%20act%22))>)

## 2.0 Historical Overview

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### 2.1 Introduction

This section provides a historical overview of the Gap Bluff Centre site from 1840 until today. The section is set out precinct by precinct. The historical information in this section has been drawn from the historical research presented in the 2008 and 2010 CMPs, supplemented with additional primary research into the Camp Cove precinct.

### 2.2 The Camp Cove Precinct (32 and 33 Cliff Street)

#### 2.2.1 Water Police Station: 1840–c1890

In 1840 South Head's function as a base for regulating and monitoring harbour traffic was enhanced when a Water Police Station was constructed at the northern end of Camp Cove. The Water Police was formed in an unofficial capacity in the mid-1830s (replacing the Row Boat Guard) but was established as an official body under the control and supervision of a Water Police Magistrate by a special Act of Parliament in 1840. In October 1840 permission was sought to move the Water Police Station on Garden Island to the northern end of Camp Cove, a location said to 'command a view of the whole harbour and vessels particularly lying in that bay' and 'which would be under the immediate eye of the police'.<sup>1</sup> This new site was 'a piece of government grounds with sufficient beach to haul the boat up on and well supplied with wood and water'.<sup>2</sup> The site was considered ideal as all sailing ships anchored there awaiting favourable winds and tides—and it also increased the difficulties of convicts unlawfully boarding such vessels and escaping the colony.<sup>3</sup> As the Water Police magistrate explained to the Colonial Secretary in October 1840,

*Most of the convicts that escape from the colony are taken away by the small vessels anchored in Vaucluse Bay and have easy access to the South Head Road. These vessels sail at all hours of the night and day and have constant communication with the shore.<sup>4</sup>*

The expense of moving the station to the new site was also considered small:

*The expense of moving the station will be very small ... and I think with the assistance of two convict carpenters, one brick layer and my own police crew the station could be moved without any other expense than a few nails, shingles and a little lime.<sup>5</sup>*

By 1841, the Water Police Station at Camp Cove was well established with those based at the site described as being an inspector, six constables and a boatman who were all housed in timber buildings near the Water Police Station.<sup>6</sup> A plan of the area in 1854 shows the outline of a building on the subject site (Figure 2.1), while maps dating from 1860 and 1880 (Figures 2.2–2.3) and a photograph of the site from around 1870 (Figure 2.4) confirm the group of buildings on the site, including residences and the Water Police Station. Alfred Austin was the first inspector of Water Police at Camp Cove.<sup>7</sup> The 1841 census records that he lived there with his wife and 11 others, all male. The Water Police Station had a stone kitchen attached and a stone wharf was built in 1842.<sup>8</sup>

Two other Water Police stations were under construction in 1840, with a station at Goat Island opening in November 1840<sup>9</sup> and one at Cockatoo Island opening soon after. By 1841, there were a total of 20 personnel across the three stations. The army was officially responsible for all expenditure in administration and general maintenance of the Water Police stations. By 1852, the Water Police in Sydney consisted of 28 personnel (including two detectives), as well as three five-oared rowing skiffs

manned by five men and a coxswain. In 1853, the Water Police was incorporated into the metropolitan police force, and by 1862 it operated under the newly appointed Inspector-General of the NSW Police Force.<sup>10</sup>

From information held at State Records it would appear that the Camp Cove Water Police Station was a minor operation operating on and off until the 1860s. Letters from the Water Police Magistrate to the Colonial Secretary in the 1840s and 1850s request repairs to the wharf at Camp Cove and to the Water Police Station after a strong gale.<sup>11</sup> Further letters from the Colonial Architect's department report on a drain being dug at the back of the kitchen, repairs to windows and the construction of a new weatherboard water closet with a shingle roof in 1856.<sup>12</sup> There are also letters regarding repairs to the constable's quarters at Camp Cove in 1856 which state that the building was then 15 years old.<sup>13</sup> The station must have closed soon after this as in March 1859 a letter from the Colonial Secretary's Office requests the re-establishment of the Water Police Station at Camp Cove and the repairs needed to 'have the building rendered habitable'.<sup>14</sup> By the 1870s, the Water Police Station at Camp Cove had again closed—it was later transferred for use by the adjoining artillery establishment.<sup>15</sup> An image dating between 1870 and 1875 shows what may have been one of the Water Police Station buildings (Figure 2.5).

The Water Police buildings were demolished and in the late 1890s several new structures were constructed on this site for the School of Artillery which had moved to Gap Bluff from Middle Head in 1894–1895. These structures included a pair of single-storey weatherboard married residences for a warrant officer and staff sergeant (now known as Constable's Cottage) plus a similar building used as a staff sergeant's residence which was later demolished for the current building at 33 Cliff Street.

### **32 Cliff Street—Constable's Cottage**

When the Water Police Station was demolished the new married quarters constructed on the site for the warrant officer and staff sergeant consisted of a pair of single-storey semi-detached cottages. Plans for this building dated 23 July 1895 are held by the Victoria Barracks Museum titled 'Married Quarters South Head for W.O and Staff Sergeants' (Figure 2.6). The architect was possibly RE Paselow. This single-storey timber building was originally constructed with four rooms—a living room and bedroom for each residence, plus a bathroom/laundry attached at the rear of each. Oral information suggests that there may be cellars under the concrete slab.<sup>16</sup>

Sometime after 1952, the Commonwealth defence authorities converted the duplex into a single residence by pushing doors through the main dividing wall in both the living rooms and the bathrooms; adding a room with bay windows on the north; extending the existing western verandah; and adding a small enclosed verandah to the northern side of the bathrooms. An attempt was made to blend these additions with the original.<sup>17</sup> The building was later used as married quarters for the School of Artillery (Figures 2.9–2.13).

In 1977, the building came under the control of NPWS and was still in use as a NPWS staff residence in 1991.<sup>18</sup> Alterations made to the building in recent years have been in line with its current usage as holiday accommodation leased by Department of Environment and Conservation/Public Works Department.

### **33 Cliff Street**

The building at 33 Cliff Street dates from in the late 1950s and was constructed on the site previously occupied by one of the 1890s weatherboard structures built as sergeant's accommodation. It occupies

a similar footprint. The 1950s building is single-storey face brick with a hipped, tiled roof (Figures 2.12–2.13).

## **2.3 Green Point Precinct**

### **2.3.1 Historical Overview**

Green Point was recognised as an important harbour navigation point from the time of the first British settlers in 1788. It was also the first landfall of Governor Phillip in 1788. Green Point was included in a grant of 20 acres to NSW Corps surgeon Edward Laing in 1793 and was acquired by the Crown for military use in the 1850s. At this time a navigation obelisk was constructed on the point—one of four constructed in the harbour dating from this period. In the late 1870s or early 1880s a battery was constructed, then, in the latter decades of the nineteenth century, a submarine miners firing station became active (Figures 2.7 and 2.8). Green Point was also a key location for harbour defences during World War II. In 1977, Green Point was included in the land at South Head which was transferred to the NPWS.

### **2.3.2 Green Point Cottage (33 Pacific Street)**

Green Point Cottage was constructed between 1895 and 1903 as a residence for military staff. It is one of three timber cottages in the national park at South Head of military origin, the others being Constable's Cottage and Gap Bluff Cottage. The design is believed to be that of a 'standard building' developed by Colonel de Wolski, the head of the military works branch of the NSW Department of Public Works. This department was established in 1889 and operated until Federation in 1901 when the Department of Home Affairs took over the responsibility for the design of Commonwealth facilities. Green Point Cottage was built as a single-storey timber-framed building with a pitched roof and a wide skillion verandah. The cottage underwent major alterations in the 1960s, and again in recent years, and is currently in use as holiday accommodation leased by DEC/PWD (Figures 2.9–2.13). The cottage is surrounded by a recently-constructed picket fence.<sup>19</sup>

## **2.4 Gap Bluff Precinct**

### **2.4.1 Historical Overview**

Gap Bluff was set aside as defence land from the mid-nineteenth century, but underwent little change until 1894–1895 when the Middle Harbour School of Artillery relocated there to be closer to Victoria Barracks. From this time structures began to be constructed on Gap Bluff. The School of Artillery ran courses in moving, mounting and dismounting guns. The Gap Bluff facility was used for practical demonstrations while formal instruction took place at Victoria Barracks.

#### **Gap Bluff School of Artillery (1895–1941)**

In 1894, a practice battery for the School of Artillery was established on the seaward side of South Head at Gap Bluff, remaining on this site until 1941.<sup>20</sup> The first building constructed at Gap Bluff for the School of Artillery was a workshop built to serve the practice battery nearby. The workshop was constructed between 1895 and 1903. Known as Gap Bluff Cottage, it remains on the site today. More extensive training facilities were planned at Gap Bluff School of Artillery in 1912 as a result of the creation of the Australian Defence Force after Federation, and the introduction of compulsory military service. Numbers undergoing military training increased enormously. New training facilities constructed in 1912 included two double-storey blocks with associated offices and latrine. The latrine

is extant. Later in 1935 a new officers' mess was constructed, followed by a new armoury in 1938—both of which remain today.

The School of Artillery ran courses at Gap Bluff until WWII when the site was considered too vulnerable to attack for a training school. It was transferred back to Middle Head in 1941.<sup>21</sup>

### *Gap Bluff after 1941*

The Gap Bluff facility was taken over by the army in 1941 and functioned as a support to the defence activities at South Head. The Officers' Mess continued with its original function while the School of Artillery buildings functioned as an administrative block and barracks. Two further barracks blocks were constructed at this time as well as a canteen and two miniature ranges.

In 1942, the navy came to South Head when its radar school was moved to Gap Bluff from HMAS Rushcutter and the base renamed HMAS Radar. HMAS Radar was also accommodated in the former Artillery School site.<sup>22</sup> On 14 March 1945, HMAS Watson was commissioned as the navy's radar training establishment for World War II.

From the 1950s, the defence reserve at South Head was used as a training and barracks establishment. The 1950s National Service Bill resulted in an expansion of military depots and camps.<sup>23</sup> At Gap Bluff, the army-held section was appropriated for national servicemen. Thirteen barracks and service blocks were constructed overlooking Camp Cove on the western side of the reserve and additions and alterations were made to several of the former School of Artillery buildings. In 1959, compulsory national service ended. The complex functioned as a transit depot for officers and military serving overseas, and, from 1965–1972, as a transit depot for those waiting to head to Vietnam.<sup>24</sup>

By 1972, HMAS Watson had assumed most of the Gap Bluff area. HMAS Watson became purely a naval establishment with the departure of the army in 1981, and, in 1982, the land at Gap Bluff was acquired by NPWS.

In 1984, all standing structures were demolished except for the Officers' Mess (1935) and garage, the artillery workshop—now Gap Bluff Cottage (1895), the Armoury (1938) and School of Artillery latrine (1912). In the 1990s, the Officers' Mess was enlarged for a NPWS lecture theatre. The Armoury has been adapted as a function centre.

### **Gap Bluff Cottage (Former Artillery Workshop) 1895–1903**

Built as part of the School of Artillery, the artillery workshop was constructed between 1895 and 1903 as the workshop for the practice battery and the first building constructed as part of this facility. The design of this building is believed to be a standard building developed by Colonel de Wolski, the head of the military works branch of the NSW Department of Public Works.<sup>25</sup> Established in 1889, this department operated until Federation in 1901 when the Department of Home Affairs took over the responsibility for the design of Commonwealth facilities. Gap Bluff Cottage was extended to function as a quartermaster's store in the 1950s.<sup>26</sup> The workshop was further altered from the 1980s for use as a residential cottage for the NPWS (Figures 2.9–2.13).

### **Officers' Mess Gap Bluff (1935–36)**

Built towards the end of the site's occupation by the School of Artillery, the Officers' Mess was constructed in 1935. When the site was transferred to the army in 1941 it became the army Officers' Mess.

In 1955, the original asbestos cement parapet roof was replaced with a hipped roof laid in Marseilles tiles with narrow eaves, possibly due to leakage and flooding inherent in the original flat roof design.<sup>27</sup>

Following the cessation of compulsory National Service in 1959, the complex functioned as a transit depot for officers and the military serving overseas, and, from 1965 to 1972, as a transit for those heading to Vietnam. In the 1990s the Officers' Mess was enlarged to include two NPWS lecture theatres (Figures 2.10–2.13) and the second-floor spaces subdivided for NPWS offices.

### **New Armoury (1938)**

The Armoury building was built in 1938 towards the end of the site's occupation by the School of Artillery and included instruction rooms as well as rooms for storage.<sup>28</sup> In 1941 this building was transferred to the army and functioned as an administrative block and barracks. It later became the quartermasters store serving the national service depot. In the 1990s, the building became a function centre for the School of Business.



**Figure 2.1** Part of an 1854 map showing Camp Cove and the outline of a structure, presumably the Water Police Station. (Source: SLNSW Ca 85-19)



**Figure 2.2** Part of a plan dated c1860 presumed to be the map of Woollahra commissioned by Woollahra Council in 1860–1861. It shows the Water Police station plus the extra accommodation buildings at the northern end of Camp Cove. (Source: Woollahra Local Studies)





**Figure 2.3** Part of a plan of Woollahra dated c1875 showing the Water Police Station plus extra accommodation buildings at the Northern end of Camp Cove. (Source: Woollahra Local Studies)

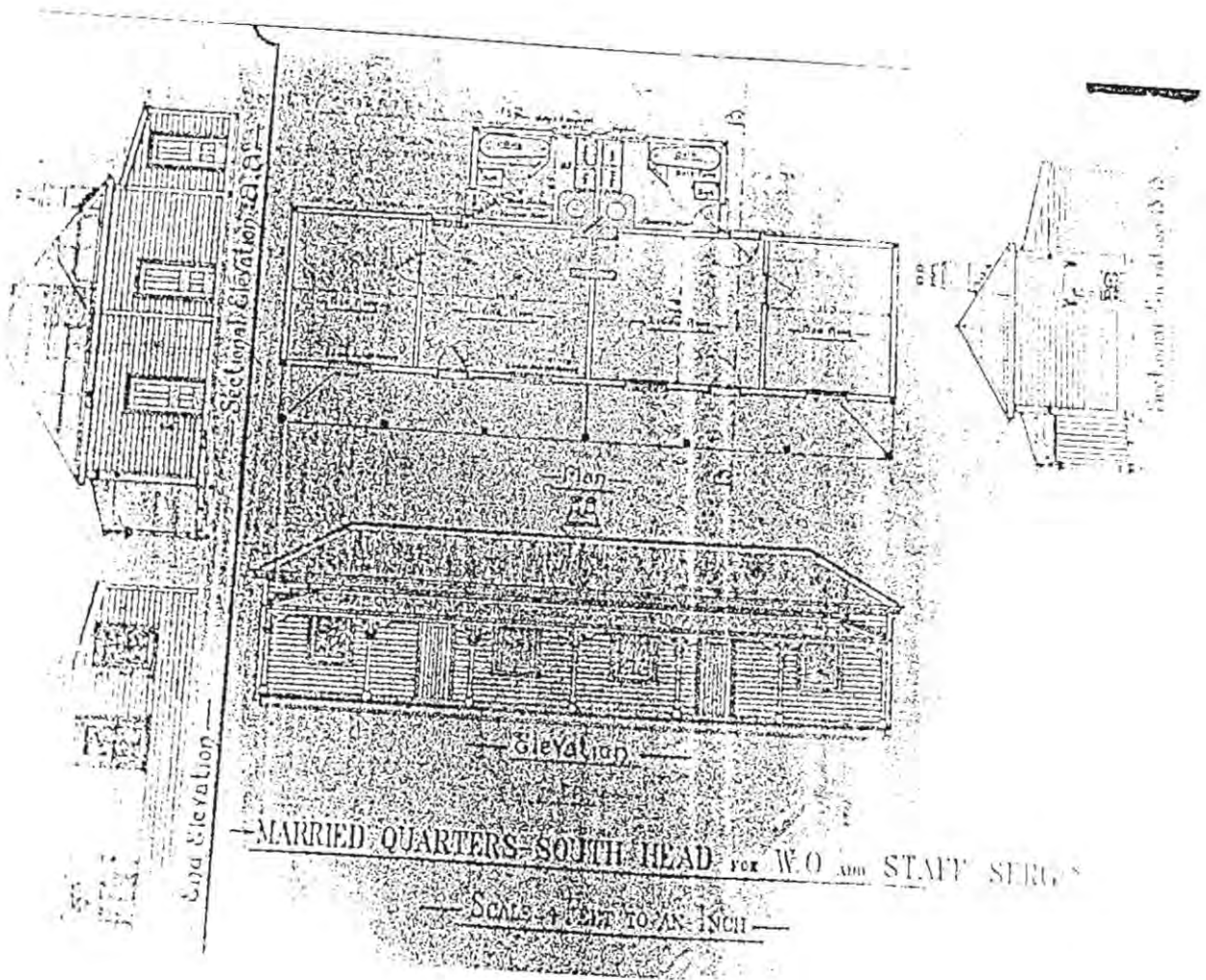


**Figure 2.4** 1869–1874 photograph of the Water Police Station and the associated timber accommodation buildings at Camp Cove. (Source: SLNSW SPF 808 a089808r)





**Figure 2.5** Photograph of Camp Cove from the gunnery located above the northern end of the cove c1870–1875. Green Point Cottage has not yet been constructed but the Water Police Station appears to be the small building in the centre left of the image. (Source: American and Australasian Photographic Company SLNSW a2824999r)



**Figure 2.6** Image of the original plan for building at 32 Cliff Street dated 23 July 1895 titled 'Married Quarters South Head for W.O. [Warrant Officer] and Staff Sargent'. (Source: Victoria Barracks Museum VBM 1390 293.30, reproduced in Gojak, D, c1985, Site Notes on South Head, courtesy of National Parks and Wildlife Service )



**Figure 2.7** Green Point c1881, view to southwest from Camp Cove. (Source: SLNSW a089809r)





**Figure 2.8** Green Point c1885–1895, view to the southwest across Camp Cove. (Source: Kerry & Co., SLNSW a089810r)



**Figure 2.9** 1930 aerial view showing development at Green Point, Camp Cove and Gap Bluff. (Source: Department of Lands)





**Figure 2.10** 1943 aerial showing development at Green Point, Camp Cove and Gap Bluff .(Source: Department of Lands)



**Figure 2.11** 1955 aerial showing development at Green Point, Camp Cove and Gap Bluff. (Source: Department of Lands)





**Figure 2.12** 1961 aerial showing development at Green Point, Camp Cove and Gap Bluff.(Source: Department of Lands)



**Figure 2.13** 1978 aerial showing development at Green Point, Camp Cove and Gap Bluff.(Source: Department of Lands)

## 2.5 Endnotes

- 1 'Letter dated 26 October 1840 from the Water Police Magistrate to The Colonial Secretary', SRNSW, Bench of Magistrates, Water Police Magistrate Sydney, copies of letters 1840–1851 4/479 Reel 2648.
- 2 'Letter dated 26 October 1840 from the Water Police Magistrate to The Colonial Secretary', SRNSW, Bench of Magistrates, Water Police Magistrate Sydney, copies of letters 1840–1851 4/479 Reel 2648.
- 3 Australian Police 2012, 'Water Police', viewed 31 March 2015, <<http://www.australianpolice.com.au/nsw-police-history-index/water-police/>>.
- 4 'Letter dated 26 October 1840 from the Water Police Magistrate to The Colonial Secretary', SRNSW, Bench of Magistrates, Water Police Magistrate Sydney, copies of letters 1840–1851 4/479 Reel 2648.
- 5 'Letter dated 26 October 1840 from the Water Police Magistrate to The Colonial Secretary', SRNSW, Bench of Magistrates, Water Police Magistrate Sydney, copies of letters 1840–1851 4/479 Reel 2648.
- 6 SRNSW Returns of the Colony 1841 4/273 p 186.
- 7 SRNSW Returns of the Colony 1841 4/273 p 186.
- 8 Martin, M, A Thematic History of Watsons Bay, prepared for Architectural Projects, January 1997, p 62.
- 9 'Letter dated 5 November 1840 from the Police office Sydney to The Colonial Secretary', SRNSW, Bench of Magistrates, Water Police Magistrate Sydney, copies of letters 1840–1851 4/479 Reel 2648.
- 10 Australian Police, 'Water Police', viewed 31 March 2015 <<http://www.australianpolice.com.au/nsw-police-history-index/water-police/>>.
- 11 SRNSW, Letter to the Colonial Secretary, Bench of magistrates Water Police magistrate, Sydney 4/479 Reel 2648.
- 12 Form detailing work required at Camp Cove dated 29 May 1856, SLNSW Folder 2/630A, Series 4332.
- 13 Letter Water Police Office Camp Cove dated 18 April 1855, SLNSW Folder 2/630A, Series 4332.
- 14 Letter Colonial Secretary's Office dated 9 March 1859, SLNSW Folder 2/649, Series 4332.
- 15 NSW Government Architect's Office, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report* No: 07046, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), February 2008, p 65.
- 16 National Trust Listing—Constable's Cottage 32 Cliff Street, April 1991 by G Aplin.
- 17 National Trust Listing—Constable's Cottage 32 Cliff Street, April 1991 by G Aplin.
- 18 National Trust Listing—Constable's Cottage 32 Cliff Street, April 1991 by G Aplin.
- 19 NSW Government Architect's Office, South Head Sydney Harbour National park Conservation Management Plan, Volume 2A and 2B—Inventory of heritage Items, prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division) March 2010, Inventory 5.1.
- 20 NSW Government Architect's Office February 2008, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report No: 07046*, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), p 65.
- 21 NSW Government Architect's Office February 2008, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report No: 07046*, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), p 65–66.
- 22 NSW Government Architect's Office February 2008, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report No: 07046*, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), p 72.
- 23 NSW Government Architect's Office February 2008, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report No: 07046*, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), p 75.
- 24 Wilson, GC 1985, *Sydney Harbour Fortifications*, report prepared for the National Parks and Wildlife Service (NPWS), p 15.
- 25 Report prepared in 1989 by McNamara Soder and Associates indicates that the design may be attributed to Lt Col F.R. de Wolski, Director of the Military Works Branch, cited in NSW Government Architect's Office February 2008, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report No: 07046*, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), p 66.
- 26 NSW Government Architect's Office February 2008, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report No: 07046*, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), p 75.
- 27 NSW Government Architect's Office February 2008, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report No: 07046*, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), p 75.
- 28 NSW Government Architect's Office February 2008, *Stage 1 Conservation Management Plan South Head Sydney Harbour National Park; Volume 1 Assessment of Significance Report No: 07046*, report prepared for the NSW Department of Environment and Conservation (Parks and Wildlife Division), p 70.

## 3.0 Site Analysis

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### 3.1 Overview

The Gap Bluff Centre project is split across three precincts of South Head, Sydney Harbour National Park, as defined in the 2008–2010 CMP: Gap Bluff Precinct, Camp Cove Precinct, and Green Point Precinct. This section provides a physical analysis of the site, focusing on the buildings included in the Gap Bluff Centre project and the surrounding landscape.

### 3.2 Gap Bluff Precinct

#### 3.2.1 Landscape and Site Setting

The Gap Bluff Precinct is positioned on a bluff at the northern end of the cliff formation known as the Gap. Once occupied by a high number of barracks buildings, the precinct now consists predominantly of landscaped areas, with only five buildings remaining across its central area.

There are two access roads into the precinct from Military Road to the south and west. The steeply sloping access road to the south provides the main entrance to the site, which is marked with two stone pillars and a recent metal vehicle gate. The western side of the road is lined with Norfolk Island pines, with informal mixed planting/bushland to the east (Figure 3.1).

The four remaining buildings are (east to west) the Officers' Mess, Gap Bluff Cottage, the Armoury and a latrine (Figure 1.2). The landscape around them is a mix of asphalt carparks and roads, expanses of lawn, mature trees and formal gardens. The Armoury and latrine (not affected by this project) are set on a grassed slope (Figure 3.23,) with rocky outcrops and bushland behind (to the north). Gap Bluff Cottage has a small fenced garden, while the Officers' Mess has formal garden beds against its western and southern walls, an asphalt carpark to the east, a road and bushland the north and a formal garden with a central birdbath planted c1950s to the south (Figure 3.7) which overlooks the Gap.

The historical plantings are predominantly Norfolk Island pines (Figure 3.2), and these are located around the carparks and access road. A row of five palms remains to the southwest of the Armoury.

Due to its location and elevation, the Gap Bluff Precinct commands views across Sydney Harbour to the south and west (Figure 3.3). The Officers' Mess also has views across the Gap and the Pacific Ocean.





**Figure 3.1** The access road to Gap Bluff. (Source: GML 2015)



**Figure 3.2** The carpark and historical plantings to the south of the Armoury (which can be seen on the left). (Source: GML 2015)





**Figure 3.3** View across Sydney Harbour from the lawn in front of the Armoury. The row of five palms can be seen to the centre-right. (Source: GML 2015)

### 3.2.2 Officers' Mess

The Officers' Mess is a two-storey Inter-war Functionalist style building, constructed in 1935. It has cavity brick walls with a timber floor and roof structure. For the purposes of this HIS, the building's entrance is defined as being on the northern elevation (Figure 3.4).

The building comprises a series of cascading curved and rectangular forms, typical of the Inter-war Functionalist style (Figure 3.6). A two-storey semicircular bay window element dominates the building's primary western elevation, and its verticality is counter-balanced with two horizontal elements—a continuous row of double-hung sash windows on the first floor (Figure 3.18) and three windows on the ground floor (Figure 3.6). The curved awning that originally defined the ground-floor windows of this part of the building was removed in 1989, giving the ground floor a somewhat bare appearance. The southern elevation comprises a two-storey rectangular form, punctuated with a group of three double-hung sash windows to the south and a single window to the north (Figure 3.9). There is a single-storey room with wrap-around enclosed verandah and gable roof on the northern elevation (Figure 3.8). A substantial two-storey addition, designed to match the original building, was constructed on the building's eastern side in 1989 (Figure 3.20). The building's main entrance was relocated to the current position on the northern facade at that time.

Construction drawings from 1989 indicate that extensive conservation works were undertaken at that time.<sup>1</sup> The original windows were repaired or replaced as required, the continuous lintels and sills reconstructed, the walls re-rendered and all rainwater goods replaced.

The current roof to the original building is hipped, with narrow eaves, and is laid with Marseilles tiles (Figures 3.6, 3.8 and 3.9). It was a 1950s replacement of the original flat roof and is unsuited to the

Functionalist style, detracting from the aesthetic qualities of the building. The building's walls were originally cream face brick with contrasting rendered continuous lintels and sills (the cream bricks within the verandah are shown in Figure 3.10). The walls were rendered and painted in cream c1950s, with the lintels and sills painted a contrasting light blue (Figure 3.9). The 1989 addition is painted to match.

The Officers' Mess is reasonably intact internally, with the original planning still legible (Figures 3.4–3.5). The 'back-of-house' areas on the ground floor have been rearranged and the original secondary entrance on the western elevation removed. The western elevation is highly modified with original openings bricked-up and/or relocated and the whole enclosed within the 1989 addition.

On the ground floor, the rooms are arranged around the central timber staircase, with the dining rooms (former mess and anteroom) to the north, the kitchen (former card room and bedroom) and WC to the south, and stores (former bathroom, kitchen, stores and secondary entry porch) to the east (Figure 3.4). The dining rooms, enclosed verandah, entry porch, hallway, stairs and WC are intact, with floors laid in narrow timber boards (Figures 3.10–3.11), painted plaster walls, timber French doors to the enclosed verandah (painted white to the verandah and unpainted to the dining room) (Figures 3.10–3.11), unpainted timber architraves and timber sliding and folding internal doors (Figures 3.11 and 3.13). The original fireplace, with moulded plaster surround and brick hearth, remains within the dining room, beside an early/original cupboard (Figure 3.12). The thresholds to the verandah are terrazzo (Figure 3.15). The original main entrance on the western elevation has a timber-boarded door with porthole-style window with textured glass (Figure 3.14), which opens to an enclosed porch with a concrete floor and timber and textured glass door. The WC, and cloakroom which leads into it, contains original glazed ceramic tiles (Figure 3.16) and terrazzo stalls, and has timber-framed push-out windows. The cloakroom retains early/original coat hooks (Figure 3.16). Most doors appear to be original and retain original door furniture.

On the first floor, the rooms are arranged around the central staircase and large, open hallway (Figure 3.5). The timber floors are generally carpeted and walls painted plaster. The floor has a split level, with a curved stair retaining original timber-capped balustrade (Figure 3.17) leading to the former billiard room (now subdivided into three bedrooms and hallway). Two original fireplaces remain in the northernmost bedroom (Figure 3.19) and the office (former sitting room). The original balcony at the southwestern corner of the building has been enclosed with windows to match the original. The two offices along the eastern wall reflect the original arrangement of bedrooms in this location. The WC is in the location of the original bathroom, but has been stripped and rearranged, with no original fabric remaining. An original linen cupboard remains in the hallway between the WC and the former billiard room.

The ceilings appear to have been replaced throughout, possibly during the 1989 additions and alterations, if not before. The light fittings appear to have been replaced throughout.

The 1989 addition contains two lecture theatres (Figure 3.21)—one on each floor—connected to the original building via a two-storey entry annex with staircase along the original building's eastern wall. The addition is in poor condition due to damp and a leaking roof. The addition is not visible in views from the west to the building's primary (western) elevation.

Overall, the Officers' Mess has moderate integrity. While it remains recognisably an Inter-war Functionalist style building, the hipped roof form and 1989 addition detract from its integrity.

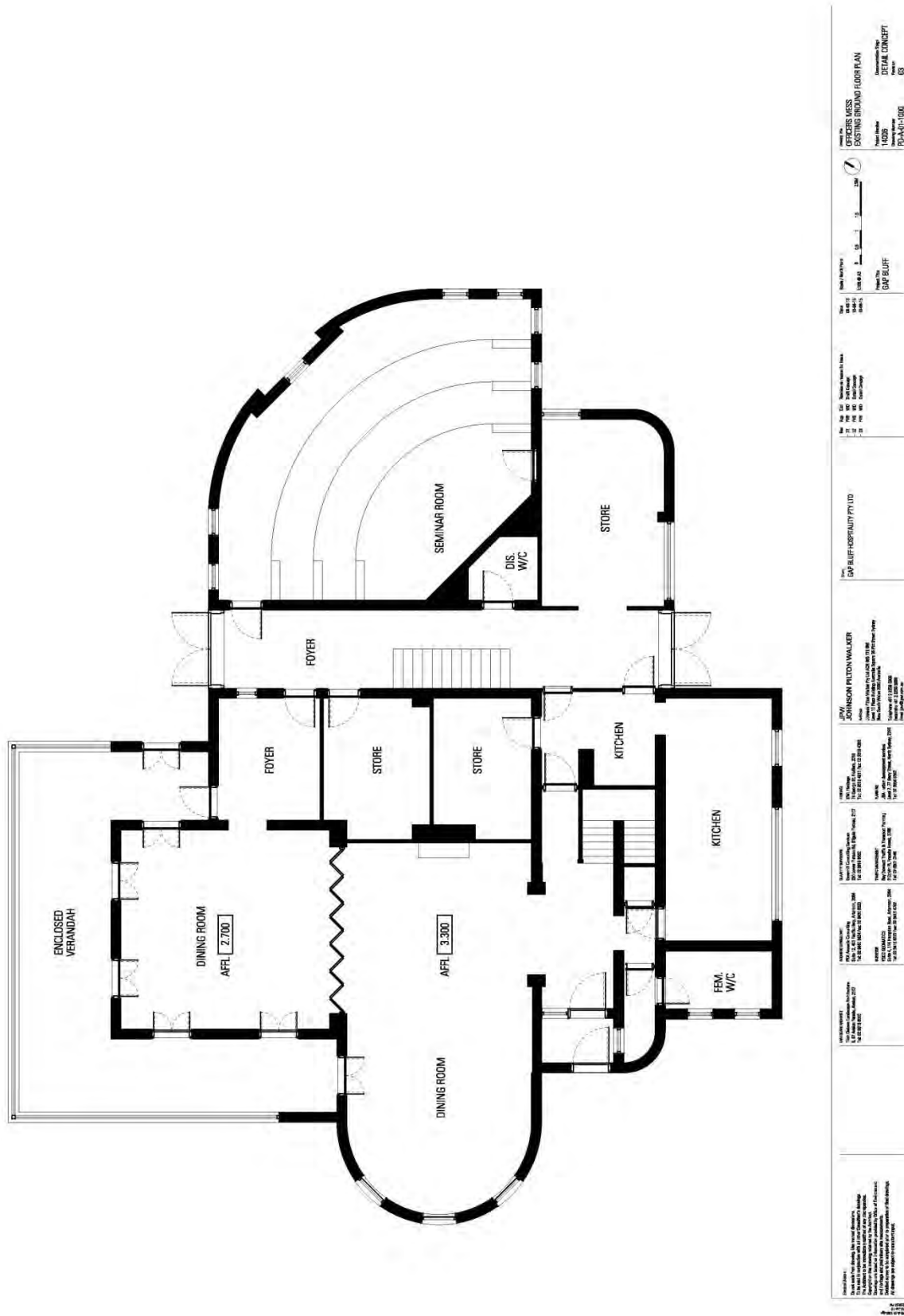


Figure 3.4 Existing ground-floor plan, Officers Mess. (Source: JPW 2015)

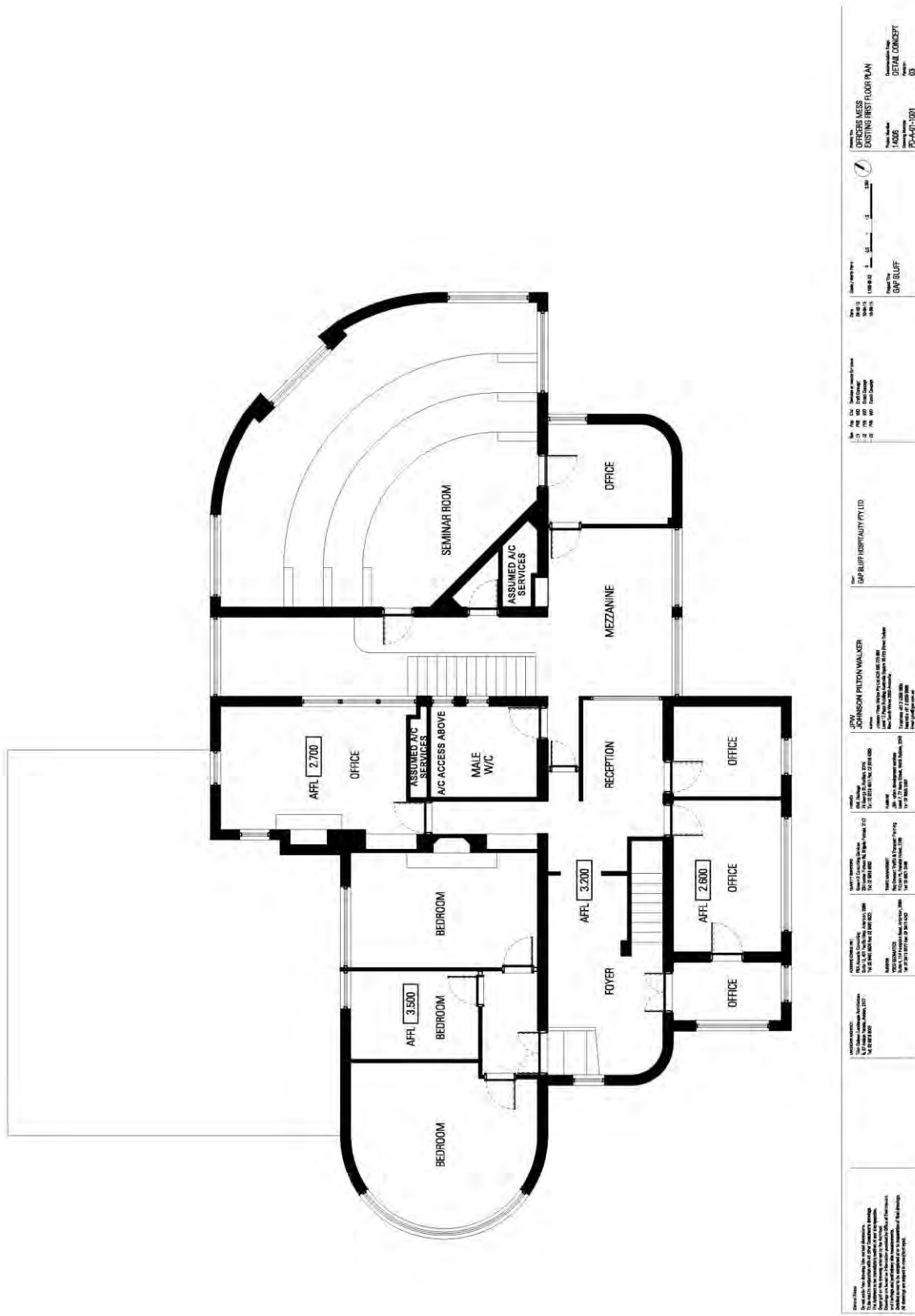


Figure 3.5 Existing first-floor plan, Officers Mess. (Source: JPW 2015)





**Figure 3.6** The primary (southern) elevation of the Officers' Mess. (Source: GML 2015)



**Figure 3.7** The garden to the south of the Officers' Mess. (Source: GML 2015)



**Figure 3.8** The western elevation of the Officers' Mess, showing the 1989 addition on the left. (Source: GML 2015)



**Figure 3.9** The primary (southern) elevation and eastern elevation of the Officers' Mess. The 1950s hipped roof has compromised its aesthetic significance. (Source: GML 2015)



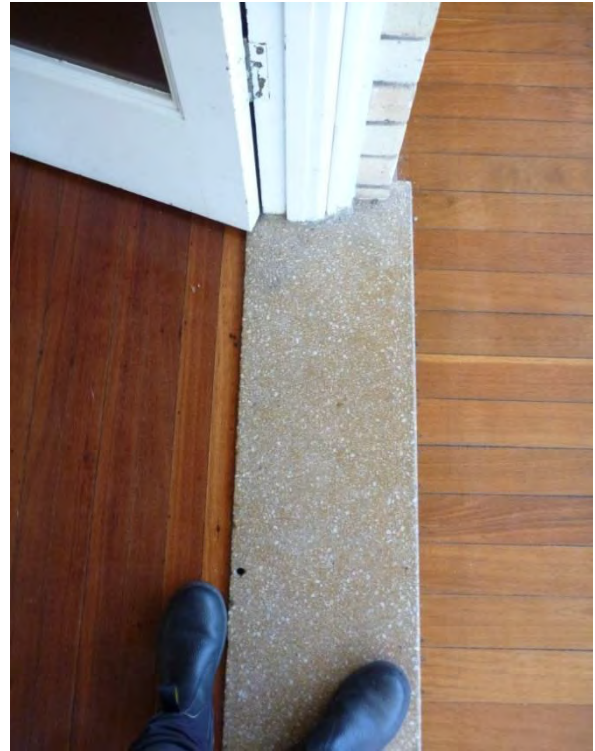
**Figure 3.10** View of the enclosed verandah on the western side of the Officers' Mess, showing the early/original timber-boarded floor, blond brick walls and timber-framed French doors and casement windows. (Source: GML 2015)



**Figure 3.11** Interior view on the ground floor, looking west towards the mess room. The timber folding doors are original. (Source: GML 2015)



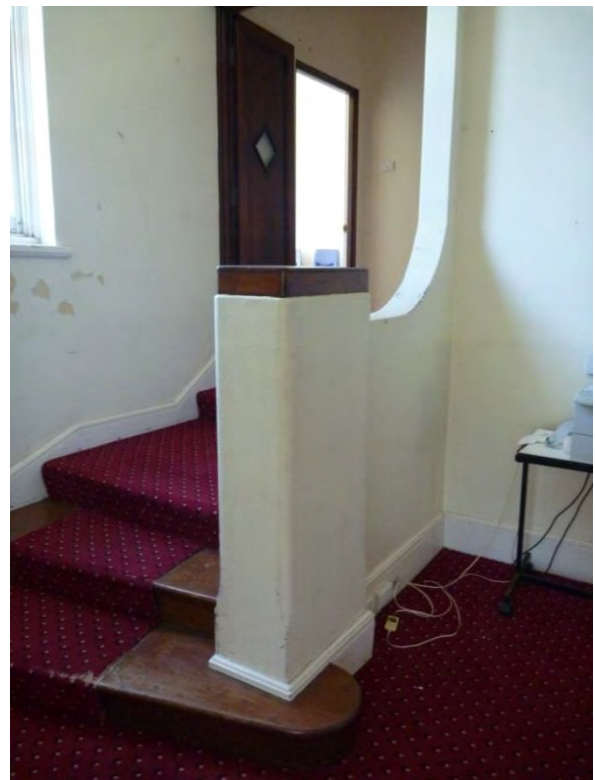
**Figure 3.12** The original entrance, western elevation, with raised garden beds and concrete steps. The awning was constructed c1950s, replacing an earlier awning. (Source: GML 2015)



**Figure 3.13** An original terrazzo threshold between the mess room (left) and the enclosed verandah (right). (Source: GML 2015)



**Figure 3.14** Original tiles and coat hooks within the ground-floor bathroom. (Source: GML 2015)



**Figure 3.15** Curved timber stairs and timber-topped balustrade on the first floor. (Source: GML 2015)





**Figure 3.12** The fireplace in the ground-floor ante room, and the cupboard to the right. (Source: GML 2015)



**Figure 3.13** Original timber sliding doors from the ante room to the reception hall. (Source: GML 2015)



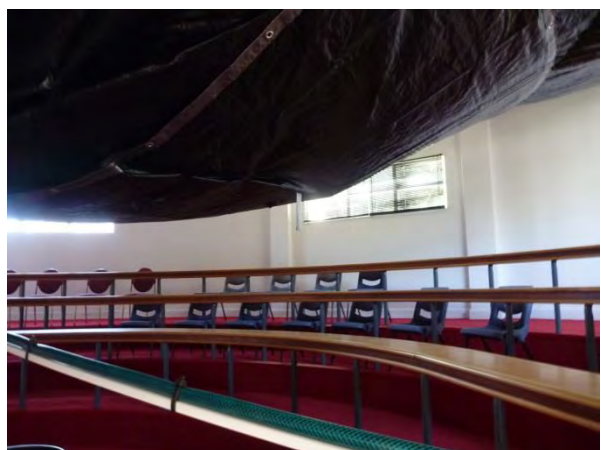
**Figure 3.18** Timber-framed double-hung sash windows set out in a curve in the first-floor billiard room. (Source: GML 2015)



**Figure 3.19** Original billiard room brick fireplace and moulded plaster surrounds on the first floor. (Source: GML 2015)



**Figure 3.20** Eastern wall of the 1989 extension to the Officers Mess. (Source: GML 2015)



**Figure 3.21** Interior view of one of the lecture rooms in the 1989 extension. (Source: GML 2015)



### 3.2.3 Armoury

The Armoury is a single-storey store building constructed in 1938. It was substantially altered in the 1950s, and again in 1989 to convert it into a function centre. For the purposes of this report, the primary elevation faces south (Figure 3.22).

The Armoury is set on a grassed slope, with bushland at the rear (Figure 3.23). There is a low sandstone block retaining wall along the service area at the northeastern corner of the building.

The original building was square in plan, with a hipped roof, cavity brick walls, and timber-framed, double-hung sash windows with horizontal glazing bars. The building was extended to the west in the 1940s and the extant loading dock added in the 1950s.<sup>2</sup> The 1989 works included removal of internal walls (Figure 3.25), the addition of a new paved terrace along the southern elevation, replacement of original doors and windows along the southern elevation with the current French doors, installation of new lighting and carpet, replacement of the asbestos roof with Colorbond steel and replacement of all rainwater goods.<sup>3</sup>

Little early/original fabric remains, and the original appearance and use of the building is difficult to discern. Early/original fabric includes the northern, western and eastern walls, the double-hung sash windows with horizontal glazing bars along the northern elevation (Figure 3.26), and the loading dock, windows and doors to the eastern elevation (Figure 3.24). The roof framing is also likely to be early/original.

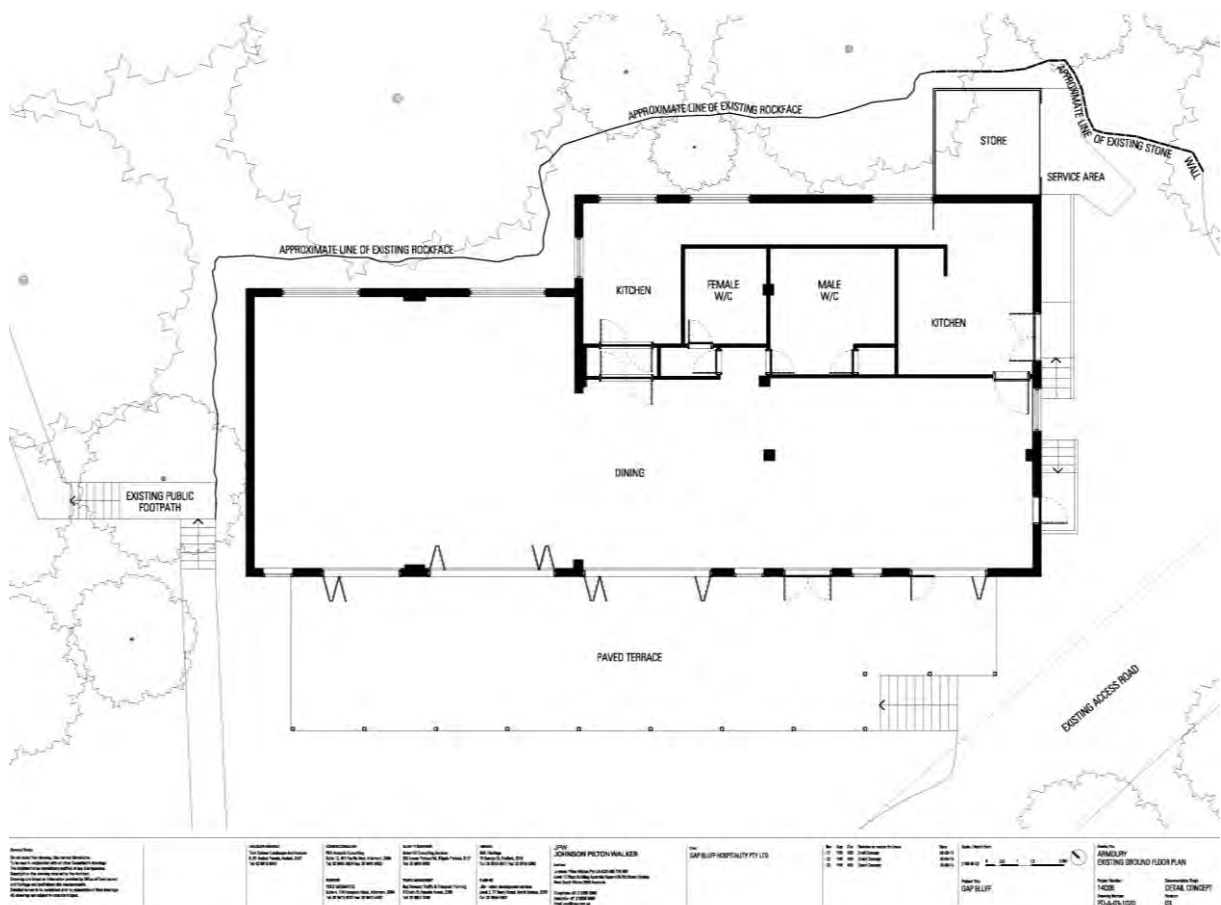


Figure 3.22 Floor plan, Armoury. (Source: JPW 2015)



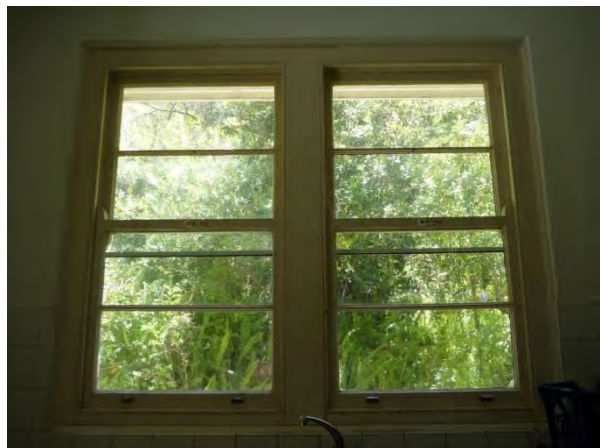
**Figure 3.23** The Armoury, showing the c1989 verandah on the southern facade of the original building. (Source: GML 2015)



**Figure 3.24** Two original entrances and double-hung sash windows on the eastern facade of the Armoury. (Source: GML 2015)



**Figure 3.25** View of the highly modified interiors, showing the c1989 French doors and suspended ceiling. (Source: GML 2015)



**Figure 3.26** Remnant original double-hung sash windows with horizontal glazing bars in the northern wall. (Source: GML 2015)

### 3.2.4 Gap Bluff Cottage

Gap Bluff Cottage is a simple, timber-framed weatherboard residence with a gable roof. It is set on a gently sloping site, within a modest garden, with a timber and wire mesh fence and gate (built c1990) to the west (Figure 3.28) and a straight, concrete path leading from the gate to the cottage's entrance. There is a concrete driveway to the south of the cottage.

The cottage has a timber-framed verandah along its western (front) elevation and a small store addition on its northern wall. It features timber vented gable ends (Figure 3.29), a corrugated steel roof and timber-framed casement windows. The cottage is generally rectangular in plan (Figure 3.27), with two bedrooms along the southern wall and a combined lounge/dining area in the northwestern area of the cottage, and an open-plan kitchen to the east (Figure 3.30).

Originally the artillery workshop, the building was converted for use as a residence in c1990, which was when the current internal layout and external cottage-like appearance were established. The adaptation involved a lot of change to the building, and much of the original fabric was removed and replaced with faux-heritage details. The verandah replaced a lean-to addition. All but one of the windows are recent (c1990) reproductions. The one original window is in the second bedroom (Figure

3.31). The building's wall and roof structure, the vented gable ends and some weatherboards are also likely to be original.<sup>4</sup>

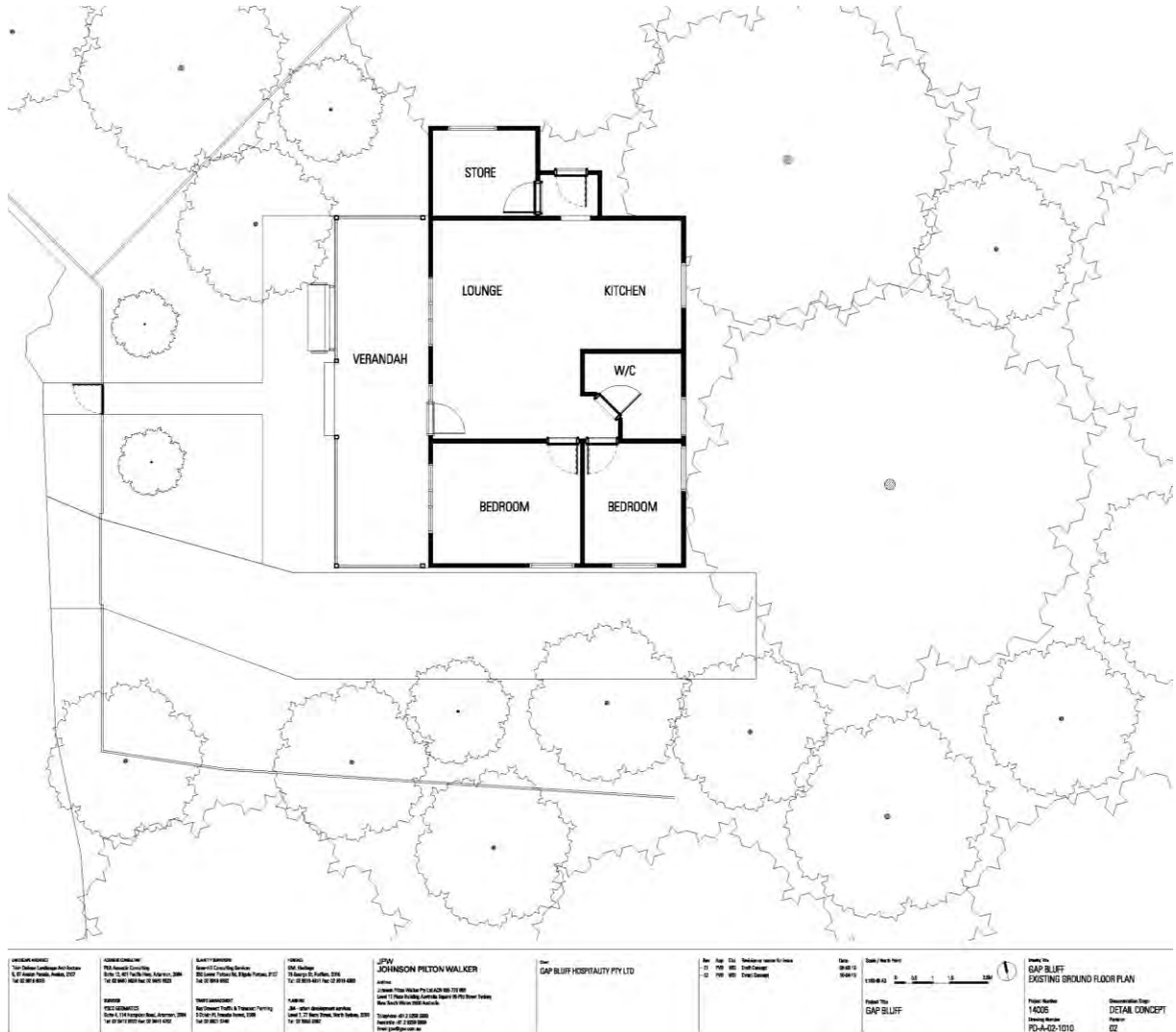


Figure 3.27 Floor plan, Gap Bluff Cottage. (Source: JPW 2015)



Figure 3.28 View of Gap Bluff Cottage from the front gate. (Source: GML 2015)



Figure 3.29 View of the Gap Bluff Cottage. Most windows are modern, simplified reproductions. (Source: GML 2015)





**Figure 3.30** Modern kitchen in Gap Bluff Cottage. (Source: GML 2015)



**Figure 3.31** Early or original timber-framed casement window in the rear bedroom. (Source: GML 2015)

### 3.3 Camp Cove Precinct

#### 3.3.1 Landscape and Site Overview

Constable's Cottage and the house at 33 Cliff Street are located at the western end of Cliff Street, at the back of the beach at Camp Cove. Both houses face Cliff Street and rocky bushland to the north provides them with a dramatic backdrop. The two houses are separated by a modern timber fence. Constable's Cottage is not visible from Cliff Street because of a high metal fence across its driveway. The house 33 Cliff Street is shielded from the street by a densely planted garden bed that is raised above the street level.

#### 3.3.2 Constable's Cottage, 32 Cliff Street

Constable's Cottage is a single-storey residence located in the centre-east of a landscaped site, accessed by a sharply sloping concrete driveway in the southeastern corner of the site (Figure 3.32). Site elements consist of the house, a c1950s garage to the west (Figure 3.39), and a single-storey WC to the north (Figure 3.40). The WC is cut into the sandstone rockface which defines the rear (northern) boundary of the site (Figure 3.32). There is a cottage-style garden in front of the cottage (Figures 3.36–3.37) and mature plantings along the site's western and southern boundaries. There is currently a high metal fence across the concrete driveway and along the property's western boundary. Significant views of the cottage are available from the beach at Camp Cove. The cottage is not currently visible from Cliff Street because of the metal fence.

Constable's Cottage is a three-bedroom weatherboard residence with a hipped, corrugated iron roof and a timber-framed verandah with a hipped roof along its primary (southern) elevation (Figure 3.36). The verandah floor is concrete slab. At the rear is a weatherboard-clad services wing with simple c1950s timber-framed windows (Figure 3.39).

The early/original windows are timber-framed double-hung sash windows with four lights, with moulded architraves externally and timber entablature mouldings internally (Figure 3.43). The doors are timber panel with entablature mouldings that match the windows.

Internally, the rooms have fibrous plaster walls with timber battens and skirtings (Figures 3.42–3.44). The dining room and lounge room (originally the living rooms for the duplex) have original fireplaces. The fireplace in the dining room is bricked-up and retains its sandstone hearth and timber mantel shelf

(Figure 3.42). The fireplace in the lounge room retains its sandstone hearth and opening, but has otherwise been modified. The timber floorboards have been replaced in sections throughout the residence.

The cottage was originally a duplex consisting of two semi-detached residences, each having two rooms (living room and bedroom), a rear wing containing a bathroom/kitchen, and a WC in a separate building (see Figure 2.6). The cottage was converted into a single residence after 1952.<sup>5</sup> The conversion involved:

- the addition of another bedroom with a bay window to the west (Figure 3.37), with the roof and verandah extended to match, and construction of a new enclosed verandah at the rear to connect the new western bedroom to the other rooms;
- insertion of a doorway in the party wall between the two residences (Figure 3.44);
- insertion of a new doorway in the northern wall of the western residence's original bedroom;
- removal of the doorway between the western residence's original living room and bedroom;
- extension of the rear services wing to the north and its total internal refurbishment to include a kitchen in the western services wing (Figure 3.45) and a hall, bathroom and WC in the eastern wing, with a new doorway between the two.

The post-1952 changes to the cottage are shown in Figures 3.33–3.35.

Overall, despite the additions, the southern (primary) elevation of the building retains the appearance of a late nineteenth century weatherboard cottage. The four original main rooms of the duplex retain a moderate degree of original/early fabric internally, including windows, architraves, fireplaces, and fibrous plaster and timber batten walls. The post-1952 addition is generally sympathetic to the original residence and employs simplified joinery that relates to but does not mimic the original windows (Figure 3.37). The rear enclosed verandah has an interesting ventilation detail.

In the northern (rear) elevation, the post-1952 modifications dominate. The rear service wing has been modified significantly and retains very little original/early fabric. All except one of the openings have been modified, the interiors replaced and the entire wing extended to the north. The internal southern wall remains battened like the four original front rooms of the duplex. It is not clear whether original fabric remains within the northern and eastern walls. An original/early architrave remains around the door in the wing's western wall. While the scale and finishes of the rear wing relate to its likely original form and details, in reality it has low integrity overall.

To the east of the services wing, the easternmost bedroom retains its original window to the rear and the original door to the living room remains (though blocked off internally) (Figure 3.38). The concrete slab across the rear yard is not original (Figure 3.39).

The rear WC retains its original form—rectangular in plan, with brick walls and a pitched roof (Figure 3.40). The WC is now used as a store and for the hot water heater.

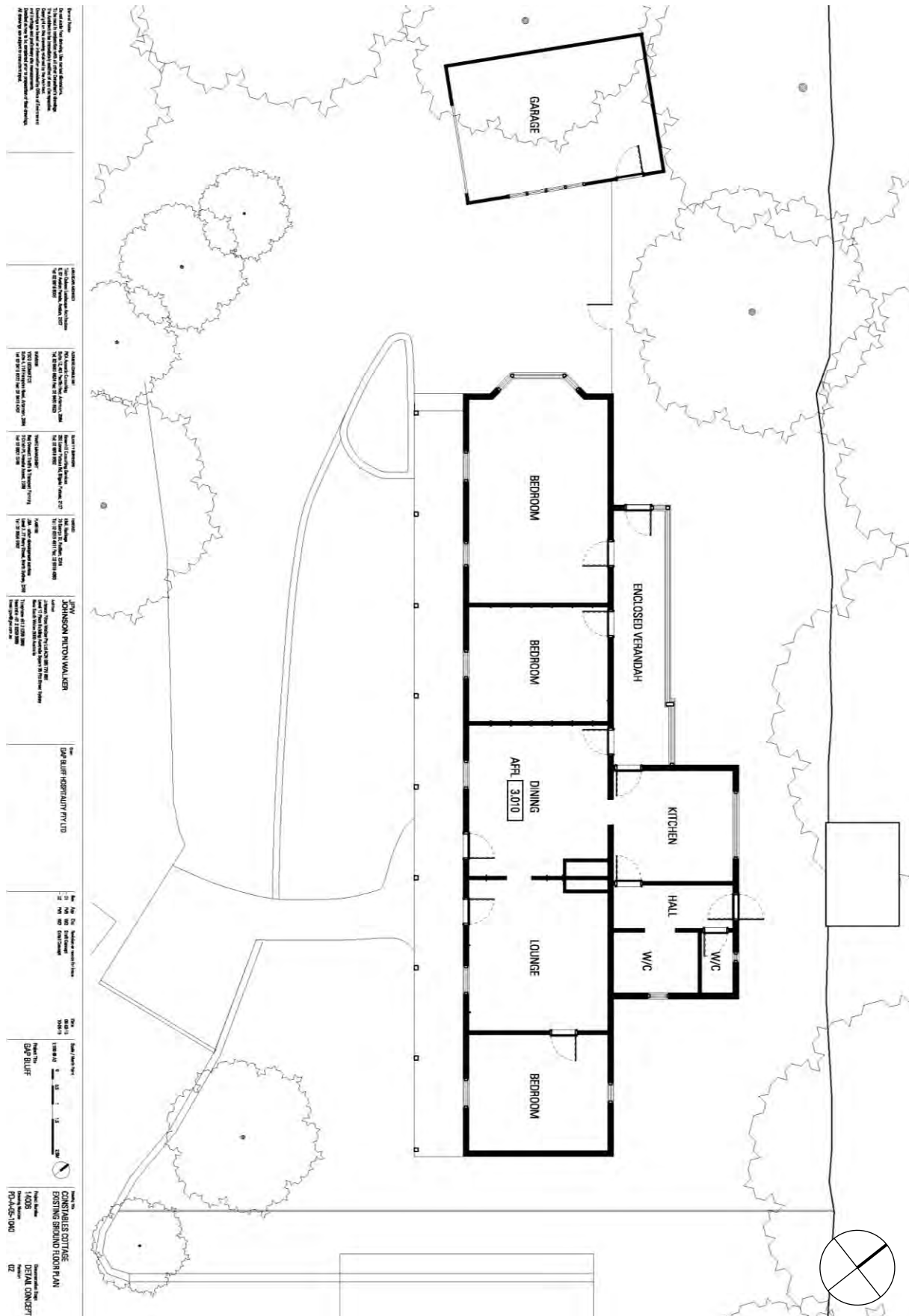


Figure 3.32 Floor plan, Constable's Cottage. (Source: JPW 2015)

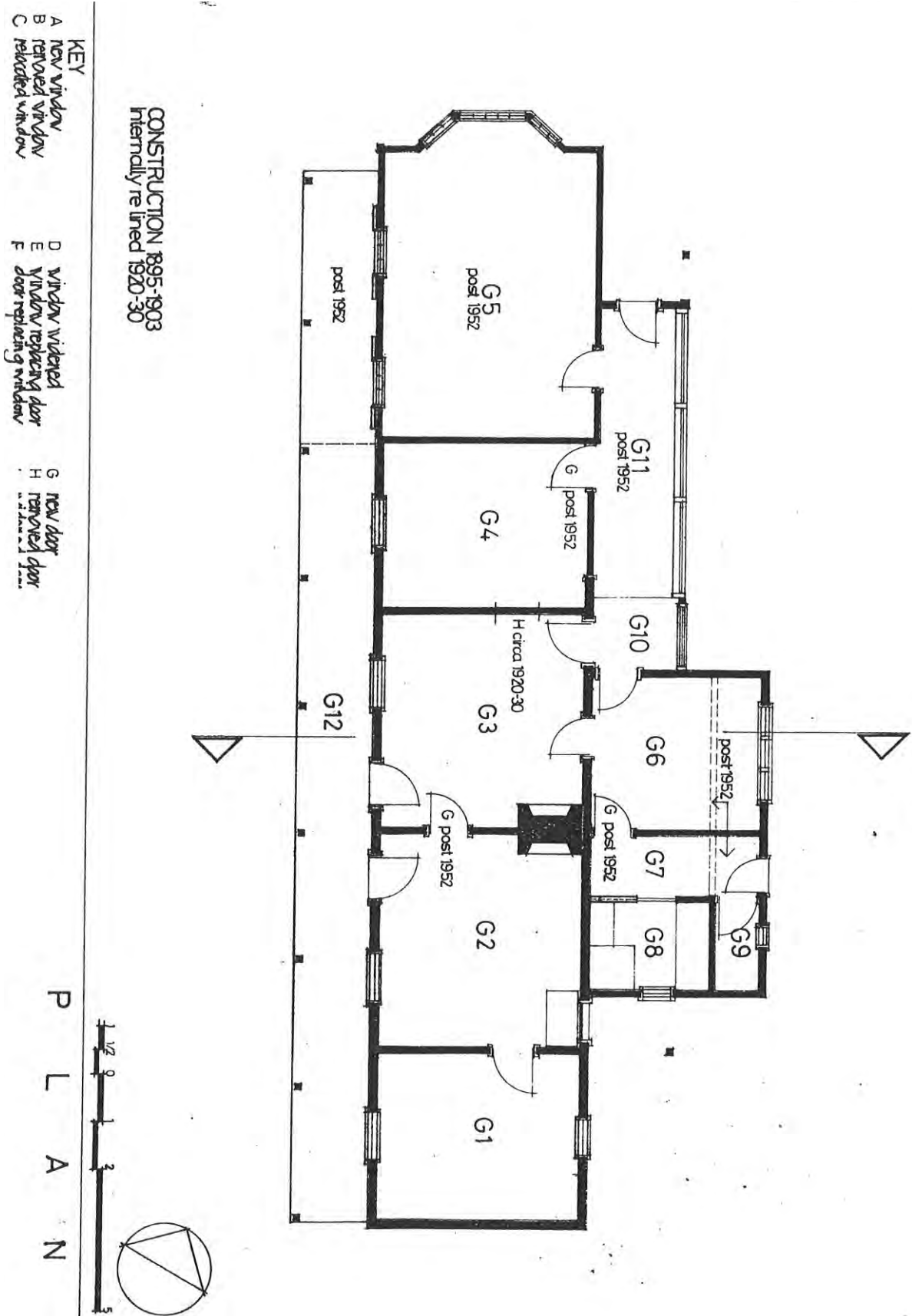
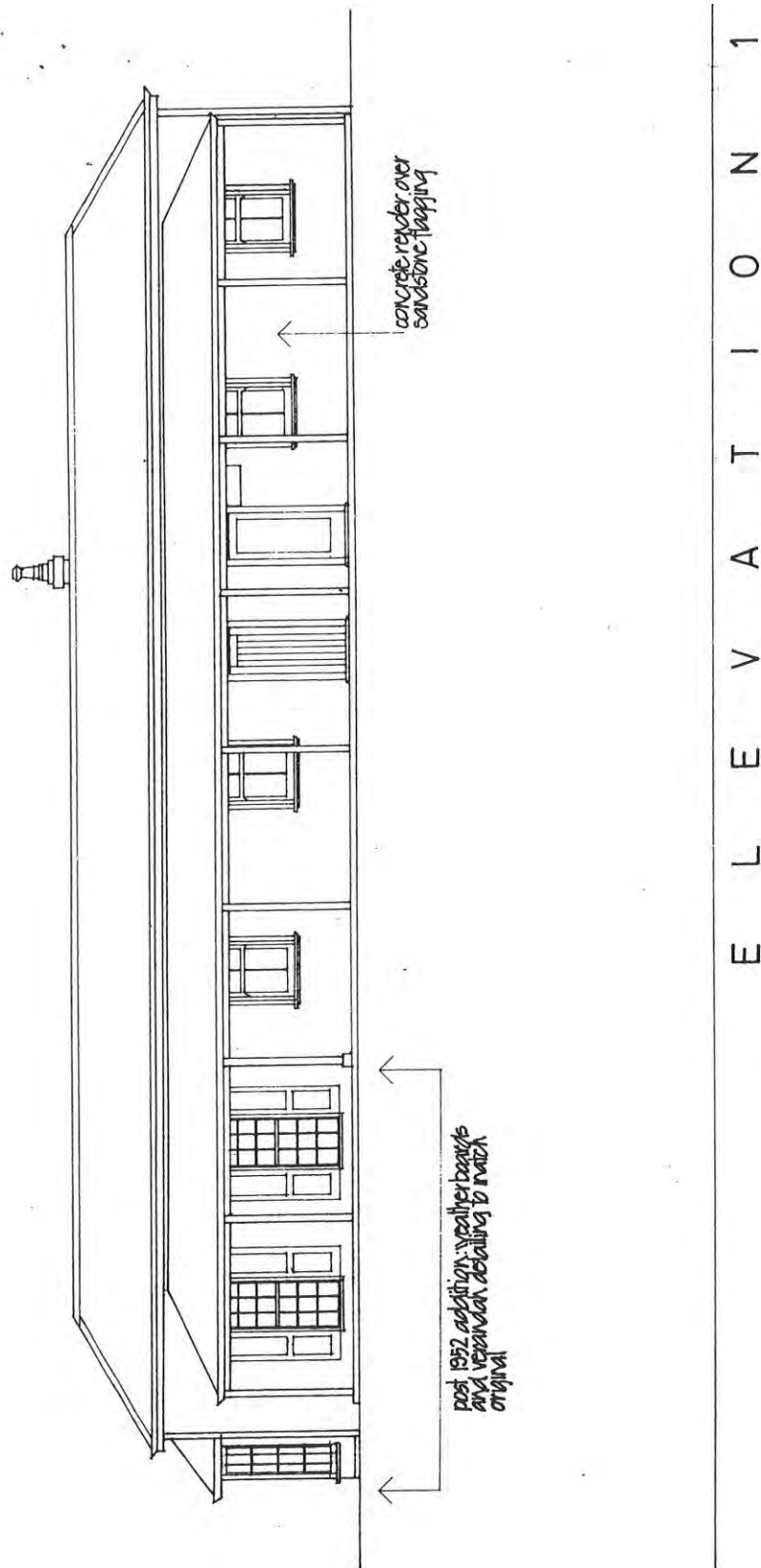
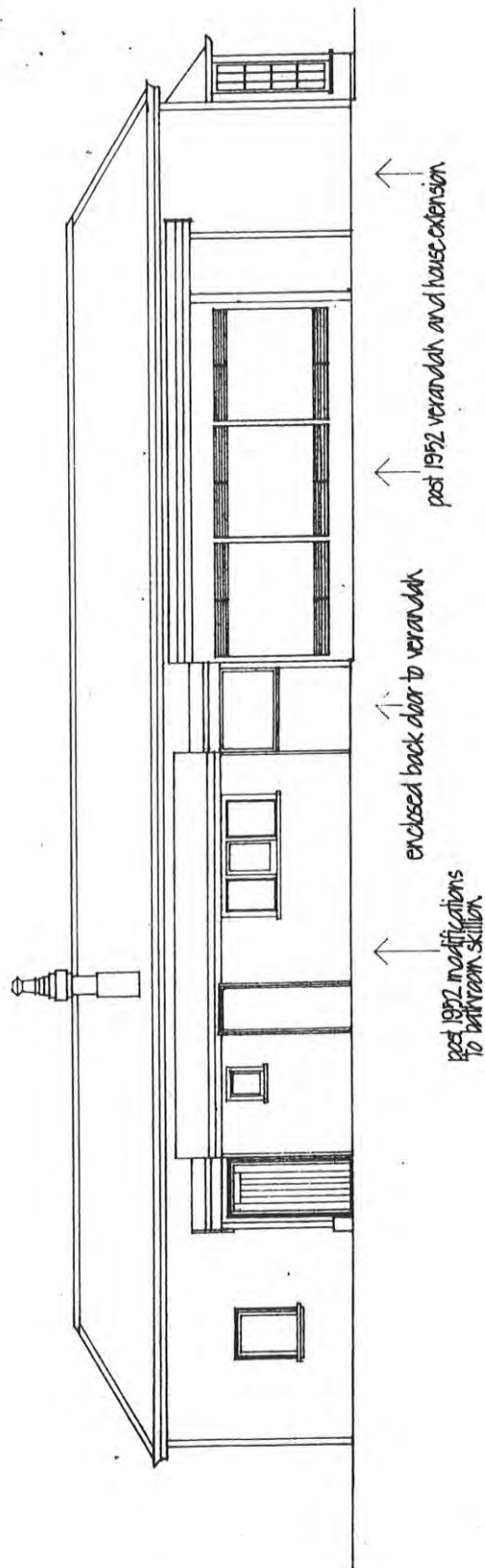


Figure 3.33 Plan of Constable's Cottage showing changes to the fabric. (Source: Gojak, D, c1985, Site Notes on South Head, courtesy of National Parks and Wildlife Service with GML overlay)





**Figure 3.34** Southern (primary) elevation of Constable's Cottage, showing changes to the fabric. (Source: Gojak, D, c1985, Site Notes on South Head, courtesy of National Parks and Wildlife Service)



E L E V A T I O N 3

**Figure 3.35** Northern (rear) elevation of Constable's Cottage, showing changes to the fabric. (Source: Gojak, D, c1985, Site Notes on South Head, courtesy of National Parks and Wildlife Service)



**Figure 3.36** The front elevation of Constable's Cottage. The original two front doors can be seen on the right. (Source: GML 2015)



**Figure 3.37** Western and southern (front) elevation of Constable's Cottage. The bay window is part of the c1952 additions. (Source: GML 2015)



**Figure 3.38** Original door and casement window to the northern wall of the easternmost bedroom. (Source: GML 2015)



**Figure 3.39** The rear services wing, which has been modified internally and externally. (Source: GML 2015)



**Figure 3.40** The garage in the northern corner of the site. (Source: GML 2015)

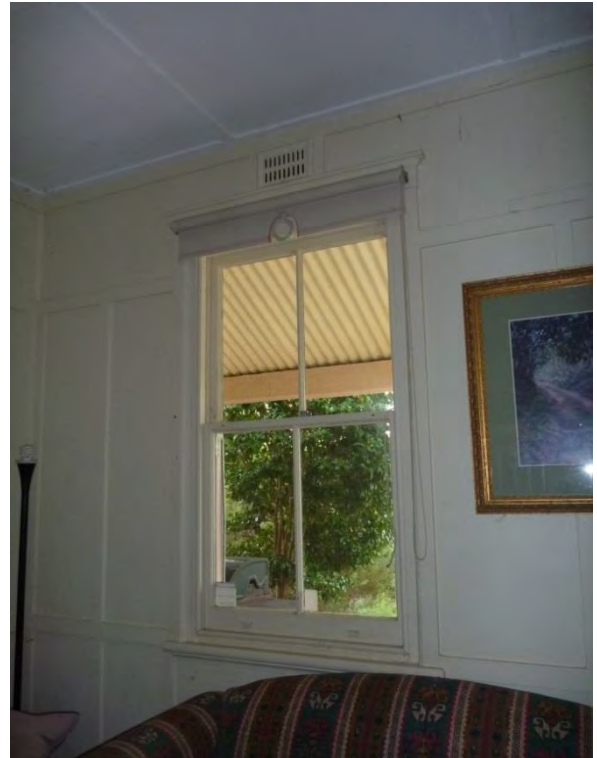


**Figure 3.41** The original toilet block on the left, built into a cutting in the sandstone. The service wing is on the right. (Source: GML 2015)





**Figure 3.42** The original fireplace, mantelpiece and hearth in the western half of the cottage. (Source: GML 2015)



**Figure 3.43** Original architraves and battens in the easternmost bedroom. (Source: GML 2015)



**Figure 3.44** View from the dining room to the living room, showing the entablature architraves around a post-1952 doorway and an original doorway in the background. (Source: GML 2015)



**Figure 3.45** View from the rear enclosed verandah showing the remnant early/original architrave around the doorway to the rear wing. (Source: GML 2015)

### 3.3.3 House, 33 Cliff Street

The building at 33 Cliff Street is a single-storey, three-bedroom house constructed in the late 1950s. It is set above the road on a steeply-sloping site, with a concrete driveway on its western side (Figures 3.46–3.47). The garden consists of a lawn and elevated garden bed with stone retaining wall to the east, garden beds planted with shrubs to the south (between the house and the road), and concrete paving to the north. The rear (northern) boundary of the site is formed by a sandstone shelf (Figure 3.48). A brick store building with flat roof is located to the north of the house. The eastern and western boundaries have modern timber fences.

Access to the house is via a concrete ramp along its southern wall to a concrete patio. The house is clad in textured brick, with a tiled hipped roof, vented eaves and timber-framed verandah with scalloped valance the southeastern patio and rear. The house was modified internally c1989 for use by NPWS.

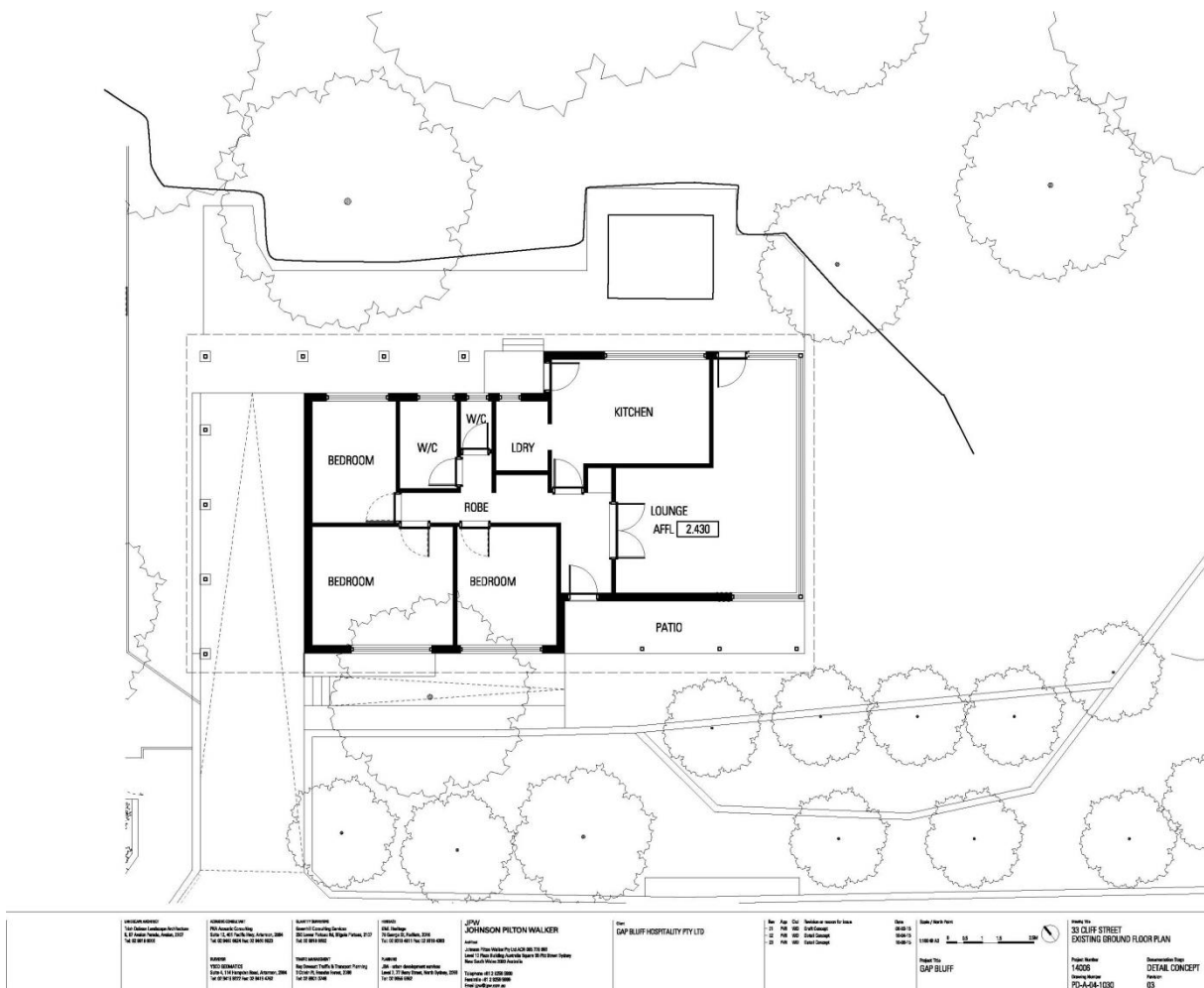


Figure 3.46 Floor plan, 33 Cliff Street. (Source: JPW 2015)





**Figure 3.47** The late 1950s house at 33 Cliff Street. (Source: GML 2015)



**Figure 3.48** The sandstone shelf at the rear of 33 Cliff Street. (Source: GML 2015)

## 3.4 Green Point Precinct

### 3.4.1 Landscape and Site Overview

Green Point Cottage is located on the top of the Green Point headland, and has sweeping views across Sydney Harbour (Figure 3.51). The cottage is set within modestly landscaped gardens to the south, east and west, with a sandstone outcrop, terraced gardens and mature trees across the northern portion of the site. The lowest terrace, along the rear wall of the house is retained by a sandstone block wall (Figure 3.55). The site is surrounded by Green Point Reserve, a public park.

The cottage is located to the south of the site, oriented to the southeast (Figure 3.49). There is a garage in the northeastern corner of the site and a driveway to the south. The site is enclosed with a low timber picket fence (Figure 3.51).

### 3.4.2 Green Point Cottage

Green Point Cottage is a simple timber-framed weatherboard residence, rectangular in plan, with a small lean-to addition on its western side (Figure 3.52) and a corrugated steel gable roof. It has timber gable vents and timber-framed windows (Figure 3.50). The CMP identifies the narrow timber-framed casement window in the northern bedroom as being original (Figure 3.54). An enclosed verandah runs the length of the southern facade.

The presentation to the street is simple and unadorned, comprising the short eastern elevation with a centrally-located door with a simple metal skillion awning and two small timber-framed windows (Figure 3.50).

Overall, the external form and appearance of the cottage appears reasonably intact, with the exception of the enclosed verandah. Internally, there is little to no original fabric remaining, with all joinery having been replaced, and modern suspended ceilings, kitchen and bathroom installed (Figure 3.53).



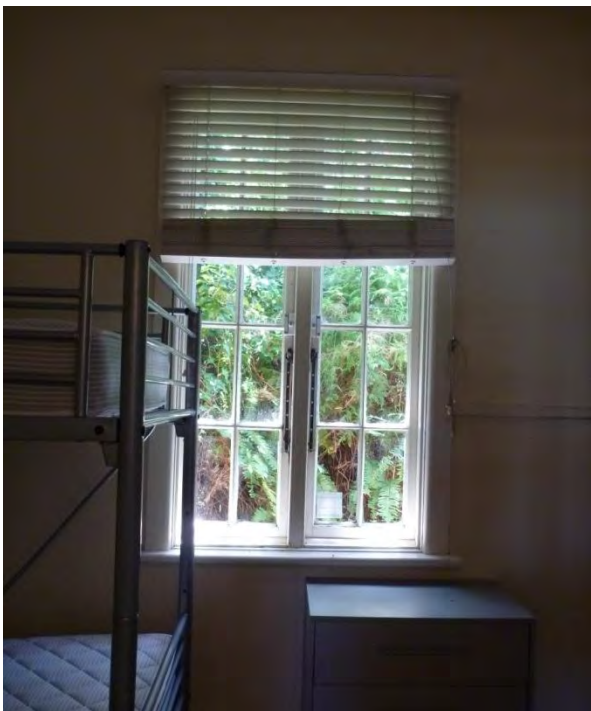




**Figure 3.52** The laundry wing on the western wall of Green Point Cottage. (Source: GML 2015)



**Figure 3.53** The original interiors of the cottage have been replaced. (Source: GML 2015)



**Figure 3.54** Early/original casement window in the northern bedroom. (Source: GML 2015)



**Figure 3.55** Sandstone block wall along the rear of the cottage. (Source: GML 2015)

### 3.5 Views and Vistas

The 2008 CMP identifies notable views and vistas in the Camp Cove, Gap Bluff and Green Point precincts. These views are noted in Table 3.1 and shown in Figures 3.1, 3.51, 3.56–5.38 and 3.60.

**Table 3.1** Notable Views and Vistas Identified in the 2008 CMP Relevant to the Gap Bluff Centre Project.

Precinct	View/Vista
Lower Gap Bluff	1. View at entrance gates off Military Road up the Norfolk Island Pine Avenue. (Figure 3.1)
	2. View looking down the Norfolk Island Pine Avenue.
	3. View from the end of the Norfolk Island Pine Avenue to the open space (former Artillery Barracks site).
	4. View from the Officers' Mess over the Officers' Mess Garden to the harbour. (Figure 3.56)
	5. Axial vista within the former Artillery Barracks site aligned on the toilet block.
Camp Cove	4. Views from the site of the former water police buildings to the beach and former jetty site—now somewhat obscured by vegetation. (Figures 3.57 and 3.58)
Green Point	2. View from the Green Point Cottage out to the Harbour. (Figures 3.51 and 3.60)



**Figure 3.56** View from the Officers Mess over the Officers Mess Garden to the harbour. (Source: GML 2015)





**Figure 3.57** View from the former jetty site toward Constable Cottage. The cottage is indicated with an arrow. (Source: GML 2015)



**Figure 3.58** View from the gardens of Constable's Cottage garden towards the former jetty site. The view is obscured by vegetation. (Source: GML 2015)





**Figure 3.59** View of Constable's Cottage from Camp Cove beach. Views from the beach were not identified as being significant in the 2008 CMP, but they are currently the only publicly available views of the cottage. (Source: GML 2015)



**Figure 3.60** View from Green Point Cottage to the harbour. (Source: GML 2015)

### 3.6 Endnotes

- <sup>1</sup> Peddle Thorp & Walker Pty Ltd, Refurbishment and Additions to Existing Buildings—Gap Bluff, prepared for National Parks and Wildlife Service, March 1989.
- <sup>2</sup> Government Architects Office, 2010, *South Head, Sydney Harbour National Park, Conservation Management Plan Volume 2A and 2B*, prepared for National Parks and Wildlife Service, Inventory Item 4A.2.
- <sup>3</sup> Peddle Thorp & Walker Pty Ltd, Refurbishment and Additions to Existing Buildings—Gap Bluff, prepared for National Parks and Wildlife Service, March 1989.
- <sup>4</sup> Government Architects Office, 2010, *South Head, Sydney Harbour National Park, Conservation Management Plan Volume 2A and 2B*, National Parks and Wildlife Service, Inventory Item 4A.3.
- <sup>5</sup> Government Architects Office, 2010, *South Head, Sydney Harbour National Park, Conservation Management Plan Volume 2A and 2B*, National Parks and Wildlife Service, Inventory Item 3.1.

## 4.0 Assessment of Historical Archaeological Potential

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### 4.1 Preamble

This section discusses the site's potential to contain historical archaeological resources. This assessment is based on consideration of the current site conditions and examination of historical information related to the development and occupation of the site, including evidence of demolition and construction activities that may have disturbed archaeological remains associated with former site features and activities.

The term 'archaeological potential' is defined as the likelihood that a site may contain physical evidence related to an earlier phase of occupation, activity or development. This term is differentiated from 'archaeological significance' and 'archaeological research potential', which are more subjective statements on the value of the archaeological resource in terms of State or Local significance, and discussed in more detail in Section 5.0 of this report.

### 4.2 Phases of Historical Development

The following chronological outline of historical development has been extrapolated from the historical overview presented in Section 2.0. It has particular regard to the physical development of the study area, which may have implications for the archaeological record. As this HIS covers impacts to five buildings in three distinct precincts of South Head National Park, the historic phases for each of these three precincts (Gap Bluff, Camp Cove and Green Point) will be discussed separately.

#### 4.2.1 Gap Bluff

The analysis has identified four main phases of historical development:

- Phase 1: Ephemeral Use (1788–1894);
- Phase 2: Gap Bluff School of Artillery (1894–1941);
- Phase 3: Australian Army and Navy (1941–1982); and
- Phase 4: Property of the NPWS (1982–Present).

##### **Phase 1: Ephemeral Use (1788–1894)**

The area which now comprises the Gap Bluff Precinct was declared part of a defence reserve in the mid-nineteenth century. No known development occurred in the area prior to 1894, when the Middle Head School of Artillery was moved to Gap Bluff.

##### **Phase 2: Gap Bluff School of Artillery (1894–1941)**

The School of Artillery was established at Gap Bluff between 1894 and 1895. An artillery workshop, currently referred to as Gap Bluff Cottage, was constructed between 1895 and 1903 to service the practice battery established at Gap Bluff.

The use of the School of Artillery at Gap Bluff increased with the institution of compulsory military service following Federation, and in 1912 two double-storey barracks blocks were constructed to the northwest of the artillery workshop. A latrine and Officers' Mess were constructed at the rear of the barracks, and at least five structures are visible behind the barracks in a 1928 aerial photograph of the



site. Only the latrine from the barracks remains. The barracks were expanded further in 1935–1936, with a new wing added to the southern barracks and the northern barracks block expanded.<sup>1</sup>

The Officers' Mess was constructed in 1935 to the southeast of the barracks and the Armoury was constructed in 1938. In 1941, the School of Artillery was moved back to Middle Head and the Gap Bluff complex taken over for use by the army.

### **Phase 3: Australian Army and Navy (1941–1982)**

The former School of Artillery buildings on Gap Bluff were used to support defence activities at South Head. Two additional barracks were constructed to the north and south of the existing barracks, along with a canteen and two miniature ranges.

A series of weatherboard and asbestos structures were constructed near the Officers' Mess after 1941. Sleeping quarters were constructed on the north side of the Officers' Mess, while a large garage and motor transport office were constructed adjacent to it.

During the 1950s, the artillery workshop (Gap Bluff Cottage) was extended to serve as a quartermaster's store. The sewerage for the latrine block associated with the c1912 barracks was upgraded in the early 1950s. When compulsory national service was terminated (again) in 1959, the Gap Bluff complex served as a transit depot for officers and military personnel serving overseas. Between 1965 and 1972, when compulsory selective national service was reintroduced, the Gap Bluff complex served as a transit depot for personnel leaving for service in Vietnam.

### **Phase 4: Property of the National Parks and Wildlife Service (1982–Present)**

The Gap Bluff complex at Inner South Head was acquired by the NPWS in 1982. In 1984, all standing structures at Gap Bluff were demolished except for the Officers' Mess and garage, the artillery workshop (Gap Bluff Cottage), the Armoury, and the latrine associated with the c1912 barracks.

Those buildings at Gap Bluff which were not demolished in 1984 were subject to later modifications. The artillery workshop was modified again for use as a residential cottage by NPWS staff in the 1980s. A 1950s lean-to addition to the artillery workshop was stripped of its cladding and converted to a verandah.

Extensive changes were made to the Officers' Mess and Armoury in the 1990s to facilitate their use as part of the School of Business. A two-storey building was added to the east side of the Officers' Mess to accommodate lecture rooms, while the interior of the Armoury was extensively altered for use as a function centre and a verandah added to the front of the building.

#### **4.2.2 Camp Cove**

The analysis has identified five main phases of historical development:

- Phase 1: Ephemeral Use (1788–1840);
- Phase 2: Water Police Station (1840–1895);
- Phase 3: Housing for Defence Personnel (1895–1952);
- Phase 4: Modifications to the Properties (1952–1977); and
- Phase 5: Property of the NPWS (1977–Present).

### **Phase 1: Ephemeral Use (1788–1840)**

No historic use or development was identified within the study area between 1788 and 1840.

### **Phase 2: Sydney's Second Water Police Station (1840–1890)**

The properties at 32 Cliff Street (the Constable's Cottage) and 33 Cliff Street were once part of Sydney's second Water Police Station, which was constructed at Camp Cove around 1840.

Historic maps and an image of the Water Police Station (Figure 2.4) indicate multiple potential archaeological features. The station itself was constructed in the vicinity of the site, along with timber huts meant to accommodate up to six constables, an inspector and a boatman. At least four timber structures are visible in the photo dated between 1869 and 1874. The foreground of the image contains grazing cattle, and the nearest timber cottage has two substantial looking stone or brick chimneys with a low dry-stone wall enclosing a front yard space.

Maps of the site dating to the 1860s and 1875 show three clustered buildings to the west of the yard of one, easternmost building (Figures 2.2 and 2.3). A single structure depicted just northeast of the cluster of four buildings may be associated with the Water Police Station. This is likely the small wooden structure with a substantial stone or brick chimney visible in an image of the site dating between 1870 and 1875 (Figure 2.5).

### **Phase 3: Housing for Defence Personnel (1895–1952)**

The Water Police Station in Camp Cove was no longer used by the 1870s. The property was purchased by the NSW military in the 1890s, and the Water Police Station was demolished by 1895. The Constable's Cottage, presently located at 32 Cliff Street, was constructed sometime between 1895 and 1903. There is evidence that the site for the cottage was cut into the stone outcrop at the rear of the building.<sup>2</sup> The Constable's Cottage was initially a duplex, with a bathroom and laundry placed at the rear of the building for each home. Two privies carved into the stone face at the rear of the cottage may be associated with this earlier phase of use. Oral accounts suggest that there may be a cellar located under the concrete slab at the rear of the cottage.<sup>3</sup>

A timber staff sergeant's residence was constructed on the site of what is now 33 Cliff Street sometime in the late 1890s. This residence is visible in the 1943 aerial of Camp Cove (Figure 2.9). Overlaying the 1943 aerial on a modern aerial reveals that the footprint of the staff sergeant's residence is roughly consistent in size and orientation to the current house at 33 Cliff Street, though it may have extended slightly further to the northwest and northeast. There also appear to be a series of small unidentified outbuildings to the rear (northeast) of the staff sergeant's residence (Figure 2.8). The timber staff sergeant's residence at 33 Cliff Street was demolished at some time during the 1950s—the house presently located on the property is thought to have been constructed at this time. A carport abuts the house on its north side. There is some potential for remains of these structures within the study area.

### **Phase 4: Modifications to the Properties (1952–1977)**

The Constable's Cottage at 32 Cliff Street was converted from a duplex to a single residence sometime after 1952 by the Commonwealth Defence Authority. The building's footprint was expanded, with a room added to the north end of the cottage, the veranda on the west site of the house extended, and a small enclosed verandah added to the north end of the cottage near the bathrooms. A garage with picket fence north of the cottage may have also been added during the 1950s.<sup>4</sup>

### **Phase 5: Property of the National Parks and Wildlife Service (1977–Present)**

The ownership of both properties transferred from the defence forces to the NPWS in 1977. Additional renovations to the kitchen and bathroom were undertaken at the Constable's Cottage to make it suitable for holiday accommodation, which is its present use.

The house at 33 Cliff Street is currently used as staff accommodation for the NPWS. No identifiable changes were made to the property during this phase.

#### **4.2.3 Green Point**

The analysis has identified four main phases of historical development:

- Phase 1: Ephemeral Use (1788–1850);
- Phase 2: Military Use (1850–1903);
- Phase 3: Green Point Cottage (1903–1960); and
- Phase 4: Changes to Green Point Cottage (1960–Present)

#### **Phase 1: Ephemeral Use (1788–1850)**

Green Point is historically significant as the first landfall of Governor Arthur Philip in 1788, but there is nil–low potential for any material remnants of this association. It also comprised part of an early land grant to Edward Laing, surgeon in the NSW Corps, in 1793.<sup>5</sup> Similarly, there is no documented use of the site during this period and nil–low potential for any material remnants of this association. Actual European use of the site therefore begins in 1850 when the land on Green Point was acquired for military use.

#### **Phase 2: Military Use (1850–1903)**

The Crown acquired Green Point in 1850 for military use, and in 1858 a stone navigation obelisk was constructed on Green Point.<sup>6</sup> Between 1872 and 1885 a battery was established on the site.<sup>7</sup> An image of the site dating between 1870 and 1875 shows low fencing running roughly north-south across the point, the navigational obelisk and other low structural remnants extending inland from the fencing (Figure 2.5). An image of Green Point from 1881 shows the fenced area more clearly demarcated and full of rich vegetation (Figure 2.7). A marine biological station was constructed by the NSW Government between 1878 and 1881 at the behest of prominent Russian biologist Nicolai Miklouho-Maclay,<sup>8</sup> and this station is visible as the only building on Green Point in Figure 2.7.

Between 1878 and 1903, Green Point was used actively as a submarine miners firing station, and both the underground firing station and searchlight base from this use remain on Green Point. A photo of Green Point, dating between 1885 and 1895, shows a low structure—likely above-ground components of the submarine miners firing station—within the fenced area on the north side of the point. The completed marine biological station with vegetated grounds is also present at the centre of the image (Figure 2.8). The naturally occurring bedrock outcrops on Green Point make it difficult to determine from the historic photograph if some of the formations represent bedrock or structures associated with military use of the site.

### **Phase 3: Green Point Cottage (1903–1960)**

Green Point Cottage was constructed for use by military personnel sometime between 1895 and 1903. The laundry and toilet buildings are thought to have been constructed at the same time as the cottage.

Green Point remained in active use through WWII. A submarine boom net was attached to the point and an anti-torpedo boat gun was mounted in 1941.<sup>9</sup>

### **Phase 4: Changes to Green Point Cottage (1960–Present)**

The interior of Green Point Cottage was heavily renovated in the 1960s, including reworking of the bathroom, and a garage was constructed to the north of the cottage. Picket fencing around the house appears to be of relatively recent construction.<sup>10</sup>

## **4.3 Analysis of Site Disturbance**

The degree of disturbance to each site feature is assessed on a scale as minor, medium or major:

- **Minor Disturbance**—the area or feature has been subject to activities that may have had a minor effect on the integrity and survival of archaeological remains.
- **Moderate Disturbance**—the area or feature has been subject to activities that may have affected the integrity and survival of archaeological evidence. Archaeological evidence may be present; however, it may be disturbed.
- **Major Disturbance**—the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence may be greatly disturbed or destroyed.

The three precincts at South Head, Sydney Harbour National Park were generally subject to minimal disturbance. Most examples of disturbance were related to demolition of some buildings, modifications to existing structures or later development on the site of an earlier structure.

### **Gap Bluff Precinct**

At Gap Bluff, the most significant disturbance resulted from the demolition of the majority of the structures in 1984. A group of buildings stood in the location of the present carpark situated between the Armoury, Gap Bluff cottage and the Officers' Mess. Earlier aerial photographs of the site suggest that the northern bank was relatively steep, which indicates that following the demolition of the structures the site of the present carpark was filled to raise it to its present ground level (see Figure 2.10).

At the Officers' Mess and Armoury, the structures were subjected to extensive disturbance associated with conversion of the buildings for use as part of the School of Business in the 1990s. A building was added to the northeast side of the Officers' Mess, which would have destroyed any potential archaeological deposits within that building's footprint. The interior of the Armoury was gutted and a large verandah added to the front of the structure, which may have impacted on potential archaeological deposits in the area. Modifications to the artillery workshop in the 1950s, and again in the 1980s, would likely have impacted on any significant underfloor deposits associated with early use of the building.



The 1912 Barracks remains have been subjected to only minor disturbance since they were demolished in 1984. Footings from the barracks were observed during the site inspection.

The yard areas around these buildings appear to have been subjected to relatively minor disturbance associated with landscaping and maintenance. There is some potential for disturbance to subsurface deposits in all areas associated with trenching to provide updated services to the buildings. An analysis of disturbance to potential archaeological remains at Gap Bluff is presented in Figure 4.1.

### **Camp Cove Precinct**

At Camp Cove, archaeological remains of the Water Police Station would have been subjected to moderate–major disturbance in the 1890s when the Constable’s Cottage and the staff sergeant’s residence were constructed at 32 Cliff Street and 33 Cliff Street, respectively. Similarly, remains of the staff sergeant’s residence would have been subjected to moderate–major disturbance in the 1950s when the current house at 33 Cliff Street was constructed. During the same time period, major renovations to the Constable’s Cottage would have caused moderate–major disturbance to potentially significant underfloor deposits. Extension of the cottage and construction of the garage on the property may have caused additional disturbance to potential remains of the Water Police Station, as well as the remains of unrecorded outbuildings, features or artefact deposits associated with earlier uses of the Constable’s Cottage. Estimated disturbance to archaeological evidence at Camp Cove is presented in Figure 4.2.

### **Green Point Precinct**

The construction of Green Point Cottage in 1903 may have disturbed earlier archaeological features or deposits associated with the battery erected at Green Point in 1872. Construction of a garage to the north of the cottage in the 1960s would have caused moderate–major disturbance to any archaeological evidence associated with earlier uses of Green Point. Renovations of the interior of the cottage may have caused moderate–major disturbance to any significant underfloor deposits associated with earlier periods of occupation at Green Point Cottage. A depiction of estimated disturbance to potential archaeological deposits at Green Point is presented in Figure 4.3.

## **4.4 Relevant Archaeological Studies**

One previous archaeological study was found to bear direct relevance to the current historical archaeological assessment.

### **4.4.1 South Head Sydney Harbour National Park CMP: Volume 2A and 2B— Government Architects Office 2010**

As part of the 2010 CMP prepared for South Head, Sydney Harbour National Park, an archaeological survey was conducted to determine the presence of historical archaeological features. This survey was informed by archaeological work conducted by Denis Gojak in 1985. The findings presented in the 2010 CMP cover all five precincts of the park: Inner South Head, Lady Bay, Camp Cove, Gap Bluff and Green Point. The CMP also provides information on extant structures within all five precincts and an indication of the historical archaeological potential within and around each structure. The CMP notes that there is high potential across the entirety of South Head, Sydney Harbour National Park for features from all phases of occupation to be carved directly into bedrock.<sup>11</sup>

In the Lower Gap Bluff Precinct, the site of the former 1912 barracks is listed as an archaeological feature in the archaeological inventory of the CMP (Inventories 4A.5 and 4A.6), with sandstone

footings and remnant concrete paths visible in areas. The entirety of the Gap Bluff Precinct was identified as having high archaeological potential of varying significance.<sup>12</sup> The areas surrounding the Officers' Mess were identified as having high archaeological potential for 'relics' of local significance, while the areas within the Armoury were assessed as having low archaeological potential.<sup>13</sup> The areas within the artillery workshop were assessed as having low archaeological potential, while those areas around the building were assessed as having moderate archaeological potential for unrecorded features and artefact deposits.<sup>14</sup>

No additional archaeological items were identified around the Camp Cove Precinct. The potential for archaeological remains associated with the Water Police Station at 32 Cliff Street and 33 Cliff Street was identified as low. Within the Green Point Precinct, Green Point Cottage was identified as having high archaeological potential.<sup>15</sup> The reasons for this assessment are not indicated, but this may relate to the comparatively high level of intactness exhibited by Green Point Cottage as compared to Gap Bluff Cottage (the former artillery workshop).

The findings of the 2010 CMP for South Head, Sydney Harbour National Park and a site inspection conducted by GML staff on 23 January 2015 were used to further assess the archaeological potential of the study area.

### **4.5 Summary of Potential Historical Archaeological Remains**

Archaeological potential refers to the level of possibility that physical evidence of past historical phases will survive on a site. It is an assessment made by interpreting the results of historical analysis and the extent of previous physical disturbance at a site to determine the likelihood of historical archaeological remains to survive.

Archaeological potential is assessed as low, moderate or high, and is defined as follows:

- **Low**—it is unlikely that historical archaeological evidence associated with this historical phase or feature survives.
- **Moderate**—it is possible that some historical archaeological evidence associated with this historical phase or feature survives. If archaeological remains survive they may have been subject to some disturbance.
- **High**—it is likely that archaeological evidence associated with this historical phase or feature survives intact.

Tables 4.1 through 4.3 outline the potential for historical archaeological remains associated with identified historical phases at each of the three precincts within South Head, Sydney Harbour National Park included in this study. The levels of historical archaeological potential for each precinct are presented in Figures 4.4 to 4.6.

**Table 4.1** Potential Historical Archaeological Evidence and Likelihood of Survival in Gap Bluff Precinct.

<b>Phase</b>	<b>Possible Archaeology</b>	<b>Location</b>	<b>Level of Disturbance</b>	<b>Potential</b>
2	Evidence associated with construction and use of artillery workshop (now Gap Bluff Cottage): <ul style="list-style-type: none"> <li>• footings (outbuildings);</li> <li>• paths;</li> <li>• services;</li> <li>• retaining walls;</li> <li>• drainage features;</li> <li>• gardens; and</li> <li>• artefact deposits or scatters.</li> </ul>	Gap Bluff (in those areas around Gap Bluff Cottage)	Minor– Moderate	Moderate
2	Remnants of former 1912 barracks building, extensions and associated outbuildings: <ul style="list-style-type: none"> <li>• sandstone footings and other structural remnants;</li> <li>• underfloor deposits;</li> <li>• paths;</li> <li>• services;</li> <li>• retaining walls and landscaping features; and</li> <li>• artefact deposits or scatters.</li> </ul>	Gap Bluff (northwest of Armoury)	Minor	High
2	Evidence associated with construction and use of the Armoury (from 1938): <ul style="list-style-type: none"> <li>• footings (outbuildings);</li> <li>• paths;</li> <li>• services;</li> <li>• retaining walls;</li> <li>• drainage features;</li> <li>• gardens; and</li> <li>• artefact deposits or scatters.</li> </ul>	Gap Bluff (Armoury)	Minor– Moderate	Moderate
2–3	Evidence of fixtures for defence equipment: <ul style="list-style-type: none"> <li>• platforms;</li> <li>• footings; and</li> <li>• hardware fixtures (bolts, anchor points, etc) affixed directly into bedrock.</li> </ul>	Gap Bluff	Minor– Moderate	Low– Moderate
3	Demolished structures identified in historic aerials: <ul style="list-style-type: none"> <li>• footings;</li> <li>• services; and</li> <li>• artefact deposits.</li> </ul>	Gap Bluff (northwest of Officer's Mess and beneath the carpark)	Minor– Moderate	High

Phase	Possible Archaeology	Location	Level of Disturbance	Potential
2–3	<p>Previously unrecorded outbuildings and features (some carved into bedrock):</p> <ul style="list-style-type: none"> <li>• drainage features;</li> <li>• retaining walls;</li> <li>• footings for unrecorded buildings;</li> <li>• construction terraces;</li> <li>• pathways and steps;</li> <li>• paving;</li> <li>• roadways;</li> <li>• landscaping features; and</li> <li>• trenches.</li> </ul>	Gap Bluff	Minor–Moderate	Moderate

Table 4.1 above presents the potential for historical archaeological remnants within the Gap Bluff Precinct study area. The entirety of the study area has some potential for unrecorded outbuildings and features, including those carved directly into the bedrock. While the 2010 Stage 2 CMP proposes high potential for rock-cut features from all phases of occupation to extend across the entirety of South Head, Sydney Harbour National Park, the likelihood that they would be encountered during ground disturbance is moderate. Similarly, there is some potential for artefact deposits, such as rubbish pits, across the entirety of the study area. The potential for artefact-rich deposits is greatest in association with extant or demolished structures. The potential for artefact-rich deposits within extant structures (underfloor deposits) is low due to the extensive renovations undertaken in the late 1980s and 1990s.

In the vicinity of the extant or demolished structures across Gap Bluff, there is potential for associated unrecorded outbuildings and features, including structural footings, pathways, steps, gardens, services and drainage features. Several structures across Gap Bluff were demolished in 1984, including:

- two structures to the north of the Officers’ Mess (visible in aerials by 1943);
- the c1912 barracks buildings with associated extensions and outbuildings at the rear; and
- a suite of at least one structure with four outbuildings in the vicinity of what is now the carpark between the Armoury and Officers’ Mess.

These areas have all been identified as having high archaeological potential.

Table 4.2 below outlines the potential historical archaeological materials in the Camp Cove Precinct. For the purpose of this study, this includes the assessment of archaeological potential of 32 Cliff Street (the Constable’s Cottage) and 33 Cliff Street.

**Table 4.2** Potential Historical Archaeological Evidence and Likelihood of Survival in Camp Cove Precinct.

Phase	Possible Archaeology	Location	Level of Disturbance	Potential
1	<p>First camps of non-Aboriginal settlement:</p> <ul style="list-style-type: none"> <li>• fires or hearths;</li> <li>• ephemeral temporary structures; and</li> <li>• rubbish deposits or scatters associated with short-term, ephemeral use.</li> </ul>	Camp Cove	Major	Nil–Low



Phase	Possible Archaeology	Location	Level of Disturbance	Potential
2	Evidence associated with the former Water Police Station (1840–1890s): <ul style="list-style-type: none"> <li>• footings (for station, associated housing and outbuildings);</li> <li>• paths;</li> <li>• retaining walls;</li> <li>• gardens; and</li> <li>• artefact deposits.</li> </ul>	Camp Cove Precinct (Constable's Cottage and 33 Cliff Street)	Moderate–Major	Low
3	Evidence associated with the construction and occupation of the Constable's Cottage: <ul style="list-style-type: none"> <li>• footings (underfloor evidence associated with changes to building layout);</li> <li>• paths;</li> <li>• gardens (garden beds and edging);</li> <li>• rubbish pits; and</li> <li>• underfloor deposits.</li> </ul>	Camp Cove Precinct (Constable's Cottage)	Moderate–Major	Low–Moderate
3	Evidence associated with construction and use of a timber staff sergeant's residence c1890: <ul style="list-style-type: none"> <li>• footings (of house and associated outbuildings);</li> <li>• paths;</li> <li>• retaining walls;</li> <li>• gardens; and</li> <li>• artefact deposits.</li> </ul>	Camp Cove Precinct (33 Cliff Street)	Moderate–Major	Low–Moderate

There is low potential for archaeological materials associated with the Water Police Station at both 32 Cliff Street and 33 Cliff Street. It is most likely that surviving structural remnants were disturbed by the later construction of the Constable's Cottage and the staff sergeant's residence c1890.

There is some potential for archaeological materials associated with the construction and use of the Constable's Cottage. Renovations to the building in the 1950s likely disturbed any underfloor deposits, but there is potential for unrecorded features and outbuildings in the property around the house.

The staff sergeant's residence was demolished in the 1950s to make way for the current house at 33 Cliff Street. Most of the structural remains associated with the staff sergeant's residence would have been heavily disturbed or destroyed by the construction of the c1950s house, particularly as the two structures were of similar size and alignment. There is some potential for structural remnants of the staff sergeant's residence at the northeast and northwest sides of the present house. Outbuildings were visible to the northeast of the staff sergeant's residence in a 1943 aerial, and there is moderate potential that archaeological evidence associated with these structures is present within the study area.

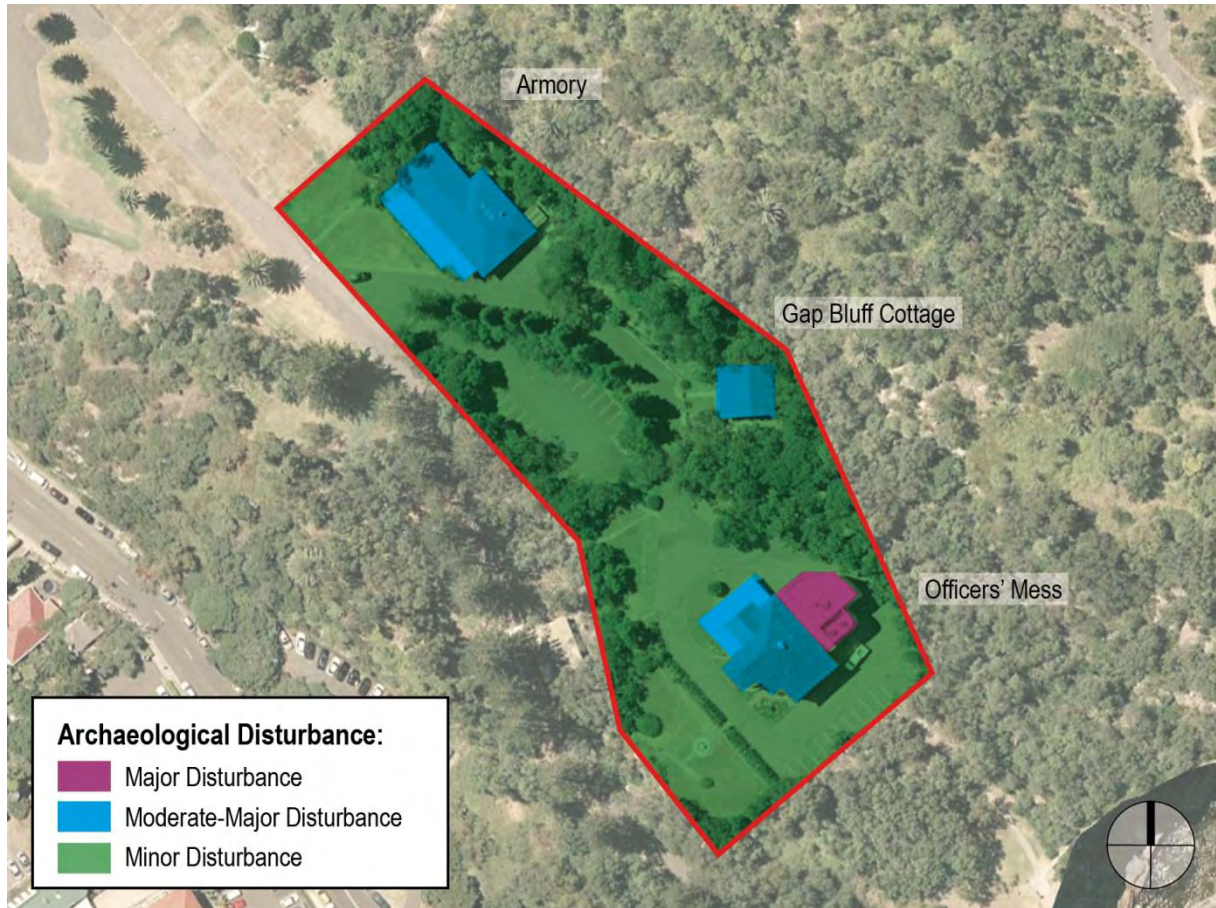
Table 4.3 below presents the potential for historical archaeological materials within the Green Point Precinct, particularly in the areas immediately surrounding Green Point Cottage.

**Table 4.3** Potential Historical Archaeological Evidence and Likelihood of Survival in Green Point Precinct.

Phase	Possible Archaeology	Location	Level of Disturbance	Potential
2	Evidence associated with construction and use of a battery (in use from 1872 to 1885) and submarine miners firing station (in use from 1878 to 1903): <ul style="list-style-type: none"> <li>• footings from fortifications and unrecorded structures;</li> <li>• tunnels;</li> <li>• paths;</li> <li>• hardware fixtures (bolts, anchor points, etc) affixed directly into bedrock;</li> <li>• equipment platforms; and</li> <li>• artefact deposits or scatters.</li> </ul>	Green Point Precinct	Minor–Moderate	Low–Moderate
3	Archaeological evidence associated with the construction and use of Green Point Cottage (from 1903): <ul style="list-style-type: none"> <li>• footings (outbuildings);</li> <li>• paths;</li> <li>• retaining walls;</li> <li>• drainage features;</li> <li>• gardens;</li> <li>• artefact deposits at the exterior of the building; and</li> <li>• underfloor deposits.</li> </ul>	Green Point Precinct (Green Point Cottage)	Minor–Moderate  Moderate–Major	Moderate  Low
3	Remnants of former searchlight station and WWII observation points: <ul style="list-style-type: none"> <li>• platforms;</li> <li>• footings; and</li> <li>• hardware fixtures (bolts, anchor points, etc) affixed directly into bedrock.</li> </ul>	Green Point Precinct (shoreline)	Low	High

There is some potential for archaeological evidence associated with the construction and use of a battery at Green Point (1872 to 1885) and a submarine miners firing station (1878 to 1903). Most of the battery and firing station appear to have been focused on the western half of Green Point, and the tunnels for the submarine miners firing station are still present to the north of Green Point Cottage.

There is moderate potential for archaeological remains associated with the construction and use of Green Point Cottage on the exterior of the building, excluding the area disturbed by the construction of a garage in the 1960s. The potential for significant underfloor deposits associated with early occupation of the cottage is low due to potential disturbance caused by extensive renovations in the 1960s. There is high potential for remnants of the former searchlight station and WWII observation points along the shoreline of the Green Point Precinct, but these are situated outside the study area.



**Figure 4.1** Zones of potential disturbance to historical archaeological resources within the study area at Gap Bluff, South Head, Sydney Harbour National Park. (Source: Google Earth Pro with GML additions 2015)



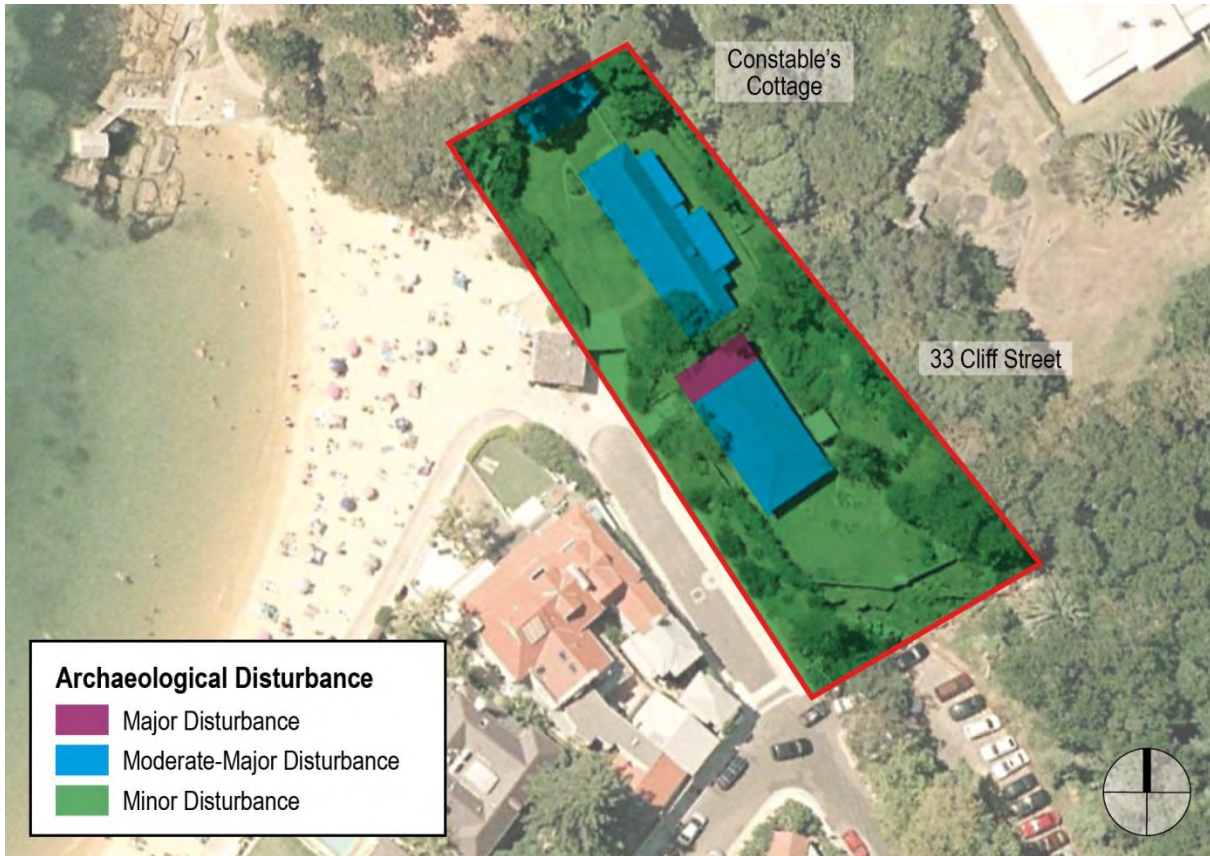
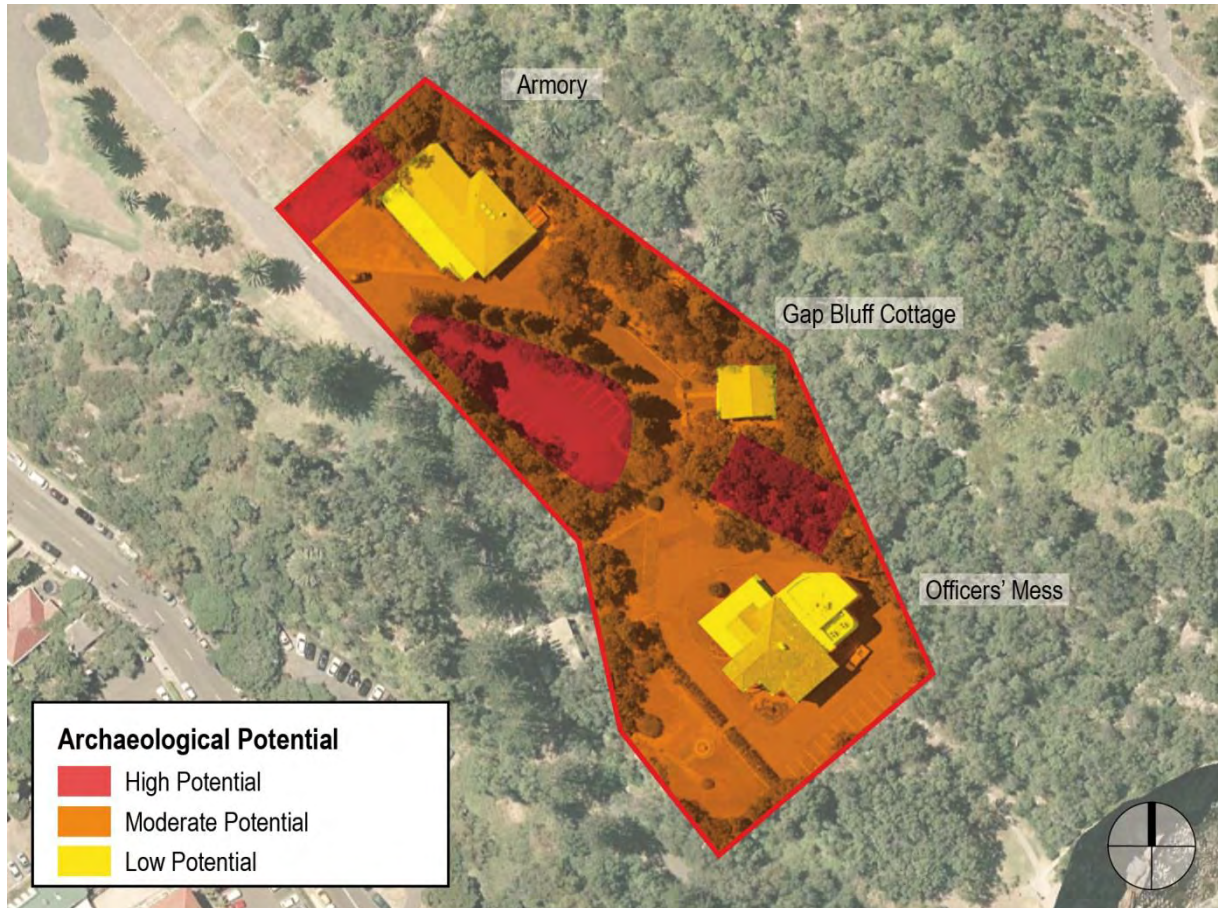


Figure 4.2 Zones of potential disturbance to historical archaeological resources within the study area at Camp Cove, South Head, Sydney Harbour National Park. (Source: Google Earth Pro with GML additions 2015)



Figure 4.3 Zones of potential disturbance to historical archaeological resources within the study area at Green Point, South Head, Sydney Harbour National Park. (Source: Google Earth Pro with GML additions 2015)





**Figure 4.4** Zones of historical archaeological potential within the study area at Gap Bluff, South Head, Sydney Harbour National Park. (Source: Google Earth Pro with GML additions 2015)



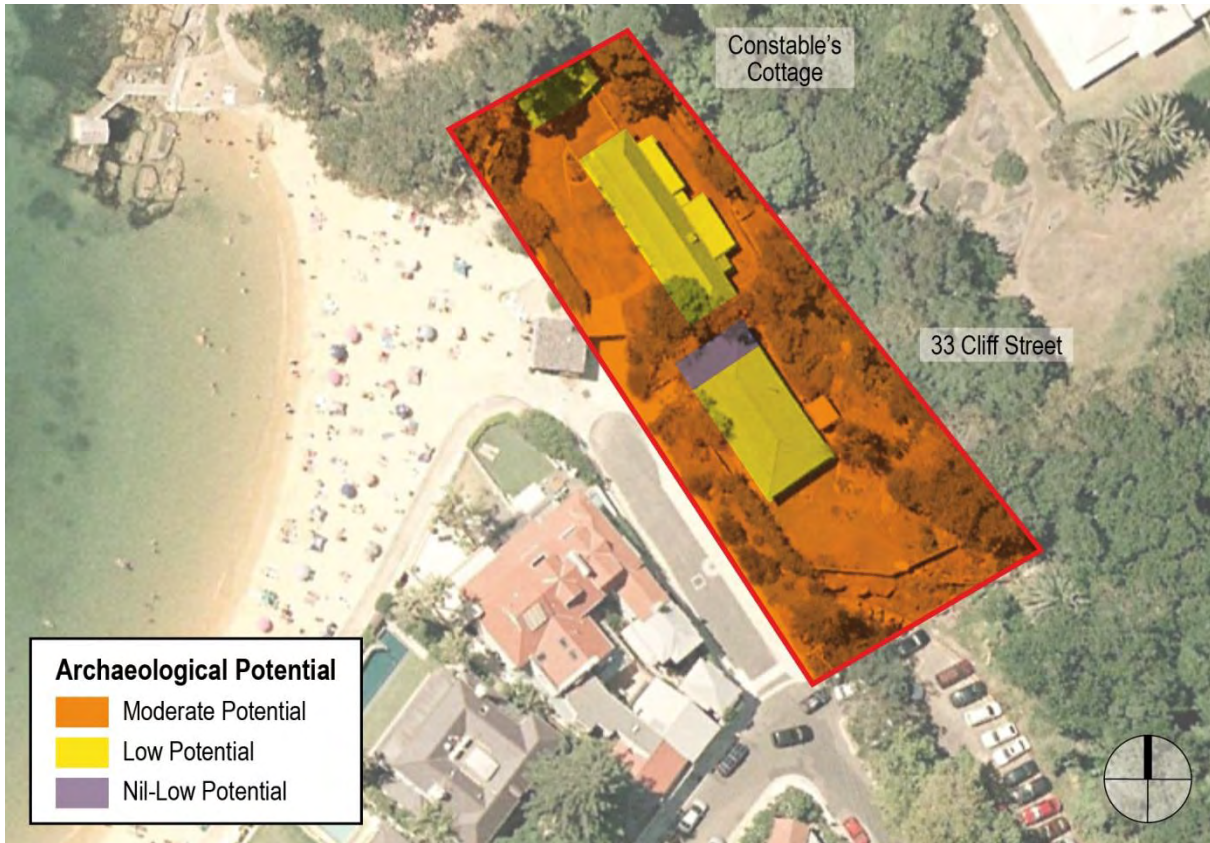


Figure 4.5 Zones of historical archaeological potential within the study area at Camp Cove, South Head, Sydney Harbour National Park. (Source: Google Earth Pro with GML additions 2015)

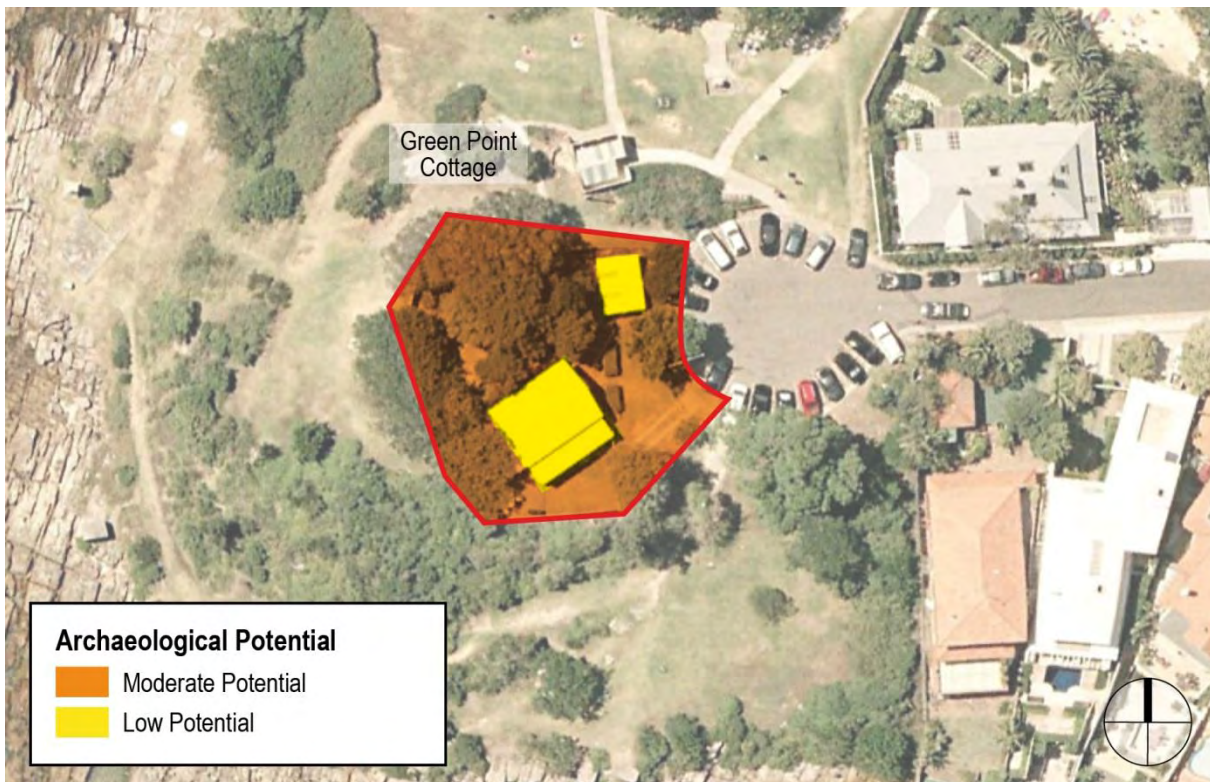


Figure 4.6 Zones of historical archaeological potential within the study area at Green Point, South Head, Sydney Harbour National Park. (Source: Google Earth Pro with GML additions 2015)

## 4.6 Endnotes

- <sup>1</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Site of the 1912 School of Artillery Barracks Including Latrine—Inventory Item 4A.4', p 1.
- <sup>2</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Constables Cottage—Inventory Item 3.1', p 3.
- <sup>3</sup> National Trust Listing—Constable's Cottage 32 Cliff Street, April 1991 by G Aplin.
- <sup>4</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Constables Cottage - Inventory Item 3.1', p 3.
- <sup>5</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Green Point Cottage—Inventory Item 5.1', p 2.
- <sup>6</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Navigation Obelisk—Inventory Item 5.3', p 2.
- <sup>7</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Green Point Cottage—Inventory Item 5.1', p 1.
- <sup>8</sup> Sydney Harbour Federation Trust, *Management Plan—Woollahra No. 1 Former Marine Biological Station (31 Pacific Street, Camp Cove)*, report prepared for the Sydney Harbour Federation Trust, May 2004, pp 8–9.
- <sup>9</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Green Point Cottage—Inventory Item 5.1', pp 1–3.
- <sup>10</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Green Point Cottage—Inventory Item 5.1', p 2.
- <sup>11</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, p 16.
- <sup>12</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Gap Bluff Precinct—Inventory Item 4.0', p 4.
- <sup>13</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Officers' Mess & Garden—Inventory Item 4A.1', p. 2 and 'Armoury—Inventory Item 4A.2', p 2.
- <sup>14</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Cottage/Former Workshop—Inventory Item 4A.3', p 2.
- <sup>15</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, 'Green Point Cottage—Inventory Item 5.1', p 1.

## 5.0 Heritage Significance

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### 5.1 Introduction

This section sets out the heritage significance of the different components of the Gap Bluff Centre project, as assessed in the 2008–2010 CMP. It also describes the significance of the Watsons Bay Heritage Conservation Area as set out in the Woollahra DCP 2015. This section concludes with an assessment of the historical archaeological significance of the study area.

### 5.2 Summary Statement of Significance

The CMP provides the following summary statement of significance for South Head, Sydney Harbour National Park:

*South Head is considered to be of National heritage significance as one of the suite of strategic harbour lands within SHNP, important in the pattern of Australia's maritime and defence history including National Park land at Middle Head, Georges Head, Georges Heights and North Head. The remains of the Submariner's Firing Station, Searchlight Emplacements, Observation Post and associated infrastructure throughout South Head are important at a National level as part of the first Submarine Mining installation in Australia (1878–1903). Other evidence of this installation remains at Chowder Bay, Georges Heights, Middle Head and Inner South Head (Lady Bay Precinct).*

*The NPWS land at Green Point has cultural significance to both Aboriginal and non - Aboriginal Australians for its symbolic connection with the first landfall of Governor Arthur Phillip in 1788. The Aboriginal sites at South Head are significant at a State level because they provide a tangible link to the Aboriginal occupation of the land including evidence of pre-contact subsistence and religious activities (Volume 3 Comber).*

*South Head is of State significance historically as a place of strategic importance for navigation as demonstrated within SHNP at South Head by the second Water Police station site at Camp Cove from 1840, the Green Point Navigation Obelisk from 1858, and the Hornby Lightstation from 1858. The wrecking of the Dunbar in 1857 with the loss of 122 lives was a key historical event associated with these later navigational improvements. The Hornby Lightstation built in response to this tragedy and comprising the Hornby Light (1858), Head Lightkeeper's Cottage (1860 & 1878), Assistant Lightkeepers' Cottages (1858 & 1878) and surrounding cultural and archaeological landscape, is considered to be of outstanding significance to the State of NSW. Hornby is the only NSW Lightstation to retain the whole navigational site collection of light and adjacent cottages intact to the late nineteenth century arrangement. The Lightstation has associations with its principal designers, the NSW Government Architects Alexander Dawson (GA 1856-1862) and James Barnet (GA 1862-1890); Barnet was also responsible for many of the fortifications structures at South Head in the late nineteenth century. The Camp Cove Water Police archaeological remnants and Green Point Navigation Obelisk also have technical heritage significance as part of developments in NSW maritime safety.*

*The former defence installations throughout South Head are of State heritage significance for their historical, associational, aesthetic, technical significance and research potential. The nineteenth century emplacements demonstrate Australia's reaction to events in Europe. The South Head Defence installations are associated with Barnet, along with Sir William Jervois (1821–1897) and Sir P. H. Scratchley (1835–1885). The remains of the Submariner's Firing Station, Searchlight Emplacements, Observation Post and associated infrastructure throughout South Head - part of the first Submarine Mining installation in Australia (1878–1903) which also includes evidence at Chowder Bay, Georges Heights, Middle Head - is likely to be rare in NSW and possibly Australia. The WWII and post WWII phases of Defence use of South Head also have great potential for further historical, technical and archaeological research.*

*The 1870s Hornby Battery (partly in HMAS Watson) and other gun emplacements on NPWS land are good representative examples of nineteenth century fortifications quarried into the natural sandstone. The Hornby Battery*



contains evidence of four different phases of artillery technology in one fortification site. It is a good example of a quarried battery with extensive connecting passageways and underground magazines and stores. The addition of the underground Engine Room in the 1890s and remnants of the associated electrical and communication installations make the battery of particular technological importance. Evidence of the changes to the battery to take larger ordinance in the 1890s is also of technological importance.

South Head also has significance at a local level for its ability to demonstrate the geomorphology of Sydney Harbour and to support native flora and fauna, including some endangered species. It also has significance at a local level for its historical, associational, aesthetic and representative values. Visitors and residents value the local recreational cultural landscape of South Head including the important views and vistas. [A formal social values assessment was not possible within the scope of this CMP (Stage 1) however Section 5.2.4 considers the likely special] communities who would value South Head include the Sydney Aboriginal community, professional and amateur natural and cultural historians, nude bathers, defence personnel and their families and descendants.<sup>1</sup>

## 5.3 Heritage Significance of Precincts and Elements

### 5.3.1 Grading of Elements

The CMP provides a grading of significance for the different elements of South Head, Sydney Harbour National Park. The grading range in the CMP are High (State significance), Moderate (local significance) and Low (limited local significance).

**Table 5.1** Significance of Elements from CMP 2010.

Precinct	Element	Grade of Significance
Camp Cove	Constable's Cottage	High
	33 Cliff Street	Low
Gap Bluff	Gap Bluff Precinct	Not assessed
	Officers' Mess	Moderate
	Armoury	Moderate
	Gap Bluff Cottage	Moderate
Green Point	Green Point Cottage	Moderate

Volume 2 of the CMP provides an inventory of the different elements, and includes summary statements of significance for each. These are reproduced in the following sections. The CMP does not provide gradings of significance for the fabric of each building.

### 5.3.2 Gap Bluff Precinct

The CMP provides the following summary statement of significance for the Gap Bluff Precinct:

*The remnant bushland at Gap Bluff is of high significance as it provides habitat for Acacia terminalis subsp. terminalis.*

*Gap Bluff has historical importance as Australia's premier School of Artillery from 1894 through to 1941 and for its significant Army and Navy uses during and after WWII.*

*Gap Bluff has historical associations with Defence Schools of Artillery, Radar Training Schools and, since the 1950s, with National Service Men.*

*The Gap Bluff precinct has high archaeological potential for its ability to contribute to our understanding of military operations carried out in the area particularly the School of Artillery from 1894 and Defence uses during and after WWII until the handing over of the site to the DEC in 1982.*

## GML Heritage

*This heritage significance of Gap Bluff is likely to be at a State level however further historical, archaeological and social values research and assessment is required.<sup>2</sup>*

The State Heritage Inventory citation provides the following statement of significance for the Gunnery School Group (equivalent to the Gap Bluff Precinct as defined in the CMP), as listed on the Woollahra LEP 2014:

*The Gunnery School Group in the Sydney Harbour National Park is now represented by a group of buildings which were retained when the defence fortifications were taken over by the National Parks and Wildlife Services. The main building in this group is the Officer's Mess and this building has architectural significance as a largely intact example of a defence forces recreational building. The remnants of the group has historic significance as part of the fortifications which date from the 1840s, and social significance as part of the defence system from the earliest years of European settlement. The Officer's Mess building has aesthetic significance as an example of the Inter-War Functionalist style.<sup>3</sup>*

### 5.3.3 Officers Mess

The CMP provides the following summary statement of significance for the Officers' Mess:

*The Officer's Mess is important as part of the site the former Gunnery School on Gap Bluff and is one of only a few remaining buildings from that establishment, although there are landscape, archaeological and other structures which allow the site to be interpreted. The Officer's Mess and its landscaping play an important symbolic landmark role as the focus of the former Gunnery School, dominating the Lower Gap Bluff precinct.*

*The building is a reasonable representative example of an Officer's Mess in the 'Inter-War Functionalist' architectural style. Many original architectural elements survive such as the timber joinery; however the rendered walls, altered roof and more recent alterations and additions prevent the building form being a fine example of this period and type of defence building. The presence of the surrounding plantings and other landscape features contemporary to the 1930s building increase the aesthetic significance of the place. There are many original 1930s elements in the interior including the staircase, bathroom finishes and joinery.*

*The building likely has social value to officers and their families who served at the School of Gunnery, although this has not been verified by consultation.*

*The Gap Bluff precinct as a whole is of likely State heritage significance however further historical and archaeological research and assessment is required.<sup>4</sup>*

### 5.3.4 Armoury

The CMP provides the following summary statement of significance for the Armoury:

*Because of its extensive alterations this building has only low heritage significance in its own right, however it has moderate significance as part of the cultural landscape of Gap Bluff and as one of the few extant buildings. Its original use as an Armoury from 1938 adds to this significance.*

*The Gap Bluff precinct as a whole is of likely State heritage significance however further historical and archaeological research and assessment is required.<sup>5</sup>*

### 5.3.5 Gap Bluff Cottage

The CMP provides the following summary statement of significance for the Gap Bluff Cottage:

*The former Workshop from the Gap Bluff School of Gunnery is of historical significance as an important representative example of the array of semi-industrial buildings from various periods which once stood across Gap Bluff during its various uses including the School of Gunnery established in 1894–5 (Commonwealth Department of Defence from 1901); the Navy's Radar Communication Centre from 1941; a training and barrack establishment from the 1950s;*

through to a transit depot for those leaving for service in Vietnam and culminating in the decommissioning of the site from 1982.

The site has moderate archaeological potential because of the possible artefact deposits associated with the various defence uses of the site.

Although somewhat altered it is the earliest remaining building (1899–1905) associated with the Gap Bluff Artillery School and one of the few buildings remaining.

The Gap Bluff precinct as a whole is of likely State heritage significance however further historical and archaeological research and assessment is required.<sup>6</sup>

### 5.3.6 Constable's Cottage

The CMP provides the following summary statement of significance for Constable's Cottage:

*Constables Cottage is historically significant as the site of Sydney's second Water Police Station, which was in-situ from 1840 until the late 1800s. It is a good example of duplex accommodation for the military in the 1895–1903 period. There are no known similar Defence accommodation structures of this date, type and material remaining in the Sydney region.*

*The cottage has important historical and stylistic relationships with a number of other buildings in the former HMAS Watson, and remains significant despite additions in the 1950s. The 'Constables' Cottage at Camp Cove has aesthetic value as a simple weatherboard Federation period seaside cottage and garden, a style that was once more prevalent in the Watsons Bay and Camp Cove areas.*

*The site has State Significance as part of the Camp Cove Precinct within Sydney Harbour National Park at South Head which includes evidence of Sydney's Second Water Police Station (1850 – late 1800s) and with coastal Defence use of the area.<sup>7</sup>*

The State Heritage Inventory citation provides the following statement of significance for the Constables Cottage Group, as listed on the Woollahra LEP 2014,:

*The "Constable's Cottage" is the only remaining example on site of a late nineteenth-century duplex for military personnel and there are no known similar structures of this date, type and material in the Sydney region. This building represents a development of earlier military residence design concepts, lying between barracks for the rank-and-file and detached cottages for officers. The cottage has important historical and stylistic relationships with a number of other buildings in the former "HMAS Watson", and remains architecturally significant despite some unsympathetic additions in the 1950s. The site is historically important as it was the location of Sydney's first Pilot Station and subsequently of the first Water Police Constable's residence.<sup>8</sup>*

### 5.3.7 House, 33 Cliff Street

The CMP provides the following summary statement of significance for the house at 33 Cliff Street:

*33 Cliff Street is an undistinguished example of a mid twentieth century residence, generally typical of its period with similar residences found throughout Sydney.*

*The site of the building at 33 Cliff Street is historically significant as the site of Sydney's second Water Police Station, which was in-situ from 1840 until the late 1800s. The site has some possible historical significance, as it was the location of the former Staff Sergeants residence in the 1890s, and because of its relationship to Constables Cottage adjacent. Both buildings have had a historical relationship with a number of other buildings in the former HMAS Watson precinct. There is possibly archaeology in the vicinity of 33 Cliff Street associated with the former Water Police Station although it is likely to be disturbed.<sup>9</sup>*

### 5.3.8 Green Point Cottage

The CMP provides the following summary statement of significance for the Green Point Cottage:

*Green Point has high historic significance as the first landfall of Governor Arthur Phillip in 1788. It has historic and social significance for its association with Edward Laing, surgeon in the NSW Corp, and original grantee in 1793 of land at Camp Cove, after whom Laings Point was named. Green Point has historic and social significance as a key point in Harbour defence, dating from the late 1870s onwards.*

*Green Point Cottage (1895 – 1903) has historic value as a contributor to the use of Green Point and South Head generally as a key Military site from the 1870s to 1945. The cottage has aesthetic value as a reasonably intact example of Officer's Quarters from the Federation period when Australia's defence force was set up. Locally it is a good example of the simple weatherboard Federation period seaside cottage and garden, a style that was once more prevalent in the Watsons Bay and Camp Cove areas.<sup>10</sup>*

## 5.4 Watsons Bay Heritage Conservation Area

The Woollahra DCP 2015 provides a description, character statement and statements of significance for the Watsons Bay HCA and individual precincts within it. It also provides policies for new development in the HCA.

The DCP provides the following character statement for the HCA:

*Watsons Bay is dominated by a rugged coastal landscape that defines the east side of a narrow peninsula at the entrance to Sydney Harbour. Its natural topography includes exposed ridges and cliff faces to the Tasman Sea, which contrast with the protected bays and sheltered beaches on Sydney Harbour.*

*A subdivision and development pattern has evolved since settlement on the gently sloping western side of the peninsula. The pattern is clearly influenced by the landform, topography and drainage patterns.*

*The built form retains the character of a low-scaled early 19th and 20th century maritime village, enhanced by natural vegetation and parklands, including the continuous park along the ridge line and cliff tops.*

*The area offers important views and vistas to the heads, Sydney Harbour, the Sydney CBD and the Tasman Sea. Landmarks within the area, such as church spires and the lighthouse, can be viewed from the Sydney CBD Maritime linkages are visually reinforced by the many maritime structures including wharves, jetties, boat sheds and promenades that remain.<sup>11</sup>*

The DCP provides the following Statement of Significance for the HCA:

*Watsons Bay is a place of great natural and scenic beauty. It is a rare combination of a dramatic and varied coastal landscape and a village that evolved from the first landing point in Sydney Harbour in 1788, the third permanent settlement in New South Wales from 1790 and a pilot station established in 1792.*

*It conveys a strong sense of its maritime heritage in its built and landscape features that evidence four key historic themes:*

- *The growth of a village: Evident in the subdivision and development pattern that occurred during the 19th century and continued throughout a number of phases. These phases are demonstrated in the range of building types still present in the area, from moderately scaled fisherman's cottages, more substantial houses and marine villas to Inter-war period housing and community buildings.*
- *Navigation: Evidenced by the key role South Head has played in piloting ships into Sydney. A number of navigation structures, such as the lighthouse, wharves and jetties, have important historic and aesthetic significance.*



- *The defence of Sydney at The Heads: Reflected in the 19th century South Head batteries and artillery establishment, complex of fortifications, HMAS Watson and the extent of the untouched landscape typical of defence occupation of the foreshores.*
- *Recreation and tourism: Dating from as early as 1803, there has been a strong emphasis on water related tourism facilities, such as hotels, beach promenades and parks. Tourism was further enhanced as a result of the area's association with shipwrecks and by association with important cultural figures such as Christina Stead and Zane Grey. The extensive and varied landscape and village character also contributes to the appeal of Watsons Bay to tourists.<sup>12</sup>*

The Gap Bluff Centre project is located in two different precincts in the Watsons Bay HCA: Precinct R—Green (Laings) Point Precinct and Research Station; and Precinct S—Sydney Harbour National Park (Gap Bluff) Precinct.

The DCP provides the following character statement for Precinct R, which includes Green Point Cottage:

*Green (Laings) Point Reserve is a grassy elevated sandstone headland, with extensive views and water frontage to Sydney Harbour. It separates the two bays of Camp Cove and Watsons Bay (Figure 150). The area was named Green Point in 1788, and granted to Laing in 1793. The area has been formerly known as Laings or Green Point Reserve.*

*Apart from the former Marine Biological Research Station which is managed by the Sydney Harbour Federation Trust, this area is protected under the National Parks and Wildlife Act 1974 and managed by the National Parks and Wildlife Service. The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.*

*Green (Laings) Point Precinct is a significant cultural landscape within the Watsons Bay area featuring coral and paperbark trees, a monument to the landing of the First Fleet, evidence of defence structures and the historic marine biological research station.*

...

*Views to, from and across Sydney Harbour and to, from and across Camp Cove Beach to South Head are also significant.<sup>13</sup>*

The DCP provides the following character statement for Precinct S, which includes Gap Bluff and the Camp Cove precincts as defined in the 2008–2010 CMP:

*Sydney Harbour National Park (Gap Bluff) Precinct is bounded by sheer sandstone cliffs on part of its eastern edge and consists mainly of a linear, uneven ridge that runs north-south as a series of platforms (narrow and wide at various points), broken by rock benches.*

*The area retains evidence of earlier defence structures including gun emplacements, the former artillery school and constable's cottage group.*

*Although a number of buildings exist within the park (currently used as the Gap Bluff Function Centre), they are dominated by the natural topography and vegetation.*

*Local native plants are complemented by cultural and ornamental plantings, particularly the post-World War II Norfolk Island Pines which, although they have landmark qualities, are of limited heritage landscape significance.*

*This area is protected under the National Parks and Wildlife Act 1974 and managed by the NPWS. The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife*

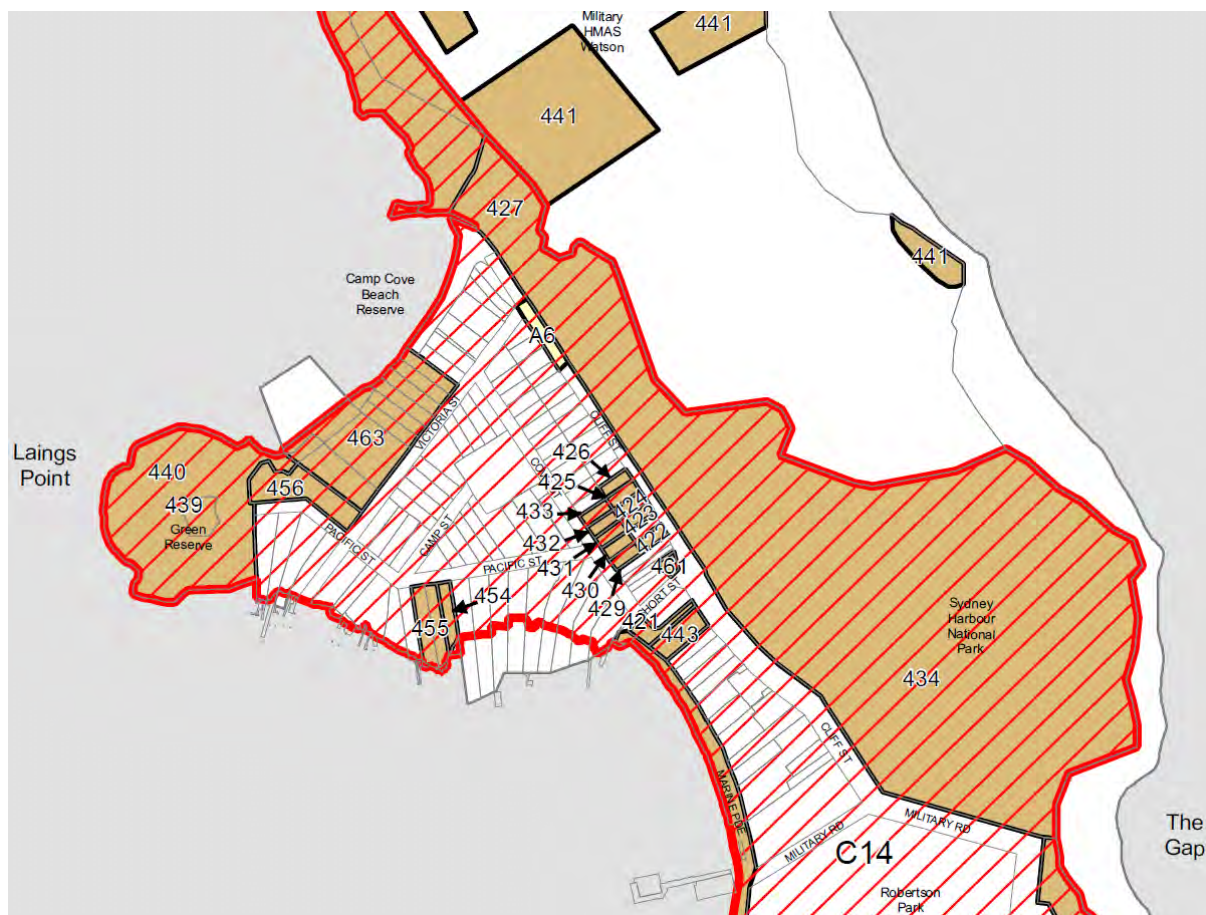
*Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.*<sup>14</sup>

## 5.5 Heritage Items in the Vicinity

Table 5.2 sets out the heritage items listed on Woollahra LEP 2014 located in the vicinity of the Gap Bluff Centre project. These items are shown in Figure 5.1. There are no items listed on the SHR in the vicinity of the study area.

**Table 5.2** Heritage Items in the Vicinity of the Study Area Listed on Statutory Heritage Lists.

Item No.	Item Name	Address	Listing and Significance
439	Green (Laings) Point Battery.	Green (Laings) Point Reserve, Watsons Bay	Woollahra LEP 2014 Local
440	Green Point Obelisk.	Green (Laings) Point Reserve, Watsons Bay	Woollahra LEP 2014; Sydney Harbour REP Local
441	South Head Artillery Barracks group comprising: officers' quarters and interiors (asset 25); former Officers' Mess and interiors (Cliff House quarters); former sergeants' mess and interiors (officers' quarters); former stable/carriage shed and interiors (garden store) (asset 29); gun carriage coach house and annex and interiors (garage/store) (asset 37); former guard house and interiors (asset 26); former artillery barracks and interiors (officers' quarters) (asset 33); sandstone drainage moat and rifle post wall (adjoining asset 28); 80-pounder battery and five connected gun emplacements (1871/2) (north of asset 25); World War I and World War II artillery fortifications on seaward cliffs; HMAS Watson's Naval Memorial Chapel of St. George the Martyr and interiors; Aboriginal rock carving seaward side of chapel (spotlight mounted within).	HMAS Watson, Watsons Bay	Woollahra LEP 2014 Local
456	Former Marine Biology Station—building, interiors and grounds.	31 Pacific Street, Watsons Bay	Woollahra LEP 2014 Local
A6	Cobbled sandstone road archaeology.	Cliff Street, within road reservation, Watsons Bay	Woollahra LEP 2014 Local
N/A	Camp Cove Tide Gauge	Cliff Street, Camp Cove	Sydney Harbour REP Local



**Figure 5.1** Heritage items and conservation areas listed on Woollahra LEP 2014. (Source: New South Wales Government, NSW Legislation, 'Woollahra Local Environmental Plan 2014', viewed 8 April 2015, <http://www.legislation.nsw.gov.au/>)

## 5.6 Assessment of Historical Archaeological Significance

### 5.6.1 Introduction

Archaeological significance refers to the heritage significance of known or potential archaeological remains. As with other types of heritage items, archaeological remains should be managed in accordance with their significance. In situations where development is proposed, this can influence the degree of impact that may be acceptable or the level of investigation and recording that may be required. This section assesses the significance of the potential archaeological resource within the study area against the NSW Heritage Branch (now Heritage Division) criteria; built heritage values were discussed in Section 5.3 above.

While subsurface archaeological remains often form an integral component of the overall significance of a heritage place, it is necessary to assess them independently from above-ground and other historical elements. Assessing the heritage value of these subsurface archaeological remains is made more difficult by the fact that their extent and nature is often unknown. It becomes necessary for judgements to be made on the basis of expected or potential attributes.

Archaeological deposits and features provide important evidence of the history and settlement of NSW. Archaeological sites may include stratified deposits of material culture which can be analysed to yield information about the history of the place, within a local or broader context, which is unavailable from documentary sources alone. Archaeological investigations can reveal much about technologies,

economic and social conditions, taste and style. The features and artefacts extracted and recorded can provide primary evidence about the way of life of previous generations, through examination of structural features, artefacts and deposits. Archaeological sites that contain these elements therefore have scientific value. This value can be further enhanced where there is a substantial body of supporting documentary evidence that enables further inference to be drawn from the archaeological records. It is through this potential for revealing information that the heritage significance of archaeological sites occurs.

The study area has potential to contain historical archaeological features and deposits. These potential archaeological resources are analysed in the following assessment in terms of their archaeological significance; that is, their ability to contribute to archaeological research.

### 5.6.2 Basis of Assessment

The *NSW Heritage Manual* provides guidelines and a framework for preparing heritage significance assessments.<sup>15</sup> The manual provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion. In 2009, the NSW Heritage Branch issued further guidelines on how to assess the heritage significance of known and potential historical archaeological resources, features or deposits and determine whether they are relics as defined by the Heritage Act (as amended in 2009).<sup>16</sup> This assessment has been prepared in accordance with these guidelines.

#### **Bickford and Sullivan's Questions**

While these criteria provide an overall framework for significance assessment, they are not specific with regard to historical archaeological sites. A consideration of the research potential of a site's archaeological resource is necessary for determining archaeological significance. The most widely used framework for assessing archaeological research potential was developed by Bickford and

Sullivan in 1984.<sup>17</sup> This comprises three key questions which can be used as a guide for assessing the significance of an archaeological site:

1. Can the site contribute knowledge that no other resource can?
2. Can the site contribute knowledge that no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

The following assessment of archaeological significance for the study area follows the above guidelines and is augmented with answers to the questions posed by Bickford and Sullivan.

### 5.6.3 Response to Bickford and Sullivan's Questions

#### **Can the Site Contribute Knowledge that no Other Resource Can?**

Within the study area for the Gap Bluff Centre project, archaeological evidence associated with Gap Bluff, Camp Cove and Green Point have some potential to contribute knowledge that no other resource can.

At Gap Bluff, archaeological features associated with use of the site for defensive purposes have the potential to contribute knowledge that no other resource can. Several phases of defence uses were identified across Gap Bluff, and the extensive modifications to the landscape are visible in aerial photographs from the 1930s through 1950s. Features and artefact deposits associated with the



School of Artillery and later army use of the site have the potential to provide unique information into the lifeways of the students, soldiers, officers, administrators and other personnel who would have worked and lived on the property.

Archaeological resources associated with the Water Police Station at Camp Cove have the potential to provide unique information on the construction and layout of the station, as well as the lifeways of the constables and other staff living on site. While historic maps of Woollahra show the location of at least five structures associated with the Water Police Station, the actual function of each building is unknown. Archaeological information associated with life at the Water Police Station at Camp Cove has the potential to be of State significance, depending on its nature and extent.

Artefact deposits and unrecorded structures associated with the c1890 Constable's Cottage and staff sergeant's residence at Camp Cove have potential to provide information on the lives of military personnel not likely contained in historic documents. Structural remains associated with the construction of the buildings have limited potential to provide information no other resource can, as the layout and design of later colonial military structures are often well documented.

At Green Point, archaeological evidence associated with construction and use of the battery which operated from 1872 to 1885 (part of which appears to have been in the vicinity of the study area) has some potential to provide knowledge that no other resource can, such as information regarding its construction and alignment. Green Point was a key point of military defence from the 1870s, and archaeological remains associated with the battery and defence uses at Green Point have the potential to be of State significance, depending on their nature and extent.

Archaeological evidence associated with the use of Green Point Cottage, formerly the officers' quarters, has the potential to provide unique information on the lifeways of military personnel living at Green Point and their role in the defence of Sydney Harbour. Archaeological evidence associated with the construction of Green Point Cottage has limited potential to contribute knowledge no other resource can, as the layouts of later colonial military structures (and residences) are relatively well documented.

### **Can the Site Contribute Knowledge that no Other Site Can?**

The study area has limited potential to contribute knowledge that no other site can. While archaeological evidence associated with the Water Police Station established at Camp Cove in 1840 has the potential to provide knowledge that no other resource can, several water police stations were established around Sydney Harbour to monitor harbour traffic. The first station was opened on Garden Island in the 1830s and the Camp Cove station was established by 1840. By 1841, however, two more Water Police Stations were established on Goat Island and Cockatoo Island.

The remains of defence fortifications at Gap Bluff, Camp Cove and Green Point have limited potential to contribute knowledge that no other site can. Coastal fortification sites are common across the Sydney Harbour area and parts of coastal NSW. Multiple strategic locations within Sydney Harbour, such as Middle Head, Georges Head, Bradleys Head, and Pinchgut Island (Fort Denison) were fortified by the 1890s and remnants of these uses are still present.<sup>18</sup> There may of course have been variation in construction techniques and uses unique to these different fortifications. The domestic sites associated with these fortifications, such as the Constable's Cottage (Camp Cove), the staff sergeant's residence (Camp Cove), and the officers' quarters (now Green Point Cottage) could provide unique information regarding the lives of a cross-section of military personnel.

Archaeological evidence associated with the School of Artillery at Gap Bluff has some potential to contribute knowledge that no other site can. The School of Artillery moved to Gap Bluff from Middle Head in 1894 and back to Middle Head in 1941. Archaeological evidence associated with military training at Gap Bluff between 1894 and 1941 has some potential to provide unique information about the lives of students training to be officers and soldiers.

### **Is this Knowledge Relevant to General Questions about Human History or Other Substantive Questions Relating to Australian History, or Does it Contribute to Other Major Research Questions?**

Structural remains associated with the defensive uses of Gap Bluff, Camp Cove and Green Point have the potential to provide insight into various defensive campaigns established to protect the greater Sydney area from real and perceived threats. Archaeological remains of defence fortifications within the study area would have the potential to be of State significance, depending on their nature and extent.

Archaeological evidence associated with the lives of military personnel responsible for maintaining and using the fortifications would have the capacity to generate knowledge relevant to substantive questions relating to Australian history. Archaeological deposits and unrecorded features associated with the lives of military personnel at the Constable's Cottage, staff sergeant's residence, Green Point Cottage (former officers' quarters) and the Water Police Station have the potential to be of local or State significance, depending on their nature and extent.

#### **5.6.4 NSW Heritage Criteria for Assessing Significance Related to Archaeological Sites and Relics**

##### **Archaeological Research Potential (NSW Heritage Criterion E)**

Evidence of defence fortifications at Gap Bluff, Green Point and Camp Cove have archaeological research potential, particularly as part of a larger examination of defence strategies and fortification types established across Sydney Harbour. This examination might also include changes to fortifications through time in response to changing technologies and real or perceived threats.

Archaeological deposits and unrecorded features associated with defence activities at Gap Bluff, Green Point and Camp Cove—particularly artefact-rich features such as rubbish pits, cesspits or wells—have archaeological research potential. These artefacts could provide insightful information on the daily lives of military personnel not often captured in historical sources. These deposits and features would be of local or State significance, depending on their nature and extent.

Isolated artefacts associated with marginal use of the study area—through all phases—offer little archaeological research potential and as such would not likely meet the threshold for local or State significance.

##### **Association with Individuals, Events or Groups of Historical Importance (NSW Heritage Criteria A, B and D)**

Archaeological materials providing evidence of the Water Police Station at Camp Cove would be associated with the Water Police, a specialized authority group responsible for monitoring the activities within Sydney Harbour.

Archaeological evidence resulting from defence activities at Gap Bluff, Camp Cove and Green Point—including defence fortifications, personnel quarters, administrative buildings such as the artillery workshop or Armoury, unrecorded outbuildings and artefact-rich deposits—are associated with the

colonial army and Australian military. They reflect a physical response to significant historical events, such as the implementation of compulsory military service following Federation in 1901, Australia's participation in World War II, and the reintroduction of compulsory military service in 1950.

### **Aesthetic or Technical Significance (NSW Heritage Criterion C)**

Structural remains associated with defence equipment and fortifications would have technical significance, providing physical evidence of the ever-changing technologies adopted to provide sufficient protection to the population of greater Sydney. They may provide an important comparative example to other defence infrastructure across Sydney and may have some aesthetic value for use in interpretation of this significant period in Sydney's history.

### **Ability to Demonstrate the Past through Archaeological Remains (NSW Heritage Criteria A, C, F and G)**

Potential archaeological remains at Gap Bluff, Camp Cove and Green Point would all have the potential to demonstrate the past through archaeological remains. As the bedrock within the study area is relatively shallow, there is high potential for archaeological features carved directly into the bedrock.

Archaeological evidence associated with any of the housing for military personnel (the Constable's Cottage, the staff sergeant's cottage, and the officers' quarters), such as unrecorded outbuildings, features or artefact deposits, would have the ability to demonstrate the past through archaeological remains. Artefacts associated with daily life for military personnel would provide a tangible connection to the military history of NSW and the greater Sydney region. Similarly, archaeological evidence associated with the function and use of military structures, such as the Armoury or artillery workshop, would demonstrate military activities in NSW.

Physical evidence of military fortifications, such as the battery at Green Point or defence equipment stationed at Gap Bluff, would provide a tangible connection to Sydney's wartime responses, and would provide a potentially important comparison and connection to other examples of defence-related material culture in the local region. Archaeological remains of military fortifications and defence equipment around South Head, Sydney Harbour National Park would also have the ability to demonstrate an aspect of Sydney's wartime history in an interpretive context.

### **5.6.5 Summary Statement of Archaeological Significance**

There is some potential for archaeological remains of State significance within the study area, though the significance of any archaeological materials recovered would depend on their nature and extent. Substantial archaeological remains associated with the Water Police Station at Camp Cove, evidence of the battery at Green Point, and remains of fortifications or defence equipment across the study area would be particularly significant. Similarly, artefact-rich deposits (particularly those from underfloor deposits, rubbish pits, cesspits or wells) associated with the lives of military personnel and students at the School of Artillery or the Water Police at Camp Cove would be significant for their archaeological research potential and tangible link to Sydney's wartime history. These forms of archaeological evidence would be of local significance in most instances.

Archaeological remains associated with service trenches, gardens, drainage features and paths around identified and unrecorded structures would likely be of local significance. Isolated artefacts or low-density artefact scatters located within the study area would have little research potential and would not likely meet the threshold for local or State significance.

## 5.7 Endnotes

- <sup>1</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 1B*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, pp 23–24.
- <sup>2</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, Inventory Item 4.0, p 4.
- <sup>3</sup> State Heritage Inventory, 'Gunnery School Group (Full Lep Listing - Description In Further Comments)', NSW Office of Environment and Heritage, Parramatta, viewed 16 April 2015, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2710227>>.
- <sup>4</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, Inventory Item 4A.1, p 2.
- <sup>5</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, Inventory Item 4A.2, p 2.
- <sup>6</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, Inventory Item 4A.3, p 2.
- <sup>7</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, Inventory Item 3.1, p 2.
- <sup>8</sup> State Heritage Inventory, 'Constable's Cottage Group (Full Lep Listing - Description In Further Comments)', NSW Office of Environment and Heritage, Parramatta, viewed 16 April 2015, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711060>>.
- <sup>9</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, Inventory Item 3.2, p 1.
- <sup>10</sup> Government Architects Office, *South Head Sydney Harbour National Conservation Management Plan: Volume 2A and 2B—Inventory of Heritage Items*, report prepared for NSW National Parks and Wildlife Service, Department of Environment, Climate Change and Water NSW, March 2010, Inventory Item 5.1, p 2.
- <sup>11</sup> *Woollahra Development Control Plan 2015*, Part C—Heritage Conservation Areas, Chapter 3 Watsons Bay Heritage Conservation Area, (approved version 23 May 2015), p 9.
- <sup>12</sup> *Woollahra Development Control Plan 2015*, Part C—Heritage Conservation Areas, Chapter 3 Watsons Bay Heritage Conservation Area, (approved version 23 May 2015), p 10.
- <sup>13</sup> *Woollahra Development Control Plan 2015*, Part C—Heritage Conservation Areas, Chapter 3 Watsons Bay Heritage Conservation Area, (approved version 23 May 2015), pp 119–120.
- <sup>14</sup> *Woollahra Development Control Plan 2015*, Part C—Heritage Conservation Areas, Chapter 3 Watsons Bay Heritage Conservation Area, (approved version 23 May 2015), p 123.
- <sup>15</sup> NSW Heritage Office 2001, *Assessing Heritage Significance*, NSW Department of Planning, Sydney.
- <sup>16</sup> NSW Heritage Branch 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*, NSW Department of Planning, Sydney.
- <sup>17</sup> Bickford, A and Sullivan, S 1984, 'Assessing the Research Significance of Historic Sites', in Sullivan, S and Bowdler, S (eds) *Site Surveys and Significance Assessment in Australian Archaeology (Proceedings of the 1981 Springwood Conference on Australian Prehistory)*, Department of Prehistory, Research School of Pacific Studies, The Australian National University, Canberra, pp 19–26.
- <sup>18</sup> Godden Mackay Pty Ltd, *North Head Archaeological Site Survey, Building and Structures Inventory - Volume 3: Building and Structures Inventory*, report prepared for the National Parks and Wildlife Service, August 1991, p. 31.



## 6.0 Description of the Proposal

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### 6.1 Documentation

In preparing this HIS, GML reviewed the Detailed Concept Plans and mood boards issued by JPW on 10 June 2015, and the landscape plans prepared by Trish Dobson Landscape Architecture, 11 June 2015.

### 6.2 Description of the Proposal

The proposal is for the adaptation of six buildings at South Head, Sydney Harbour National Park, and associated landscaping. Further detail about the works proposed for each building and associated landscaping is set out below.

#### 6.2.1 Gap Bluff Precinct

##### Officers' Mess

The proposed adaptation of the Officers' Mess would involve the following:

- Continued use as a function/reception centre.
- Refurbishment, internal alterations, replacement of roof and external landscaping.
- Including reception areas, kitchen, office and store, chapel, bridal rooms and amenities and a lift.
- Capacity for 115 for banquet-type functions, or 140 for cocktail functions.

The proposed interior works would include the following:

- On the ground floor (Figure 6.1):
  - opening-up of the current foyer area to create a larger entry space;
  - conversions of the southern store (1989) into a bridal room;
  - conversion of the original ground-floor bathroom into a store, including removal of original terrazzo partitions;
  - conversion of the 1989 kitchen areas into WCs and a lift; and
  - retention of original fixtures and fittings throughout.
- On the first floor (Figure 6.2):
  - removal of 1989 partitions in the first floor and reinstatement of original billiard room;
  - removal of the first-floor male WC and expansion of the former sitting room over this space;
  - widening of the opening between the current foyer and reception area;

## GML Heritage

- conversion of the enclosed balcony into a WC, including bricking-up one of the original doors and converting the original French door into a single door; and
- retention of original fixtures and fittings throughout.
- Adaptation of the 1989 lecture theatres for a kitchen on the ground floor and a reception room on the first floor and major repairs to the lecture theatre roof.
- Conservation works generally.

Proposed landscaping works would include replanting of the original raised beds along the building's western walls and the existing garden bed on the northern side of the enclosed verandah. The existing crazy paved path to the original entrance would be retained and made good. The existing c1950s formal gardens to the west will be replanted, with the existing paving and fountain retained and repaired.

## Armoury

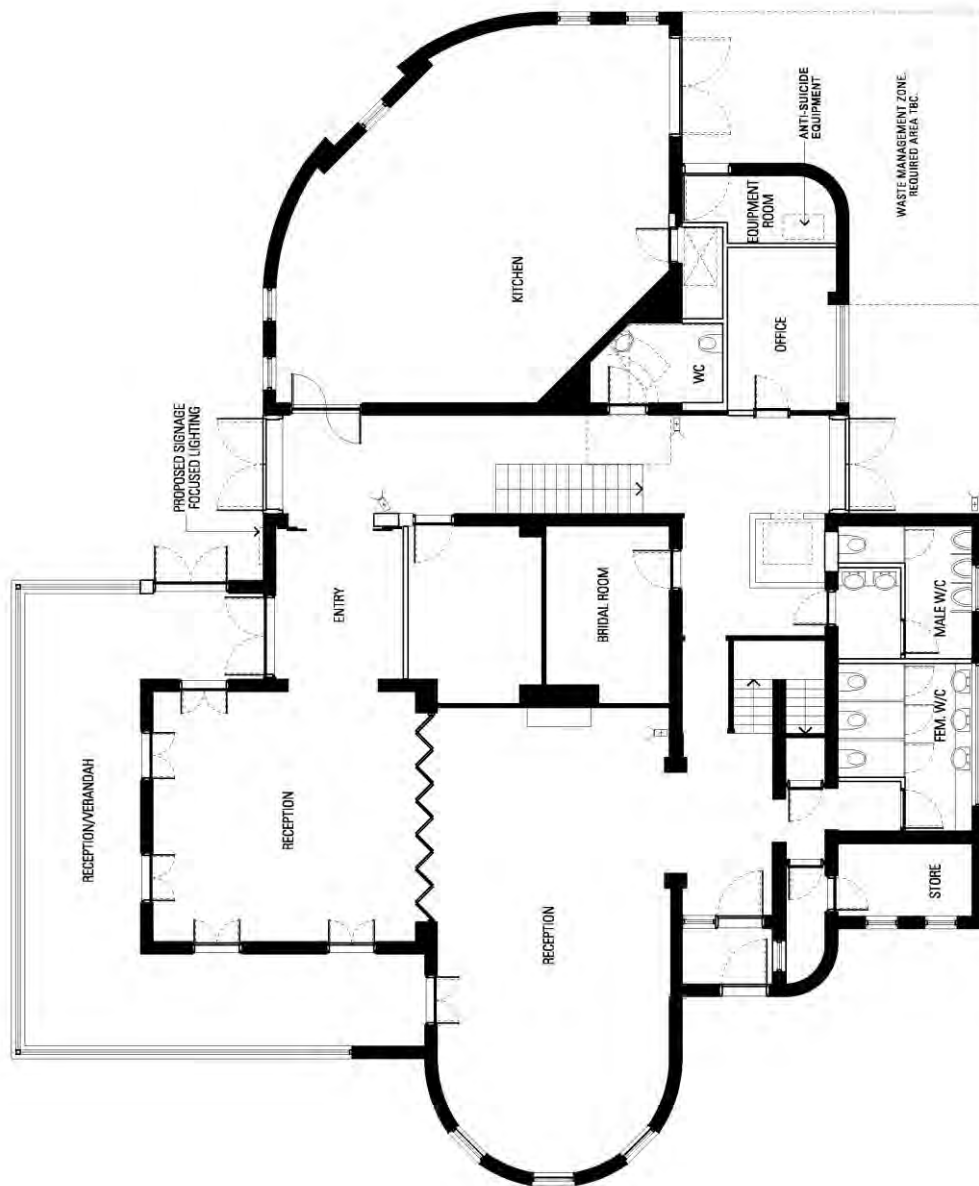
The proposed adaptation of the Armoury would involve the following works (Figures 6.4–6.5):

- Continued use as a function/reception centre.
- Refurbishment, internal alterations, addition of a second storey and side wing, and external landscaping.
- Including reception areas, bar, external lounge and terrace, kitchen, storage, amenities and a lift.
- Capacity for 140 persons for banquet-type functions, or 160 for cocktail functions on the Ground Floor and 110 persons for banquet-type functions, or 120 for cocktail functions on the First Floor.

The proposed works would require removal of the existing eastern wall and would require some excavation for footings. The ground floor verandah would be replaced with a new external lounge, which would support a trafficable terrace on the first floor above, and include new stairs at its western end. The proposed new second storey would have a skillion roof and would be predominantly glazed. The proposed new roof would rise above the ridge level of the existing hipped roof.

Remaining original rear (northern) walls, including the remaining original timber double-hung sash windows, are proposed to be retained. The interiors would be opened up further by removal of 1989 partitions. Expansion of the service area to the northeast, behind the building, would require excavation of an area of rock (Figure 6.5).

Proposed landscaping works would comprise establishment of new garden beds with low plantings along the proposed new terrace along the southern wall of the Armoury; a new stone-paved landing at the base of the new southwestern stairs to the terrace, and addition of further native plants to the existing beds to the west. The existing lawns in front of the Armoury would be retained, as would the Norfolk Island pines to the southeast.



**Project Name:** OFFICERS MESS PROPOSED GROUND FLOOR PLAN  
**Project Number:** 1400B  
**Client:** GAP BLUFF  
**Project Code:** PC-1407-1006

**Scale:** 1:100  
**Orientation:** North  
**Scale Bar:** 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

**Author:** J.P.W. Walker  
**Check:** J.P.W. Walker  
**Drawn:** J.P.W. Walker  
**Date:** 14/08/15

**Client:** GAP BLUFF HOSPITALITY PTY LTD  
**Address:** 100/102 South Head Road, Sydney Harbour National Park, Sydney, NSW 1585  
**Phone:** 02 9550 1234  
**Website:** www.gapbluff.com.au

**Architect:** J.P.W. Walker  
**Address:** 100/102 South Head Road, Sydney Harbour National Park, Sydney, NSW 1585  
**Phone:** 02 9550 1234  
**Website:** www.gapbluff.com.au

**Contract Reference:** GAP BLUFF HOSPITALITY PTY LTD  
**Contract Number:** 1400B  
**Contract Date:** 14/08/15

**Revision:** 03  
**Date:** 14/08/15

**Notes:**  
 1. This plan is a proposed ground floor plan for the Officers Mess.  
 2. The plan is subject to the approval of the relevant authorities.  
 3. The plan is subject to the approval of the relevant authorities.  
 4. The plan is subject to the approval of the relevant authorities.  
 5. The plan is subject to the approval of the relevant authorities.

Figure 6.1 Proposed ground floor plan for the Officers' Mess. (Source: JPW 2015)

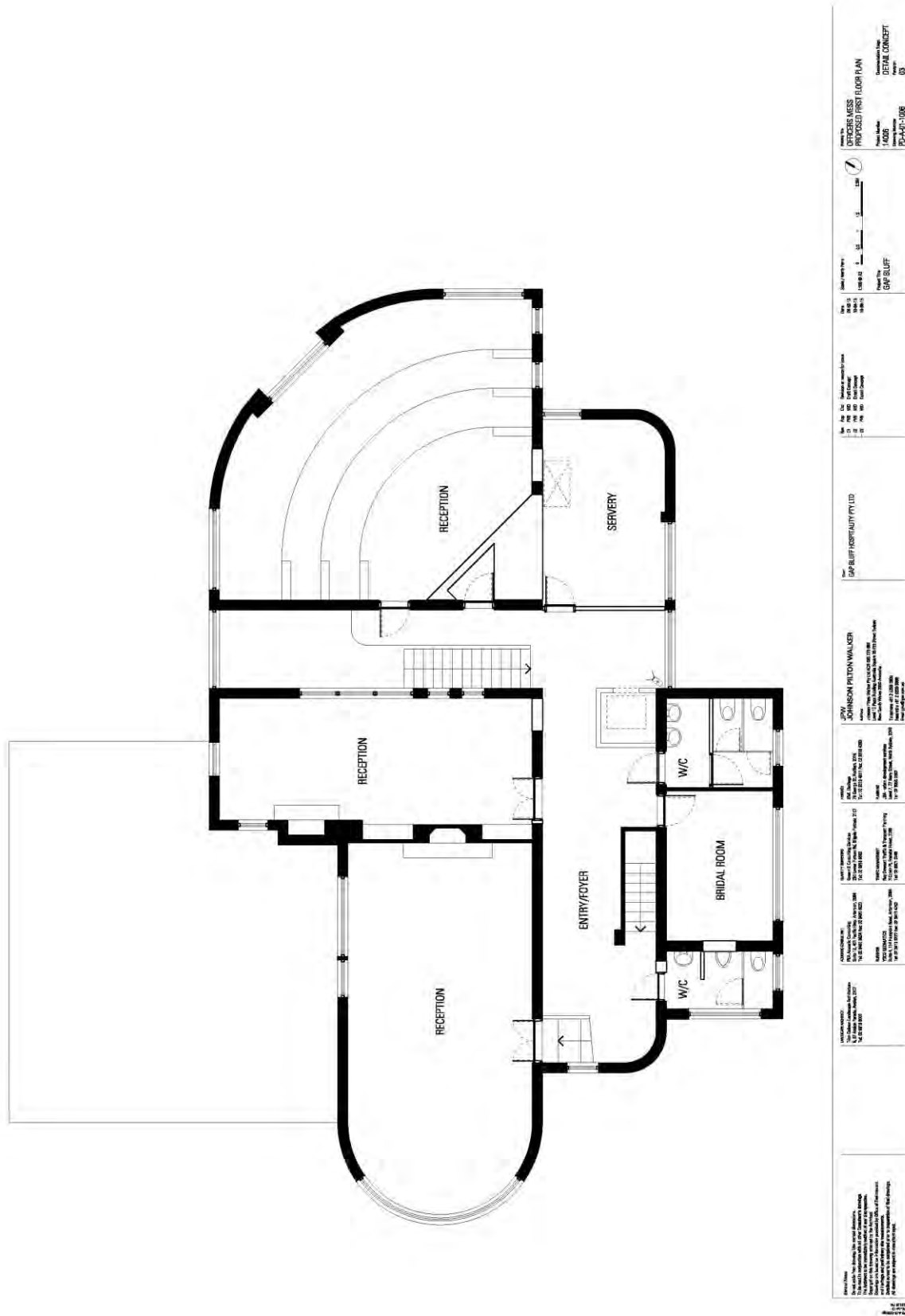


Figure 6.2 Proposed first floor plan for the Officers' Mess. (Source: JPW 2015)



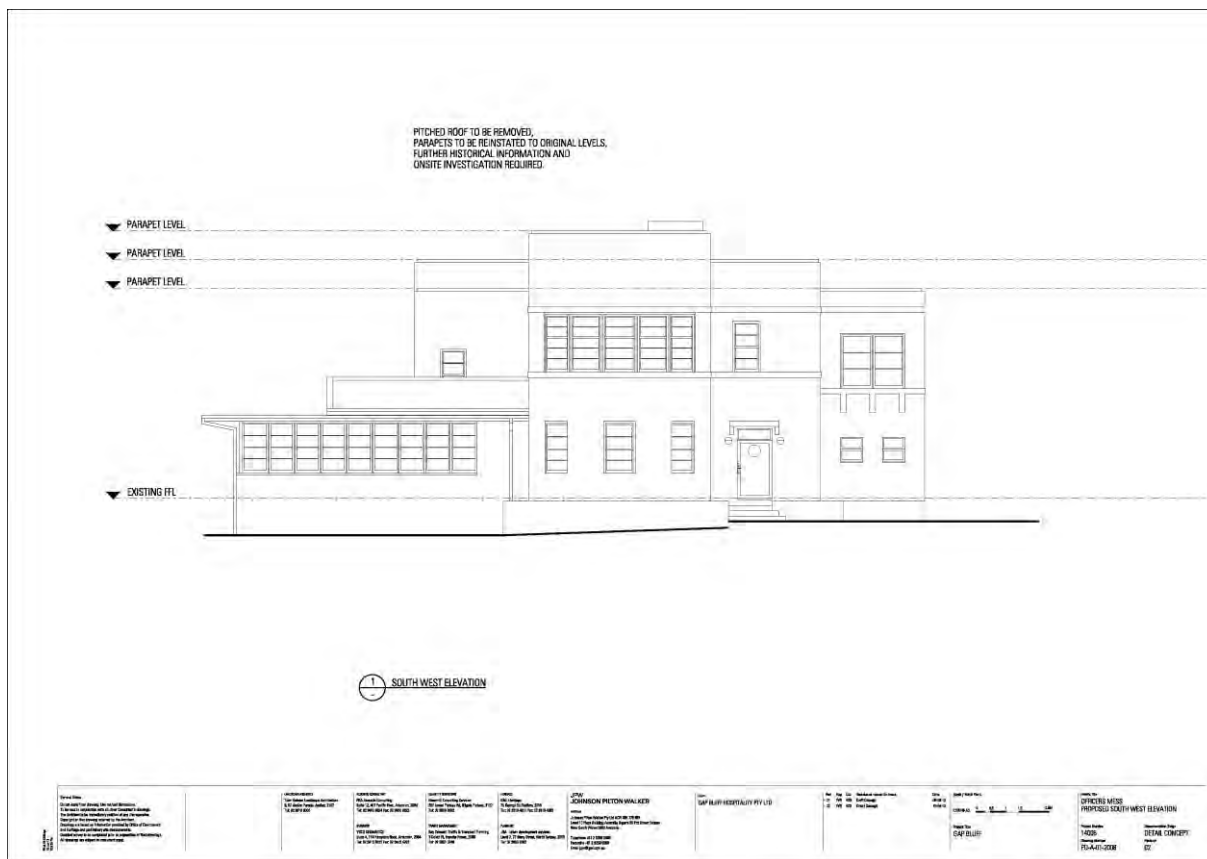


Figure 6.3 Proposed elevation, showing the reconstructed roofs of the Officers' Mess. (Source: JPW 2015)



Figure 6.4 Photomontage of the proposed Armory additions and alterations. (Source: JPW 2015)

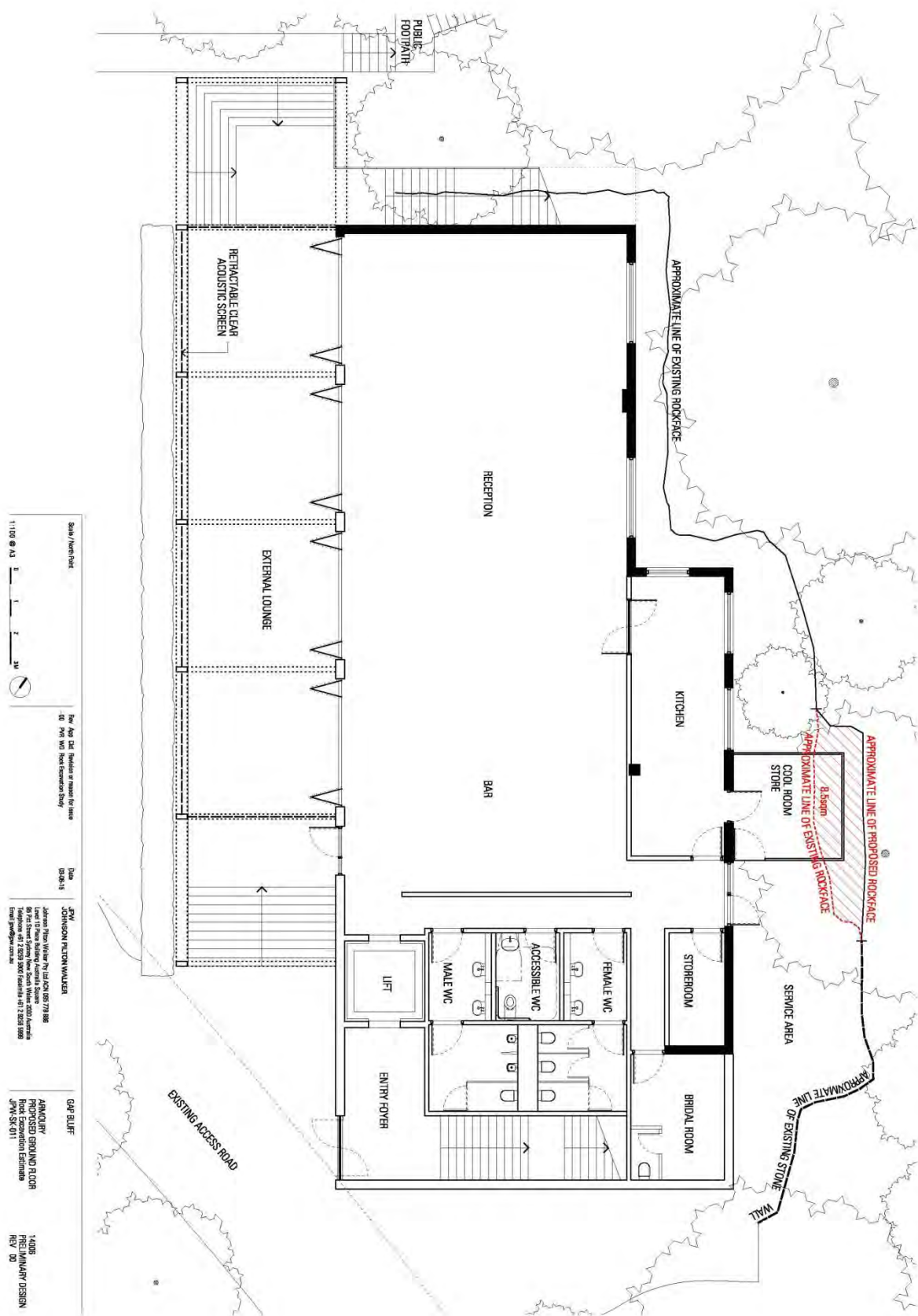


Figure 6.5 Proposed ground floor plan for the Armoury. (Source: JPW 2015)

### Gap Bluff Cottage

The proposed adaptation of Gap Bluff Cottage (Figure 6.6) would involve:

- New use as short stay accommodation.
- Refurbishment, minor alterations and reconfiguration, and external landscaping.

The proposed works would include rearrangement of the interiors to provide one bedroom and a larger bathroom in the current second bedroom, a kitchen in the current store and a large, single living and dining area; and conservation works as required. The one remaining original window and the external form and appearance of the building would be retained.

The proposed landscaping would comprise retention of existing large shrubs and trees, planting of cottage-garden style garden beds, low hedges inside the southern fence, replacement of the concrete path with crazy sandstone flagging, and retention of the lawns in front of the cottage.

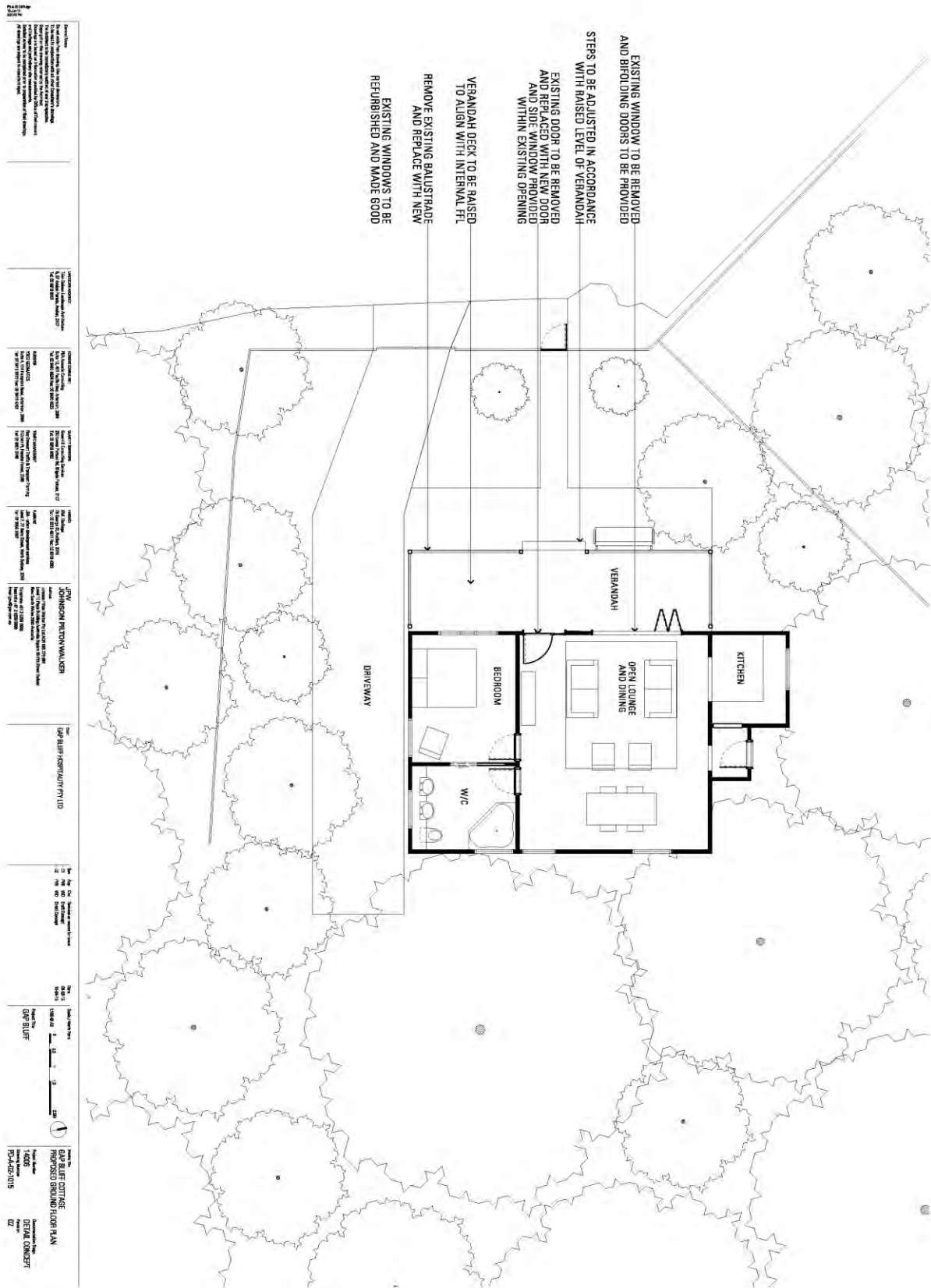


Figure 6.6 Proposed new floor plan for Gap Bluff Cottage. (Source: JPW 2015)

## 6.2.2 Camp Cove Precinct

### Constable's Cottage, 32 Cliff Street

The proposed adaptation of Constable's Cottage would involve the following (Figures 6.7–6.8):

- New use as a café/restaurant.
- Refurbishment, internal alterations addition of an external dining area and rear extension, and external landscaping.
- Including dining areas, reception and bar, kitchen and amenities.
- Capacity for 72 diners, including 37 internal and 35 external seats.

The following works are proposed:

- The proposed single-storey extension to the north (rear) of the cottage would require removal of the existing rear wing and the post-1952 enclosed verandah. Stubs of the original rear-wing walls would be retained within the corridor between the original cottage and the addition, to provide evidence of this element. The rear wing would be articulated as a separate pavilion, with the connecting corridor set back from the eastern and western walls of the existing cottage, and have a hipped roof and weatherboard cladding which would relate to the existing cottage.
- Widening of the post-1952 opening between the current dining and lounge rooms, and removal of the reconstructed entablature architraves in this location.
- Creation of a new opening in the walls between the existing lounge room and eastern bedroom alongside the original doorway with early/original architraves, which would be retained in situ.
- Creation of a new opening in the northern wall of the existing lounge room to the new corridor beyond.
- Creation of a new, wide opening in the western wall of the existing dining room to the current second bedroom, and a new, wide opening between the current second and main bedrooms.
- Replacement of the existing bay window to the western end of the post-1952 addition with glazed bi-fold doors.
- Construction of two outdoor dining areas, each with a timber-framed pergola. One will be along the western side of the building and one will be along the southern facade of the post-1952 addition. This dining area would require removal of the c1950s garage in the northwestern corner of the site. The pergolas would comprise timber posts and beams with an aluminium louvre roof. The southern pergola would have a glass acoustic screen on its eastern elevation, and both pergolas would have retractable transparent acoustic screens along their southern elevations.
- Adaptation of the existing store (former WC) cut into the sandstone rock face into a cool store.
- Construction of an accessible platform lift in the southeastern corner of the site.
- Retention of early/original doors and windows along the primary (southern) elevation of the building and retention of the existing hipped roof and the verandah.



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- Retention of early/original interior joinery including architraves, fireplaces, doors and timber battens.
- Conservation works generally.

Proposed landscaping works would comprise replacement of the high metal fence and boundary fences with a timber picket fence and gates, and the establishment of cottage-garden style beds with mix of native species and cottage garden plants such as rosemary and geraniums, between areas of lawn. Existing mature trees would be retained.



<p><b>Project Name</b> Constable's Cottage, South Head, Sydney Harbour National Park</p> <p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Location</b> Constable's Cottage, South Head, Sydney Harbour National Park</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Architect</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>	<p><b>Client</b> The National Trust, Sydney Harbour National Park</p> <p><b>Project Manager</b> J.P.W. Johnson Pilton Walker</p> <p><b>Project Number</b> PC-A-15-002</p>
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**Figure 6.7** Perspective sketch of the proposed additions and alterations to Constable's Cottage, looking north from Cliff Street. (Source: JPW 2015)

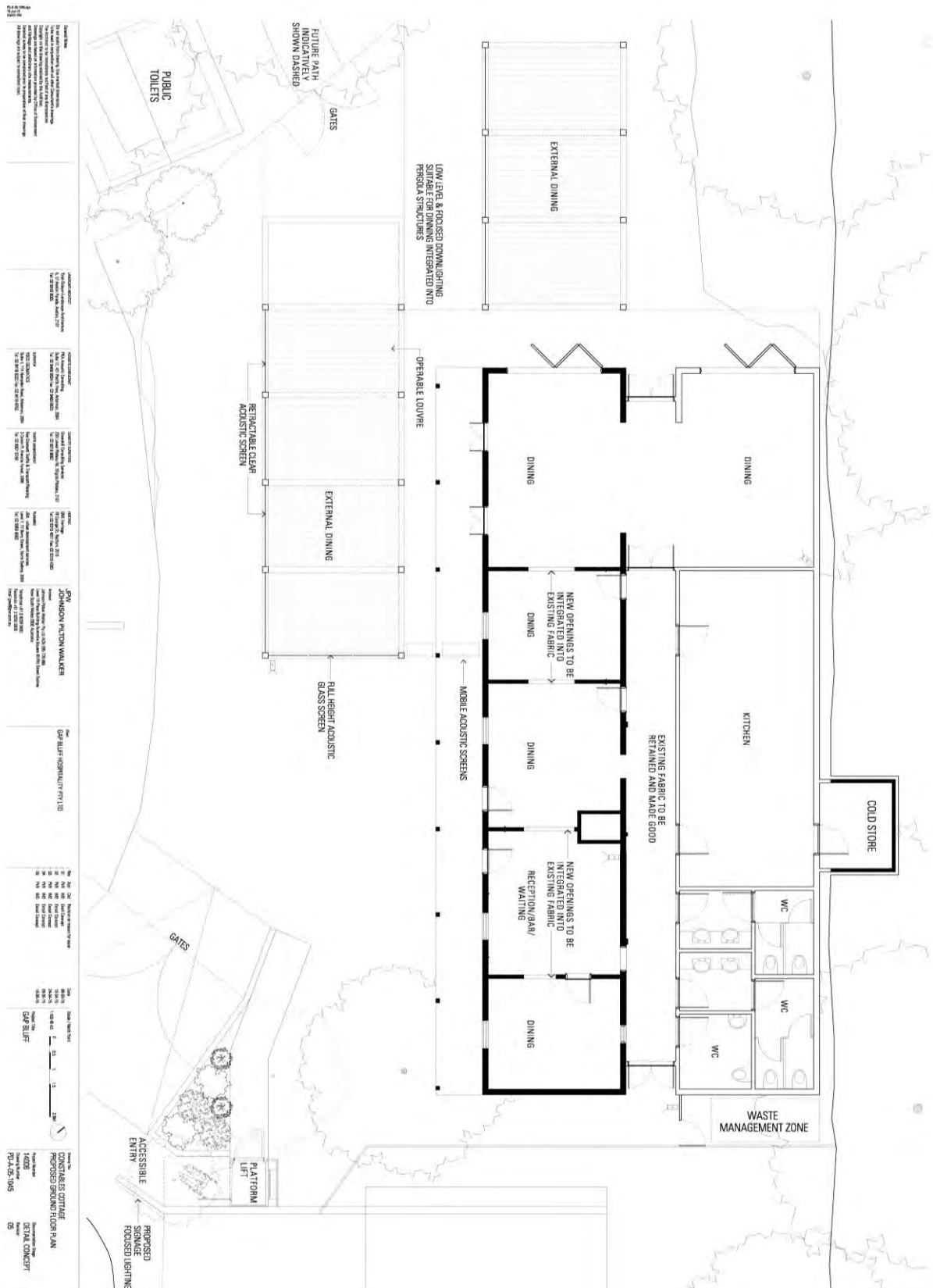


Figure 6.8 Proposed new floor plan, showing proposed additions and alterations to Constable's Cottage. (Source: JPW 2015)

### **33 Cliff Street**

The proposed adaptation of the house at 33 Cliff Street would comprise:

- New use as short stay accommodation.
- Refurbishment, minor alterations and reconfiguration, including excavation for a new garage, and external landscaping.

The proposed works would include rationalising the interiors to provide open-plan living spaces to the west and bedrooms and bathrooms to the east; replacing the western wall with glazed bi-fold doors; and excavation of the driveway for a road-level garage and a trafficable terrace above (Figure 6.9).

Proposed landscaping works would comprise replacement of existing plantings with native coastal species to the east of the house, and planting of a fast-growing screening hedge along the property's western boundary. The existing path and clothesline to the east of the house would be removed and a new lawn established.

### **Green Point Cottage**

The proposed adaptation of Green Point Cottage would comprise:

- Continued use as short stay accommodation.
- Refurbishment, minor alterations and reconfiguration, and external landscaping.

The proposed works would include rearrangement of the interiors, including removal of most of the wall between the verandah and the living areas to create a large, open-plan space, and conversion of the existing laundry into a bathroom (Figure 6.10). The current entrance in the eastern wall would be relocated to the south and the current entrance infilled and made good. The existing enclosed verandah windows would be replaced and the external deck would be extended and raised to be flush with the internal floor level.

Proposed landscaping works would comprise establishment of cottage garden-style beds with low plantings along the southern and western boundaries of the property. The existing timber picket fence along these boundaries would be retained. Mature trees would generally be retained. The existing brick paved areas, garage, driveway and chain-wire fence would be retained.

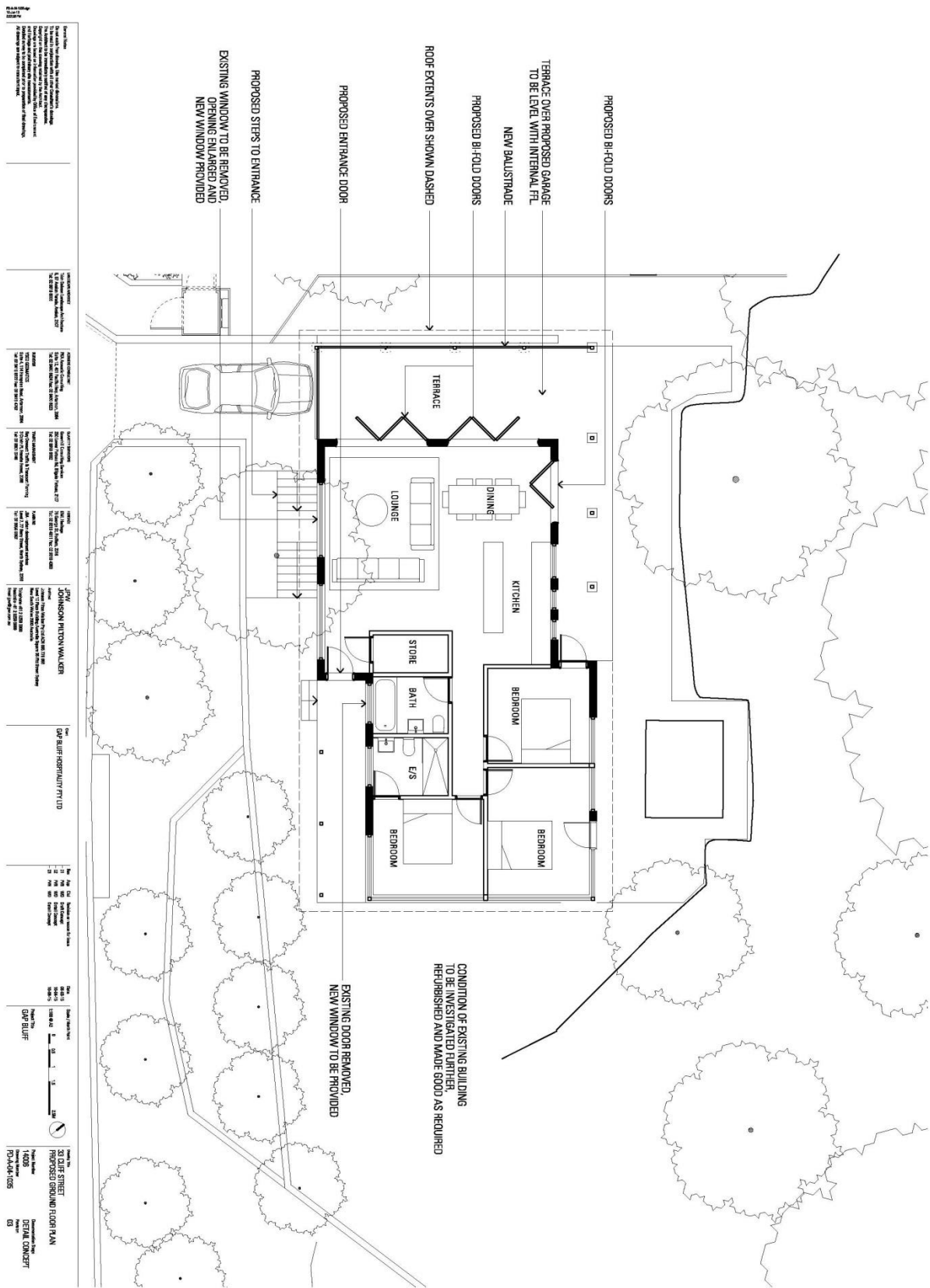


Figure 6.9 Proposed floor plan for the house at 33 Cliff Street. (Source: JPW 2015)

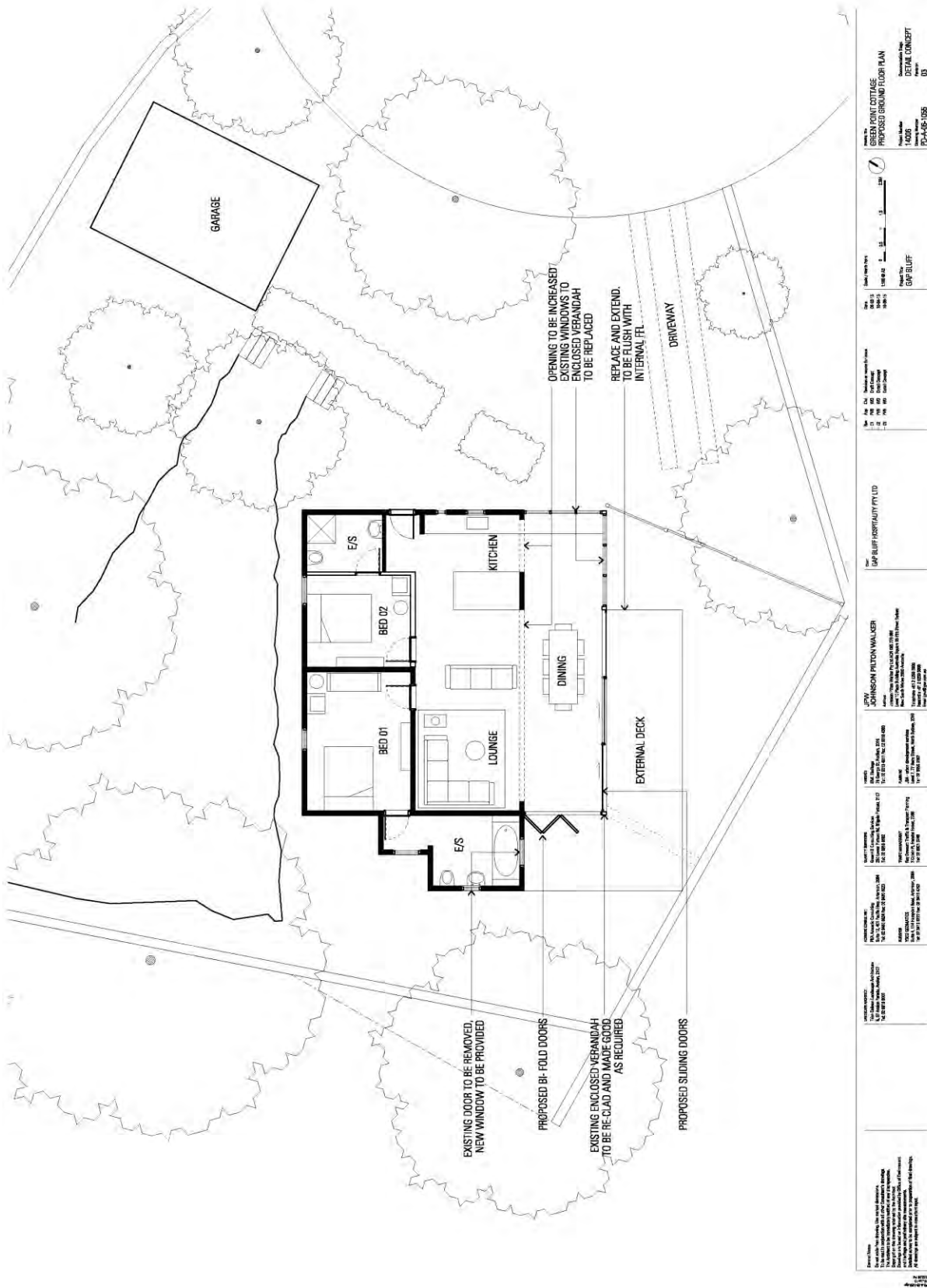


Figure 6.10 Proposed new floor plan for Green Point Cottage. (Source: JPW 2015)



NOTE: CONDITION OF EXISTING BUILDING TO BE FURTHER INVESTIGATED, TO BE REFURBISHED AND MADE GOOD AS REQUIRED

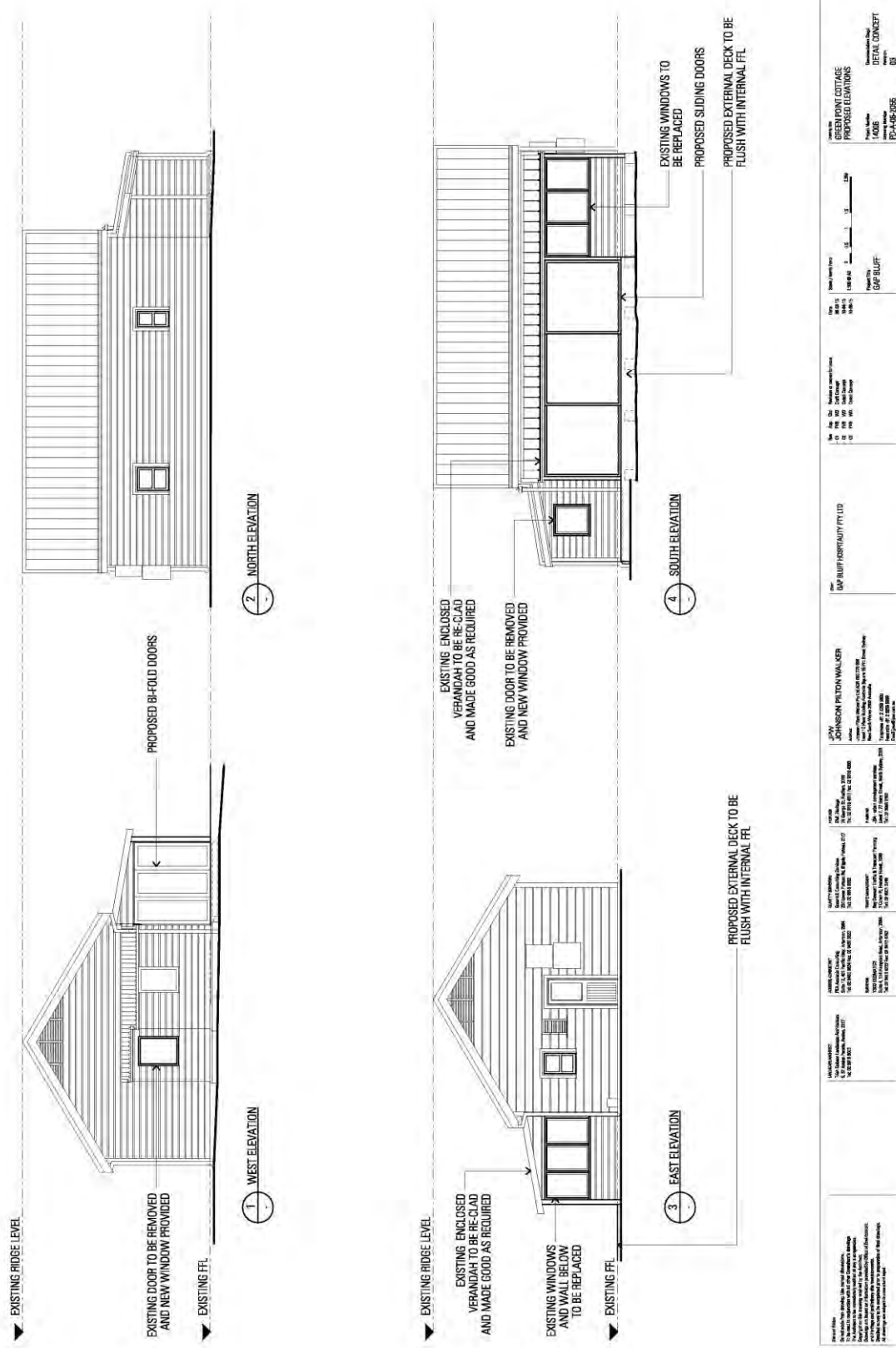


Figure 6.11 Proposed elevations for Green Point Cottage. (Source: JPW 2015)

## 7.0 Heritage Impact Assessment

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### 7.1 Introduction

This section assesses the impact of the proposal on historical archaeology and built heritage and landscape. It also provides an assessment of the proposal's compliance with relevant conservation policies in the 2008–2010 CMP.

### 7.2 Historical Archaeology Impact Assessment

As the proposed works span three precincts and six buildings at South Head Sydney Harbour National Park, the assessment of potential for the proposed works to impact on the historical archaeological resource is discussed below by precinct and structure.

#### 7.2.1 Gap Bluff Precinct

##### **Officers Mess**

The proposed works at the Officers Mess do not involve ground disturbance, and as such would not impact on potential historical archaeological resources in the area. The building footprint is to remain the same, and the proposed landscaping works are consistent with the current footprint for garden areas.

##### **Armoury**

The proposed works at the Armoury would involve ground disturbance associated with extending the structure to enhance its use as a function centre. The building would be extended to the southeast to accommodate new toilets, a lift, stairs to the first floor, an entrance foyer and a bridal room. The building would also be extended to the northeast (at the rear of the structure) for a cold store and service area. The northwest side of the building would feature a staircase to the first floor, as well as a new stair to access the verandah at the front of the Armoury. The same modification would see the public path on the northwest side of the building moved further north. Landscaping modifications would see new plantings to the north of the modified footpath, across the front of the structure and to the west of the armoury.

Ground disturbance associated with extending the Armoury and the associated landscaping have the potential to impact on historical archaeological resources. The areas around the Armoury were identified as having moderate archaeological potential. The northwest side of the Armoury is adjacent to an area of high archaeological potential associated with the 1912 barracks buildings, and the new location of the public path and gardens north of it may fall within this area. Given that path construction is generally an additive process, it would not likely impact on the remains of the 1912 barracks.

##### **Gap Bluff Cottage**

The proposed works at Gap Bluff Cottage involve minimal ground disturbance, associated entirely with minor landscaping. This includes excavation to plant a tree at the northeast corner of the cottage site, a low hedge across the front of the verandah, a feature tree at the front of the house, a side hedge, and a low front edge at the front of the property. Ground disturbance associated with landscaping may cause minor disturbance to historical archaeological remains.

Since the building footprint will remain the same, works associated with altering the building would not significantly impact on potential historical archaeological resources in the area.

### **7.2.2 Camp Cove Precinct**

#### **Constable's Cottage, 32 Cliff Street**

Changes to Constable's Cottage would allow for the property's adaptive reuse as a restaurant. The proposed works are relatively extensive, with the construction of an extension to the rear of the cottage which mirrors its size and shape. The extension would function as an extended dining area, kitchen and toilet facilities. The extension of the Constable's Cottage has the potential to impact on the historical archaeological resource.

The areas to the rear of Constable's Cottage are currently covered with a concrete slab, but deposits beneath the slab have moderate archaeological potential for materials associated with the construction and earlier phases of use at Constable's Cottage. They also have low potential for remains associated with the 1840s Water Police Station. If the proposed extension of Constable's Cottage involved removal of (or excavation beneath) the concrete slab to construct or provide services to the new building, the proposed works may impact on the site's historical archaeological resource.

Excavation for the footprints for the outdoor pergola may similarly impact on the site's historical archaeological resource, as would any ground disturbance associated with installing a platform lift at the southeast corner of the site. Excavations associated with installing a new fence at the front of the property and new planting along the property boundary have the potential to impact on the site's historical archaeological resource.

#### **33 Cliff Street**

Proposed works at 33 Cliff Street involve extensive ground disturbance associated with the excavation of the current sloped driveway to provide a street-level driveway with a terrace above it. This area has been subject to major disturbance likely associated with constructing the current driveway. The 2010 CMP contains images of 33 Cliff Street taken in 2006 during extensive stormwater drainage works by Woollahra Council. These images show that the deposits at the north side of 33 Cliff Street, where the current driveway is located, have been cut through and heavily modified.

The proposed ground disturbance associated with modifying the driveway at 33 Cliff Street would occur in an area of nil–low archaeological potential. As such, it is unlikely that this work would impact on the historical archaeological resource. The steps at the front of the house would be modified, but otherwise the footprint of the building will remain the same.

Minor landscaping is associated with the proposed works at 33 Cliff Street, including the installation of screen plantings along the northwest side boundary and replacement of existing plants and shrubs in select locations in the backyard. The proposed landscaping works at 33 Cliff Street would result in a minor impact on historical archaeological resources in the area.

### **7.2.3 Green Point Precinct**

#### **Green Point Cottage, 33 Pacific Street**

Very little of the proposed works at Green Point Cottage have the potential to impact on the historical archaeological resource. The building is maintaining its current footprint, with the majority of modifications occurring within the cottage.

Ground disturbance for posts or footings associated with the construction of an external deck has some potential to impact on the historical archaeological resource of the site. This type of limited construction would result in a minor impact to the historical archaeological resource. The areas around Green Point Cottage have moderate potential for historical archaeological remains associated with construction and use of the cottage, as well as low–moderate potential for remains associated with earlier use of the site as a battery.

### **7.2.4 Recommended Mitigation Measures—Historical Archaeology**

The significance of the site's archaeological resource is primarily derived from its research potential and ability to be interpreted for public benefit. Therefore, the impact of the proposed development on the site's historical archaeological values could be mitigated by appropriate investigation and recording, concurrent with the proposed construction, to ensure that any historical archaeological remains identified during the course of ground disturbance works be appropriately investigated, recorded (so that the research potential of the site is fully realised) and interpreted.

The archaeological potential of the three precincts has been assessed as ranging from low to moderate, with the exception of the area to the northwest of the Armoury which was assessed as having high potential. The areas around the Armoury and Constable's Cottage are those most likely to be impacted by the proposed works. The areas surrounding both buildings have been assessed as having moderate archaeological potential.

To mitigate the proposed heritage impact, a program of archaeological monitoring and recording in areas of moderate potential will be required in conjunction with the ground disturbance works to satisfy the archaeological requirements of the NSW Heritage Division. Archaeological monitoring and detailed recording of the features and deposits identified at the site would provide an opportunity to gather additional information relevant to the site's natural soil profiles and key periods of the historical phases of the site's development. Investigation into these areas could provide further information that would add to the history of the site itself, and allow for better understanding of the gradual development of the broader Woollahra area and Sydney's harbour defences through the nineteenth and twentieth centuries.

Works with an overall minor impact to the potential historical archaeological resource, such as landscaping works at Gap Bluff Cottage and Green Point Cottage, may qualify for an exemption from the need for an Excavation Permit under Section 139(4) of the Heritage Act but would require monitoring. Works in areas identified as having low historical archaeological potential (such as the driveway at 33 Cliff Street) would likely qualify for a similar exemption and not require archaeological monitoring during ground disturbance works. A heritage induction for all contractors working within the study area should be conducted by a suitably qualified archaeologist, prior to any works beginning. This induction would provide information regarding the nature and appearance of potential heritage items within the study area and the requirements for reporting under the Heritage Act.

Were 'relics' of State significance encountered, they may require additional assessment. Depending on the nature and integrity of potentially State significant archaeological evidence, it may be preferable to have these items remain in situ.

## 7.3 Built Heritage and Landscape Impact Assessment

### 7.3.1 South Head, Sydney Harbour National Park

South Head, Sydney Harbour National Park was assessed in the 2010 CMP as being of State significance. Military use had ceased by 1977, and the area has been used by NPWS for short-term accommodation and function centres since c1989. The proposed use of the area for functions and short-term accommodation is consistent with this recent use of the site and would not, in itself, have an impact on the heritage values of South Head, Sydney Harbour National Park.

An assessment of the impact of the proposal on the significant elements of the project within the South Head, Sydney Harbour National Park, is provided in the following sections, set out precinct by precinct.

### 7.3.2 Gap Bluff Precinct/Gunnery School Group

Overall the proposed works would not comprise a substantial change to the cultural landscape of the Gap Bluff Precinct. The Armoury will be transformed into a two-storey building of contemporary design, with a larger footprint and height; however, the building would not dominate its landscape setting. The existing landscape comprising areas of lawn and mature Norfolk Island pines and bushland to the north, and the existing road layout would be retained. The new armoury will read as a contemporary element in the existing cultural landscape of the Gap Bluff Precinct. The proposed reconstruction of the original roof form of the Officers' Mess would improve the aesthetic qualities of the building and reinstate an important historical feature since lost. The proposed works to Gap Bluff Cottage would comprise predominantly interior works. The proposal would have a minor impact on the cultural landscape of the Gap Bluff Precinct as a whole.

The Gunnery School Group, as listed on Woollahra LEP 2014, includes all the buildings within the Gap Bluff Precinct and their interiors. However, the statement of significance in the State Heritage Inventory refers primarily to the Officers' Mess. The proposal would have a positive impact on this building, which is assessed in detail below.

#### Officers' Mess

The proposal has the potential to have the following impacts on the heritage values of the Officers' Mess:

- a positive impact on its external appearance from reconstruction of the original flat roof form and parapets;
- a positive impact from conservation of significant fabric, including windows, doors, tiles, floorboards, fireplaces and timber joinery; and
- an adverse impact on the integrity of remaining significant interior spaces resulting from the removal of some internal walls.

The heritage significance of the Officers' Mess arises from its aesthetic and representative values as an example of the Inter-war Functionalist architectural style which retains much of its original features and fabric. The 2010 CMP notes that these values have been degraded by alterations to the building, particularly the replacement of its original flat roofs with a hipped tiled roof and rendering of its external walls, which were originally face brick.



## GML Heritage

Generally, the proposed works to the Officers' Mess will be positive and will serve to reinstate significant features that will bolster its aesthetic and representative values. The proposed reconstruction of the original flat roofs and parapets (Figure 6.3) would greatly improve the appearance and integrity of the building by reinstating an element integral to its design and a hallmark of its Inter-war Functionalist style.

Significant fabric—timber joinery (double-hung sash windows, timber and glazed French doors, sliding, folding and swing doors, cupboards, architraves, handrails and balustrade capping), plaster and brick details, including the fireplaces, and glazed ceramic tiles—would be retained throughout the building.

The significant, substantially intact ground-floor spaces—the dining rooms (former mess room and ante room), reception hall and enclosed verandah—would be retained and remaining significant fabric within them retained and restored. The former billiard room on the first floor—a significant space lost by subdivision post 1950s—will be reinstated and its significant fabric retained and restored. The offices along the southern wall will be converted into a bridal room and a WC, and remaining significant fabric retained and restored.

The proposed conversion of the enclosed first-floor balcony would require the permanent closure or removal of the original eastern doorway and conversion of the northern doorway from a French door to a single swing door. The proposed partitions for the WC would be constructed against the post-1950s windows that enclose the balcony. This would have an adverse impact on the building through the loss of significant fabric and a space originally designed as a balcony.

The proposed removal of the first-floor male WC would result in the loss of some original fabric through the removal of its enclosing walls. No significant fabric remains within this WC, which was refurbished and its entrance relocated in 1989. This would be a minor impact.

Significant fabric within the former sitting room to the north of the male WC would be retained and restored, including the fireplace, cupboards and windows in the eastern wall, which now open into the entry annex between the original building and the 1989 addition.

The proposed removal of the doorway that divided the more public lounge hall from the private spaces of the bedrooms (now offices) on the first floor would have an adverse impact as it would result in the loss of fabric which demonstrates the original configuration of the first floor.

Conversion of the ground-floor kitchen into WCs would involve subdivision of the space into two rooms, removal of an early/original door and installation of toilets, stalls, basins and urinals. This space retains no significant fabric other than the double-hung sash windows and the western door. These windows would be retained, but the door would be closed up. As such, the proposal would have minor to no adverse impact. Conversion of the southern store into a bridal room would not have a heritage impact. This space was created as part of the 1989 works.

The proposal to widen the northern entry from the 1989 foyer would result in the loss of an original window. Otherwise, this area of the building was modified as part of the 1989 works. The loss of the window would be a minor adverse impact. Widening the doorway from the foyer to the enclosed verandah and to the original mess room would result in the loss of early/original fabric—a French door and a single swing door and their architraves. This would have a moderate adverse impact.

The proposed lift would not have an impact on significant fabric on the ground or first floors—these areas were altered substantially as part of the 1989 works.

The proposed landscaping works respond to the early planting around the Officers' Mess by retaining the existing raised garden beds, replanting the with 1930s-inspired plants and strengthening the formal gardens to the west. The landscaping works would be positive overall.

#### *Consideration of Alternatives*

The option of retaining the existing non-original hipped roof of the Officers' Mess was explored during the project. The existing roof is in poor condition and has failed in some areas, resulting in significant damage to the building's 1989 addition. The roof would require major repairs or total replacement. The roof's poor condition provides the opportunity to reconstruct the original roof form with stepped parapet. It was agreed that reconstruction of the original roof form would be of great benefit to the appearance and aesthetic significance of the Officers' Mess.

#### *Conclusion*

Overall the proposal would have a positive impact on the Officers' Mess resulting from the reconstruction of its original flat roof forms, which will result in the recovery of aesthetic significance. This benefit will be countered by some moderate and minor adverse impacts on the building's interior. These adverse impacts could be partially mitigated during the detailed design phase through re-use of significant fabric where proposed to be removed.

### **Armoury**

The proposal has the potential to have the following impacts on the heritage values of the Armoury:

- an adverse impact on the building's integrity through the loss of further original fabric;
- an adverse impact on the ability to interpret the building's original form and use through the proposed second-storey addition and extensions; and
- an impact on the significance of the Gap Bluff Precinct (as defined in the 2008–2010 CMP) and the Gunnery Group (as listed on LEP 2014).

The 2010 CMP notes that due to extensive interior and exterior alterations, the Armoury has low integrity overall and has Low significance in its own right. It has Moderate significance overall due to its contribution to the cultural landscape of the Gap Bluff Precinct.

Remaining significant fabric comprises the external walls to the west, north and east, double-hung-sash windows in the northern and eastern walls, the hipped roof form and the loading dock on the eastern wall. The proposal would remove much of this significant fabric, with the exception of the northern wall and its double-hung sash windows. No reconstruction is proposed.

The 2010 CMP notes that the building's integrity is 'low and not recoverable' and that its 'original purpose and configuration can only be understood through interpretation.'<sup>1</sup> The addition of the second storey would further reduce the building's integrity—the original form of the building would no longer be interpretable. However, given that its integrity and significance are low and not recoverable, the proposed additions to the Armoury would constitute a minor impact on its significance. Some remaining original fabric, including original walls and windows, would be retained.

An area of rockface to the rear of the Armoury is proposed to be excavated. The significant sandstone block wall to the east of the rockface would not be affected by the proposed excavation.

### *Consideration of Alternatives*

Given its low integrity, complete demolition and replacement of the Armoury was investigated. However, it was decided that its adaptation and extension would be feasible and that some original fabric could be retained as part of the works. The proposed adaptation would have less heritage impact than demolition as some of the building's little remaining significant fabric would be retained.

### *Conclusion*

The proposed expanded Armoury would have a larger footprint to the east (over an existing parking area). The highest point of the proposed second-storey roof would be higher than the current building's ridgeline. The proposal would be substantially different from the existing building in terms of style and form. Nonetheless, it would have a similar sense of scale as the existing building and has been designed to be sensitive to its setting against the bushland slope to the north. The expanded Armoury will not have any resemblance to the original military building (with the exception of the retained original windows in the northern walls) and, as such, the proposal would have an impact on the Armoury's contribution to the cultural landscape of the Gap Bluff Precinct. This would constitute a minor impact on the heritage significance of the Gap Bluff Precinct as a whole.

## **Gap Bluff Cottage**

The heritage significance of Gap Bluff Cottage relates to its original use as a workshop in the School of Artillery and as a representative example (though heavily modified) of semi-industrial buildings that once occupied Gap Bluff. The building has low integrity overall as a result of its 1989 conversion from a workshop into a residence, which saw its interiors stripped and replaced and a 1950s addition removed and replaced with the current verandah.

The proposed adaptation of the interiors of Gap Bluff Cottage would not have an impact on its heritage significance. The 2010 CMP confirms that little early/original fabric remains. Only parts of its exterior retain significant features—the rectangular plan of the original building, the gable roof with vented gable end and weatherboard cladding. These features are proposed to be retained and conserved, with the exception of a small area of weatherboards proposed to be removed in converting the c1989 casement windows in the western (front) wall into bi-fold doors. The proposed landscaping works would reinforce its current presentation as a cottage. Overall the works would not have a heritage impact on Gap Bluff Cottage.

### *Consideration of Alternatives*

A number of alternatives were explored for the landscape treatment around Gap Bluff Cottage. The 2010 CMP recommends that the garden be maintained as grassed, 'keeping any plants away from building walls and the retaining wall.'<sup>2</sup> It also recommends that 'paved areas should be as informal as possible with historic finishes (stone or cobbles), reinforced grass, asphalt or crushed sandstone.'<sup>3</sup> Alternatives considered for the front path included brick paving, sawn sandstone and concrete. Brick paving does not have a historic precedent at the site. 'Crazy' sandstone flagging has been selected instead, which would respond to the sandstone flagging elsewhere in the Gap Bluff Precinct (particularly at the Officers' Mess).

### *Conclusion*

The proposed works would not have an adverse impact on the heritage significance of Gap Bluff Cottage.

### 7.3.3 Camp Cove Precinct

#### Constable's Cottage, 32 Cliff Street

As described in Section 3.3.2, Constable's Cottage was originally a duplex, comprising two married quarters for staff sergeants. Each residence comprised two rooms (a living room and a bedroom) with a service wing at the rear. The 2010 CMP assessed the building as being of High heritage value. It is also listed as a heritage item of local significance in Woollahra LEP 2014.

The current layout reflects the original plus alterations and additions made post-1952. The post-1952 alterations transformed the duplex into a single residence, and included an addition to the west (with the bay window), and an enclosed verandah to the northwest.

The previous changes detailed in Section 3.3.2 have lowered the integrity of the cottage in demonstrating the key characteristics of late nineteenth-century duplex accommodation for the military. The primary elevation of the cottage (its southern elevation) provides the most intact evidence of this original use in public views from the street and beach. The current rear wing helps interpret the original form of the duplex, but its integrity is low. The elements and fabric which are early/original and best demonstrate the building's original, significant form and use are highly significant. These elements include the southern elevation, the four front rooms as individual, distinct spaces, the location of the rear wing, and views to the cottage from the beach. Significant fabric includes the weatherboard cladding, timber-framed double-hung sash windows with moulded architraves, interior entablature architraves, doorways with moulded and entablature architraves, battened fibrous plaster walls (including the southern wall of the rear wing) and ceilings, fireplaces (including hearth and mantle), and timber floorboards.

The building's original design as a duplex remains interpretable in the southern elevation due to the paired front doors; though the post-1952 addition to the west has resulted in the loss of the building's original symmetrical design. Internally, the ability to understand the original design and use of the cottage has been significantly impaired by the construction of a doorway between what was the two front living rooms, closing up of the doorway between the dining room and its neighbouring bedroom and the insertion of a doorway between what was originally two separate halves of the rear wing. The doorway from the living room to the rear yard and rear wing has been closed up internally, though it is still evident externally. For these reasons, the cottage as a whole has a moderate level of integrity. The rear wing has low integrity.

#### *Heritage Impact Assessment*

The proposed works comprise a single-storey extension to the rear of Constable's Cottage, adaptation of the interiors and landscaping works. While sensitively designed, the proposal has the potential to have the following impacts on the heritage values of Constable's Cottage:

- an adverse impact on its heritage values resulting from the removal of its rear wing;
- an adverse impact on its heritage values from the removal of some significant interior fabric and creation of new openings between significant interior spaces;
- impacts on its setting, including views to the cottage, due to the proposed outdoor dining area pergola structures;
- impacts on its visual integrity as a late nineteenth-century cottage due to the appearance of the rear addition in views from Camp Cove; and

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- an impact on its heritage values from the adaptation of the existing external store (former WC).

The heritage significance of Constable's Cottage arises from its representativeness and rarity as an example of duplex accommodation for the military from the 1895–1903 period and its aesthetic values as a simple weatherboard Federation period seaside cottage. The site has potential State significance for its historical values as part of the Sydney's second water police station—which the current Constable's Cottage replaced.

These rarity, representative and aesthetic values are embodied in the cottage's location and remnant early/original form, spaces and fabric, as described above, as well as the significant view between the site and the former jetty site to the west, which relates to the site's previous use for a water police station. These values are tempered by the low integrity of the some aspects of the building as a result of the changes made to it post 1952.

The proposed works would have an impact on the representative, aesthetic and rarity values of cottage through the loss of sections of early/original fabric and elements which interpret the building's original form, particularly the rear services wing.

The adaptation proposes removing some areas of early/original fabric in the four original front rooms by creating new openings in the party walls. There is historical precedent for the opening between the dining room and the adjacent bedroom, with historical plans indicating that there was a doorway in this wall. The existing opening between the dining and lounge rooms would be enlarged and a second opening would be created between the easternmost bedroom and the current lounge. The width of the proposed new openings would be approximately one third of the length of each wall and allow the sense of each space as an individual room to be retained. The second opening proposed between the lounge and easternmost bedroom would be of similar width to the adjacent original door. Original doorways along the cottage's southern elevation and between the lounge and easternmost bedroom would be retained and their architraves conserved. These works would have an impact on early/original fabric and on the spatial qualities of the four front rooms as individual, enclosed spaces. As mentioned above the integrity of these rooms in demonstrating the principal characteristics of a military duplex have been lost with the post-1952 changes. The proposed works would exacerbate this loss of integrity to some extent; however, the ratio of new opening to wall would ensure that the sense of individual spaces would be retained. The significant fabric that more clearly demonstrates that the cottage was a duplex—the fireplaces and paired front doors—would be retained. Therefore these works would have a minor adverse impact of the significance of Constables Cottage. The careful design of new openings to integrate them with remaining significant fabric would help mitigate this impact.

The removal of the rear services wing would result in the loss of some original fabric and a form that demonstrates the historic use of the building as a late nineteenth-century residence. However, as described above, the integrity of the rear services wing is low, with most interior fabric removed, openings altered and the entirety extended to the north. Some evidence of the rear wing would remain through the retention of walls nibs and early/original battened fibrous plaster fabric within the new corridor. Despite its low integrity, the loss of the rear services wing would have an adverse impact on the representative values of the cottage, as services wings were an essential component of most residential accommodation during the Victorian and Federation periods, prior to the introduction of modern kitchens and plumbing.

The rear wing is proposed to be replaced with a single-storey addition containing the kitchen, toilets and a dining area. The addition has been designed to be read as a separate contemporary pavilion of



matching scale and details to the cottage. It is proposed to be connected to the original building by a corridor set in from the eastern and western walls of the cottage. This approach would ensure that the original main building form of Constable's Cottage would remain interpretable alongside the new addition, and its primary elevation would remain intact. The new addition would not be visible in views of the cottage from Cliff Street or Camp Cove beach. The impact of the addition on the cottage's aesthetic values as a simple seaside cottage would therefore be minor.

The proposed replacement of the bay window with bi-fold doors at the western wall of the cottage would involve the replacement of post-1952 fabric and would not have a heritage impact. Replacing the windows in the post-1952 extension with French doors within the same openings would not have a heritage impact.

The former WC building cut into the rockface would be adapted into a cold store, with three of its walls and its roof retained. This element contributes to the significance of the cottage in a similar way to the rear services wing and its adaptation would have a minor heritage impact.

Early/original interior fabric in the cottage, such as the battened walls and ceilings, fireplaces and elaborate architraves would generally be retained, except where new or widened openings are proposed. The early/original windows and doors in the southern (principal) elevation would also be kept, as would be small rear window in the easternmost bedroom. The cottage's weatherboard cladding would be retained, as would the hipped roof and timber-framed verandah. Retaining this fabric would help mitigate this impact of the proposal on the cottage's heritage values.

The proposed outdoor dining area would have two timber-framed pergolas which would be as high as the cottage's eaves line. The southern pergola would extend nine metres along the cottage's southern elevation and be glazed at its eastern end, with retractable acoustic screens along its southern elevation. This pergola would be a substantial new element in views to the cottage's principal facade from Camp Cove beach. While not identified as significant in the 2008 CMP, views from the beach are the only public domain views of Constables Cottage currently available. This close view is currently partially obstructed by vegetation and the beach kiosk (Figure 3.59). The pergola would add to this existing visual clutter. The retractable acoustic screens would be open during the daytime, and would not compound this impact.

The identified significant view from Constable's Cottage to the former jetty site to the west (Figures 3.57–3.58) is currently unavailable due to the high fence and mature vegetation along the western side of Constable's Cottage. Were this view available, the eastern glazed wall of the southern pergola would impede upon it in views from the eastern side of the garden, though not from the western part of the site—or from within the pergola itself. The proposed landscaping works associated with the restaurant use, including replacement of the current high fence, may open up the view between the site and the former jetty site, which would result in the recovery of a significant view. The northern pergola would not obstruct this view.

The southern pergola would be visible from Cliff Street, but would appear as a separate element alongside the cottage. The southern (principal) elevation of Constable's Cottage would continue to dominate in views from Cliff Street, and the proposed replacement of the current high metal gate and fence would open up this view, allowing the cottage to be seen by passers-by (it is currently not visible from the street when the gate is shut).

The southern pergola would be set back one metre from the verandah and the northern pergola would be set back approximately 1.8 metres from the cottage's western elevation. Neither pergola would require any physical changes to significant fabric and, as such, they would be entirely reversible.

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The proposed landscaping would comprise a mix of ornamental cottage garden plants and native species laid out in garden beds grouped next to the cottage's entrance and the southern boundary, with lawn between. The proposal would be consistent with the place's aesthetic significance as a Federation-period seaside cottage. The proposal to replace the existing high metal boundary fence with a timber picket fence would enhance these aesthetic qualities.

### *Consideration of Alternatives—Change of Use*

During the detailed concept design process, significant changes to the proposed adaptation of Constable's Cottage have been achieved. The size of outdoor dining area has been reduced to align with the extent of the post-1952 additions, ensuring that the original extent of the southern elevation remains unobstructed in key views from Cliff Street. The size of internal openings has also been reduced.

Gap Bluff Hospitality Pty Ltd has provided the following rationale for the proposed change of use for Constable's Cottage:

*Constables Cottage is recognised as being of greatest heritage significance within the suite of properties that form this REF proposal. Constable's Cottage location is also the most accessible being adjacent to Camp Cove Beach and at an important juncture of the National Parks South Head trail. However, this important asset has remained locked behind high gates at both entrances limiting access to a very limited audience that have used Constables for short stay accommodation. In essence, this significant heritage asset remains beyond the reach for most and underappreciated to locals and beach goers.*

*GBH assessed the retention of retaining Constables Cottage as short term accommodation but determined this use was not financially sustainable to achieve the upkeep of the building and grounds. Our aim in achieving a lease of this property is to deliver public benefit with a sustainable business that will secure the building over the term of the lease. Accommodation income would not deliver the return on investment to contemplate for the restoration of Constable Cottage.*

*An important aspect of sustainability is securing a commercially viable business. In creating a Café/Restaurant, GBH propose to open Constables Cottage to the local community, visitors to Camp Cove and South Head. A quality beachside café/restaurant will enhance the visitor experience; create a neighbourhood diner for the locals and most importantly allow a sustainable business that will preserve and maintain Constables Cottage for decades to come.<sup>4</sup>*

The rationale for changing the use of Constable's Cottage from short-term accommodation to a restaurant is primarily financial; however, this use would also allow greater public access to the site, providing opportunities for a greater number of people to visit and understand the significance of Constable's Cottage and its site.

### *Consideration of Alternatives—Kitchen and Back of House Locations*

Gap Bluff Hospitality Pty Ltd has provided the following rationale for the locating the kitchen and back of house functions at the rear of the cottage:

*In assessing the preservation of the vital heritage significance of Constables Cottage and the creation of a café/restaurant that is fully compliant with regulatory statutes for the operation of a food premises, many aspects were considered. Our initial objective was not to burden the 'main' building with services and infrastructure in the construction of the kitchen, making it impossible to return Constables Cottage to its original form, at the end of term.*

*Initial plans proposed the incorporating the existing kitchen/bathrooms into the design of the new toilet facilities, however this proved to be an inferior outcome as the new structure completely engulfed the existing structure.*

*Additionally, the initial design contemplated locating the new kitchen on the site of the present 1950's garage. However, this blocked access to the National Park, dominated the Cottage, required all deliveries and waste management to occur in the public domain and eliminated most of the external dining area, negating the financial viability of the proposal.*

*Ultimately, through consultation with our Heritage and Design Architects concluded with creating an extension to the present Cottage which was both sympathetic and completely removable was deemed to be the best outcome. This design, does contemplate the removal of the existing kitchen and bathroom, but this was deemed to be of lesser significance due to the extensive internal alterations that make it unrecognisable to its original form. Over the years, significant alterations have taken place with many variations of materials and styles introduced that have delivered 5 variations of weatherboard at the rear of the Cottage. In proposing this option several principles were considered –*

- Respect for the form and fabric of the original structure retaining the significant front elevation and form of the original building.*
- Eliminating services and reinforcement required for a commercial kitchen within the original structure., thus enabling the future return to a residence with the least damage to the original form;*
- Locating and concealing the back of house ('BOH') functions behind the original structure minimises visual intrusion and noise from these activities. It also allows free flowing access from Cliff Street to the National Park through the western grounds of Constables Cottage. This delivers an important heritage give-back to the community of a valuable representation of early Sydney to both locals and tourists which has been behind locked gates for decades.*
- Consolidating all deliveries and waste removal around the external southern end of the original structure closest to the entrance;*
- Positioning all infrastructure behind the original structure allows the northern and western public areas to offer maximum benefit for all National Park visitors traversing through Constables Cottage*
- Maintaining vehicular access to the National Park for accessing the services and infrastructure.<sup>5</sup>*

Consideration was also given to locating the kitchen and back of house services to the north of the original structure on the site of the existing garage, as per the conservation policy in the 2010 CMP. This option is shown in Figure 7.1. Gap Bluff Hospitality provided the following rationale for not pursuing this option:

- Adapting the existing Kitchen into the alterations did not deliver any benefit as the new toilets obscured the original structure;*
- BOH facilities are limited by potential area of archaeological discovery to the North/East;*
- Visual impact of the BOH facilities view from Camp Cove;*
- No vehicle route through site;*
- Limited pedestrian link through the site;*
- External dining area reduced to 60sqm;*
- External dining area located towards the south impacting the view of the original cottage;*
- Potential need for an infill between the cottage and kitchen/BOH facility to allow for servicing during inclement weather;*
- Potential acoustic and light noise from BOH areas impacting adjacent residences; and*

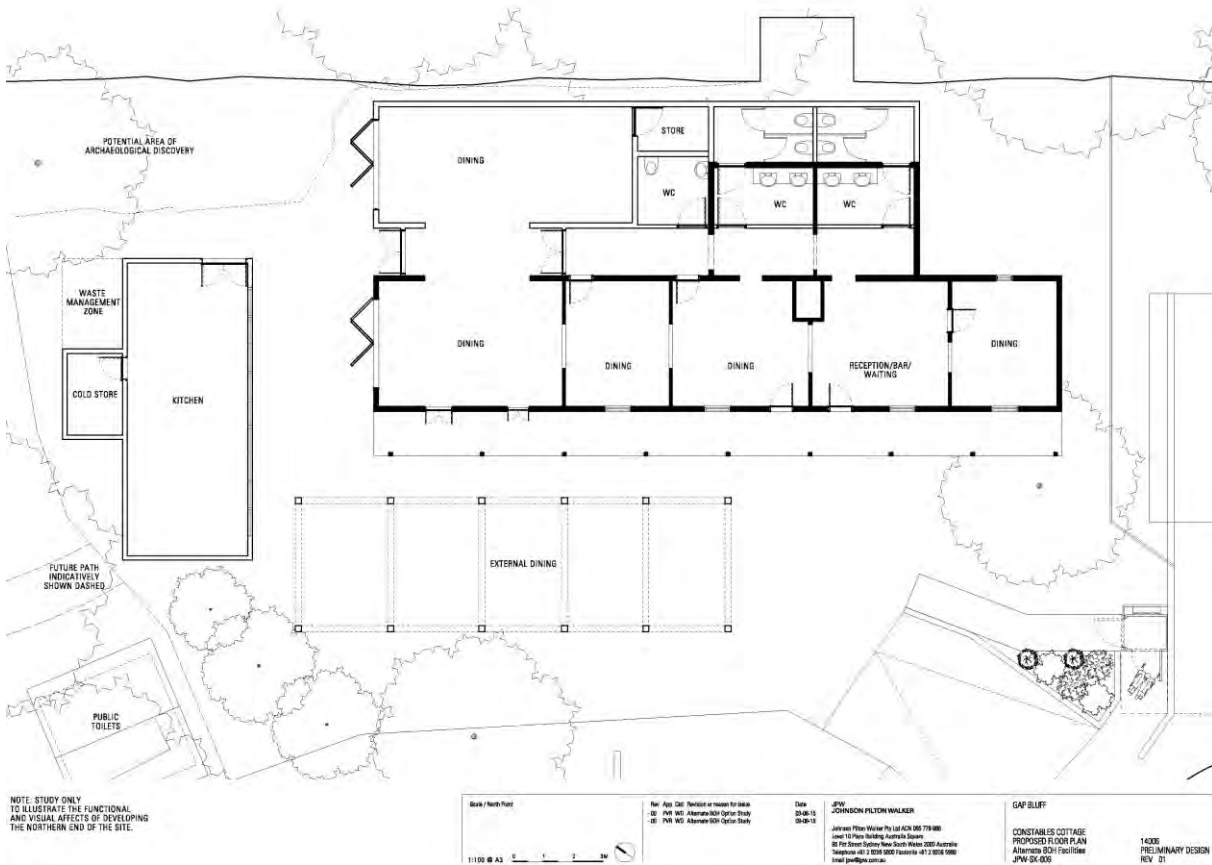
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- Waste management and BOH servicing path across primary frontage.<sup>6</sup>

The result is that the kitchen and back of house areas are proposed to be located in a rear extension that entirely replaces the existing rear wing and former WC. This solution would result in the loss of significant fabric, but would ensure that the principal and most significant elevation of the building remains intact.

### *Consideration of Alternatives—Outdoor Dining Area*

The design and location of the proposed outdoor dining area has gone through numerous iterations, with GML providing advice on each option considered. The original proposal was for a pergola that extended along the western side of the site and along the majority of the cottage’s southern elevation (Figure 7.2). Due to considerable visual intrusion of the proposal along the most significant elevation of Constable’s Cottage, the pergola was reduced in size and separated into two separate pavilions with a smaller overall footprint. The size of the posts has also been reduced. Acoustic requirements necessitate a full-height glass screen be included on the eastern end of the southern pergola and retractable acoustic screens be included along the southern sides of both pergolas.



**Figure 7.1** Option retaining the rear wing within the rear extension and locating the kitchen in the western area of the site. (Source: JPW 2015)

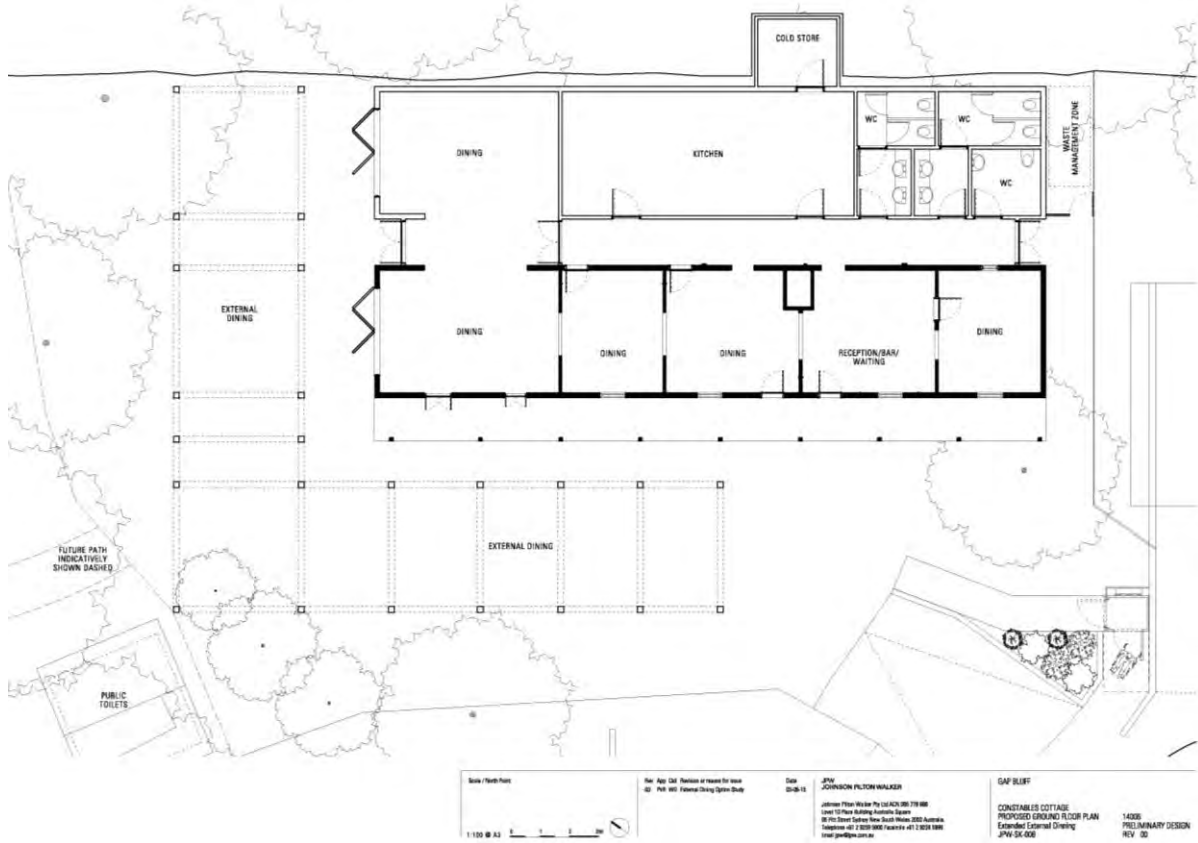


Figure 7.2 Maximum capacity dining area showing the largest extent of the outdoor dining area. (Source: JPW 2015)

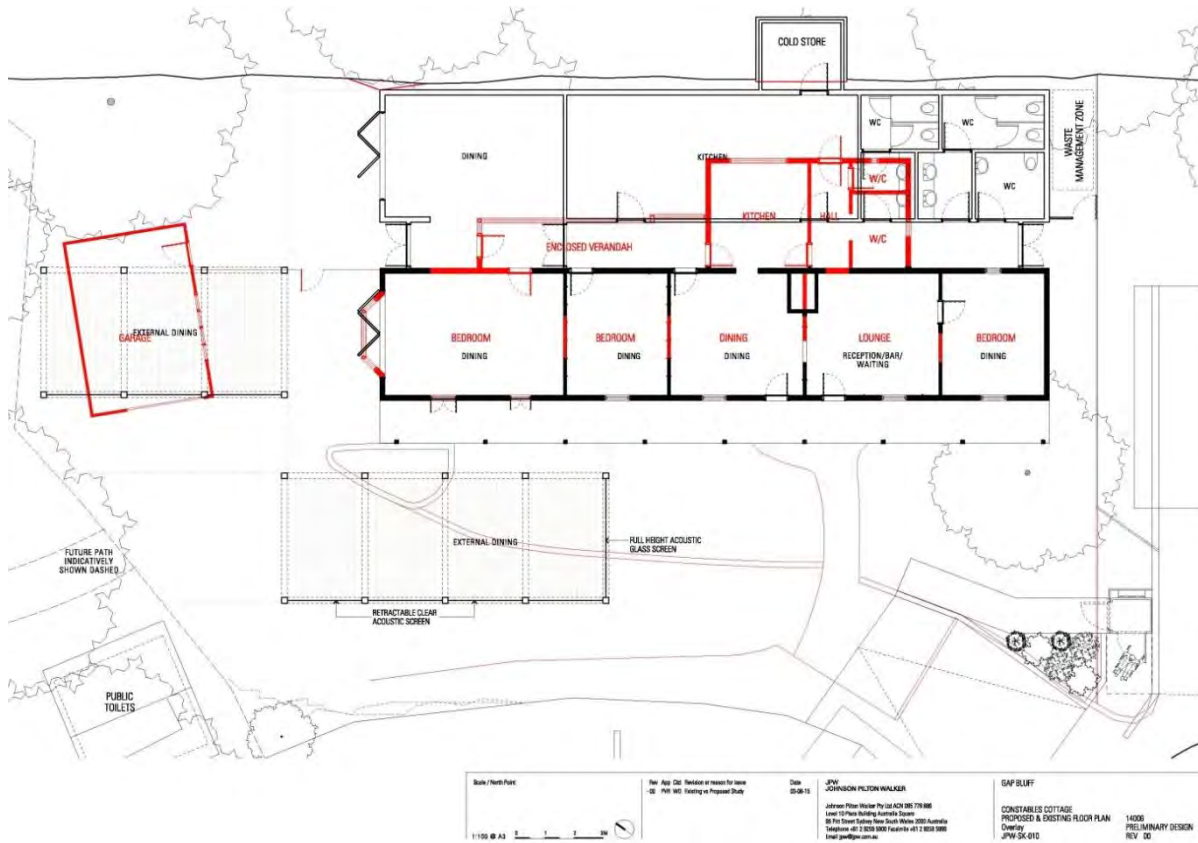


Figure 7.3 Demolition plan showing the proposal overlaid on the current site and building plan. (Source: JPW 2015)



### *Conclusion*

The proposed adaptation of Constable's Cottage for use as a restaurant would result in moderate heritage impacts. The works represent a compromise between the commercial and financial imperatives of the site's lessee and conservation of, and public access to, Constable's Cottage. The analysis for this HIS has determined that the ability of the cottage to demonstrate the principal characteristics of a late nineteenth-century duplex for military use has been compromised by substantial changes to its fabric and spaces since the 1950s. Nevertheless, the cottage is recognisably a historic structure and does retain significant interior and exterior fabric. The proposed works would result in the loss of the least intact section of the building—the rear wing—and some further minor modifications to the more intact front rooms.

However, given the sensitive design of the adaptation—which would retain qualities and fabric essential to the significance of the place, including most of the cottage's remaining interior spatial qualities, significant interior and exterior joinery and fabric and the hipped roof form and front verandah; potentially recover the significant view between the site and the former jetty site; and provide new public domain views of the cottage from Cliff Street—these impacts are relatively modest and would not compromise the heritage significance of this item. Opening up views to the cottage from the street and to the former jetty site would be very positive. The adaptation and new use would also allow greater numbers of people to visit the cottage and understand its history and significance.

### **House, 33 Cliff Street**

The property at 33 Cliff Street has Low significance, which derives from the historical use of the site as part of the Water Police Station. The current house does not have heritage significance and therefore the proposed interior works would not have a heritage impact. The proposed adaptation works would not extend beyond the existing building envelope and would not have a heritage impact on the neighbouring Constable's Cottage. Potential impacts on historical archaeology are assessed in Section 7.2.2.

## **7.3.4 Green Point Precinct**

### **Green Point Cottage, 33 Pacific Street**

The proposal has the potential to have the following impacts on the heritage values of Green Point Cottage:

- an impact on its integrity through the loss of some remaining early/original fabric and proposed alterations to external openings; and
- an impact on its setting through proposed new landscaping.

Green Point Cottage has Moderate significance. The 2010 CMP notes that it retains features typical of a Federation-period seaside cottage, including its overall simple rectangular form with gable roof, vented gable ends and weatherboard cladding.<sup>7</sup> The 2010 CMP suggests the current internal arrangement of rooms is original, though extensively refurbished, with all original joinery and wall finishes replaced—though it does note further research would be required to confirm this. The internal walls are now plasterboard with timber skirtings. The windows are from a range of periods. The 2010 CMP suggests that the casement window in the northeastern bedroom is likely original. The other windows and doors appear to date from the mid-twentieth century.

The 2010 CMP recommends that use as public accommodation would be appropriate and that limited alterations could be made to the cottage 'to improve amenity' for the above use. It recommends that alterations should be based on the historic plan, but also notes that historic plans of the cottage have not been found.<sup>8</sup> The 2010 CMP also recommends that the configuration and character of the building be retained.

The proposed adaptation of Green Point Cottage would retain the external form of the building. The lean-to and verandah would be retained. The verandah's non-significant asbestos sheet cladding and timber framed windows are proposed to be replaced with weatherboards and new windows along the verandah's southern wall, and with glass sliding doors and bi-fold doors along its western and northern walls. The cottage's southern wall (within the enclosed verandah) is proposed to be opened up. The works would result in the loss of potential early/original fabric and spaces internally and some early/original fabric externally, including one door to the laundry. Its weatherboard cladding, gable roof and vented gable ends would be retained. The proposal would not affect the overall external form of the building or significantly affect its external aesthetic values as a Federation-period seaside cottage. The proposed landscaping works are in keeping with the place's historic use and aesthetic qualities as a Federation-period seaside cottage and would not have an impact on Green Point Cottage. The proposal would also not affect the significant view from the cottage to the harbour.

#### *Consideration of Alternatives*

An option was considered for the second bedroom's ensuite which would have required changes to the early/original windows and front door in the cottage's southern street-side elevation. Internal planning has been modified to retain these significant elements.

#### *Conclusion*

Overall, the proposed works would have some minor adverse impacts on the heritage significance of Green Point Cottage through the loss of its potentially early/original internal layout. The aesthetic and representative significance of its external form and appearance as a Federation seaside cottage would not be affected by the works.

### **7.3.5 Watsons Bay Heritage Conservation Area**

The six buildings to be adapted for this proposal are located within the Watsons Bay HCA. However, the Officers' Mess, Armoury, Gap Bluff Cottage, Constables Cottage and the house at 33 Cliff Street have little presence within with HCA, due to their location along the southern extent of the national park and, for the Gap Bluff buildings, their setting within mature vegetation. Green Point Cottage has some presence in the HCA as one of the areas' weatherboard seaside cottages in a prominent location at the top of Green Point.

The proposal comprises a combination of interior and exterior works. Exterior works include the modification of existing openings in Green Point and Gap Bluff cottages, the reconstruction of the original roof form of the Officers Mess, a new external pergola and pavilion at Constable's Cottage, and associated landscaping works. Exterior works to the Armoury would comprise the addition of a second storey, an extension to the east, and construction of a new terrace along its southern elevation.

The proposed external works to Green Point Cottage would not alter its appearance from the street as a Federation period seaside cottage, and the proposed landscaping would be in keeping with its existing cottage-style gardens. These works would therefore not have an impact on the HCA.

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The proposed landscaping works at Constable's Cottage—particularly the replacement of the high metal fence and gate—would improve the building's presentation in the HCA. The proposed pergolas would be visible from within the HCA, but these would appear as minor elements to the side and in front of Constable's Cottage in views from Camp Cove beach and the national park to the northwest. The rear addition would not be visible within the HCA.

The proposed reconstruction of the original roof form of the Officer's Mess would be visible in views across the HCA from the harbour; however the reinstatement of this historic element would not have an impact on the heritage values of the HCA.

A photomontage prepared by JPW demonstrates that the current roof of the Armoury is just visible among existing vegetation in views from the harbour towards the Gap Bluff Precinct. The proposed second storey addition to the Armoury would also be visible in these views, but it would not be a dominant element among the existing vegetation (Figures 7.4 and 7.5). Nevertheless, the building has little presence in the HCA, and the proposed extension would have no appreciable impact on HCA as a whole.

The proposal would fulfil the objectives of the Watsons Bay HCA DCP to conserve the heritage significance of the HCA, retain evidence of its historical development and backdrop of vegetation, encourage reconstruction of heritage items (particularly the Officers' Mess), and ensure development is compatible with the heritage significance of the HCA.<sup>9</sup>

### **7.3.6 Heritage Items in the Vicinity**

#### **Heritage Items Listed on Woollahra LEP 2014**

The proposal comprises a combination of interior and exterior works, as noted above. The exterior works are predominantly minor in the context of heritage items in the vicinity, with the exception of the Armoury works, which would comprise the addition of a second storey, an extension to the east, and construction of a new terrace along its southern elevation. The proposed second-storey addition to the Armoury would be visible among vegetation of the Gap Bluff Precinct; however, this would not affect the setting of any heritage items in the vicinity, which are located in the streets below, and would not have an impact on their heritage values.

#### **Heritage Items Listed on Sydney Harbour REP**

The proposed works at Green Point would be contained within the boundaries of Green Point cottage, at the top of the point, well above the Green Point obelisk. They would not have an impact on the visual prominence or historical heritage values of the obelisk.

The proposed works in the Camp Cove precinct would be contained within the boundaries of Constable's Cottage and 33 Cliff Street, approximately 50 metres to the east of the Camp Cove tide gauge, which sits on a pier at the northern end of Camp Cove beach. The heritage significance of the gauge is not related to Constable's Cottage or the water police site. The proposed works would not have an impact on the visual prominence or historical heritage values of the Camp Cove tide gauge.



**Figure 7.4** Existing view toward Gap Bluff from Sydney Harbour. The Armoury is indicated with an arrow. (Source: JPW 2015 with GML overlay)



**Figure 7.5** Photomontage of the Armoury extension in the view toward Gap Bluff from Sydney Harbour. The Armoury is indicated with an arrow. (Source: JPW 2015 with GML overlay)

## 7.4 Compliance with Conservation Policy

The tables below provide an assessment of the proposal against relevant conservation policies in the 2010 CMP.

**Table 7.1** Relevant Conservation Policies for the Treatment of Building Fabric—Generally.<sup>10</sup>

Policy No.	Policy	Policy Compliance
5.1.1	<i>Conserve the significant fabric in situ.</i>	<p>Officers' Mess—Generally complies. A small amount of significant interior fabric is proposed to be removed only. Significant elements of the building would be reconstructed or reinstated, including the roof and the first floor billiards room.</p> <p>Gap Bluff Cottage—Generally complies. A small amount of significant external fabric is proposed to be removed for a new bi-fold door.</p> <p>Armoury—Partially complies. The northern and western walls and windows would be retained, but all other fabric removed.</p> <p>Constables Cottage—Partially complies. A remaining early/original architrave in the rear wing will be removed, as will some wall fabric in the front rooms to create wider openings.</p> <p>Green Point Cottage—Partially complies. Interior walls, which may be early/original, are proposed to be removed.</p>
5.1.2	<p><i>The treatment of existing components and fabric shall be in accordance with their assessed level and nature of significance and generally as set out below:</i></p> <p><i>Considerable [High] Significance</i>  <i>Aim to retain all of the fabric... Adaptation or removal in part is accepted to allow the continuation of a traditional use, or a new compatible use that provides for the long-term conservation of the place, or for the conservation of fabric of greater significance. In adaptation minimise changes, do not remove or obscure significant fabric. Design changes so that they are reversible. Seek to install services in areas that have already been modified or are reconstructed.</i></p> <p><i>Moderate Significance</i>  <i>Aim to retain most of the significant fabric. Conservation of overall form and configuration is desirable. Compatible new construction may be added and fabric removed in part to accommodate compatible uses. If adaptation is necessary more changes can be made than to fabric of [high] significance and the same principles apply. Where possible, make changes reversible.</i></p> <p>[No general policy for treatment of fabric of Low significance is provided in the CMP.]</p>	<p>Constables Cottage—Partially complies. A remaining early/original architrave in the rear wing will be removed, as will some wall fabric in the front rooms to create wider openings.</p> <p>Officers' Mess—Complies. A small amount of significant interior fabric is proposed to be removed only. The overall form and configuration would be retained and the original roof form, a significant element of the building's form, would be reconstructed.</p> <p>Gap Bluff Cottage—Complies.</p> <p>Green Point Cottage—Complies.</p>



**Table 7.2** Relevant Conservation Policies for Timber Cottages.<sup>11</sup>

<b>Policy No.</b>	<b>Policy</b>	<b>Policy Compliance</b>
5.3.1	<i>Retain the authentic fabric of the timber cottages. Maximise the retention of original fabric in structures by patching, repairing or splicing in preference to replacement.</i>	Constable's Cottage—Partially complies. The proposed additions would require removal of the rear services wing, which retains some limited authentic fabric. Authentic external and internal fabric would be retained. The adaptation works would employ patching and repair. Gap Bluff Cottage—Complies. Remaining authentic fabric will be retained. Green Point Cottage—Generally complies. It is unclear whether the internal walls in Green Point cottage are original.
5.3.2	<i>Retain the configuration and character of the buildings. Only minor additions...are appropriate.</i>	Constable's Cottage—Partially complies. The configuration and character of the four front rooms and principal elevation would be retained. The rear wing would be removed, though stub walls would be retained to provide evidence of this element. The rear addition would be substantial, but would not be visible beyond the building's principal elevation. Gap Bluff Cottage—Complies. The current interior configuration has no heritage significance. No additions are proposed. Green Point Cottage—Partially complies. The character of the cottage would be retained, though most of the current internal configuration would be changed. The laundry lean-to would be retained.
5.3.6	<i>Retain and maintain the internal joinery to Constables Cottage. Repair early verandah posts by splicing in new timbers at the base.</i>	Partially complies. Some areas of joinery would be removed from the party walls in the front four rooms to create or widen doorways. Remaining early/original joinery of the rear wing along its southern (internal) wall would be retained.
5.3.7	<i>Retain and maintain the timber barge boards and louvred panels to the gables in Green Point and Gap Bluff cottages.</i>	Complies. The barge boards and louvred gable panels would be retained in both cottages.
5.3.16	<i>Small scale pavilion additions may be made if required for use but should be distinct and separated from the original buildings or linked by walkways. The only suitable locations are where the garages are located at Green Point and Constables and to the east and rear of the Gap Bluff Cottage.</i>	Constables Cottage—Does not comply. The addition to Constable's Cottage would be along the rear of the building, not on the site of the garage. It would be larger in footprint than the existing garage. Nevertheless, the proposal would not have a major heritage impact. Gap Bluff Cottage and Green Point Cottage—Complies. No external additions are proposed.
5.3.17	<i>The 1950s addition to Constables Cottage may be retained or removed as required and may be altered if necessary for use.</i>	Complies. Some of the 1950s addition would be retained.
5.3.20	<i>Maintain the gardens as grassed with specimen plantings, keeping plants away from the building walls. Kitchen garden plantings are also appropriate...</i>	Complies.

**Table 7.3** Relevant Conservation Policies for the Officers Mess and the Armoury.<sup>12</sup>

<b>Policy No.</b>	<b>Policy</b>	<b>Policy Compliance</b>
5.4.2	<i>Retain the authentic fabric of the original officers mess particularly the interiors.</i>	Generally complies. Two original doors on the ground floor and two on the first floor are proposed to be removed, along with the terrazzo petitions in the ground floor WC. Otherwise, authentic interior and exterior fabric will be retained.

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Policy No.	Policy	Policy Compliance
5.4.3	<i>Retain the configuration of the internal spaces of the original officers mess and remove modern plasterboard partitions. Retain the original bathrooms and ancillary spaces including tiles.</i>	Complies. Plasterboard partitions in the former billiard room would be removed and this significant space reinstated.  The ground-floor bathroom space and tiles and ancillary spaces would be retained. The first-floor bathroom has been reconfigured and refurbished and will be removed.
5.4.19	<i>Do not remove any further original fabric [in the Armoury], modern fabric may be altered.</i>	Does not comply. Further original fabric of the Armoury, including the eastern wall and hipped roof, will be removed.

**Table 7.4** Conservation Policies for New Work in Heritage Buildings.<sup>13</sup>

Policy No.	Policy	Policy Compliance
9.3.1	<i>New work or changes are to be compatible with heritage significance of the place, i.e. minimise impact, be distinguishable from the original, and be reversible.</i>	Officers Mess—Complies.  Armoury—Partially complies. Areas of early/original are proposed to be removed. The works will not be reversible. However, the significance of the building is low.  Gap Bluff Cottage—Complies.  Constable's Cottage—Partially complies. The removal of the rear wing will not be reversible. The new addition would be distinguishable from original fabric. The pergolas would not require any physical changes to the cottage.  33 Cliff Street—Complies. The house does not have heritage significance.  Green Point Cottage—Partially complies. It is unclear whether the internal walls in Green Point cottage are original.
9.3.2	<i>Assess the heritage impact of any new work to existing heritage structures.</i>	Complies—this HIS assesses the impact of the proposal on historic heritage values.
9.3.3	<i>Make the minimum necessary change to accommodate use while retaining significance.</i>	Constable's Cottage—Partially complies. The rationale for the proposed alterations and additions is set out in Section 7.3.3. The proposed works enable the adaptation of the site for use as a restaurant. The proposed additions and alterations are not insubstantial; however, this HIS has identified that the integrity of Constable's Cottage is low. The heritage significance of Constable's Cottage would be substantially retained.  Other buildings—Generally complies.
9.3.4	<i>Derive the design and arrangement of new elements from an understanding of the construction and structure of the existing building.</i>	Complies.
9.3.5	<i>Reflect the original design concept and spatial arrangements in new work. The existing building is to be a starting point for the design of new work.</i>	Constable's Cottage—Partially complies. The proposed addition will be located at the rear of the cottage and will be subservient in design and details. It will not be visible in views of the cottage from the street and beach. The roof form will match that of the cottage and the materials selected are a contemporary interpretation of the cottage's weatherboard fabric. However, it will be larger than the original rear wing.  Green Point Cottage—Partially complies. The proposed works are contained within the existing external form and reflect some of the building's spatial arrangement in terms of retaining the laundry lean-to as a separate room, locating the bedrooms to the north and retaining the front door entryway. Opening up of the living and dining areas differs from original planning of separate rooms.  Other buildings—Complies. In the Officers' Mess, a key aspect of the building's original spatial planning will be reinstated.

Policy No.	Policy	Policy Compliance
9.3.6	<i>Locate additions or alterations within the building envelope and reflecting each buildings' internal planning. Any external additions must be essential for conservation or continued use, should have historic precedent and should not be visually prominent.</i>	<p>Constable's Cottage—Partially complies. The proposed addition to Constable's Cottage responds to the location of a rear services wing and will not be visually prominent. The addition will extend beyond the existing building envelope. The proposed works enable the adaptation of the site for use as a restaurant.</p> <p>Armoury—The proposed addition to the Armoury does not have historic precedent and will extend beyond the building's envelope. However, it will not be visually prominent in distant views to Gap Bluff, and given the low integrity and significance of the Armoury, the addition is considered acceptable.</p> <p>Other buildings—Complies. No external additions are proposed for the Officer's Mess, Gap Bluff Cottage and Green Point Cottage.</p>
9.3.7	<i>New work should not obscure significant fabric, or overwhelm the existing building.</i>	<p>Armoury—Complies. The proposed second-storey addition to the Armoury would 'overwhelm' the existing building; however, as it has low integrity and low significance on its own, this approach is considered acceptable.</p> <p>Other buildings—Complies. No external additions are proposed for the Officer's Mess, Gap Bluff Cottage and Green Point Cottage.</p>
9.3.8	<i>New additions and alterations should address but not mimic the existing in terms of scale, materials, colour, texture and quality.</i>	<p>Constable's Cottage—Partially complies. The proposed addition to Constable's Cottage responds to the location of a rear services wing and will not be visually prominent. It will be clad in weatherboards that will respond to, but be distinguishable from, the significant fabric. The materials proposed for the pergolas would respond to the new addition, resulting in these elements being read as contemporary, related additions.</p> <p>Other buildings—Complies. The proposed re-cladding of the enclosed verandah of Green Point Cottage would respond to the existing building's significant weatherboard fabric, and be of a contemporary finish that would be easily distinguishable from the significant fabric. The proposed reconstruction of the original roof form of the Officers' Mess would reinstate significant fabric.</p>
9.3.9	<i>Match the quality of the original in the quality of design and construction of new.</i>	Complies.
9.3.10	<i>Utilise new work, wherever required, as an opportunity to enhance or recover significance.</i>	<p>Officers' Mess—Complies. The proposed upgrades to the Officers' Mess would recover several elements of significance including the roof form and some significant interior spaces.</p> <p>Constable's Cottage—Does not comply. The adaptation of Constable's Cottage would not recover significance—rather, some significant fabric would be removed and a remnant element of the duplex removed, albeit that this element—the rear services wing—has low integrity. However, it would not be possible to reinstate the original duplex arrangement given the proposed restaurant use.</p> <p>Other buildings—Generally complies.</p>

Policy No.	Policy	Policy Compliance
9.3.11	<p><i>Retain the spatial qualities of rooms as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>retain large spaces,</i></li> <li>• <i>minimise the subdivision of large spaces,</i></li> <li>• <i>where suitable consider using transparent materials to allow an appreciation of the original space (for example in partitions),</i></li> <li>• <i>make no additions in halls or stairwells,</i></li> <li>• <i>use the original doorways for access,</i></li> <li>• <i>do not remove walls to make small rooms into a large room.</i></li> </ul>	<p>Officers' Mess—Complies. Previous subdivisions of large spaces will be removed.</p> <p>Constable's Cottage—Generally complies. Openings between the four front rooms would be widened, but sufficient (2/3) of the walls will remain, ensuring the spatial qualities of those rooms would be retained.</p> <p>Green Point Cottage—Partially complies. The opening up of the living spaces would require the removal of walls.</p> <p>Other buildings—Complies. The current internal spatial arrangement of the Armoury and Gap Bluff Cottage are completely altered from the original and therefore the intent of this policy—to retain significant internal spatial qualities—does not apply to these buildings.</p>
9.3.12	<p><i>If alteration to accommodate use requires major alteration to significant fabric consider changing the use rather than the fabric.</i></p>	<p>Constable's Cottage—Complies. The new use will require substantial alterations to the rear and yard of the cottage. However, Gap Bluff Hospitality has identified that the alternative use as short-term accommodation would not be financially viable.</p> <p>Other buildings—Complies.</p>

**Table 7.5** Conservation Policies for New Landscaping, Street Furniture and Memorials.<sup>14</sup>

Policy No.	Policy	Policy Compliance
9.5.1	<p><i>Generally there should be no new major landscaping, rather landscaping should comprise conservation of the historic landscape, stabilisation and bush regeneration.</i></p>	<p>Constable's Cottage—Partially complies. The proposed pergolas may comprise 'major new landscaping' that does not comprise conservation of the historic landscape.</p> <p>Other buildings—Complies. No major new landscaping is proposed. All landscaping proposals comprise adaptation of existing gardens.</p>
9.5.2	<p><i>Ensure that future landscaping proposals are based on an understanding of the surviving landscape elements and the heritage values of the individual precincts and buildings.</i></p>	<p>Constable's Cottage—Partially complies. The proposed pergolas do not have a known historic precedent at Constable's Cottage. The proposed landscaping is of a cottage garden style that retains existing mature plantings and employs a mix of cottage garden plants, like geraniums and rosemary, and native species. The fence would be timber picket to suit the Federation period character of Constable's Cottage.</p> <p>Other buildings—Complies.</p>
9.5.3	<p><i>New landscaping should be as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>residences – ornamental front gardens &amp; kitchen gardens,</i></li> <li>• <i>Gap Bluff Officers Mess – open, formal plantings where there is historic precedent,</i></li> <li>• <i>Green Point – when they become senescent replace coral trees with endemic specimen plantings in grassed area,</i></li> <li>• ...</li> </ul>	<p>Officers' Mess—Complies. The landscaping proposal will comprise an enhancement of the existing formal gardens and garden beds.</p> <p>Constable's Cottage—Partially complies. The front garden will comprise a mix of ornamental cottage garden plants and native species laid out in garden beds grouped next to the cottage's entrance and the southern boundary, with lawn between. The proposed pergolas do not have a historic precedent at Constable's Cottage.</p> <p>Green Point Cottage—Complies, subject to OEH advice.</p>
9.5.7	<p><i>Roads and other paved areas should be as informal as possible with historic finishes (stone or cobbles), reinforced grass, asphalt or crushed sandstone.</i></p>	<p>Complies. New paved areas will be sawn sandstone at Constable's Cottage or 'crazy' sandstone flagging for 1930s buildings</p>

Policy No.	Policy	Policy Compliance
9.5.9	<i>Minimise and coordinate signage. The design of signage should not detract from the visual character of the place.</i>	Complies. Signage will be minimal.
9.5.11	<i>Fences should be informal post and chain wire (black to blend with landscape) or timber picket to historic house fence lines or post and chain or cable for safety. A suite of simple fencing should be designed and agreed for use across the site and in each precinct.</i>	Complies. New fences to Constable's Cottage and Green Point Cottage will be timber picket, while the fence to Gap Bluff Cottage will be timber post and chain wire. No fences are proposed for the Armoury or the Officers' Mess.

**Table 7.6** Conservation Policies for Compatible Use.<sup>15</sup>

Policy No.	Policy	Policy Compliance
10.3.1	<i>Use South Head for education and recreation, staff and tourist residences and compatible new uses. Continue to use Gap Bluff buildings for functions or other educational or park use or management facility.</i>	Complies. The Gap Bluff buildings will be used for functions, while Green Point Cottage and 33 Cliff Street would be used for short-term accommodation.
10.1.2	<i>Encourage adaptation that is compatible with heritage values where necessary to allow compatible and associated uses to continue. See also new works policies.</i>	Constable's Cottage—Generally complies. The proposed works enable the adaptation of the site for use as a restaurant. Other buildings—Complies.
10.1.3	<i>Consider heritage values when upgrading facilities or infrastructure at South Head SHNP.</i>	Complies. GML has provided heritage advice throughout the Gap Bluff Centre project.
10.1.4	<i>Retain a residential use for the houses. Manage the use of adjacent spaces, e.g. turning and parking areas, associated with this use. Parking for any more than one vehicle at Constables Cottage should be in the main car park.</i>	Complies. Constable's Cottage is proposed to be converted into a restaurant—this use is nominated as a possible compatible use in the 2010 CMP.
10.1.6	<i>Manage compatible uses so they do not have a detrimental effect on heritage values.</i>	Constable's Cottage—Partially complies. The proposed works enable the adaptation of the site for use as a restaurant. Other building—Complies.
10.1.8	<i>Discourage uses/activities that lessen, obscure or confuse the heritage significance or are unrelated to the place.</i>	Complies.
10.1.9	<i>Encourage uses that utilise or interpret the heritage values of South Head.</i>	Complies. Public access will continue to be provided, and the increased visitation would provide an opportunity to interpret the history and heritage values of the place.
10.1.10	<i>Compatible uses should:</i> <ul style="list-style-type: none"> <li>• have minimal requirements for excavation,</li> <li>• fit the spaces available without alteration to significant fabric,</li> <li>• not require extensive services,</li> <li>• not require large new structures,</li> <li>• be low key without overt or fixed advertising,</li> <li>• not conflict with significant existing uses</li> <li>• not overload structures.</li> </ul>	Constable's Cottage—Partially complies. The new use would not fit all the spaces available without alteration to significant fabric—although the rear services wing is highly modified and has low integrity. The proposed works enable the adaptation of the site for use as a restaurant. However the new addition would ensure that extensive services are not located in the significant front rooms of the cottage. Minimal excavation would be required and there is no significant existing use. Other buildings—Complies.



## 7.5 Endnotes

- <sup>1</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 2A and 2B, prepared for National Parks and Wildlife Service, March 2010, Inventory item 4A.2, p 3.
- <sup>2</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 2A and 2B, prepared for National Parks and Wildlife Service, March 2010, Inventory item 4A.3, p 5.
- <sup>3</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 1B, prepared for National Parks and Wildlife Service, March 2010, p 100.
- <sup>4</sup> Gap Bluff Hospitality Pty Ltd, Constables Cottage Adaptive Re-Use Proposal, June 2015.
- <sup>5</sup> Gap Bluff Hospitality Pty Ltd, Constables Cottage Adaptive Re-Use Proposal, June 2015.
- <sup>6</sup> Gap Bluff Hospitality Pty Ltd, Constables Cottage Adaptive Re-Use Proposal, June 2015.
- <sup>7</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 2A and 2B, prepared for National Parks and Wildlife Service, March 2010, Inventory item 5.1, p 2.
- <sup>8</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 2A and 2B, prepared for National Parks and Wildlife Service, March 2010, Inventory item 5.1, p 2.
- <sup>9</sup> *Watsons Bay Heritage Conservation Area Development Control Plan*, p 18.
- <sup>10</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 1B, prepared for National Parks and Wildlife Service, March 2010, p 82.
- <sup>11</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 1B, prepared for National Parks and Wildlife Service, March 2010, pp 85–86.
- <sup>12</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 1B, prepared for National Parks and Wildlife Service, March 2010, pp 87–88.
- <sup>13</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 1B, prepared for National Parks and Wildlife Service, March 2010, pp 98–99.
- <sup>14</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 1B, prepared for National Parks and Wildlife Service, March 2010, pp 100–101.
- <sup>15</sup> Government Architects Office, South Head, Sydney Harbour National Park, Conservation Management Plan Volume 1B, prepared for National Parks and Wildlife Service, March 2010, pp 102–103.

## 8.0 Conclusions and Recommendations

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### 8.1 Conclusions

#### 8.1.1 Historical Archaeology

##### Gap Bluff

- At Gap Bluff, several phases of defence uses were identified. The archaeological features associated with use of the site for defensive purposes have the potential to contribute knowledge that no other resource can. Features and artefact deposits associated with the School of Artillery and later army use of the site have the potential to provide unique information into the lifeways of the students, soldiers, officers, administrators and other personnel who would have worked and lived on the property.
- Artefacts and features associated with defence uses of Gap Bluff and the daily lives of military personnel have the potential to be of State significance, depending on their nature and extent.
- Plans for works in the vicinity of the officers' mess indicate that no ground disturbance would be undertaken. Landscaping would be limited to those areas which already contain ornamental gardens. If no ground disturbance is associated with the works, no further permissions with regards to historical archaeology would be required to commence with works.
- Proposed works at Gap Bluff Cottage involve only minimal ground disturbance associated with minor landscaping across the property. As these works would represent a minor impact to the archaeological resource, a Section 139(4) Excavation Exemption should be applied for prior to works commencing.
- The exterior spaces around the armoury have been assessed as having moderate archaeological potential, with the area immediately northwest having high archaeological potential associated with the remains of the 1912 barracks. The proposed works at the armoury building would result in ground disturbance associated with extending the structure and introducing new landscaping in areas of moderate or high archaeological potential. The proposed works may disturb potential 'relics'.
- Based on the assessed level of significance across Gap Bluff (either local or State), the historical archaeological remains would be considered 'relics' under the Heritage Act. Approval under Section 141 of the Heritage Act, in the form of a Section 140 Excavation Permit, would be required to disturb these 'relics'.

##### Camp Cove

- Archaeological resources associated with the Water Police Station at Camp Cove have the potential to provide unique information on the construction and layout of the station, as well as the lifeways of the constables and other staff living on site. Archaeological information associated with life at the Water Police Station at Camp Cove has the potential to be of State significance, depending on its nature and extent.
- Artefact deposits associated with the c1890 Constable's Cottage and staff sergeant's residence at Camp Cove have potential to provide information on the lives of military personnel not likely

## GML Heritage

contained in historic documents. Archaeological evidence associated with lifeways at the constable's cottage and staff sergeant's residence has the potential to be of State or local significance, depending on its nature and extent.

- Proposed works in the vicinity of the constable's cottage, at 32 Cliff Street, have the potential to impact on archaeological evidence associated with the constable's cottage or the earlier Water Police Station.
- Based on the assessed level of significance at Camp Cove (either local or State), the historical archaeological remains would be considered 'relics' under the Heritage Act. Approval under Section 141 of the Heritage Act, in the form of a Section 140 Excavation Permit, would be required to disturb these 'relics'.
- Proposed works at 33 Cliff Street involve ground disturbance to excavate the current sloped driveway down to street level to provide a garage. Archaeological deposits in the area of proposed excavation have been heavily disturbed, and as such the area of proposed ground disturbance has nil–low potential to contain archaeological 'relics'. As these works would represent an impact to an area with low potential to contain relics, an application for a Section 139(4) Excavation Exemption should be submitted prior to works commencing.

### Green Point

- Green Point was a key point of military defence from the 1870s, and archaeological remains associated with the 1872 battery and other defence uses at Green Point have the potential to be of State significance, depending on their nature and extent.
- The proposed works at Green Point cottage involve minimal ground disturbance associated with landscaping and extending a wooden deck around the southern side of the cottage in the areas surrounding the cottage. Construction of the deck might include minor excavations for post footings or support beams. As these works would represent a minor impact to the archaeological resource, a Section 139(4) Excavation Exemption should be applied for prior to works commencing.

### 8.1.2 Built Heritage and Landscape

The proposed Gap Bluff Centre project would provide new uses for five buildings with identified heritage values—Officers' Mess, Armoury, Gap Bluff Cottage, Constable's Cottage and Green Point Cottage—that would provide for their ongoing conservation and public use. The proposed uses are consistent with the conservation policy in the 2008–2010 CMP.

Overall the proposed works would not comprise a substantial change to the cultural landscape of the Gap Bluff Precinct. The Armoury will be transformed into a two-storey building of contemporary design, with a larger footprint and height; however, the building would not dominate its landscape setting. The existing landscape comprising areas of lawn and mature Norfolk Island pines and bushland to the north, and the existing road layout would be retained. The new armoury will read as a contemporary element in the existing cultural landscape of the Gap Bluff Precinct. The proposed reconstruction of the original roof form of the Officers' Mess would recover an element of its aesthetic significance and reinstate an important historical feature since lost. The proposed works to Gap Bluff Cottage would comprise predominantly interior works. The proposal would have a minor impact on the cultural landscape of the Gap Bluff Precinct as a whole.

The proposed works would not obstruct any of the significant views and vistas identified in and around the Gap Bluff, Camp Cove and Green Point precincts identified in the 2008 CMP (and shown in Section 3.5).

The Gunnery School Group, as listed on Woollahra LEP 2014, includes all the buildings within the Gap Bluff Precinct and their interiors. However, the statement of significance in the State Heritage Inventory refers primarily to the Officers' Mess. The proposal would have a minor impact on the cultural landscape of the Gunnery School Group as a whole.

The six buildings to be adapted for this proposal are located within the Watsons Bay HCA. However, the Officers' Mess, Armoury, Gap Bluff Cottage, Constables Cottage and the house at 33 Cliff Street have little presence within with HCA, due to their location along the southern extent of the national park and, for the Gap Bluff buildings, their setting within mature vegetation. Green Point Cottage has some presence in the HCA as one of the areas' weatherboard seaside cottages in a prominent location at the top of Green Point. The proposed works would not alter its appearance from the street as a Federation period seaside cottage, and the proposed landscaping would be in keeping with its existing cottage-style gardens. The proposed second storey addition to the Armoury would be visible in views across the HCA from the harbour, but it would not be a dominant element among the existing vegetation. The proposed Gap Bluff Centre works would have no appreciable impact on HCA as a whole. The proposal would fulfil the objectives of the Watsons Bay HCA DCP to conserve the heritage significance of the HCA, retain evidence of its historical development and backdrop of vegetation, encourage reconstruction of heritage items (particularly the Officers' Mess), and ensure development is compatible with the heritage significance of the HCA.

The works would not have an impact on any heritage items in the vicinity.

### **Gap Bluff Precinct**

Overall the proposal would have a positive impact on the Officers' Mess resulting from the reconstruction of its original flat roof forms, which will result in the recovery of aesthetic significance. This benefit will be countered by some moderate and minor adverse impacts on the building's interior. These adverse impacts could be partially mitigated during the detailed design phase through re-use of significant fabric where proposed to be removed.

Given that its integrity and significance are low and not recoverable, the proposed additions to the Armoury would constitute a minor impact on its significance. Some remaining original fabric, including original walls and windows, would be retained. It would have a similar sense of scale as the existing building and has been designed to be sensitive to its setting against the bushland slope to the north. The expanded Armoury will not have any resemblance to the original military building (with the exception of the retained original windows in the northern walls) and, as such, the proposal would have an impact on the Armoury's contribution to the cultural landscape of the Gap Bluff Precinct. This would constitute a minor impact on the heritage significance of the Gap Bluff Precinct as a whole.

The proposed adaptation of Gap Bluff Cottage would not have an impact on its heritage significance. Its integrity is low and the key elements that identify it as a former military workshop—the timber bargeboard and vented gable end—would be retained and conserved.

## **Camp Cove Precinct**

The proposed adaptation of Constable's Cottage for use as a restaurant would result in moderate heritage impacts. The works represent a compromise between the commercial and financial imperatives of the site's lessee and conservation of, and public access to, Constable's Cottage.

The analysis for this HIS has determined that the ability of the cottage to demonstrate the principal characteristics of a late nineteenth-century duplex for military use has been compromised by substantial changes to its fabric and spaces since the 1950s. Nevertheless, the cottage is recognisably a historic structure and does retain significant interior and exterior fabric. The proposed works would result in the loss of the least intact section of the building—the rear wing—and some further minor modifications to the more intact front rooms.

However, given the sensitive design of the adaptation—which would retain qualities and fabric essential to the significance of the place, including most of the cottage's remaining interior spatial qualities, significant interior and exterior joinery and fabric and the hipped roof form and front verandah; potentially recover the significant view between the site and the former jetty site; and provide new public domain views of the cottage from Cliff Street—these impacts are relatively modest and would not compromise the heritage significance of this item. Opening up views to the cottage from the street and to the former jetty site would be very positive. The adaptation and new use would also allow greater numbers of people to visit the cottage and understand its history and significance.

The property at 33 Cliff Street has Low heritage significance, which derives from the historical use of the site as part of the Water Police Station. The current house does not have heritage significance and therefore the proposed works would not have a heritage impact.

## **Green Point**

Overall, the proposed works would have some minor adverse impacts on the heritage significance of Green Point Cottage through the loss of its potentially early/original internal layout. The aesthetic and representative significance of its external form and appearance as a Federation seaside cottage would not be affected by the works.

## **8.2 Recommendations**

### **8.2.1 Historical Archaeology**

#### **The Armoury (Gap Bluff) and Constable's Cottage (Camp Cove)**

- For proposed works at the Gap Bluff Armoury and Constable's Cottage at Camp Cove, an application for an excavation permit under Section 140 of the Heritage Act should be submitted to the Heritage Division (as delegate of the NSW Heritage Council) for approval to disturb the sites' relics. This would serve as notification to the NSW Heritage Council in accordance with Clause 5.10(7) of the Woollahra LEP 2014.
- An Archaeological Research Design (ARD), detailing the proposed methodology for excavation and recording of the historical archaeological resource, would need to be prepared and submitted to the Heritage Division with the Section 140 excavation permit application. This HIS should also be submitted as part of the application.
- The ARD should propose a strategic approach to the investigation of the historical archaeological resource, based on the research potential and significance of the anticipated



evidence. The research design should be flexible so that if the research potential was found to be higher than originally assessed, more detailed investigation could occur as warranted.

- Were 'relics' of State significance encountered, they may require additional assessment. Depending on the nature and integrity of potentially State significant archaeological evidence, it may be preferable to have these items remain in situ.
- Works should be carried out in accordance with the conditions of the excavation permit issued for the site.
- No excavation or other ground disturbance should occur in areas of archaeological potential prior to the issue of an excavation permit for the proposed works.

### **Gap Bluff Cottage (Gap Bluff) and Green Point Cottage (Green Point)**

- Given the minor impact of proposed landscaping works at Gap Bluff Cottage and Green Point Cottage to potential archaeological deposits, an exception from the need for an Excavation Permit, under Section 139(4) of the Heritage Act, should be obtained prior to any ground disturbance works at the site. This would serve as notification to the NSW Heritage Council in accordance with Clause 5.10(7) of the Woollahra LEP 2014.
- In the event that unexpected local or State significant historical archaeological remains not identified in this report are discovered on site, all works in the affected area/s should cease and the NSW Heritage Division should be notified immediately, in accordance with Section 146 of the Heritage Act. Further assessment or approval under the Heritage Act may be required before works could recommence in the affected area/s.
- Were 'relics' of State significance encountered, they may require additional assessment. Depending on the nature and integrity of potentially State significant archaeological evidence, it may be preferable to have these items remain in situ.
- A heritage induction for all contractors working within the study area should be conducted by a suitably qualified archaeologist, prior to any works beginning. This induction would provide information regarding the nature and appearance of potential heritage items within the study area and the requirements for reporting under the Heritage Act.

### **33 Cliff Street (Camp Cove)**

- Given the low historical archaeological potential of the area of proposed impact at 33 Cliff Street, an exception from the need for an Excavation Permit, under Section 139(4) of the Heritage Act, should be obtained prior to any ground disturbance works at the site. This would serve as notification to the NSW Heritage Council in accordance with Clause 5.10(7) of the Woollahra LEP 2014.
- In the event that unexpected local or State significant historical archaeological remains not identified in this report are discovered on site, all works in the affected area/s should cease and the NSW Heritage Division should be notified immediately, in accordance with Section 146 of the Heritage Act. Further assessment or approval under the Heritage Act may be required before works could recommence in the affected area/s.

- Were 'relics' of State significance encountered, they may require additional assessment. Depending on the nature and integrity of potentially State significant archaeological evidence, it may be preferable to have these items remain in situ.
- A heritage induction for all contractors working within the study area should be conducted by a suitably qualified archaeologist, prior to any works beginning. This induction would provide information regarding the nature and appearance of potential heritage items within the study area and the requirements for reporting under the Heritage Act.

### **The Officers' Mess (Gap Bluff)**

- The proposed works at the officers' mess at Gap Bluff do not include ground disturbance which might impact on potential archaeological deposits. All proposed landscaping works at the officers' mess are consistent with the present location of decorative gardens. No additional permissions or notifications, with regards to historical archaeology, would be required to proceed with these works, so long as they follow the present scope of works.

## **8.2.2 Built Heritage and Landscape**

### **General Recommendations**

- The conservation policies in the 2008–2010 CMP should be used to guide detailed design of the Gap Bluff Centre proposal, including the Officers' Mess, Armoury, Gap Bluff Cottage, Constable's Cottage and Green Point Cottage and associated landscaping.
- Specialist heritage advice should be incorporated into the detailed design and construction phases of the project to guide works to the Officers' Mess, Armoury, Gap Bluff Cottage, Constable's Cottage, Green Point Cottage and in the grounds of 33 Cliff Street, and ensure that conservation of significant fabric and spaces is maximised.
- A heritage architect should oversee works to significant fabric. The heritage architect should provide an induction prior to works commencing to inform construction workers on the heritage significance of the place, appropriate treatment and protection of heritage fabric and protocols for seeking heritage advice, for example in the event of significant fabric being uncovered during the works.
- Historic paint schemes should be investigated and retained where existing or reinstated where removed. Investigations should include paint scrapes to determine the original paint colours.
- Interpretation of the history and heritage values of the South Head, Sydney Harbour National Park, should be incorporated into the proposed development. An Interpretation Plan should be prepared and implemented prior to the completion of works, in accordance with Policy 10.6.1 of the 2008–2010 CMP. The interpretation should include the historical role and evolution of the project sites as part of Sydney's defence.
- Schedules of Conservation Works should be prepared for the Officers' Mess, the Armoury, Gap Bluff Cottage, Constable's Cottage and Green Point Cottage during the detailed design phase.
- The cyclic maintenance works set out in the 2008–2010 CMP should be implemented for each of the buildings in the project.

- A photographic archival recording should be prepared of Constable's Cottage, Green Point Cottage and the Armoury prior to construction works commencing. The archival recording should be prepared in accordance with the NSW Heritage Council guidelines *Photographic Recording of Heritage Items Using Film or Digital Capture*, 2006.
- Original fabric proposed to be removed that cannot be re-used elsewhere in each building should be salvaged for future use/reinstatement. The fabric should be labelled, catalogued and stored in a secure location, preferably on site.
- New services should be rationalised and make use of existing penetrations where possible. Any acoustic or thermal upgrades to significant windows and other fabric should be reversible and changes to the fabric minimised.

### **Specific Recommendations**

#### *Officers' Mess*

- Detailed design of the Officers' Mess should seek to re-use significant fabric proposed to be removed. For example, the terrazzo stalls in the female WC could be re-used in one of the new WCs and original doors could be re-used in new interior openings.
- Detailed design of the reconstructed roof should be based on historical information, where available.
- Conservation works should be undertaken on significant fabric.
- Proposed colour schemes should be historically appropriate and informed by historical evidence, where available. The render on the external could be retained or removed—historical plans indicate that the walls were originally face brick. Unpainted finishes, such as interior joinery, should remain unpainted.

#### *Armoury*

- Detailed design of the Armoury should seek to maximise retention of remaining significant fabric, via retention of the northern walls and timber-framed double-hung sash windows, as proposed, and investigating opportunities to re-use significant fabric proposed to be removed, such as the timber-framed double-hung sash windows in the eastern wall.

#### *Gap Bluff Cottage*

- Proposed colour schemes should be historically appropriate and informed by historical evidence, where available.

#### *Constable's Cottage*

- Detailed design of Constable's Cottage should seek to maximise retention of remaining significant fabric and spaces. Re-use of significant fabric should be investigated. For example, the timber door architraves with entablature could be relocated to new openings.
- The proposed pergola over the outdoor dining area should be as light and unobtrusive as possible. Materials selected should be sympathetic to the materials and aesthetic qualities of Constable's Cottage. Timber would be appropriate.

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- Proposed colour schemes should be historically appropriate and informed by historical evidence, where available.

### *House, 33 Cliff Street*

- Detailed landscape design for 33 Cliff Street should continue to avoid impacts on the setting of Constable's Cottage.

### *Green Point Cottage*

- Detailed design of Green Point Cottage should seek to maximise retention of remaining significant fabric. Re-use of significant fabric proposed to be removed should be investigated during the detailed design phase.
- Proposed colour schemes should be historically appropriate and informed by historical evidence, where available.

## 9.0 Appendices

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### Appendix A

Heritage Inventory Sheets





[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

## Gunnery School Group (Full Lep Listing - Description In Further Comments)

### Item details

Name of item: Gunnery School Group (Full Lep Listing - Description In Furt  
 Type of item: Complex / Group  
 Group/ Collection: Defence  
 Category: Defence Base Naval  
 Primary address: Gap Bluff, Within South Head, Sydney Harbour National Parl  
 NSW 2030  
 Local govt. area: Woollahra

### All addresses

Street Address	Suburb/ town	LGA	Parish	County	Type
Gap Bluff, Within South Head, Sydney Harbour National Park	Watsons Bay	Woollahra			Primary Address

### Statement of significance:

The Gunnery School Group in the Sydney harbour National Park is now represented by a group of buildings which were retained when the defence fortifications were taken over by the National Parks and Wildlife Services. The main building in this group is the Officer's Mess and this building has architectural significance as a largely intact example of a defence forces recreational building. The remnants of the group has historic significance as part of the fortifications which date from the 1840s, and social significance as part of the defence system from the earliest years of European settlement. The Officer's Mess building has aesthetic significance as an example of the Inter-War Functionalist style.

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

### Description

Construction 1870-1940  
 years:

Physical description: The Officer's Mess, originally a cream face brick building in the Inter-War Functionalist style has been rendered and now has a terra cotta tiled pitched roof. (1955) in place of the original flat roof. The building features the curving walls, and strip windows which are indicators of the style, and even without the flat roof it still retains much of the character of the original building. The string courses have been removed from the walls and a concrete hood has been removed from over the entry, but most of these changes can be repaired and the building could be returned to its original form with little effort. The interior of the building remains largely intact and features Art Deco cornices to the ceilings, timber joinery, room dividers, and concertina doors, timber floors

and timber stairways. The bathrooms and kitchen have been modified but retain original fittings. Style: Inter-War Functionalist External Materials: Rendered brick walls, terra cotta roof, timber frame windows, timber doors. Internal Materials: Timber floors, doors, windows and joinery, plastered ceilings and walls.

**Modifications and dates:** Most modifications have occurred on the exterior of the building with the removal of string courses and concrete hood, and the addition of a pitched roof over the flat concrete roof which had drainage problems.

**Further information:** Full LEP description - Gunnery school group, comprising: former officer's mess (part of Conference Centre); former battery workshop (Ranger's cottage); former armoury (part of Conference Centre); former School of Gunnery latrine (toilets); practice battery at seaward cliffs.

## History

**Historical notes:** Following the establishment of the Sydney Cove Settlement in 1788, a flagstaff and hut were erected on the heights south of the Gap, to signal the approach of ships. European settlement on South Head in 1792 consisted of a fishing settlement. In 1840 a Water Police Station was established and operated for the next thirty years. The earliest fortifications were constructed in 1854 and Hornby Lighthouse and Keepers quarters in 1858. South Head has traditionally been occupied by the Defences, and the fortification system and associated crew facilities were developed between 1870 and 1940, the School of Gunnery was developed in 1895. The Army vacated South Head in the 1970s, and the National Parks and Wildlife acquisition began in 1978. Gap Bluff was acquired by the Service in 1982 and a number of Army buildings were demolished. Only the Mess and associated structures, including five buildings, a variety of retaining walls, remnants of gardens, and a road network remain as evidence of the former military occupation. The School of Gunnery was constructed in 1912, and the Officer's Mess in 1935.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Emergence of building styles-
7. Governing-Governing	Defence-Activities associated with defending places from hostile takeover and occupation	Defence-
8. Culture-Developing cultural institutions and ways of life	Social institutions-Activities and organisational arrangements for the provision of social activities	Cultural and social life-

## Assessment of significance

SHR Criteria a) Historically representative at a State level.  
[Historical significance]

SHR Criteria c) Aesthetically representative at a Local level.  
[Aesthetic significance]

SHR Criteria d) Socially representative at a Local level.  
[Social significance]

SHR Criteria g) Socially representative at a Local level. Aesthetically [Representativeness] representative at a Local level. Historically representative at a State level.

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

## Recommended management:

A Heritage Report required prior to any proposals for work which will adversely effect the buildings or works included in the Gunnery School Group . It is recomended that all existing structures be retained and maintained as part of the social amenities of the park. It is also recommended that all vegetation and trees be retained. As the Mess building has undergone modification which has compromised the style of the building, proposals which consider the restoration of the facade and roof of the original building should be considered. There should be no proposals allowed which enlarge or fill in the window and door openings, or alterations to the interior original fittings, joinery, fixtures or layout.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	
Within a conservation area on an LEP	Watsons Bay HCA	LEP 1995 Am 5	22 Jan 99	10	
Heritage study	Woollahra				

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Woollahra Heritage Study 1995	1995	GAPPBLUFF-A	Schwager Brooks	Schwager Brooks	No

## References, internet links & images

None

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

## Data source

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## Constable's Cottage Group (Full Lep Listing - Description In Further Comments)

### Item details

Name of item: Constable's Cottage Group (Full Lep Listing - Description In Comments)  
 Other name/s: School of Artillery Married Quarters  
 Type of item: Built  
 Group/ Collection: Defence  
 Category: Barracks & housing  
 Primary address: Cliff Street, Within Shsh National Park, Watsons Bay, NSW 2  
 Local govt. area: Woollahra

### All addresses

Street Address	Suburb/ town	LGA	Parish	County	Type
Cliff Street, Within Shsh National Park	Watsons Bay	Woollahra			Primary Address
32 Cliff Street	Watsons Bay	Woollahra			Alternate Address

### Statement of significance:

The "Constable's Cottage" is the only remaining example on site of a late nineteenth-century duplex for military personnel and there are no known similar structures of this date, type and material in the Sydney region. This building represents a development of earlier military residence design concepts, lying between barracks for the rank-and-file and detached cottages for officers. The cottage has important historical and stylistic relationships with a number of other buildings in the former "HMAS Watson", and remains architecturally significant despite some unsympathetic additions in the 1950s. The site is historically important as it was the location of Sydney's first Pilot Station and subsequently of the first Water Police Constable's residence.

Date significance updated: 06 Nov 03

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

### Description

**Physical description:** The original timber duplex was of four rooms (a livingroom and bedroom for each residence) plus a bathroom/laundry attached at the rear of each. The main corrugated iron roof is hipped with a lower verandah roof at the same pitch. A concrete verandah floor replaces the original flags. The stone chimney has triple pots. Foundations are also stone. The verandah is supported by square timber posts, chamfered for part of their height, but the interesting brackets shown on the original drawings have been removed. Walls are of

horizontal weatherboards and matching shiplapped weatherboards were used for the post-1952 additions. There are full-height wooden louvred shutters to the French windows opening to the verandah from the northern room added post-1952. This room also has a full-height bay-window on its northern wall, a feature out of keeping with the rest of the building. Windows in the original section are double-hung sashes with two panes to each sash. It is suggested that the internal lining dates, in part, form the 1920s. Chimneys pieces have been bricked in. Oral information suggests that there may be cellars under a concrete slab. Present condition is good, sympathetic restoration having been undertaken by NPWS, although some of the additions are unfortunate.

Date condition updated:02 Apr 04

Further information: Full LEP description - Constable's Cottage group, comprising Police Station, 32 Cliff Street; 68 pounder MI and rifle posts and surrounds; sandstone defensive wall and roadway.

## History

Historical notes:

Records of the Colonial Architect dated 1855 refer to a "Constables quarters at Camp Cove", the water Police Office complaining about the state of the roof because "it is fifteen years since the quarters were shingled". The present building was erected on this former Water Police Station site. It was built as quarters for two married sergeants between 1895 and 1903 (plans exist, dated 1895), the architect possibly being R.E. Paselow. Some time after 1952 the Commonwealth defence authorities converted the duplex into a single residence by pushing doors through the main dividing wall in both the living rooms and the bathrooms; adding a room with bay windows on the north; extending the existing western verandah; and adding a small enclosed verandah to the northern side of the bathrooms. An attempt, partially successful, was made to blend these additions with the original. Currently used as a NPWS staff residence.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	1346
Within a conservation area on an LEP	Watsons Bay HCA	LEP 1995 am 5	22 Jan 99	10	
Heritage study					

## References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Aplin, G	1990	Constable's cottage [former School of Artillery Married Quarters]	

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



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