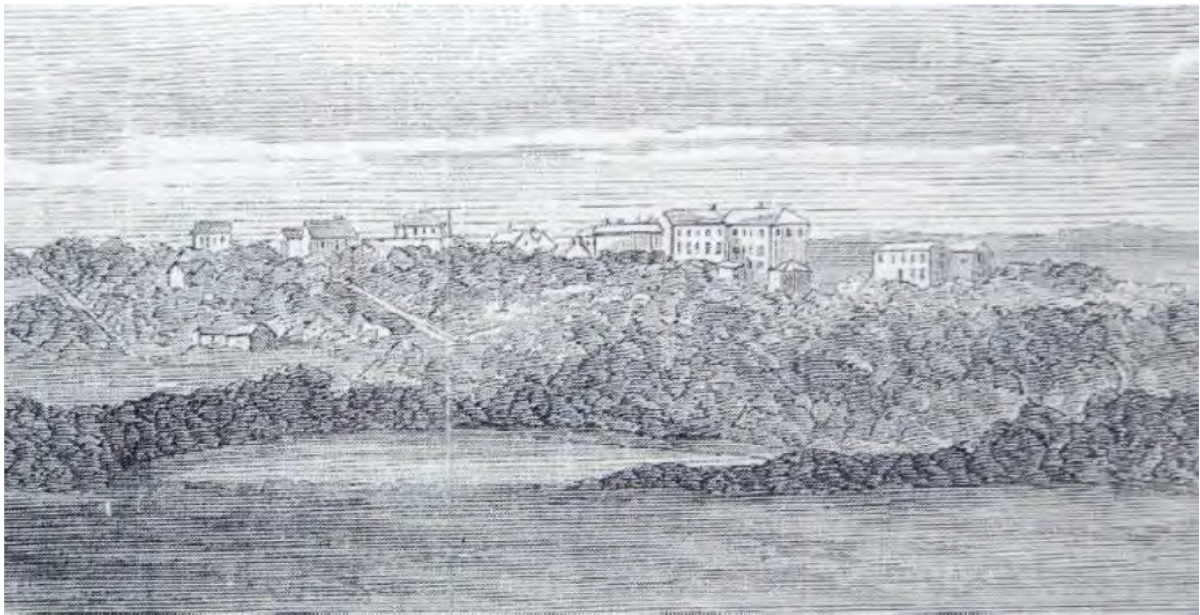


RANDWICK CAMPUS REDEVELOPMENT

HISTORICAL ARCHAEOLOGY ASSESSMENT

APRIL 2018



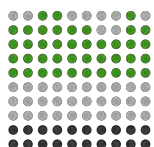
Detail from *Field Day and Sham Fight at Randwick, 1873*, showing general study area and rear of Children's Asylum (windowless) on ridge in centre ground. SLNSW TN115 (Illustrated Sydney News, 16 April 1873, p 5).

Report to

ADVISIAN

on behalf of

HEALTH INFRASTRUCTURE NSW



**CASEY &
LOWE**

ARCHAEOLOGY &
HERITAGE

EXECUTIVE SUMMARY

RESULTS

- This report is for the proposed Acute Services Building (ASB), the subject of a State Significant Development Application (SSDA 9113). This Historical Archaeological Assessment (HAA) fulfils the requirements for historical archaeology in Key Issue 8 of the Secretary's Environmental Assessment Requirements (SEARs). As this is a SSDA under the *Environmental Planning and Assessment Act 1979* (EP&A Act), if approved, it will not require an approval under the *NSW Heritage Act 1977* (Heritage Act).
- The proposed ASB building design requires bulk excavation of the site which is expected to remove any surviving historical archaeological remains.
- Much of the study area is expected to have been impacted to some degree by construction for early 20th-century housing that currently occupies the site including subsequent modifications, additions and rebuilds.
- This HAA has identified areas of low to moderate archaeological potential for locally significant archaeology within the study area which will require archaeological testing/salvage prior to bulk excavation (see Figure i below). The archaeological remains may include:
 - Alterations to the area's pre-existing landscape, including infilling of a swamp as an unofficial rubbish tip area from the mid-19th century.
 - Occupation remains within the extant pre-1872 'Violet Hall' property.
- Other potential archaeological remains within the study area are not considered to meet the threshold for local heritage significance, having negligible research potential due to their limited ability to address substantive archaeological research questions. These include:
 - Plant nursery remains associated with the Pearce family (1850s-1872) and Michael Magill (1878 and 1881), including sheds, glasshouses, fences, paths, wells, ponds and garden beds.
 - Archaeological remains of 20th-century housing.
- Historical research and a preliminary archaeological assessment of the proposed future expansion area to the north of the study area was undertaken during the research component of this HHA. The proposed future expansion area was identified as being likely to contain potentially significant archaeological remains. Any future proposed works at that site would require additional archaeological assessment to determine their impact on potential archaeological remains that are outside the scope of this SSDA.
- Extant residences in the study area, constructed mainly between 1921 and 1943, many having since been modified and/or extended and a few entirely rebuilt, are considered to have nil to low research potential due to their limited ability to address a range of archaeological questions. The archaeological resource associated with this phase of study area use is not considered to meet the threshold for local heritage significance.

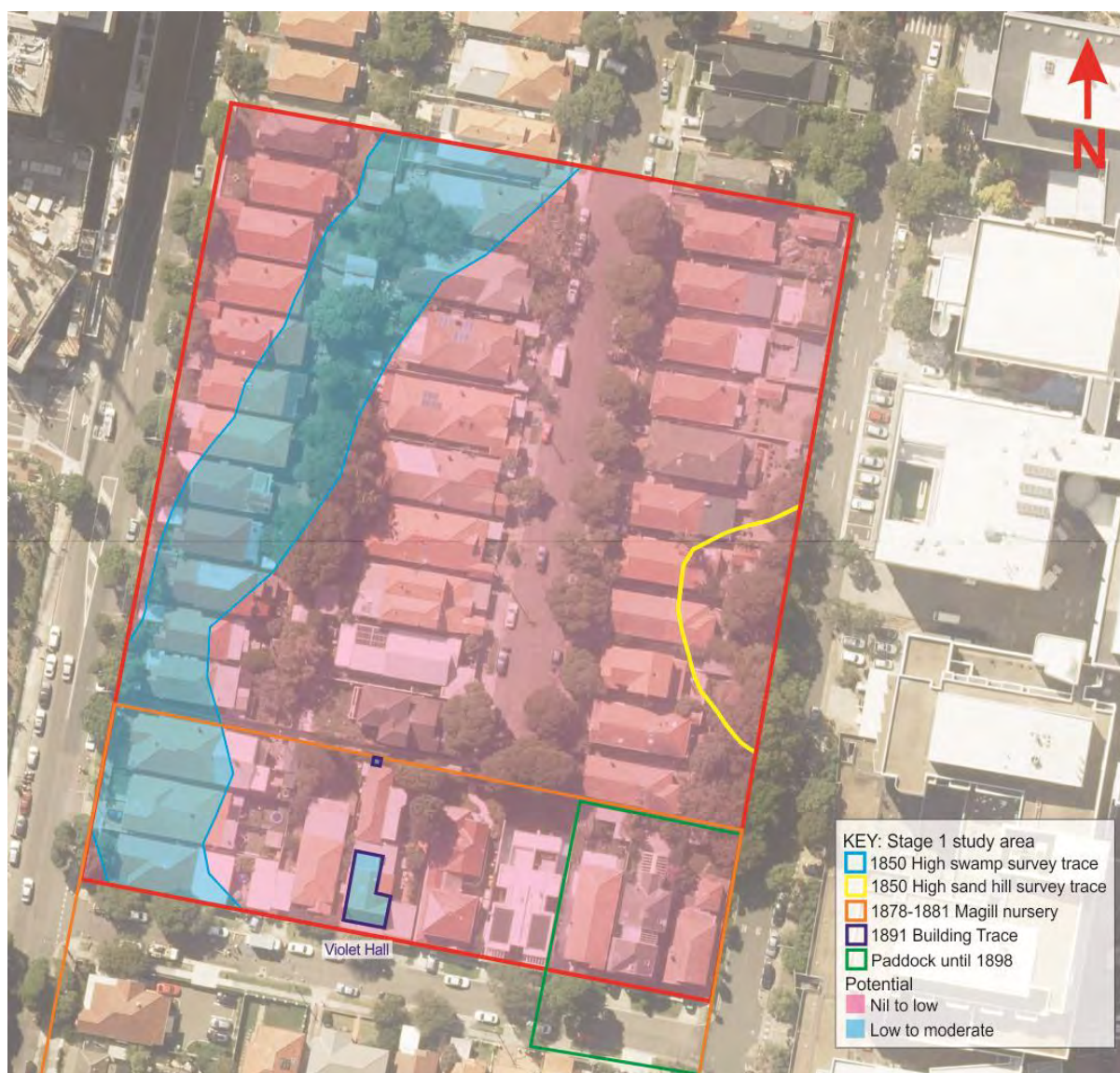


Figure i: Map of archaeological potential showing the areas of nil to low (pink) and low to moderate (blue) archaeological potential within the study area (red outline). SIX Maps base plan. Overlay Casey & Lowe 2018.

RECOMMENDATIONS

The following recommendations are based on the historical research and archaeological analysis:

1. If the SSDA is approved, an Archaeological Research Design (ARD) will need to be prepared outlining the details of proposed design impacts and the archaeological program (including the archaeological excavation methodology and research questions). An ARD requires the nomination of an Excavation Director and key members of the archaeological team who will undertake the archaeological program. Nominees need to meet the Heritage Council of NSW criteria for Excavation Directors for investigation of archaeological site of local significance.
2. No excavation or ground disturbance or removal of the ground slabs or surfaces at the proposed Stage 1 ASB development site is to be undertaken prior to the preparation and approval of an ARD and without relevant approvals in place (i.e. under the *Heritage Act 1977* and/ or the *Environmental Planning and Assessment Act 1979*).

3. Demolition of extant buildings at 4 Magill Street, Randwick, and in the area identified as likely to contain buried swamp/rubbish tip evidence, requires archaeological input regarding the management and mitigation of impacts on potential archaeological relics. This is to be included in the ARD.
4. Following demolition of the extant buildings at the site (under separate DA), archaeological testing is to be undertaken in the areas identified as having low to moderate potential to confirm the nature of the archaeological resource identified in this assessment. If remains are found, this would lead to an archaeological salvage excavation program in accordance with the ARD and any relevant conditions of approval.
5. If relics are found during the archaeological program the Heritage Council will need to be informed in accordance with Section 146 of the *Heritage Act 1977*.
6. An excavation report and artefact catalogue presenting the results of the archaeological program (and salvage if required) is to be prepared at the end of the archaeological program in accordance with Heritage Council guidelines. A copy of this report is to be provided to the Heritage Council.
7. A repository, for storage in perpetuity, for any artefacts (relics) recovered from the site is to be provided by the proponent. A suitable storage solution could be the identification of a secure space or construction of a storage room within the new development.
8. Any excavation or ground disturbance, including testing for historical archaeology (post-1788), must be co-ordinated with the Aboriginal archaeological program and relevant planning and/or heritage approval process.

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	DATE SUBMITTED	PURPOSE	AUTHOR	AUTHORISED
Internal Draft 1	6/2/2017	Internal review	Nadia Iacono, Maggie Butcher	Mary Casey
Draft 1	13/2/18	Client Review	Nadia Iacono, Maggie Butcher	Mary Casey
Draft 2	26/3/18	Client Review	Nadia Iacono, Maggie Butcher	Mary Casey Kylie Seretis
Final	23/4/2018	Final to client	Nadia Iacono	Kylie Seretis Mary Casey

RANDWICK CAMPUS REDEVELOPMENT

1.0 INTRODUCTION

1.1 BACKGROUND

Casey & Lowe have been engaged by Advisian, on behalf of Health Infrastructure NSW, to prepare an Historical Archaeological Assessment (HHA) to identify the potential impact of the Randwick Campus Redevelopment Stage 1 proposal on historical archaeology.

As part of Stage 1 of the Randwick Campus Redevelopment Project, a new Acute Services Building (ASB) will be built to the west of the existing Randwick Hospital's Campus that will include a new emergency department, extra beds, expanded rehab and ambulatory care facilities and new shared operating theatres for the Randwick Hospital Campus. Bulk excavation is proposed for the construction of the ASB. The Stage 1 development will be the subject of a State Significant Development Application (SSDA) to be lodged with the NSW Department of Planning and Environment under Part 4, Division 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The study area is comprised of two parts as shown in Figure 1.1:

1. The proposed ASB site (Stage 1); and
2. The future expansion area which extends from the northern boundary of the proposed ASB site to High Street.

This HAA focuses on the ASB site, Stage 1. It is understood that the area of the block located immediately north of the proposed ASB site and extending up to High Street is also being considered as a future expansion area that may include multi-storey buildings, new internal roads and utilities. Relatively deep basement excavations are also expected, similar to those proposed for the ASB site. If progressed this would be the subject of a separate assessment and approval process.

1.2 THE STUDY AREA

The study area encompasses a rectangular block approximately 130m by 260m bound by High Street, Hospital Road, Magill Street and Botany Street in the north, east, south and west, respectively. Eurimbla Avenue is a cul de sac located within the block off High Street (Figure 1.1). The study area is divided into two parts. The northern half of the block is part of a future expansion area. The Stage 1 ASB project, which is the focus of this report, is located on the larger, southern half of the study area which comprises an area approximately 130m by 150m.



Figure 1.1: Location plan of the study area, ASB Stage 1 outlined in solid red. Note the future expansion area outlined in dashed red. SIX Maps accessed January 2018.

1.3 PREVIOUS REPORTS AND ARCHAEOLOGICAL INVESTIGATIONS

At the time of writing, no heritage or historical archaeological reports are known to exist for any lots of land included in the study area.

Other investigations and reports have been completed for sites in the vicinity of the study area. The results of these are discussed in Section 4.0. Those reports include:

- *Prince of Wales Hospital Randwick Campus Site Investigation Report, Archaeology Report*, ARCADIS, 2016
- *CBD and South East Light Rail Environmental Impact Statement – Heritage Impact Assessment*, Godden Mackay Logan, November 2013
- *European Archaeological Assessment, corner of Avoca and High Streets, Prince of Wales Hospital Complex, Randwick*, Casey & Lowe, 2012

1.4 AUTHORSHIP

This report was written by Dr Nadia Iacono, Senior Associate Archaeologist and Maggie Butcher, Archaeologist. Section 3.0 Historical Outline was written by Terry Kass, Historian. This report was reviewed and edited by Tony Lowe, Kylie Seretis and Dr Mary Casey Directors, Casey & Lowe.

1.5 ACKNOWLEDGEMENTS

Claire Jones, Advisian
Rebecca Ward, NSW Heritage Division

1.6 LIMITATIONS

There were no particular constraints to producing this report. There was sufficient time and funding to complete this report to a quality standard.

1.7 ABBREVIATIONS

ASB	Acute Services Building
ATCJ	<i>Australian Town and Country Journal</i>
AZP	Archaeological Zoning Plan
Bk	Book
c.	circa
DP	Deposited Plan (LPI)
FEA	Future expansion area
LEP	Local Environment Plan
LRS	Land Registry Services, NSW
ML	Mitchell Library
NLA	National Library of NSW
No	Number
OSD	Old Systems Deed
PWD	Public Works Department
RPA	Real Property Application
SA	State Archives
SEARs	Secretary's Environmental Assessment Requirements
SHR	State Heritage Register
SMH	<i>Sydney Morning Herald</i>
SSD	State Significant Development

1.8 GLOSSARY

HISTORICAL ARCHAEOLOGY (NON-INDIGENOUS/EUROPEAN)

Historical Archaeology (in NSW) is the study of the physical remains of the past, in association with historical documents since the British occupation of NSW in 1788. As well as identifying these remains the study of this material can help elucidate the processes, historical and otherwise, which have created our present surroundings. Historical archaeology includes an examination of how the late 18th and 19th-century arrivals lived and coped with a new and alien environment, what they ate, where and how they lived, the consumer items they used and their trade relations, and how gender and cultural groups interacted. The material remains studied include:

- Archaeological Sites:
 - below ground: these contains relics which include building foundations, occupation deposits, rubbish pits, cesspits, wells, other features, and artefacts.
 - above ground: buildings, works, industrial structures and relics that are intact or ruined.
- Cultural Landscapes.

ARCHAEOLOGICAL POTENTIAL

Archaeological potential is used and defined as a site's potential to contain archaeological relics which fall under the provisions of the *Heritage Act 1977* (amended). This potential is identified through historical research and by judging whether current building or other activities have removed all evidence of known previous land use.

ARCHAEOLOGICAL SITE

A place that contains evidence of past human activity. Below ground sites include building foundations, occupation deposits, features and artefacts. Above ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

ARCHAEOLOGICAL INVESTIGATION OR EXCAVATION

The manual excavation of an archaeological site. This type of excavation on historic sites usually involves the stratigraphic excavation of open areas.

ARCHAEOLOGICAL MONITORING

Archaeological monitoring is recommended for those areas where the impact of the works is not considered to mean the destruction of significant archaeological fabric. Nevertheless, the disturbance of features both suspected and unsuspected is possible. In order to provide for the proper assessment and recording of these features an archaeologist should inspect the works site at intervals they consider to be adequate and to be 'at call' in case the contractor uncovers remains that should be assessed by the archaeologist.

It is not anticipated that monitoring would impact on the planned works or unduly hold up the contractors' work schedules. If recording of features is necessary it would be carried out as quickly as possible so that any time delays are minimised.

Monitoring is a regular archaeological practice used on many building and development sites.

RESEARCH DESIGN

A set of questions which can be investigated using archaeological evidence and a methodology for addressing them. An archaeological research design is intended to ensure that archaeological investigations focus on genuine research needs. It is an important tool that ensures that when archaeological resources are destroyed by excavation, their information content can be preserved and can contribute to current and relevant knowledge.

RESEARCH POTENTIAL

The ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics'.¹

RELIC

Means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance.
- (NSW *Heritage Act 1977*, Definitions, Part 1.4)

¹ Taken from NSW Heritage Branch 2009, p 11.

2.0 STATUTORY CONTEXT

2.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979, PART 4, DIVISION 4.7

The Randwick Campus Redevelopment Project has been designated as an SSDA (SSD _9113) under the EP&A Act, Part 4, Division 4.7. The Secretary's Environmental Assessment Requirements (SEARs) for this project were issued on 12 March 2018. Heritage is Key Issue 8 in the SEARs within which the following requirements were identified as follows:

- Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of any heritage items on the site and in the vicinity, and/or conservation areas and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.

This HHA addresses the SEARs, fulfilling the guidelines of the NSW Heritage Council and addressing *Assessing the Significance of Archaeological Sites and 'Relics' 2009* guidelines in the *NSW Heritage Manual* and is written and reviewed by appropriately qualified archaeologists.

2.1.1 SECTION 4.41 APPROVALS ETC LEGISLATION THAT DOES NOT APPLY

Section 4.41 of the EP&A Act removes the need for approvals under s139 or s57 of the *Heritage Act 1977*, as such the Minister for Planning (or delegate) is the consent authority for impacts to relics under the EP&A Act.

DP&E, as part of their assessment, may consult with the Heritage Council of NSW, the Office of Environment and Heritage (the Heritage Division and the Aboriginal Heritage Section). Any assessments, recommendations and reporting will need to be generally consistent with the relevant Heritage Council or OEH guidelines.

Further, Section 4.41 of the EP&A Act does not exempt government agency requirements under s170 and notification of the discovery of relics under s146 of the *Heritage Act 1977*, or the notification of the discovery of Aboriginal objects under s89 of the NP&W Act.

2.2 NSW HERITAGE ACT 1977: MANAGEMENT OF HISTORICAL ARCHAEOLOGY UNDER THE RELICS PROVISIONS

The main legislation governing historical archaeology are the relics provisions of the *Heritage Act 1977*. Provisions relating to s139 of the *Heritage Act 1977* are suspended by S4.41 of the EP&A Act.

2.2.1 DIVISION 9: SECTION 139, 140-146

According to Section 139 of the *Heritage Act 1977*:

- (1) 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.
- (2) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.
- (3) This section does not apply to a relic that is subject to an interim heritage order made by the Minister or a listing on the State Heritage Register.
- (4) The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following:
 - a. any relic of a specified kind or description,
 - b. any disturbance or excavation of a specified kind or description,

- c. any disturbance or excavation of land in a specified location or having specified features or attributes,
- d. any disturbance or excavation of land in respect of which an archaeological assessment approved by the Heritage Council indicates that there is little likelihood of there being any relics in the land.

A 'relic' is an item of 'environmental heritage' defined by the *Heritage Act 1977* as follows:

...those places, buildings, works, relics, moveable objects, and precincts of State or local heritage significance.

Further, a 'relic' is defined by the *Heritage Act 1977* as follows:

- ... any deposit, object or material evidence that:
 - a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and
 - b) is of State or local heritage significance.

Notification of discovery of relic - according to Section 146 of the *Heritage Act 1977*:

A person who is aware or believes that he or she has discovered or located a relic (in any circumstances, and whether or not the person has been issued with a permit) must:

- (a) within a reasonable time after he or she first becomes aware or believes that he or she has discovered or located that relic, notify the Heritage Council of the location of the relic, unless he or she believes on reasonable grounds that the Heritage Council is aware of the location of the relic, and
- (b) within the period required by the Heritage Council, furnish the Heritage Council with such information concerning the relic as the Heritage Council may reasonably require.

Any item identified as an historical archaeological site or relic cannot be impacted upon without an **excavation permit**. An excavation permit forms an approval from the Heritage Council for permission to 'disturb' a relic.

An application for an excavation permit must be made to the Heritage Council of NSW (S140) (or its delegate) and it will take approximately six to eight weeks to be processed. The application for a permit must nominate a qualified archaeologist to manage the disturbance of the relics. There is a processing fee for each excavation permit application, the details of which can be obtained from the Heritage Division, Office of Environment and Heritage website.

2.2.2 EXCEPTIONS, SECTION 139(4)

For historical archaeological sites not listed on the State Heritage Register (SHR) or under an Interim Heritage Order, the *Heritage Act 1977* includes exceptions for works which may not need an excavation permit if they fall within the terms of the excavation permit exceptions.²

The relevant exceptions include when

- a) an archaeological assessment...has been prepared in accordance with Guidelines published by the Heritage Council of NSW which indicates that any relics in the land are unlikely to have State or local heritage significance; or
- b) the excavation or disturbance of land will have a minor impact on archaeological relics; or

² NSW Governmental Gazette Official Notices Schedule of Exceptions to Subsections 139 (1) & (2) of the Heritage Act 1977 made under subsection 139 (4) General Condition 8 September 2008: 9183.

- c) a statement describing the proposed excavation demonstrates that evidence relating to the history or nature of the site, such as its level of disturbance, indicated that the site has little or no archaeological research potential.

If the proposed works do fall within the terms of the exceptions, an Exception Notification Form is to be prepared and submitted to the Heritage Council rather than a S140 application. The information supplied must be sufficient enough to enable the Heritage Council to assess the application. The level of information is dependent upon the proposed impacts and can range from a full archaeological assessment to a brief statement.

A S139(4) Exception application may be submitted when works are likely to have only a minor impact on relics under the *NSW Heritage Act 1977*. The relevant type of exception in such cases is the S139(1B) on the S139(4) Exceptions Application form:

The excavation or disturbance of land will have a minor impact on archaeological relics including the testing of land to verify the existence of relics without destroying or removing them.

2.3 RANDWICK LOCAL ENVIRONMENTAL PLAN 2012

Many heritage items and archaeological sites and relics are protected under this legislation through Local Environmental Plans (LEPs). Such listings may be of State or local significance.

The *Randwick Local Environmental Plan 2012* (the LEP) has no listed heritage items or archaeological sites within the study area. The study area, however, is located in the vicinity of a number of heritage listed items (Figure 2.1, Table 2.1).

A 'heritage item' is defined in the LEP as:

a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

An 'archaeological site' is defined in the LEP as:

a place that contains one or more relics.

As the study area has potential to be an 'archaeological site', the following provisions of the LEP that relate to archaeology have been considered in this assessment. Those requirements are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are:

- a) to conserve the environmental heritage of Randwick,
- 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.

(2) Requirement for consent

Development consent is required for any of the following:

.....

- (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.....

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council on its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

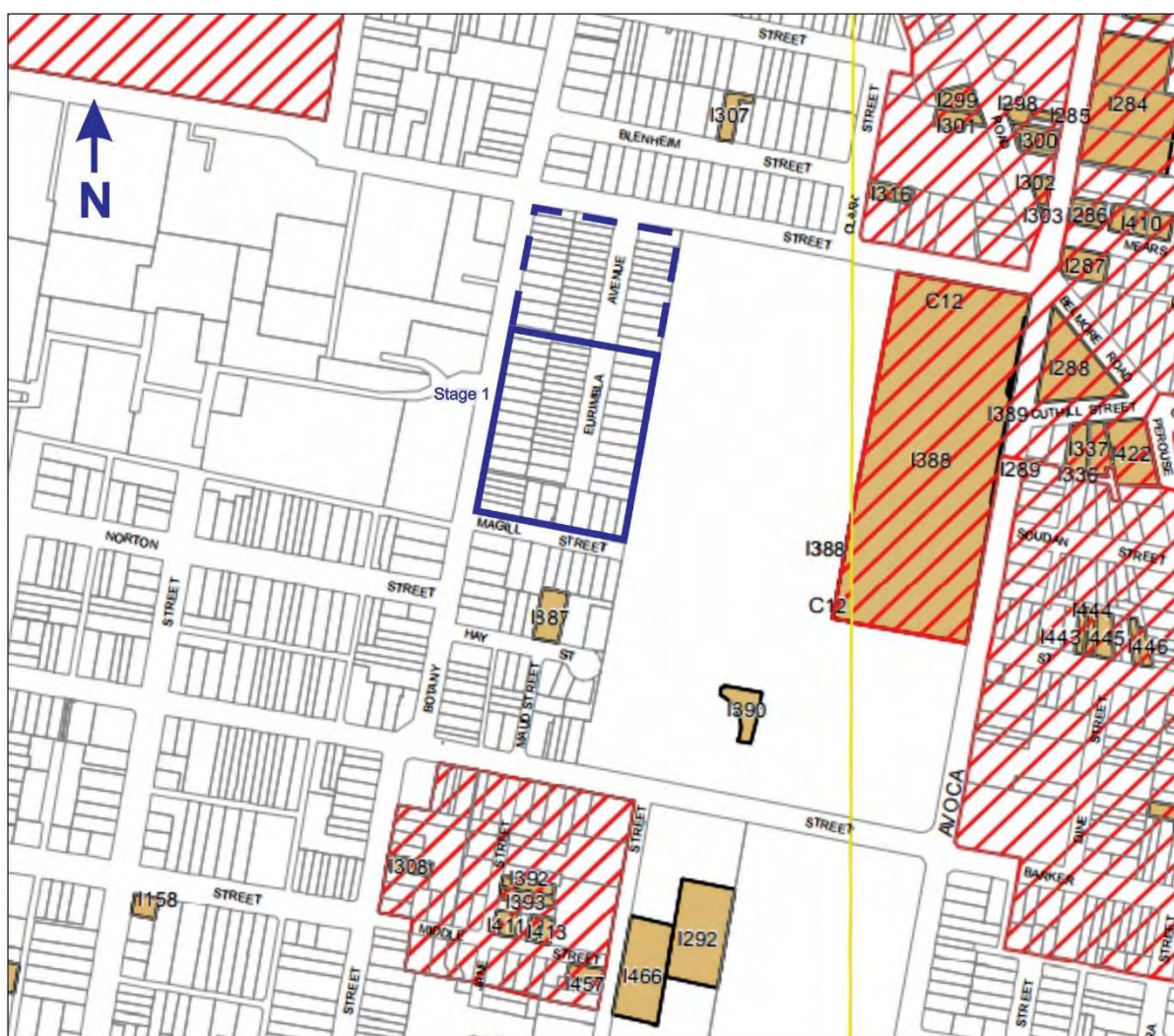


Figure 2.1: Detail of 'Heritage Map - Sheet HER_002_010_20140604 and HER_007_010_20121130'. Stage 1 study area outlined in solid blue, future expansion area outlined in dashed blue. Randwick Local Environmental Plan 2012.

Table 2.1: Heritage items and Conservation Area listings within the vicinity of the study area:
Schedule 5 Environmental Heritage: Part 1 Heritage Items.

Suburb	Item name	Address	Property description	Significance	Item no
Heritage Items					
Randwick	Newmarket sale ring	164-174 Barker Street	Lot A, DP 330407	Local	I292
Randwick	"Cooks Lodge" 2 storey commercial building	119-123 Belmore Road	Lot 1, DP 103290	Local	I298
Randwick	Commercial building	120-126 Belmore Road	Lot C, DP 101802	Local	I299
Randwick	Statue of Captain James Cook	145M Belmore Road	Lot 2, DP 936733	Local	I303
Randwick	Blenheim House and out building	17 Blenheim Street	Lot 341, DP 848149	Local	I307
Randwick	Georgian house	139 Botany Street	Lot A, DP 155310	Local	I308
Randwick	Semi-detached pair	17-19 Clara Street	Lots A and B, 409938	Local	I316
Randwick	"Cotswold" late Victorian cottage	4 Hay Street	Lot 3, DP 808414	Local	I387
Randwick	Prince of Wales Hospital group (Main Block, Catherine Hayes Hospital and Superintendent's residence)	61 High Street	Lot 1, DP 870720	Local	I388
Randwick	Prince of Wales Hospital gates and fence	61 High Street	Part of Lot 1, DP 870720	Local	I389
Randwick	Randwick Destitute Children's Asylum Cemetery	61 High Street	Part of Lot 1, DP 870720	Local	I390
Randwick	Workers cottage	11 Jane Street	Lot B, DP 320163	Local	I392
Randwick	2 storey sandstone cottage	15 Jane Street	Lot A, DP 320163	Local	I393
Randwick	Newmarket House	164-174 Barker Street	Lot A, DP 330407	Local	I466
Heritage Conservation Areas (see Figure 2.1)					
High Cross	High, Avoca & Barker Streets			Local	C12
Racecourse	Doncaster, High & Wansey Streets			Local	C13
Randwick Junction	Alison, Avoca, High & Clara Streets			Local	C15
Struggletown	Botany, Barker & Young Streets			Local	C19

2.4 ARCHAEOLOGICAL GUIDELINES

2.4.1 BURRA CHARTER OF AUSTRALIA ICOMOS

The *Australia ICOMOS Burra Charter 2013* (The Burra Charter) is widely acknowledged as the principal guiding document for managing places of cultural significance. The Burra Charter defines the basic principles and procedures that should be followed in the conservation of places of heritage significance. The Burra Charter has been adopted as the standard for best practice conservation of heritage places in Australia.

The management of heritage sites in New South Wales should conform to the requirements of The Burra Charter. Many of the following guidelines provide for best practice conservation approaches and can be used to inform all the management of the archaeological remains.

2.4.2 ARCHAEOLOGICAL GUIDELINES

There are a range of archaeological guidelines which inform the management of the place:

- *Archaeological Assessment Guidelines*, NSW Heritage Office, Department of Urban Affairs & Planning, 1996.
- *Assessing Significance for Archaeological Sites and 'Relics'*, Heritage Branch, Department of Planning, 2009.
- *NSW Heritage Manual*, NSW Heritage Office, Department of Urban Affairs & Planning, 1996.
- *Historical Archaeological Investigations: A Code of Practice*, NSW Department of Planning, 2006.
- *Historical Archaeological Sites, Investigation and Conservation Guidelines*, Department of Planning and NSW Heritage Council, 1993.
- *Excavation Director's Assessment Criteria*, NSW Heritage Office.
- *ICHAM Charter, The ICOMOS Charter for the Protection and Management of Archaeological Heritage*, ICOMOS International, 1990.
- *Practice Note – The Burra Charter and Archaeological Practice*, Australia ICOMOS 2013.
- *Practice Note – Understanding and assessing cultural significance*, Australia ICOMOS 2013.
- *Recommendation on International Principles Applicable to Archaeological Excavations*, UNESCO, 1956.
- *Heritage Interpretation Policy and Guidelines*, Heritage Information Series, NSW Heritage Office, August 2005.
- *Photographic Recording of Heritage Items*, Heritage Information Series, NSW Heritage Office, 2006.

3.0 HISTORIC BACKGROUND

3.1 INTRODUCTION

Prior to the 1880s, white European settlement in the Randwick area was sparse. Much of the area was dominated by sandy heathland interspersed with swamps.³ A painting of Randwick Road in 1865 (Figure 3.1) showed the sandhills and scrubby heath that characterised much of the district.⁴



Figure 3.1: This view of 1865 gives an idea of the mixture of sandy heath with swamps that characterised the area. Source: Old Toll Bar, Randwick Road, Samuel Elyard, Album, ML DGD 5, f 13.

East of the City of Sydney, in the parish of Alexandria, a village emerged around a group of public buildings, most notably St Jude's Church of England and a schoolhouse established in 1858. This was largely through the lobbying efforts of immigrant Simeon Henry Pearce, born in Randwick, England. The area was named Randwick.⁵ Assistant Surveyor Granville Staplyton had previously surveyed a Government Village at Coogee in 1837⁶, which became a rival to this other centre at Randwick.⁷

A road survey plan of 15 June 1850 (Figure 3.2) showed F Marsh's grant which was later purchased by Simeon Henry Pearce. Much of that land was covered by a swamp which extended southwards onto land that was later granted to Simeon and James Pearce which comprises the study area.⁸

³ D Benson and J Howell, *Taken for granted: The bushland of Sydney and its suburbs*, Kangaroo Press, Kenthurst, 1990, pp 92, 94.

⁴ Samuel Elyard, *Old Toll Bar, Randwick Road*, 1865, DGD 5, f 13.

⁵ P Curby, *Randwick*, Randwick City Council, 2009, pp 54-57.

⁶ SA Map 2235.

⁷ P Curby, *Randwick*, pp 48-50.

⁸ L Gordon, *Survey of a proposed road extension from the village of Coogee to the Old Botany Bay Road (R.1401)*, 15 June 1850, SA Map 5312.

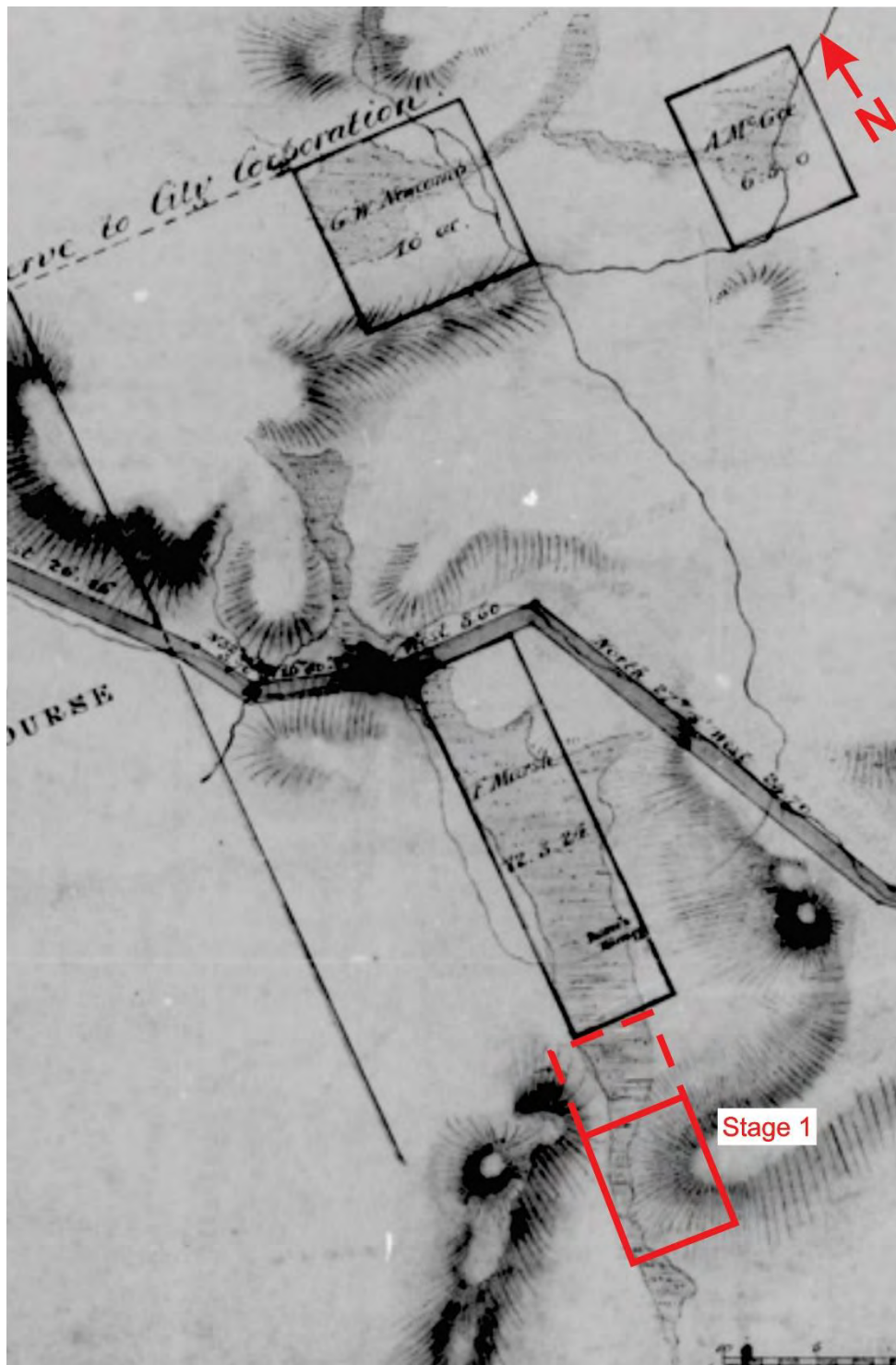


Figure 3.2: This road survey of 1850 showed the land that was the study site south of F Marsh's grant as a swamp between sloping sand hills. Stage 1 site is outlined in red, future expansion area outlined in dashed red. Source: SA Map 5312.

On 12 October 1850, Assistant Surveyor Lewis Gordon surveyed two Crown parcels of land later numbered as Portions 379 and 380 that had been surveyed for auction at the request of Simeon Henry Pearce. The survey showed the swamp extending southwards from Marsh's grant across much of the land (Figure 3.3).⁹

⁹ C.589.690, Crown Plan.

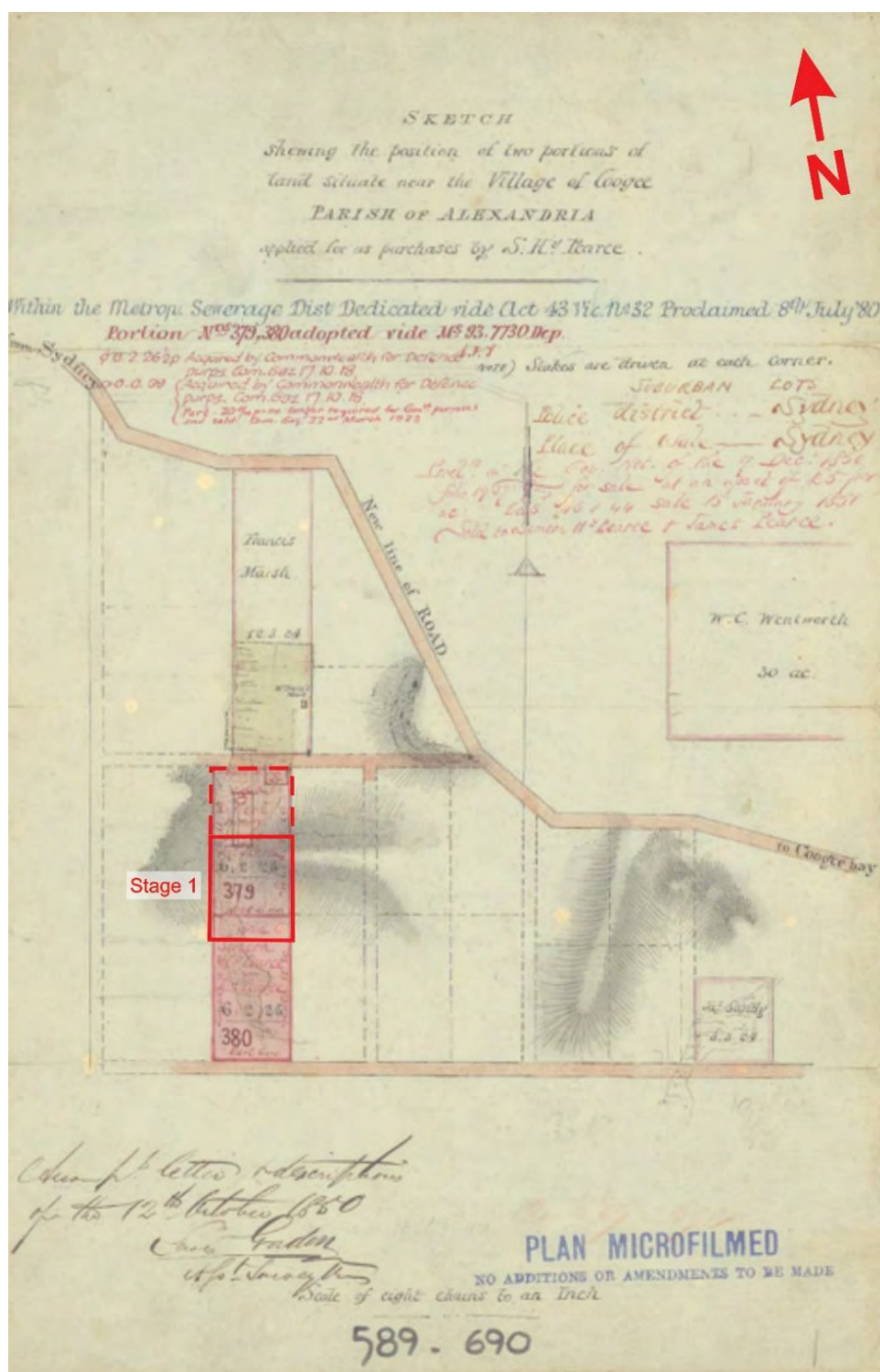


Figure 3.3 Lewis Gordon's 1850 survey of the two Portions also depicted the swamp and other topography. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: C.589.690, Crown Plan.

Simeon Henry Pearce was born at Randwick, Gloucestershire on 27 January 1821. He arrived in NSW as a bounty immigrant on 25 December 1841. Simeon and his brother James married the daughters of innkeeper James Thompson, both benefitting from their wives' inheritances. In September 1847, Simeon Henry Pearce bought four acres of land near Coogee Bay and named them Randwick. In 1848, he built Blenheim House (now at 17 Blenheim Street). After being appointed as bailiff in August 1849, and then as Commissioner of Crown Lands from 1851 to 1856 for the Sydney area, he purchased land

around Sydney, which he profitably subdivided, promoting the suburb that became Randwick as a fashionable area. Nonetheless, Pearce's main occupation was market gardening.¹⁰ His brother James Pearce married Sophia Frances Thompson on 6 November 1850.¹¹

Suburban development in the Randwick area was assisted by road communication with Sydney, originally by private carriage, and later by horse-drawn buses. Establishment of tram connections gave a strong boost to subdivision and development from the late 19th century onwards. Villas were erected for members of Sydney's social elite and the middling classes, mostly in the area to the north. The southern parts of Randwick, particularly around the Destitute Children's Asylum, and the racecourse, were originally sparsely settled. Training stables and residences for jockeys, strappers and horse owners were attracted to this area.¹² Horse trainer John Alsop was living in Barker Street, just south of the study area in the 1890s.¹³

Landowners subdivided their property, profiting from both the demand for land for housing, industry and other uses as well as from speculators seeking to hold land in anticipation of increased values. Subdivision of land into allotments initially provided large parcels suitable for the erection of villas. By the 1880s, subdivision of land into allotments for detached housing was well under way.

On 1 November 1851, two grants (by purchase) were made out to Simeon Henry Pearce and James Pearce, both of Coogee. The first of 6 acres 2 roods 25 perches was described as being in the parish of Alexandria near the Village of Coogee. It was bounded on the north by a road one chain wide dividing it from Marsh's grant (later High Street), 6 chains, on the east, 11 chains 10 links, on the south 6 chains and on the west 11 chains 10 links. It was purchased for £33/5/8.¹⁴ This was the northern grant within the study area – Portion 379.

The second grant to Simeon Henry Pearce and James Pearce, both of Coogee, also measured 6 acres 2 roods 25 perches in the parish of Alexandria near the Village of Coogee. It was bounded on the north by the above grant, 6 chains, on the east, 11 chains 10 links, on the south by a road one chain wide (later Barker Street) 6 chains and on west 11 chains 10 links. It was also purchased for £33/5/8.¹⁵ This was the southern grant in study area – Portion 380.

3.2 PORTION 379

The northernmost grant (Portion 379) is now bounded by High Street, Prince of Wales Hospital and the rear of the lots facing Magill Street and Botany Street. On 31 December 1852, Simeon Henry Pearce conveyed his half share in both grants to James Pearce, for £33.¹⁶ James Pearce constructed a stone cottage on the northern boundary of this land facing High Street. On 7 February 1860, Licensed Surveyor E J H Knapp, junior, sent in a survey of an allotment for a pound, which showed a cottage on High Street on S H Pearce's grant surrounded by a 'garden' (Figure 3.4).¹⁷

¹⁰ R Teale, 'Simeon Henry Pearce (1821-1886)', *ADB*, volume 5, pp 419-20; P Curby, *Randwick*, pp 51-3.

¹¹ NRS 13538, Curator of Intestate Estates, Case papers, J Pearce, No 135 of 1898, SANSW 10/27537.

¹² P Curby, *Randwick*, p 152.

¹³ *Sands Directory*, 1890, p 374; Higinbotham & Robinson, Municipality of Randwick, Parishes of Alexandria & Botany, M3/811.186/1892/1.

¹⁴ Grants, volume 82, No 205, LRS.

¹⁵ Grants, volume 82, No 204, LRS.

¹⁶ OSD, No 133 Bk 26.

¹⁷ Surveyor General, Sketch Book, Volume 8 f 72.

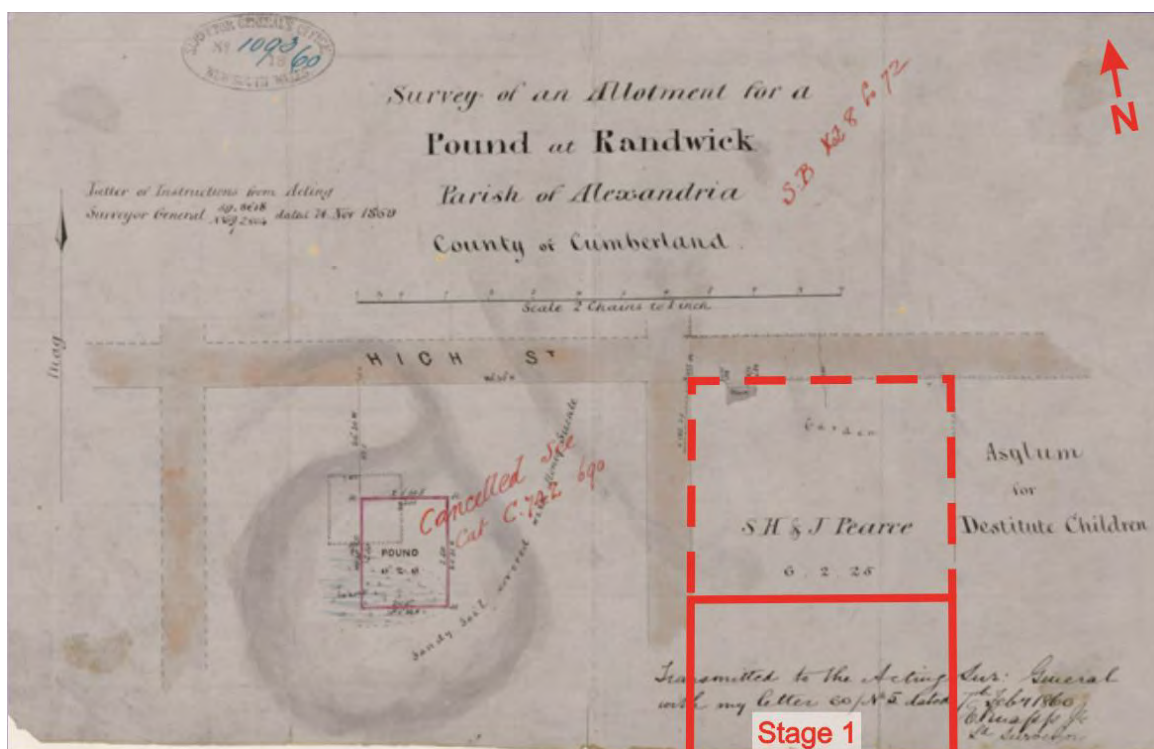


Figure 3.4: E J H Knapp junior's survey of 7 February 1860 of the proposed Pound also showed James Pearce's stone cottage. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: Surveyor General, Sketch Book, Volume 8 f 72.

He sent in a further survey of an allotment for a pound on 31 March 1860, which also showed the stone cottage on High Street on S H Pearce's grant surrounded by a 'garden' (Figure 3.5).¹⁸

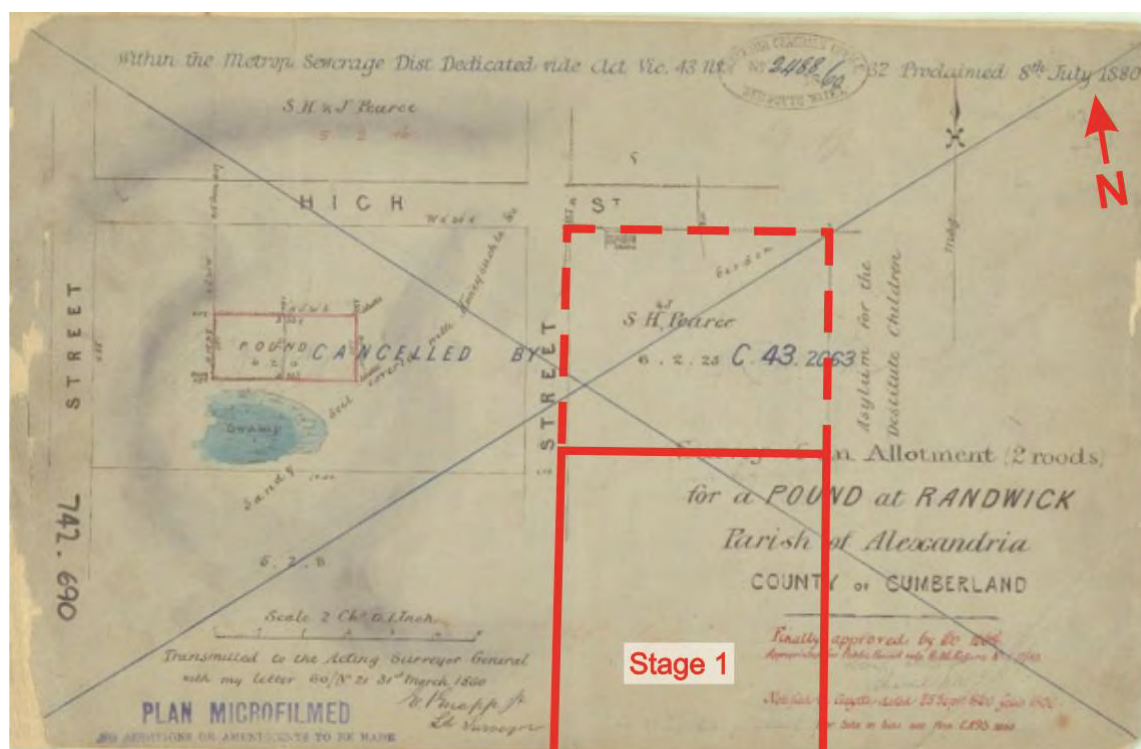


Figure 3.5: Knapp's survey of 31 March 1860 also showed the cottage. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: C.742.690, Crown Plan.

¹⁸ C.742.690, Crown Plan.

The street alignment survey of Randwick, submitted to the Executive Council in August 1866, showed a house in this position on High Street. No surveyor or date of survey can now be found on this plan (Figure 3.6).¹⁹

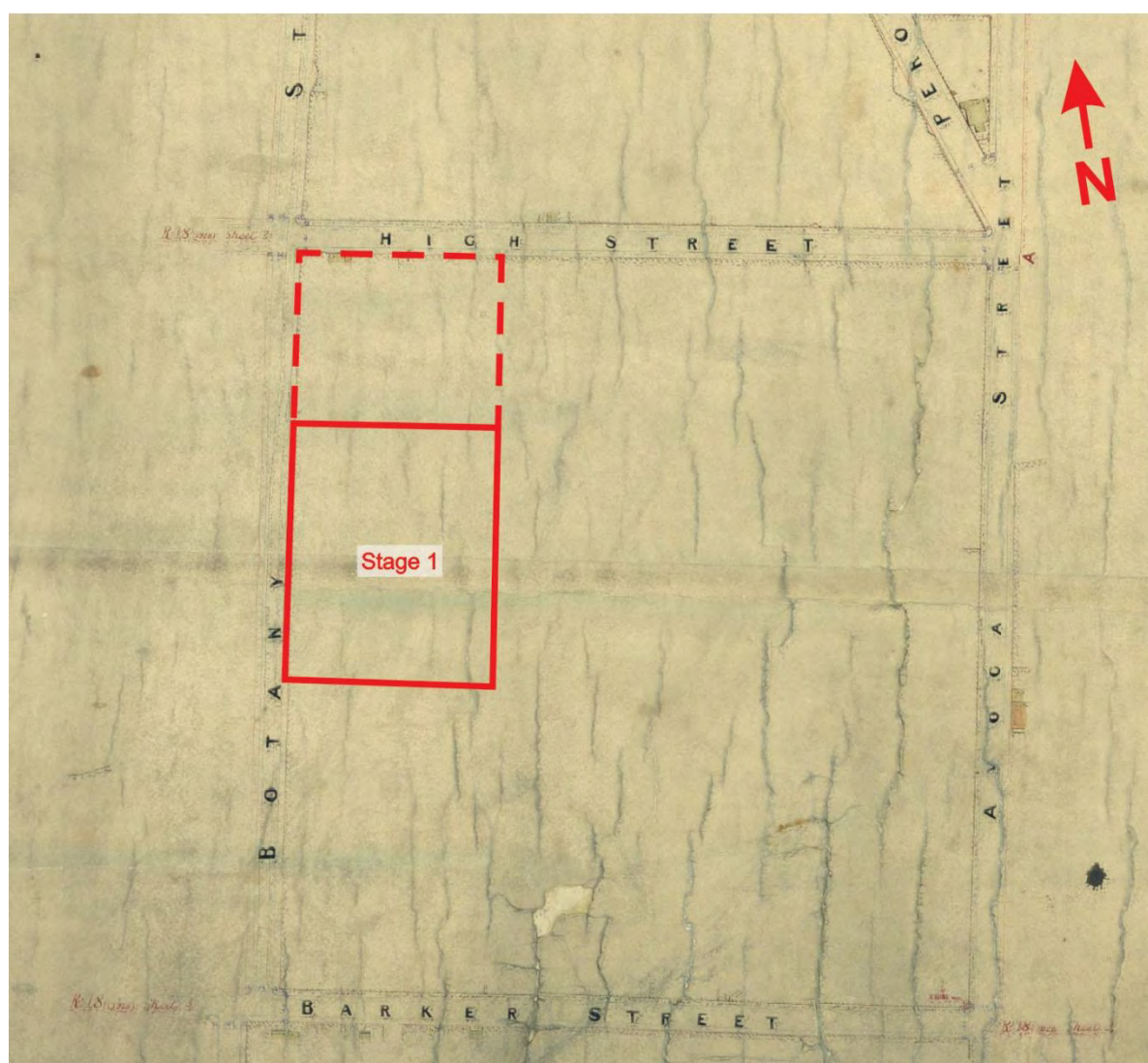


Figure 3.6: The street alignment survey of about 1866 showed the cottage. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: R.1.1928, Crown Plan.

Despite Simeon Henry Pearce's sale of his share in this land, on 5 October 1869 he joined with his brother, James Pearce, who both described themselves as gentlemen of Randwick, in an Equitable deposit of the deeds of this land to Charles Fisher Lamb, Sydney, auctioneer and Edward Marsden Betts, Parramatta, gentleman to secure a promissory note for £500 due 60 months after date at 7%. The land was described as 6 acres 2 roods 25 perches with a residence thereon.²⁰ The loan was discharged on 5 October 1874.²¹

On 12 December 1870, James Pearce conveyed 3 acres 1 rood 12½ perches (part of southern Portion 380) to his son James Albert Pearce in consideration of natural love and affection and 10 shillings.²² (see Magill's Nursery below).

¹⁹ R.1.1928, Crown Plan.

²⁰ OSD, No 842 Bk 116.

²¹ OSD, No 133 Bk 152.

²² OSD, No 380 Bk 122.

By a deed of Settlement dated 11 May 1874, with the following parties, 1st James Pearce, 2nd Sophia Frances Pearce 3rd Simeon Henry Pearce, various parcels of land including this 6 acres 2 roods 25 perches were conveyed to trustees for the benefit of Sophia Frances Pearce.

The 1875 Sands Directory listed James Pearce as living in High Street.²³ James Pearce died at his residence, in High Street aged 49 on 14 February 1876. He was buried at St Jude's, Randwick.²⁴ The deed of settlement of May 1874 had passed his real estate into the hands of trustees. He left no landed property or money in the bank. A small amount of furniture that he owned separately from his wife was finally sold in 1898.²⁵

His widow Sophia continued to live in the house. The 1880 Sands Directory listed Mrs James Pearce living in High Street.²⁶ In 1885 it listed Mrs Sophia Pearce living at 'The Willows', High Street.²⁷ Parrott's 1881 Map of Sydney showed what appear to be three buildings on this grant (Figure 3.7).²⁸

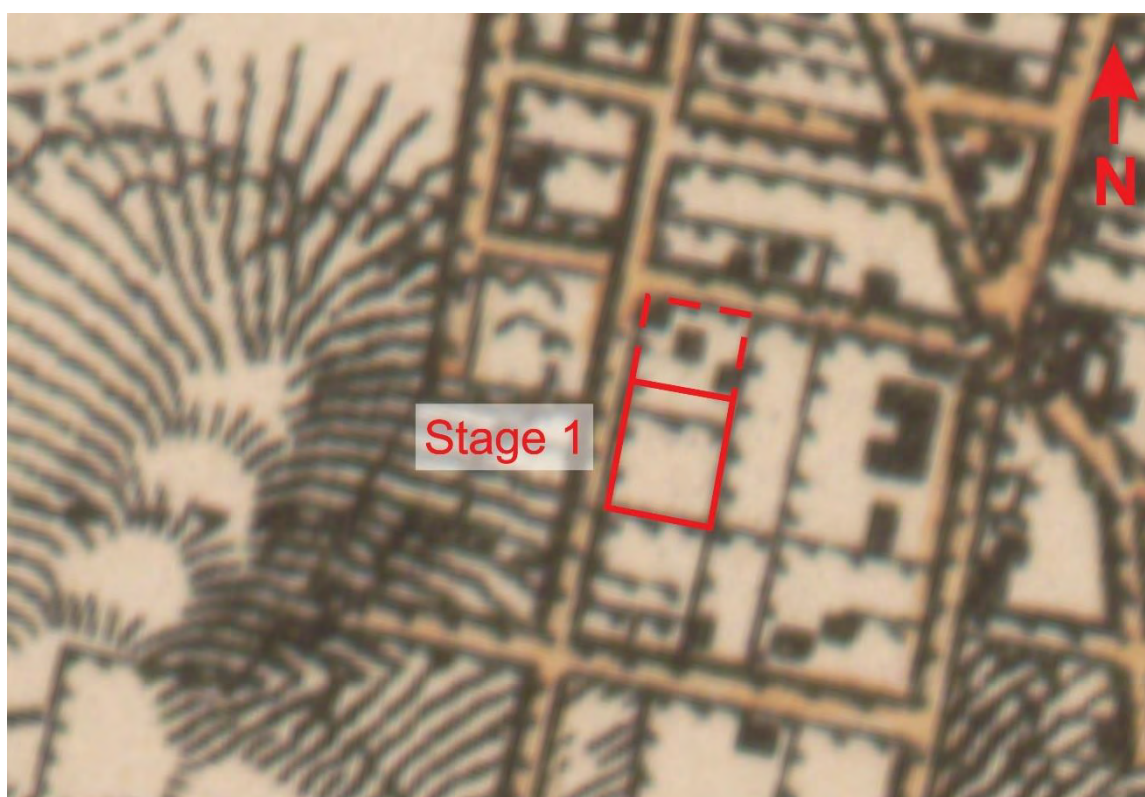


Figure 3.7: Parrott's Reconnaissance Survey showed what appear to be three buildings on Portion 379. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: Thomas Samuel Parrott, *Map of the Country around Sydney*, 1881, NLA MAP RM 903.

²³ *Sands Directory*, 1875, p 225.

²⁴ *SMH*, 15 Feb 1876, p 1; 16 Feb 1876 p 12.

²⁵ NRS 13538, Curator of Intestate Estates, Case papers, J Pearce, No 135 of 1898, SANSW 10/27537.

²⁶ *Sands Directory*, 1880, p 240.

²⁷ *Sands Directory*, 1885, p 285.

²⁸ Thomas Samuel Parrott, *Map of the Country around Sydney*, 1881, NLA MAP RM 903.

A Vesting Order of the settlement under the Trustee Acts was made on 26 March 1886. On 1 October 1886, the trustees of the estate of James Pearce, Edwin Thomas Penfold, and George Wall, of Sydney, esquires, leased part of the grant to Charles Morton Pearce and Alfred Pearce, Randwick, nurserymen, for 6 years and 6 months. They were sons of James Pearce. The land was part of the northern Portion 379. It was bounded on the north by High Street, 207 feet 2 inches, on the east by the Asylum 745 feet 6 inches on the south by 408 feet, on the west by Botany Street 660 feet 6 inches, then again on the north by 195 feet and again on the west by 75 feet. Part of Marsh's grant was also included in the lease.²⁹ The land leased had been measured so that it excluded the cottage 'The Willows' on a parcel of land measuring approximately 195 feet facing High Street and 75 feet facing Botany Street. This land was used a plant nursery by the two brothers.

A press article reported on 25 May 1889 that:

In a sheltered valley, or rather undulation, surrounded by fine large pines, figs, willows, and other shelter trees, a few minutes' walk from the Randwick post office, are situated the plant nursery and flower farm of Messrs. Pearce Brothers, nurserymen, florists, and seedsmen...

It noted that, 'About 12 acres of land are under cultivation; there are three new glasshouses, in size 40 ft by 12 ft each, a large hothouse, 50 ft by 12 ft, two or three smaller glasshouses, several large bushhouses, and a "bush house" covered with scrim 40 ft by 15 ft'. Near the bush houses, the garden was divided by trellises 8 feet high covered with climbing roses and other climbing plants. The flower garden was 'two minutes' walk' from the nursery section. Reference was made to 'a small watercourse' on the property. It was claimed that the wells or ponds on the property did not dry out.³⁰ An image of the interior of the fernery at Pearce Brothers Nursery, Randwick was published in August 1889 (Figure 3.8).³¹



Figure 3.8: Pearce Brothers' fernery in 1889. Source: *Illustrated Sydney News*, 2 Aug 1889, p 27.

²⁹ NRS 17513, Land Titles Office, Real Property Application Packet, RPA 7591, SANSW.

³⁰ *Sydney Mail*, 25 May 1889, p 1070.

³¹ *Illustrated Sydney News*, 2 Aug 1889, p 27.

A later press article by 'Melancholy Jaques' about Pearce Brothers on 14 September 1889 stated they had started the nursery about three or four years before (about 1886 – the date of the lease). Some months previously, they had purchased the seed and florist business of Tresseder and Bartlett in the Sydney Arcade. Their nursery and flower garden was in Randwick near the asylum. There:

In a warm sheltered undulation, protected by numbers of old large pines, willows and other trees, they cultivate an area of about 12 acres, and produce not only plants for sale, but enormous quantities of beautiful flowers to supply the large and increasing demand in Sydney.

They grew large numbers of violets as well as specialising in roses, petunias and ferns. There were two gardens about 200 yards apart, where the flowers were grown and the other where they were prepared for market, with 'bushhouses, glasshouses, frames, potting shed, and all things necessary for a nursery'. There were 'six large glasshouses, three of them about 40 ft long by 12 ft wide; one large hothouse, about 50 ft by 12 ft.; two others somewhat smaller; and several large bushhouses or plant sheds.'³² The 1889 and 1890 Sands Directory listed Mrs Sophia Pearce at 'The Willows' plus Charles Pearce, nurseryman and florist and Alfred Pearce, nurseryman and florist in High Street.³³

A Real Property Application survey of this land was prepared on 12 June 1888 by Licensed Surveyor Fariola de Rozzoli showing the boundaries plus the cottage on High Street (Figure 3.9).³⁴

³² *SMH*, 14 Sept 1889, p 15.

³³ *Sands Directory*, 1889, p 352; 1890, p 376.

³⁴ DP 57591.

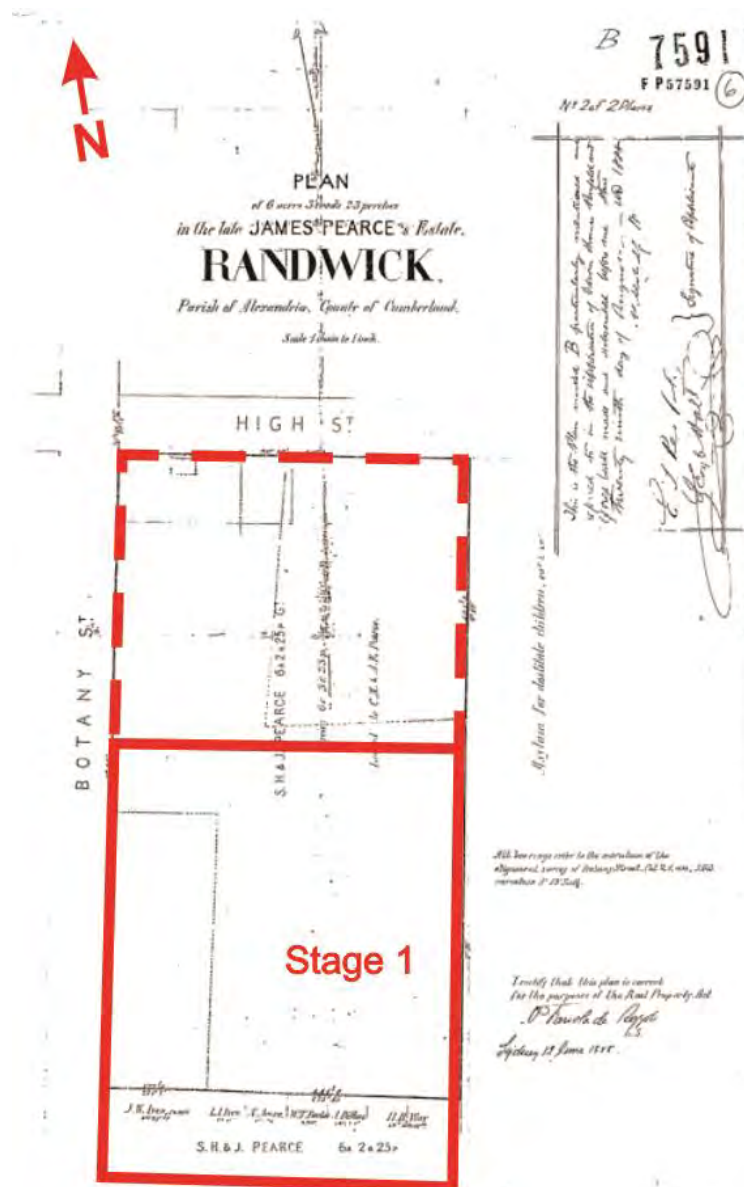


Figure 3.9: LS de Rozzoli's survey of 1888 showed the cottage as well as the property boundaries. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: DP 57591.

On 29 August 1888, Edwin Thomas Penfold, Burwood, esquire, and George Wall, Randwick, esquire (trustees) submitted a Real Property Application, for three parcels of land at Randwick. The third parcel measuring 6 acres 3 rods 23 perches is the subject site. It was held on the basis of a settlement of 11 May 1874. Two parcels were leased to Charles Morton Pearce and Alfred Pearce for 6 years and 6 months from 1 June 1886 at £75 per annum.³⁵ A parish map survey of February 1888 showed a building on the northern grant as well as one on the southern grant (Magill's land – see below) (Figure 3.10, Figure 3.11).³⁶

³⁵ RPA 7591.

³⁶ Surveyor General, General Survey of the Colony - County of Cumberland - Parish of Alexandria, Sheet 3, Feb 1888, S A Map 6369.

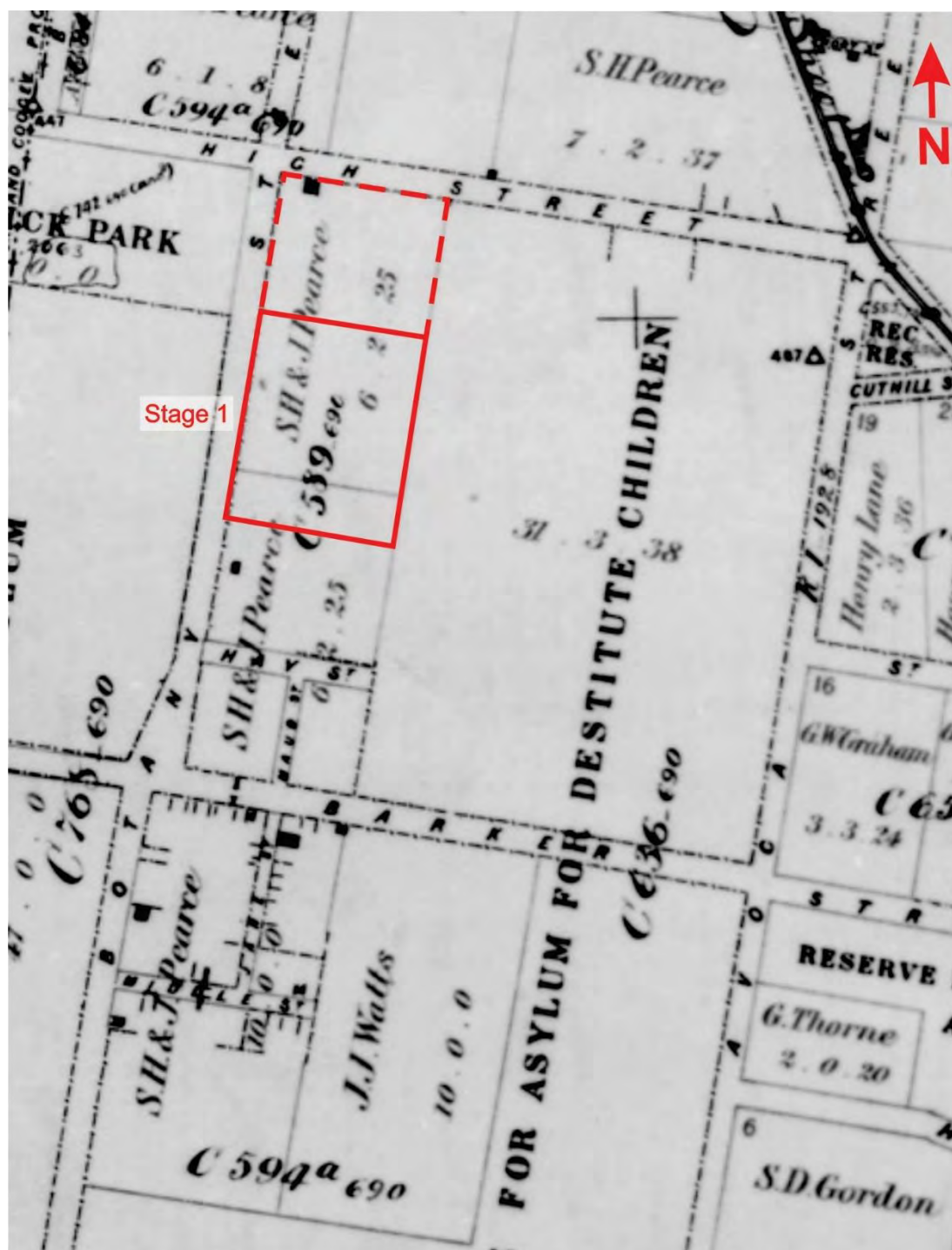


Figure 3.10: The Surveyor General's map of February 1888 showed buildings on both Portions. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: SA Map 6369.

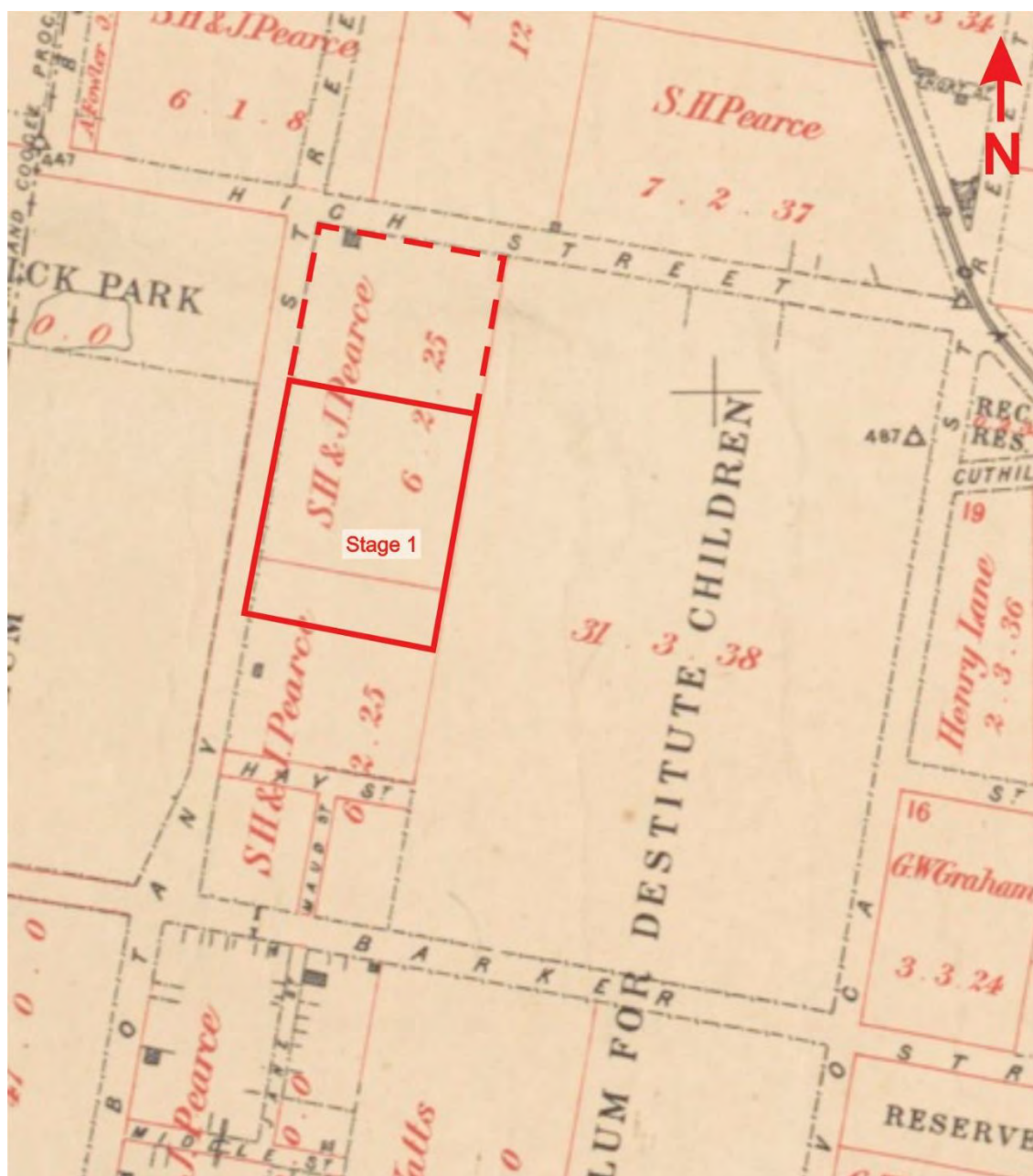


Figure 3.11: A similar map dated as September 1888 is held at the National Library. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: Surveyor General, General Survey of the Colony - County of Cumberland - Parish of Alexandria, Sept 1888, NLA MAP F 133.

A Certificate of Title was issued on 19 August 1889 to Edwin Thomas Penfold, Burwood, and George Wall, Randwick, esquires, for 6 acres 3 roods and 33 perches, being the grant of 6 acres 2 roods 25 perches. The plan on the Certificate of Title showed a building facing High Street.³⁷ On 20 August 1890, Arthur E Hezlet of Five Dock married Edith I Pearce, youngest daughter of the late James Pearce, Randwick, at St Jude's.³⁸ That marriage soon had implications for the estate. The 1891 Higinbotham & Robinson map of the Municipality of Randwick showed 'The Willows' owned by James Pearce plus an L-shaped building behind (Figure 3.12).³⁹

³⁷ CT 936 f 137.

³⁸ AT CJ, 30 Aug 1890, p 33.

³⁹ Higinbotham & Robinson, Municipality of Randwick, Parishes of Alexandria & Botany, M3/811.186/1892/1.

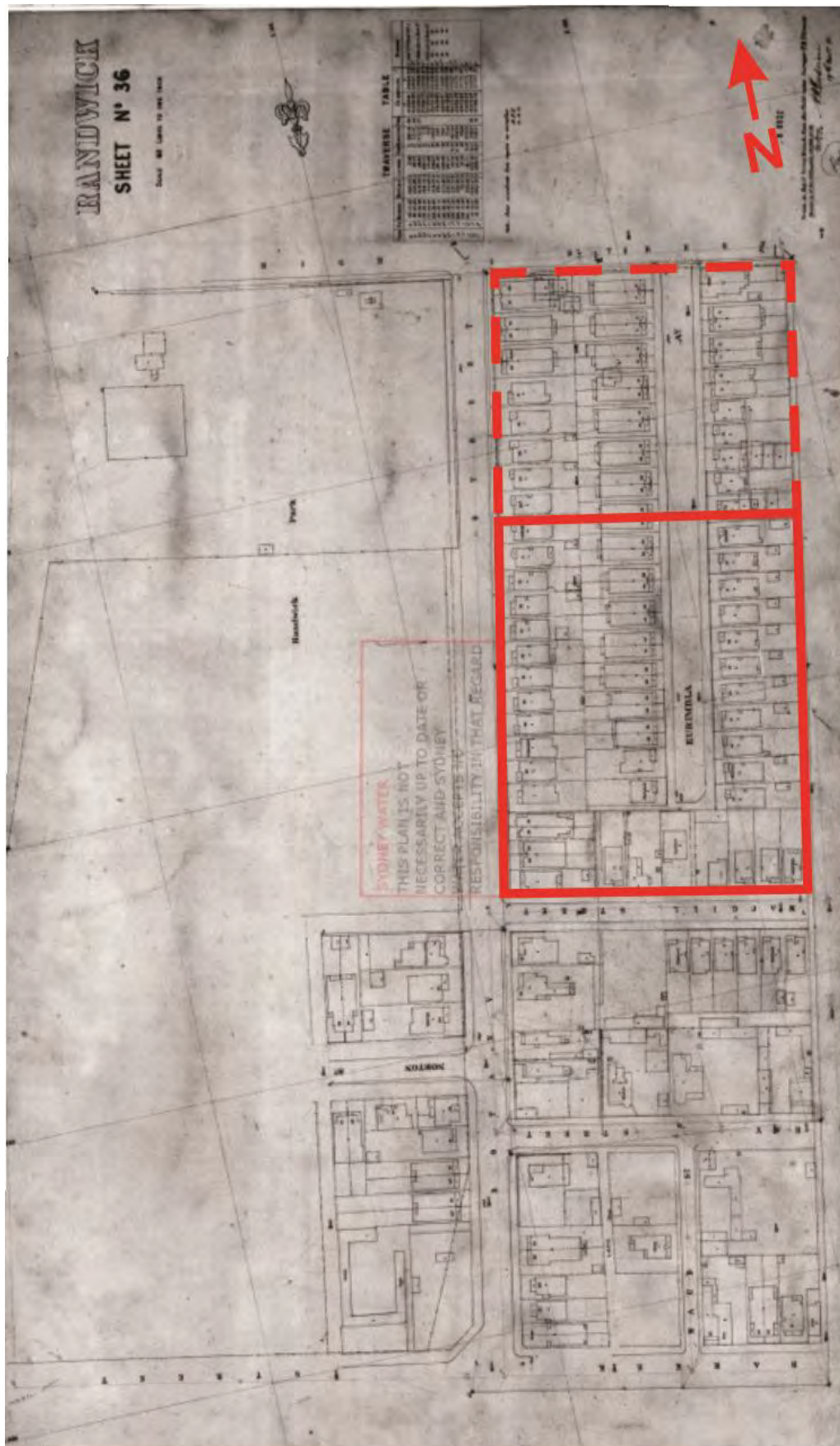


Figure 3.13: The Detail Survey of the block was plotted in November 1891 but was later overlaid with new data in 1935. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: PWD Plan 1544-S931, Sydney Water.



Figure 3.14: An enlargement of the 1891 Detail Survey showing the earlier buildings that had been removed by 1935. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: PWD Plan 1544-S931, Sydney Water.

The updated PWD sheet (Figure 3.13, Figure 3.14) showed the position of 'The Willows' plus an outbuilding both built of stone that were later demolished and built over, plus a wooden building further southwest of the later line of Eurimbla Avenue (which did not exist in 1891).⁴³ The nursery buildings, one of brick and the rest of wood and later demolished, were also shown east of Eurimbla Avenue (Figure 3.15, Figure 3.16).⁴⁴ These were located on the future expansion area.

⁴³ Fieldbook No 1897, Sydney Water, pp 2-3.

⁴⁴ Fieldbook No 1897, Sydney Water, pp 4-5.

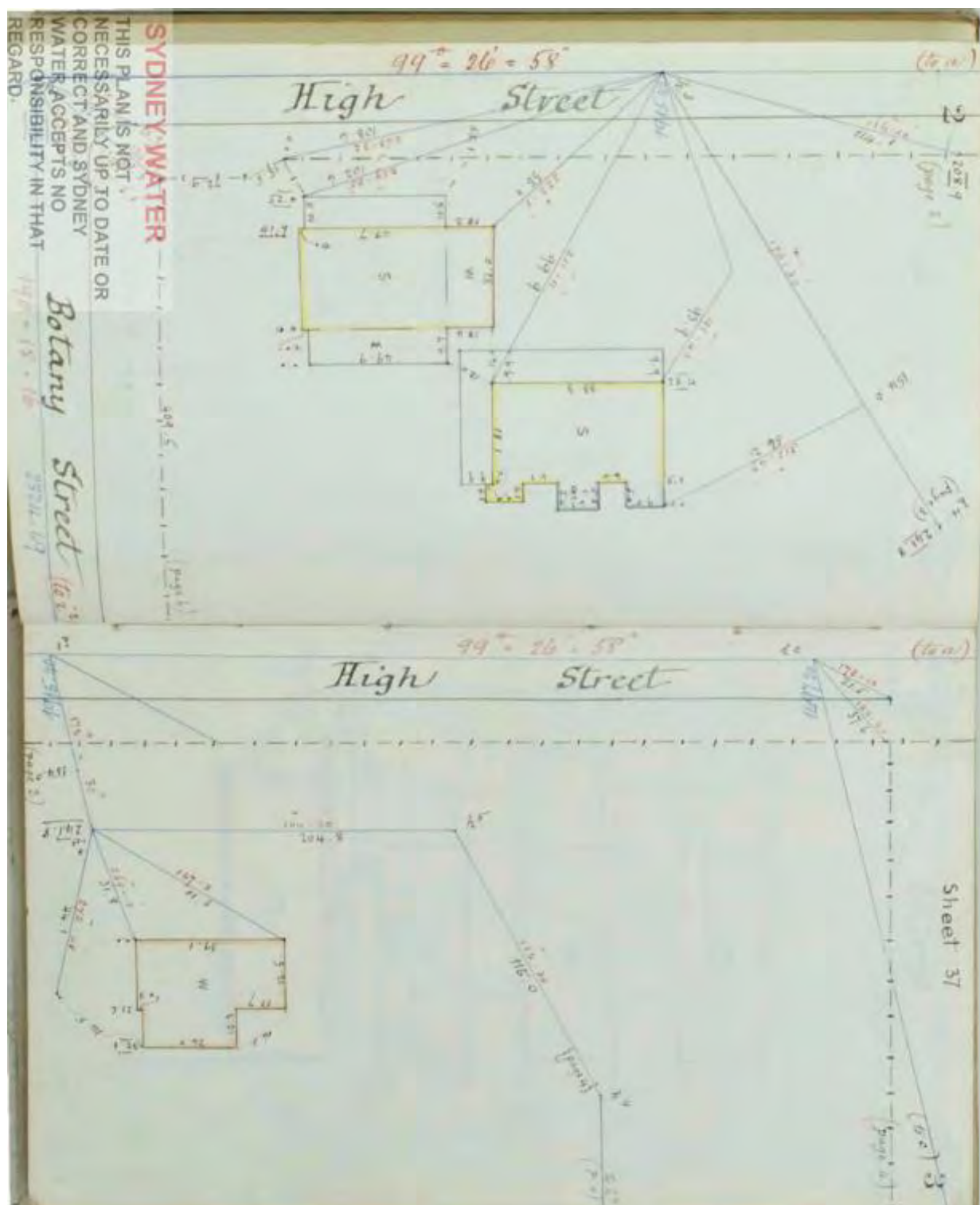


Figure 3.15: Fieldbook pages showing 'The Willows' and outbuildings. Source: Fieldbook No 1897, Sydney Water, pp 2-3.

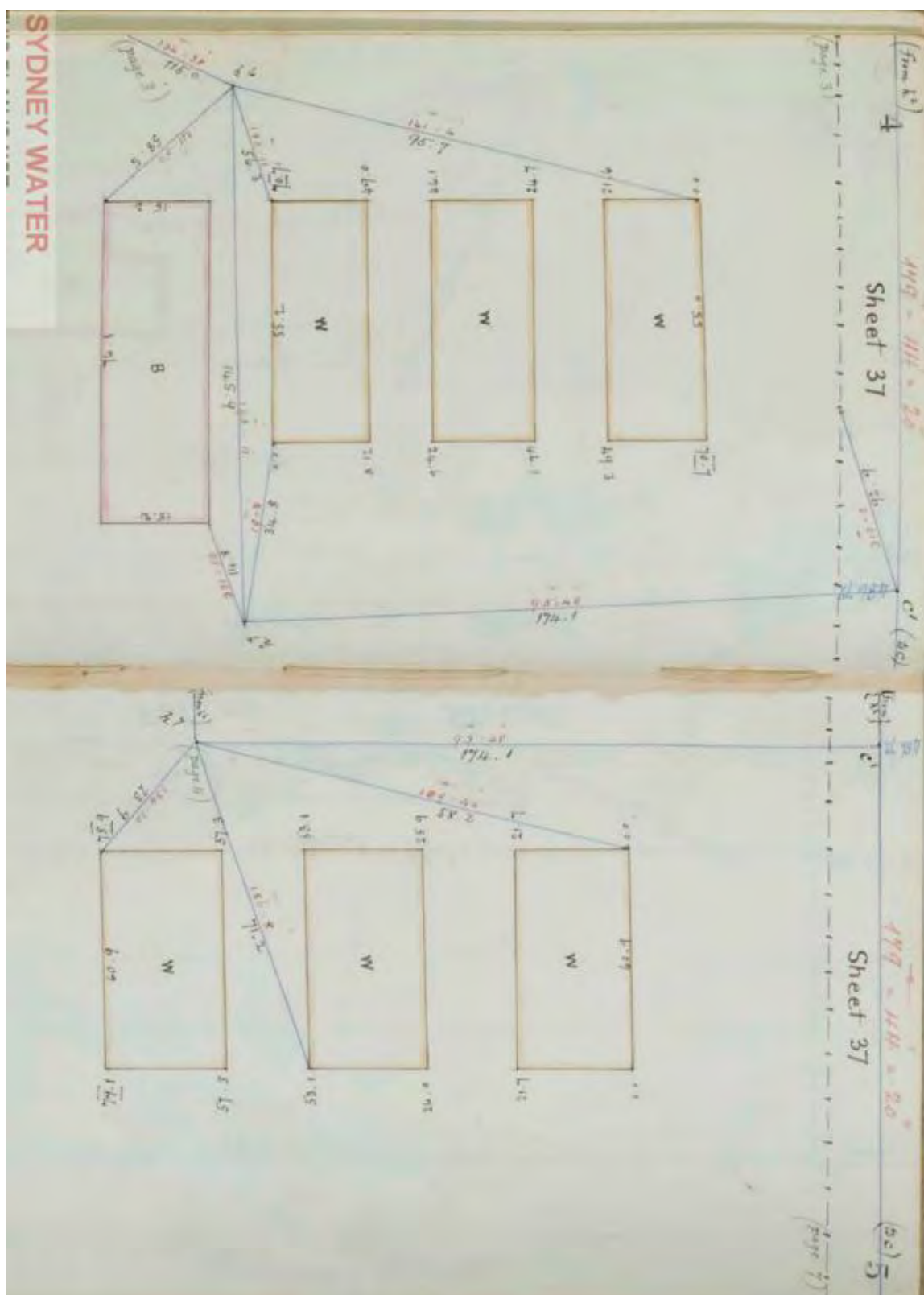


Figure 3.16: Fieldbook pages showing the timber nursery greenhouses and brick building.
Source: Fieldbook No 1897, Sydney Water, pp 4-5.

On 5 April 1892, an Order of the Supreme Court vesting the land in Samuel Thomas Whiddon and Arthur Ernest Hezlett was entered on the Certificate of Title. On 16 March 1894, it was mortgaged to the Australian Widows Fund Life Assurance Society Ltd followed on 29 January 1897 by a further mortgage to that Society.⁴⁵

Sophia Frances Pearce, widow of James Pearce, died at her residence 'The Willows', High Street, Randwick on 7 April 1898. Like her husband James, she was buried at St Jude's.⁴⁶ She owned no real estate but her furniture at 'The Willows' was valued for death duties. The rooms in the house were described as a sitting room, dining room, anteroom, 3 bedrooms, drawing room, and a kitchen.⁴⁷ (See Appendix 1 Section 1).

The furniture of her late husband James Pearce that had remained at 'The Willows' was valued on 23 June 1898 by W P Bradley. The house had recently been occupied by Mrs Pearce but was now occupied by Charles and Alfred Pearce. James Pearce's furniture was separated from that owned by Sophia Frances Pearce by her daughters. The furniture of James Pearce that had remained at 'The Willows' was sold at auction by A G Jenkins, of 274 Pitt Street in July 1898 for £4/13/0.⁴⁸ (See Appendix 1 Section 2).

Various writs of debt were entered on the Certificate of Title. On 22 September 1899, a writ of Fi.Fa (debt) regarding one-seventh share of the land was entered. A writ of Execution regarding one-seventh share of the land was entered on 5 October 1899. Both mortgages were discharged on 12 September 1901. An Order of the Supreme Court vested the land in the Perpetual Trustee Company Ltd on 12 December 1902. Title was transferred to Charles Morton Pearce, of Randwick, nurseryman, on 19 February 1903.⁴⁹

A new Certificate of Title was issued to Charles Morton Pearce, of Randwick, nurseryman, on 13 May 1903. Part of the land was leased to William George Valentine, Sydney, nurseryman and florist on 4 May 1903. On 15 December 1911, the property was transferred to Albert Edward Reid, Sydney, commercial traveller, who then transferred it to Harold Longworth, Sydney, builder, a week later, on 22 December 1911.⁵⁰ Longworth subdivided the land. A subdivision survey by Licensed Surveyor S R Dobbie was completed in April 1912. That survey (DP 7745) was registered on 8 July 1914 (Figure 3.17). No buildings were shown on that survey.⁵¹ As well as subdividing the land, that plan created Eurimbla Avenue. 'The Willows' was demolished about this time. The last entry for 'The Willows', in Sands Directory, then occupied by Charles M and Alfred Ernest Pearce, was in 1910.⁵²

The land was transferred as large batches of lots on 21 September 1914. Lots 18-34 were transferred to Frederick Curry of Ashfield, clerk. Lots 1-17 and 35-51 were transferred to Charles William Coulton of Waverley, builder.⁵³

⁴⁵ CT 936 f 137.

⁴⁶ *Australian Star*, 7 April 1898, p 1.

⁴⁷ NRS 13340, Stamp Duties Office, Deceased Estate File, S F Pearce, Randwick, duty paid 6/8/98, SANSW 20/195.

⁴⁸ NRS 13538, Curator of Intestate Estates, Case papers, J Pearce, No 135 of 1898, SANSW 10/27537.

⁴⁹ CT 936 f 137.

⁵⁰ CT 1468 f 16.

⁵¹ DP 7745.

⁵² Sands, *Directory*, 1910, p 613.

⁵³ CT 1468 f 16.

3.2.1 DP 7745

A Certificate of Title for lots 18-34 facing the west side of Eurimbla Avenue was issued to Frederick Curry, Ashfield, clerk, on 8 October 1914. These lots were transferred, mostly to Sydney Coulton, Waverley, builder, from 1 March 1916 onwards.⁵⁴ On 8 October 1914, a Certificate of Title for lots 1-17 and 35-51 was issued to Charles William Coulton, Randwick, builder.⁵⁵ Charles William Coulton was a prominent builder who had been president of the Master Builders' Association in 1904.⁵⁶ Coulton commenced building houses on this subdivision. However, on 17 March 1916, he died at his home Wirringulla, Francis Street, Randwick aged 48. He was buried at the Randwick Church of England Cemetery.⁵⁷

A valuation of Coulton's estate by Batt Rodd and Purves, auctioneers, estate agents and valuers dated 12 April 1916 described his real estate including:

Four cottages – Botany Street, Randwick (part of CT 1468 f 16)

'The land has a frontage of 88 feet to BOTANY ST by a depth of 110 feet.

On it is erected 2 PAIRS OF SEMI-DETACHED COTTAGES of Brick with roofs of Tiles and Iron. Each cottage contains 4 rooms, kitchen, Laundry, Bathroom & W C combined, and Front Verandah.

The rentals are 21/- per week each.'

Present market value £2,200.

Land

Botany Street

Lot 1 50 ft x 110 ft

9 lots 4-14 44 ft x 110 ft

4 lots 13-14 40 ft x 110 ft

Lot 17 33 ft x 110 ft

Total Frontage 639 ft

Market value £1,918

Eurimbla Avenue

Lot 35 48 ft x 115 ft

10 lots 37-46 44 ft x 116/120 ft

3 lots 47-49 40 ft x 120 ft

Lot 50 44 ft x 120 ft

Lot 51 46 ft x 121 ft

Total Frontage 698 ft

Market value £1,745

All in CT 1468 f 16

There were also pencilled calculations added to the valuation by the Stamp Duties Office recalculating those values so that in the opinion of the Stamp Duties Office the lots on Botany Street were worth between £2,585 and £2,823. A recalculation of the lots in Eurimbla Avenue estimated them at £2,292 to £2,455. A sketch of the land by Batt Rodd and Purves was attached with the valuation.⁵⁸

⁵⁴ CT 2527 f 227.

⁵⁵ CT 2527 f 228.

⁵⁶ *Daily Telegraph*, 20 March 1916, p 6.

⁵⁷ *SMH*, 18 March 1916, pp 15-6.

⁵⁸ NRS 13340, Stamp Duties Office, Deceased Estate File, pre A 100858, SANSW 20/2092.

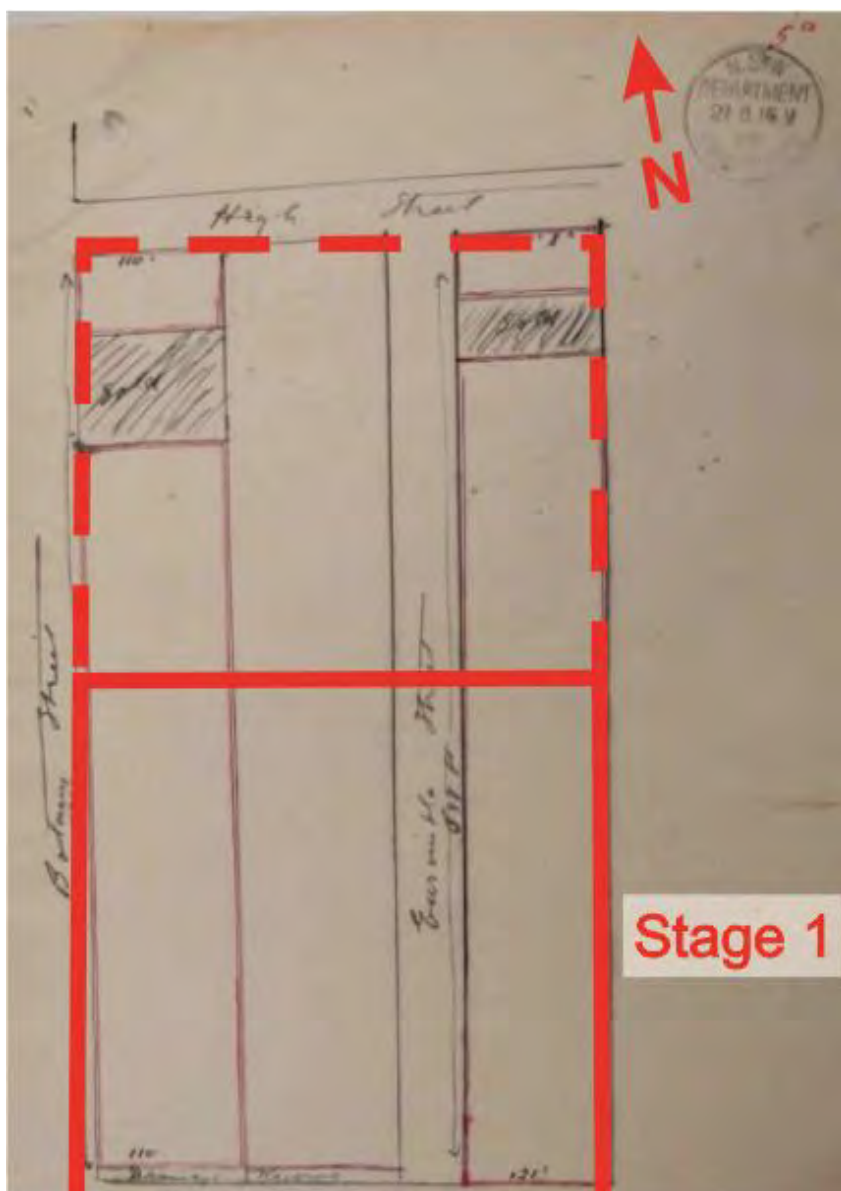


Figure 3.18: A sketch by valuers Batt, Rodd and Purves of 12 April 1916 showing the land owned by C W Coulton. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: NRS 13340, Stamp Duties Office, Deceased Estate File, pre A 100858, SANSW 20/2092.

In response to the claims by the Stamp Duties Office that the value of the land had been under-estimated by the valuers, Batt, Rodd and Purves provided an explanation on 9 June 1916. They disputed the higher value of some of Coulton's real estate. For the vacant land on Botany Street and Eurimbla Avenue, they claimed:

A large portion of this land was used formerly as a rubbish tip. The level of the road was raised beyond the original surface – the rubbish was then tipped in and covered over with sand. The land is expensive to build on. In some places it would be necessary to go down the necessary 6 feet to secure a firm foundation. The portion of the land not interfered by rubbish deposits, consists of a high sand hill which will either have to be removed or confined by retaining walls, which of course, would be expensive and depreciate the land value. The Council's assessment apparently was made in all good faith; the valuers not

knowing the faulty conditions of the land owing to the before mentioned rubbish tip.⁵⁹ (See also Appendix 1 Section 3).

The first houses along this section of Botany Street and in Eurimbla Avenue appeared in Sands in 1917.⁶⁰ A comparison of the names of tenants on the Botany Street houses with Sands data shows that the early cottages in Botany Street were those numbered as 55-61 Botany Street in 1920.⁶¹ Though the first cottages were built by Charles William Coulton, his brother, Sydney Coulton, built most of the houses on the land. The following Table shows the Building Applications for the Coulton houses.

Table 3.1: Building Applications in DP 7745 by the Coulton Family 1914-1920. *Construction & Local Government Journal*.

Buildings	Applicant	Date and page
2 Pairs S D Brick cottages Botany Street	C W Coulton, Francis St, Randwick	16 April 1915 p 2
Pair Brick cottages Eurimbla Avenue	S Coulton, Corona Ave, Waverley	17 March 1916 p 2
Pair Brick cottages Eurimbla Avenue	S Coulton, Corona Ave, Waverley	26 May 1916 p 2
Pair Brick cottages Eurimbla Avenue	S Coulton, Corona Ave, Waverley	4 Sept 1916 p 2
Brick cottages Eurimbla Avenue	S Coulton, Corona Ave, Waverley	30 Oct 1916 p 2
Six Brick cottages Eurimbla Avenue	S Coulton, Corona Ave, Waverley	27 Dec 1916 p 2
Pair Brick cottages, High Street & Eurimbla Avenue	S Coulton, High Street, Randwick	14 May 1917 p 2
Pair S D Brick cottages Eurimbla Avenue	- Coulton, 71 Corona Ave, Waverley	13 May 1918 p 2
Pair S D Brick cottages Eurimbla Avenue	S E Coulton, Waverley	19 Aug 1918 p 2
Pair Brick cottages Eurimbla Avenue	S Coulton, Eurimbla Avenue, Randwick	20 Jan 1919 p 2
Pair S D Brick cottages Eurimbla Avenue	Mrs S Coulton, Eurimbla Avenue, Randwick	17 March 1919 p 2

The Commonwealth Government acquired various lots in this subdivision in January 1919. Houses were shown on these lots when the land was subdivided in July 1923. However, those houses had previously appeared in Eurimbla Avenue with the same names as in 1923 War Service Commission subdivision in the 1918 Sands directory, indicating that they had been erected by the Coulton family.⁶²

A Certificate of Title was issued to Alice Maud Coulton, widow, and Charles Frederick Coulton, clerk, both of Randwick and William Leslie Coulton, Wallangra near Inverell, grazier, on 3 May 1920 for lots 1-17 and 27-51 of DP 7745 after the death of Charles William Coulton. Various lots were transferred during 1920-21.⁶³ Another Certificate of Title was issued to Alice Maud Coulton, widow, and Charles Frederick Coulton, clerk, both of Randwick and William Leslie Coulton on 27 June 1923 for lots 2-9 and 42-51 of DP 7745. On 29 July 1926 lots 42-51 were transferred to Edward Ernest Christie. On 27 September 1926, lots 4-9 were transferred to John Marron.⁶⁴ The 1943 aerial photograph showed the whole area was covered with cottages (Figure 3.19).⁶⁵

⁵⁹ NRS 13340, Stamp Duties Office, Deceased Estate File, pre A 100858, SANSW 20/2092.

⁶⁰ Sands, *Directory*, 1917, p 803, 814.

⁶¹ Sands, *Directory*, 1920, p 650; See also NRS 14466, Valuer General, Valuation Cards, SANSW 13/7786, Botany St, Numbers 1006-1010.

⁶² Sands, *Directory*, 1918, p 669.

⁶³ CT 3046 f 109.

⁶⁴ CT 3469 f 235.

⁶⁵ SIX, LRS.



Figure 3.19: The 1943 aerial photograph of the study area covered in dwellings. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: SIX Maps, LRS.

3.2.2 DP 13995

In July 1926, lots 42-51 (DP 7745, Figure 3.17) facing Eurimbla Avenue were re-subdivided by Licensed Surveyor Kenneth Robert Marshall Stretch into 12 lots (Figure 3.20).⁶⁶

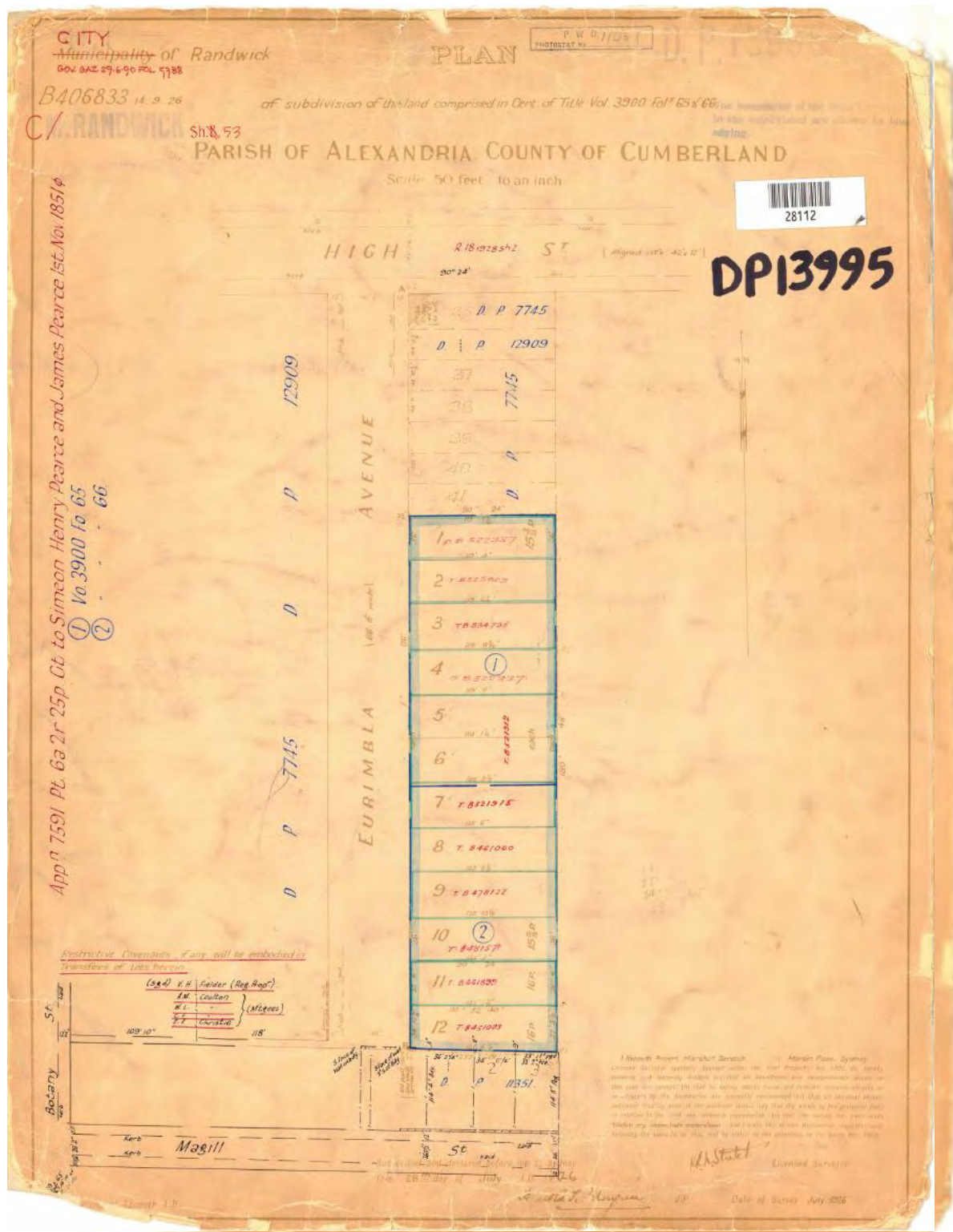


Figure 3.20: Lots on the eastern side of Eurimbla Avenue were re-subdivided in July 1926.
Source: DP 13995.

⁶⁶ DP 13995.

On 18 August 1926, a Certificate of Title was issued for lots 42-51 (DP 7745, Figure 3.17) to Edward Ernest Christie, Coogee, builder. All lots were transferred a few weeks later on 13 September 1926 to Victor Herbert Fielder, Randwick, builder. Individual lots were transferred from 1927 onwards.⁶⁷

3.2.3 DP 13997

Lots 4-9 (DP 7745, Figure 3.17) facing Botany Street were re-subdivided into 7 lots by Licensed Surveyor Cyril Percy Johns certified by Marron on 15 September 1926 (Figure 3.21).⁶⁸



Figure 3.21: In 1926, some lots owned by John Marron facing Botany Street were re-subdivided. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: DP 13997.

⁶⁷ CT 3900 f 65; CT 3900 f 66.

⁶⁸ DP 13997.

On 11 October 1926, a Certificate of Title was issued for lots 1-7 (Figure 3.21) to John Marron, Randwick, contractor.⁶⁹ On 3 February 1927, Marron registered lots 1-6 DP 13995 (Figure 3.20) as separate titles in his own name before selling them.⁷⁰

3.2.4 WAR SERVICE SUBDIVISION

Houses appeared in Eurimbla Avenue in the 1918 Sands Directory with the same names as appeared on a 1923 War Service Homes Commission subdivision, likely having been constructed by the Coulton family.⁷¹ On 22 January 1919, the Commonwealth of Australia compulsorily acquired various lots in DP 7745⁷² (Figure 3.17). A Certificate of Title was issued to the Commonwealth of Australia for lots 26-31 (west side) and 35-36 (east side) Eurimbla Avenue on 30 May 1919.⁷³ On 27 July 1922, they were transferred to the War Service Homes Commission.⁷⁴ A new Certificate of Title was issued to the War Service Homes Commission for Lots 26-31 (west side) and lot 36 (east side) Eurimbla Avenue on 1 September 1922.⁷⁵

Licensed Surveyor Arnold Hugh Garnsey completed a new subdivision survey on July 1923 showing the new lots created by the War Service Homes Commission with semi-detached cottages (Figure 3.22).⁷⁶ Previously, those semi-detached cottages had been built so that two dwellings occupied a single allotment. The new subdivision created an individual allotment for each semi-detached cottage making it simpler for the Commission to transfer the lots.

The War Service Homes Commission commenced transferring lots to buyers on 10 February 1925.⁷⁷ The last allotment and semi-detached cottage was transferred on 19 December 1960.⁷⁸

⁶⁹ CT 3921 f 116.

⁷⁰ CT 3965 f 147-152.

⁷¹ Sands, *Directory*, 1918, p 669.

⁷² CT 2527 f 228 and others.

⁷³ CT 2940 f 163.

⁷⁴ CT 2940 f 163.

⁷⁵ CT 3358 f 225.

⁷⁶ DP 12909.

⁷⁷ CT 3358 f 225.

⁷⁸ CT 3358 f 225.

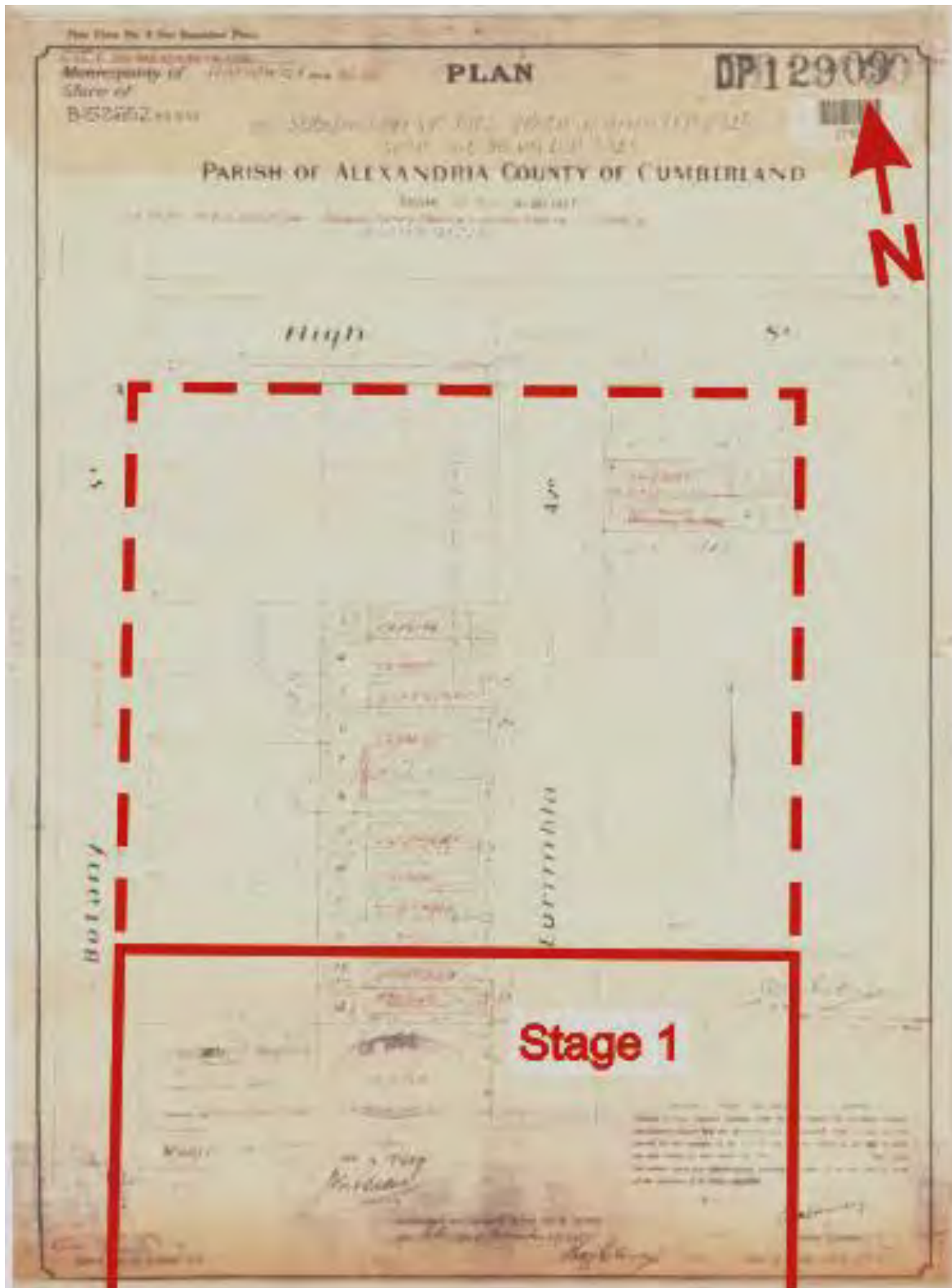


Figure 3.22: The re-subdivision of lots on the eastern and western side of Eurimbla Avenue owned by the War Service Homes Commission divided existing semi-detached cottages into separate lots to facilitate their sale, July 1923. Source: DP 12909.

3.3 PORTION 380

The southern grant to Simeon Henry Pearce and James Pearce, Portion 380, measuring 6 acres 2 roods 25 perches was bounded on the north by the Portion 379, 6 chains, on the east, 11 chains 10 links, on the south by a road one chain wide (later Barker Street) 6 chains and on the west 11 chains 10 links. Only a small northern portion of this lot is located within the study area (Figure 3.23). It was purchased for £33/5/8.⁷⁹ On 31 December 1852, Simeon Henry Pearce conveyed his half share in Portions 379 and 380 to James Pearce, for £33.⁸⁰

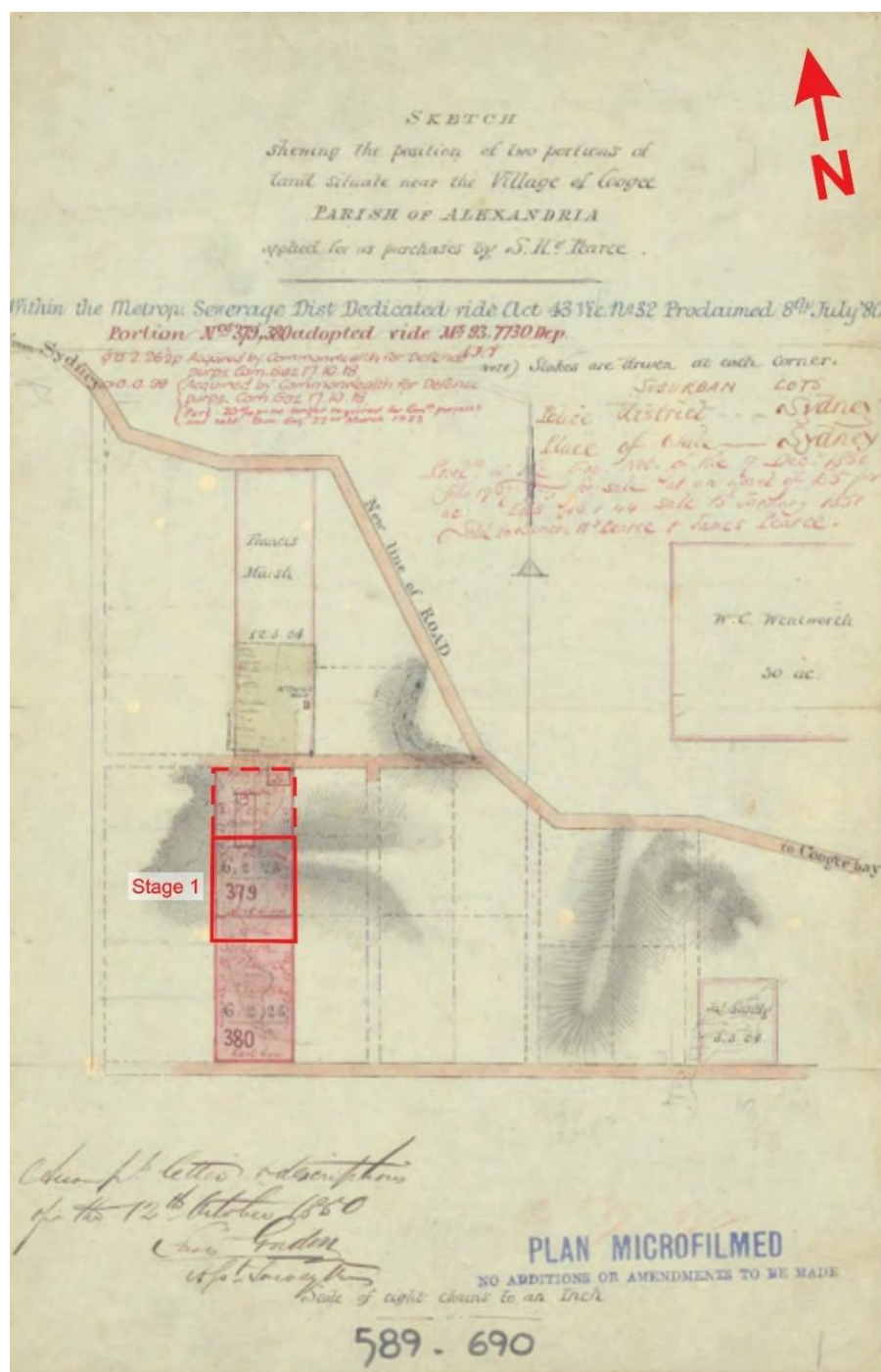


Figure 3.23: Lewis Gordon's 1880 survey of the two Portions also depicted the swamp plus some topography. Stage 1 area outlined in solid red, future expansion area outlined in dashed red. Source: C.589.690, Crown Plan.

⁷⁹ Grants, volume 82, No 204, LRS.

⁸⁰ OSD, No 133 Bk 26.

By a conveyance of 12 December 1870, James Pearce gave his son James Albert Pearce, 3 acres 1 rood 12½ perches (part of Portion 380) bounded on the north by the northern portion (portion 379) 6 chains, on the west by Botany Street 5 chains 55 links, on the south by 6 chains, and on the east by 5 chains 55 links, in consideration of his natural love and affection for his son and 10 shillings.⁸¹ On 6 January 1872, James Albert Pearce mortgaged that land to Enos Napper for £200 at 7%. The land had a house thereon.⁸² It appears that he could not redeem his loan. On 16 July 1872, James Albert Pearce conveyed the equity of redemption of the land with the house to Enos Napper for the £200 he owed Napper by the mortgage plus an additional payment of £110.⁸³

By 21 February 1878, the Paragon Nursery, at Randwick conducted by Michael Magill was in business.⁸⁴ It was located on this land. A sale of grape vines, pear and peach trees, conifers, camellias, and roses from the Paragon Nursery, Randwick was advertised in June 1878.⁸⁵ The sale of plants from the Magill Nursery, Randwick, including ornamental and fruit trees, flowers and bulbs, was advertised in June 1879 (Figure 3.24).⁸⁶ The 1880 Sands Directory listed M B Magill at Violet Hall, Botany Street.⁸⁷

In mid-1881, Enos Napper leased land to Michael Benedict Magill including a dwelling and adjacent land as well as land fronting Botany and Hay Streets, excepting any standing crops.⁸⁸ Magill had agreed to purchase that land from Napper for £1,800 but had then on-sold it to Arthur John Viles and Harmsworth Robert Way for £2,400. On 27 September 1881, a Conveyance was signed with the following parties: 1st Enos Napper, 2nd Michael Benedict Magill 3rd Arthur John Viles and Harmsworth Robert Way. The land included the 3 acres 1 rood and 12½ perches near Coogee plus part of lot 44 measuring 1 rood 36 perches.⁸⁹

⁸¹ OSD, No 380 Bk 122.

⁸² OSD, No 362 Bk 128.

⁸³ OSD, No 182 Bk 131.

⁸⁴ *SMH*, 21 Feb 1878, p 5.

⁸⁵ *SMH*, 6 June 1878, p 1.

⁸⁶ *SMH*, 5 June 1879, p 9.

⁸⁷ *Sands Directory*, 1880, p 240.

⁸⁸ OSD, No 693 Bk 220.

⁸⁹ OSD, No 151 Bk 235.

Sydney.

**THE GREATEST, MOST EXTENSIVE,
and
IMPORTANT SALE
of the Season.**

**ORNAMENTAL TREES
FRUIT TREES
FLOWERING PLANTS and SHRUBS
BULBS OF EVERY VARIETY.**

From the Far-famed
MAGILL NURSERY,
at Randwick.

W S. WILLIAMS has received instructions from
a Mr. MAGILL, of the great PARAGON NURSERY, to
sell by auction, at the Rooms, 422, George-street, on
WEDNESDAY, 11th instant,
A most magnificent collection of

**ORNAMENTAL TREES
FRUIT TREES
FLOWERING PLANTS and SHRUBS
BULBS, of every variety,**
viz.,

**NORFOLK ISLAND PINES
PINES of all varieties
CYPRESSES, M. B. FIGS
CAMELLIAS, FUSCHIAS, &c., &c.
PERNS FROM EVERY CLIME
ORANGE TREES
LEMON DITTO
PLUM DITTO (Orleans and many others)
APPLE DITTO
PEACH DITTO
APRICOT DITTO.**

BULBS.

**LILLIES OF THE VALLEY
SNOWDROPS
PEACOCK IRIS
MARTAGON YELLOW
ANEMONIES
CROCUS
NARCISSUS, various
SPARAXIS
AXIAS
TULIPS**

And a great variety of other

**TREES
PLANTS
SHRUBS
BULBS
&c., &c.,**

TOO NUMEROUS TO DETAIL.

**W. S. WILLIAMS,
422, George-street.**

TO-MORROW. FRIDAY.

Figure 3.24: An advertisement for products from Magill's nursery, Randwick, demonstrated the variety of plants cultivated by the firm. Source: SMH, 5 June 1879, p 9.

3.3.1 DP 975640

Viles and Way then subdivided the land as Magill's Nursery. Licensed Surveyor C A Atchison prepared the subdivision plan (Figure 3.25). The auction sale showed a house across lots 2 and 3, section 2, south of Magill Street (outside the study area).⁹⁰ This was shown on later plans as 'Creswick'. The charting copy of the subdivision was copied from the auction sale plan (Figure 3.26). No buildings were shown north of Magill Street. The only house shown was across lots 2 and 3, section 2, outside the study area.⁹¹ This house, later named 'Pembroke' (1896-1909), 'Alderney' (1909-1916) and 'Byron Lodge' by 1935 appears to remain standing at 105 Botany Street, south of the study site.

Hardie and Gorman conducted the original auction sale of Magill's Nursery subdivision on 1 October 1881 as 27 lots, nine of which are located within the study area (Figure 3.27). The sale included the Magill's family residence known as 'Violet Hall' fronting Botany Street built of brick with seven rooms, kitchen, bathroom, man's room, laundry and stables.⁹²



Figure 3.25: Part of 1881 auction plan for Magill's Nursery Estate. Stage 1 site outlined in red.
Source: NRS 17513, RPA 10647, SANSW.

⁹⁰ NRS 17513, RPA 10647, SANSW.

⁹¹ DP 975640 (originally 1327 (L)), LRS.

⁹² SMH, 28 Sept 1881 p 12.

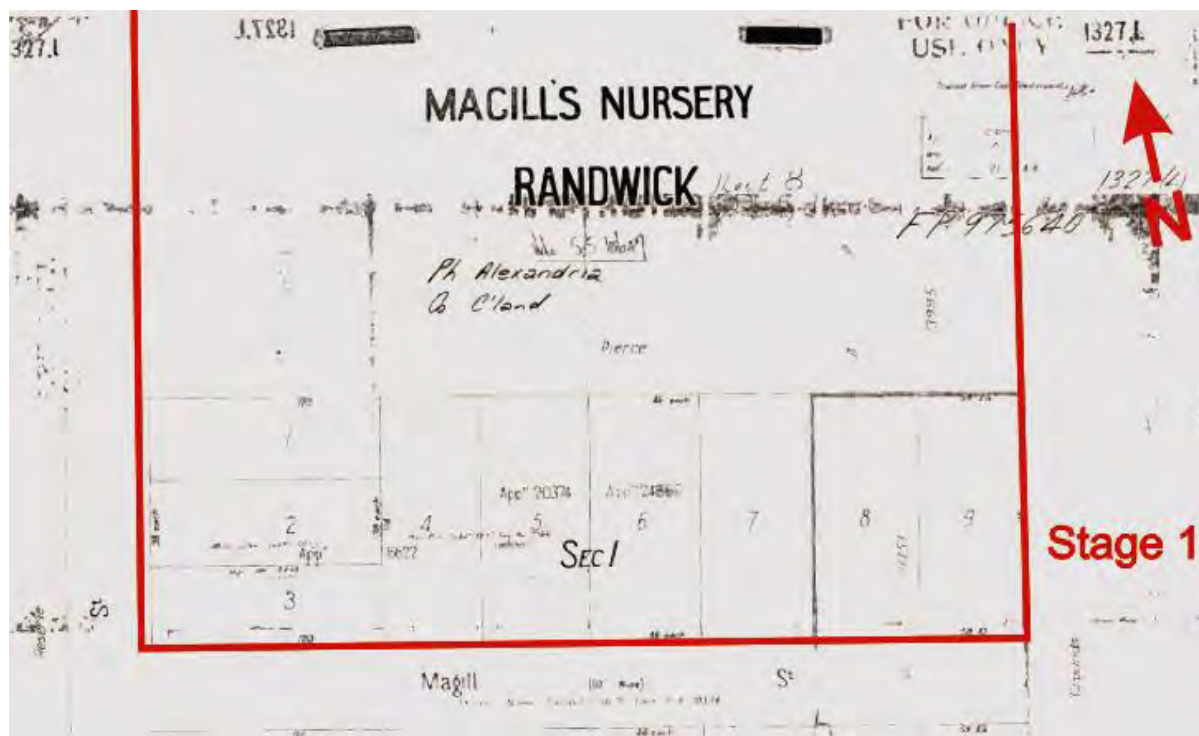


Figure 3.26: The cadastral plan held by LRS was copied from the auction sale plan. Stage 1 site outlined in red. Source: DP 975640 (originally 1327 (L)), LRS.

The above-described choice blocks of land, plan of which can be seen at the Rooms.

MAGILL'S ESTATE, RANDWICK.

SUBDIVISION OF THIS WELL-KNOWN AND VALUABLE ESTATE.

MAGILL'S ESTATE,
SUBDIVIDED by Mr. Surveyor Atchison into 27 VILLA SITES, as follows:—

9 ALLOTMENTS fronting BOTANY-STREET,
6 ALLOTMENTS fronting HAY-STREET.
12 ALLOTMENTS fronting MAGILL-STREET.

Also,
FAMILY RESIDENCE, known as VIOLET HALL, fronting BOTANY-STREET, for many years occupied by Mr. Magill, built of brick, and containing 7 rooms, kitchen, bathroom, man's room, laundry, &c., together with stables, &c.

☞ This property is situate next to the property of Mr. Pearce, and opposite the Reserve.
* * The land is now being pegged out by Mr. Licensed Surveyor Atchison.

TITLE—Apply to H. R. Way, Esq., solicitor, Elizabeth-street.

HARDIE and GORMAN have received instructions to sell by public auction,
ON THE GROUND,
at 3 o'clock, on
SATURDAY, 1st OCTOBER,
THE MAGILL ESTATE, RANDWICK.

PLAN ON VIEW AT THE ROOMS.

☞ **LITHO. IN COURSE OF PREPARATION.**
NEWTOWN.

Figure 3.27: Auction sale advertisement for Magill's Estate. Source: SMH, 28 Sept 1881 p 12.

A clearing sale of Magill's Nursery subdivision of lots 5-9 Section 1 fronting Magill Street and lots 8-12 Section 2 fronting Hay Street was held on 16 August 1882.⁹³ The 1889 Sands Directory listed Samuel Palmer, 'Creswick' and William Noud, 'Hawthorne' along the section of Botany Street in between High Street and Magill Street⁹⁴ By a conveyance of 20 January 1885, Arthur John Viles, Sydney, gentleman, sold his half share in lots 8 and 9 Section 1 and 13 and 14 Section 2 for £200 to Harmsworth Robert Way, Sydney, gentleman.⁹⁵ The subdivision was shown on Higinbotham & Robinson's 1891 map of the Municipality of Randwick (Figure 3.12).⁹⁶

Surveyor T B U Sloman had submitted his Field Book of the Detail survey of this block for surveys completed in December 1890.⁹⁷ The Field Book showed one brick cottage on the north side of Magill Street, which remains standing with modifications to the rear as Number 4 Magill Street (Figure 3.28).⁹⁸



Figure 3.28: The single brick cottage in Magill Street in 1890 is now known as No. 4 Magill Street. Source: Fieldbook No 1897, Sydney Water, p 8.

The allotments on the north and south sides of Magill Street were held under Old System title. No attempt has been made to trace the title of each individual parcel. On 1 April 1898, the current owner of lots 8 and 9 Section 1 and at 13 to 18 and lots 1-3 section 2 (see Figure 3.25) applied to bring them under the Real Property Act.⁹⁹

Licensed Surveyor Adelbert Schleicher prepared the Real Property Application plan. On 23 May 1898, he informed the Land Titles Office that his subdivision plan showed that Magill

⁹³ SMH, 7 Aug 1882, p 9.

⁹⁴ Sands Directory, 1889, p 351.

⁹⁵ OSD, No 789 Bk 304.

⁹⁶ Higinbotham & Robinson, Municipality of Randwick, Parishes of Alexandria & Botany, M3/811.186/1892/1.

⁹⁷ Fieldbook No 1897, Sydney Water.

⁹⁸ Fieldbook No 1897, Sydney Water, p 8.

⁹⁹ RPA 10647.

Street did not extend into the grounds of the Asylum. In addition, 'the Eastern end of Magill Street is not used as a Street but is fenced off and with lots eight and nine [Section 1 north of Magill Street] of the said subdivision forms and has apparently formed one paddock for some years'.¹⁰⁰

A Certificate of Title for lots 8 and 9 Section 1 Magill's estate was issued to Ellen Ward, wife of Robert Henry Ward, Randwick, manager on 8 August 1898.¹⁰¹ On 4 November 1921, Licensed Surveyor S B Madsen completed a re-subdivision of lots on the north and south side of Magill Street creating three allotments on each side of the street.¹⁰²

The 1943 aerial photograph showed the whole area was covered with cottages (Figure 3.19).¹⁰³

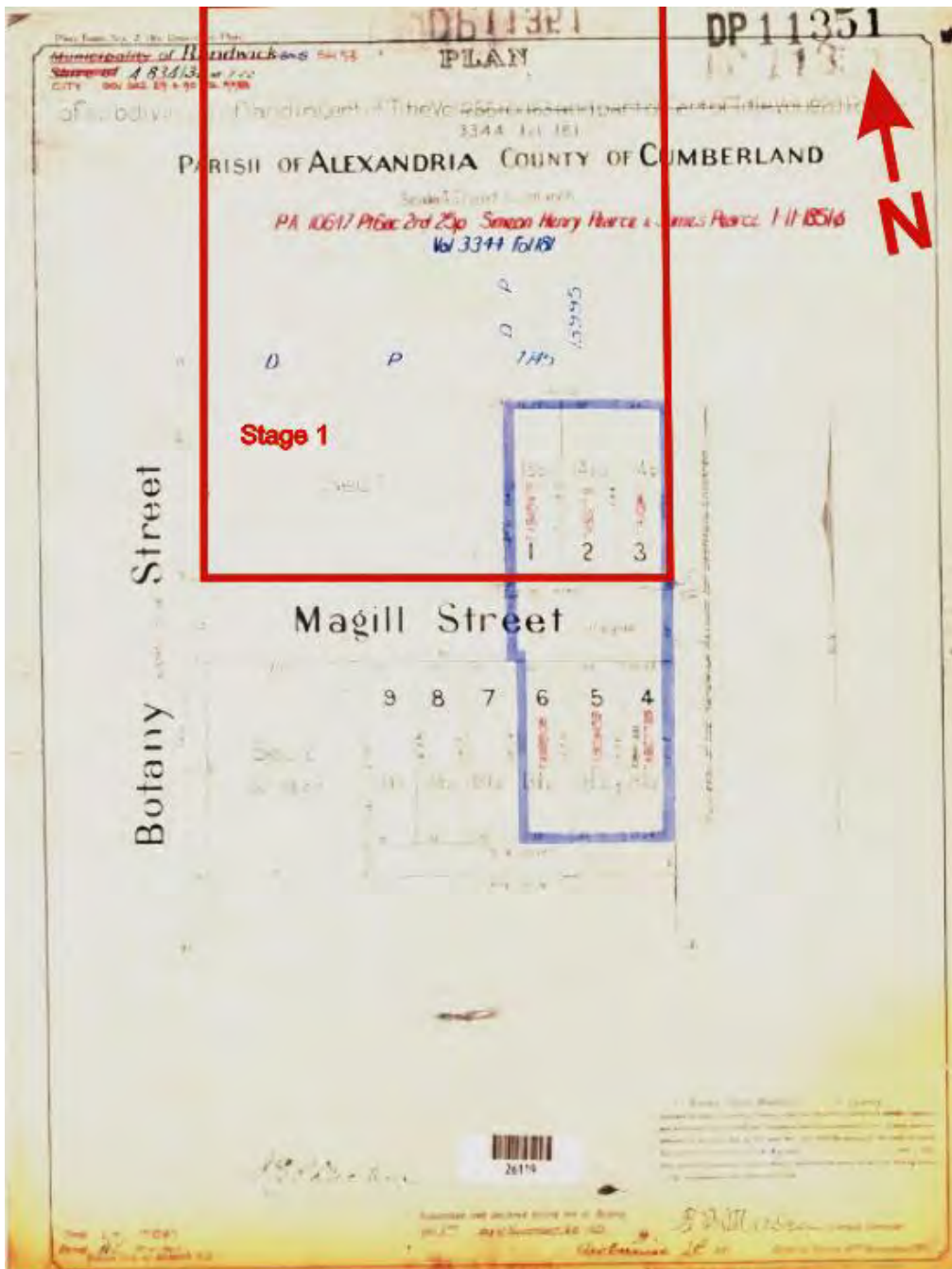


Figure 3.29: The re-subdivision of some lots in Magill's Estate Site outlined in red. Source: DP 11351.

¹⁰⁰ Statutory Declaration, Adelbert Schleicher, 23 May 1898, NRS 17513, RPA 10647, SANSW.

¹⁰¹ CT 1255 f 163.

¹⁰² DP 11351.

¹⁰³ SIX, LRS.

4.0 ARCHAEOLOGICAL CONTEXT

4.1 ARCHAEOLOGICAL SITES IN THE VICINITY

This area of Sydney, unlike the central district and its surrounds, has been the subject of limited historical archaeology investigations and assessments. The majority of recent investigations in the area have focused on the Randwick Prince of Wales (POW) Hospital site. The most recent of these, along with an assessment for part of the South East Light Rail project which borders the study area, have been outlined below.

4.1.1 POW HOSPITAL RANDWICK CAMPUS SITE INVESTIGATION REPORT, 2016¹⁰⁴

GML Heritage Pty Ltd (GML Heritage) was engaged by ARCADIS to prepare a Site Investigation Report detailing the archaeological potential of the POW Hospital to assist with planning for its ongoing management and redevelopment. They used a combination of archaeological surveys, Ground Penetrating Radar (GPR) surveys, a review of borehole data from the area and traditional research of historical documents and photographs to make an assessment of the site.

The archaeological survey was guided by the review of the site's development history, historic plans and aerial photographs. It was to identify areas with potential for intact archaeological deposits, either through known historical development or limited ground disturbance. Only a small portion of the site remained undeveloped. It was concluded that the buildings foundations, basements, car parks and roads would have removed most of the archaeology. However, there were some grassed areas which appeared to have been subject to minimal disturbance and have moderate potential for archaeology.

The GPR survey areas covered a broad part of the Campus grounds, however, they were heavily constrained by way of access to the areas between buildings. The aim was to locate which areas had been disturbed by searching for the Botany Sand Sheet which originally underlies this area. It was discovered that the sand sheet had not been disturbed and there was moderate potential archaeology in the northwest and southwest corners of the Hospital (northeast and southeast corner of the study area).

Borehole logs were used to identify potential intact soil horizons throughout the Hospital Campus. The analysis of borehole log data varied across the site. There was significantly less of the original soil profile in the north section of the study area. The level of impact resulting from this data ranged from low to high, with the majority of the site being either partially or completely disturbed.

4.1.2 CBD AND SOUTH EAST LIGHT RAIL ENVIRONMENTAL IMPACT STATEMENT, NOVEMBER 2013¹⁰⁵

High Street and the POW Hospital were included in the GML Heritage 2013 assessment.

High Street runs along the boundary of the future expansion area and archaeological potential has been rated as low to moderate. If archaeological remains are present they would be rated as locally significant and associated with the following:

- Evidence of early land grants, including postholes from timber fencing, evidence of land clearing or other incidental remains of unrecorded elements; or activities such as artefact scatters or rubbish pits.
- Earlier alignments of High Street, including remains of sandstone kerbs, drains, early road surfaces and structural remains indicating the alignment of the street.
- Evidence of 19th and early 20th-century services, such as drains, sewerage, water and gas services constructed of stone, brick, ceramic, metal or wood.

¹⁰⁴ *Prince of Wales Hospital Randwick campus Site Investigation Report*, ARCADIS, 2016.

¹⁰⁵ *CBD and South East Light Rail Environmental Impact Statement – Heritage Impact Assessment*, GML, 2013.

The POW Hospital is also on the boundary of the site which is the subject of this HHA. High Street has no listings for archaeological items but there is potential for archaeological items to have survived. The significance for these remains may be classified as either local or State. There has been low to nil potential for historical archaeological remains of the following:

- Evidence of early use of the POW Hospital site as the location of the Randwick Destitute Children's Asylum (1852-1915), such as postholes from timber fencing, evidence of land clearing or other incidental remains of unrecorded events or activities such as artefact scatters of rubbish pits.
- Evidence of use of the POW Hospital site as a military hospital (1915-1954), including evidence of World War I wards located along the site's High Street boundary. Remains may include brick pier foundations, postholes, foundation trenches or associated artefact scatters/deposits.

There is moderate to low potential for remains associated with earlier alignments of High Street, original kerbs and evidence of 19th and early 20th century services.

Some sites or features may have been previously disturbed by the installation of services, construction of roadways and paths, and landscape modification. It is likely that some areas have no historical archaeological evidence present due to removal by modern activities, or through a lack of activities that would have left significant historical archaeological remains in that area.

4.1.3 RANDWICK POW CANCER CENTRE ARCHAEOLOGICAL ASSESSMENT, 2012¹⁰⁶

An archaeological assessment of the northern portion of the POW Hospital was commissioned by WorleyParsons and written by Casey & Lowe Pty Ltd in 2012 in preparation for the construction of the Nelune Comprehensive Cancer Centre. The development was to take part in two stages.

The research indicated that there was no substantial known occupation within the study area until 1858. The main structure of the Superintendent's Residence (1867) and the Edmund Blackett Building (1858) are still extant. The 2012 archaeological assessment established that most of the study area had limited archaeological potential. The report identified the potential for the survival of locally significant remains of deeper subsurface features including wells, cesspits and cisterns and an area west of the Superintendent's Residence.

4.1.4 POW PROJECT/RANDWICK DESTITUTE CHILDREN'S ASYLUM CEMETERY, 1995

The Randwick Destitute Children's Asylum Cemetery at Randwick, New South Wales, was excavated by Austral Archaeology and Godden Mackay Heritage Consultants for the South East Sydney Area Health Service in 1995. The Destitute Children's Asylum was established in 1852 by the Benevolent Society. Originally operating out of Paddington, the Asylum moved to Randwick in 1858. The Asylum operated until 1915 when the site became a military hospital, and later became the POW Hospital in 1953. The cemetery was located in the southern area of the former Asylum grounds, and its records indicate that a minimum of 174 children were buried there between 1863 and 1891.¹⁰⁷

During excavation, 65 *in situ* burials were located, and a further 216 individual skeletal elements were recorded as 'dispersed burials' due to post-depositional disturbance. This resulted in a minimum number of 65 individuals with a possible population of 175.¹⁰⁸ The burials were found to be in a surprisingly good state of preservation, with some bodies providing extant evidence of hair and fingernails. Of the total identified burials on the site,

¹⁰⁶ *European Archaeological Assessment*, Casey & Lowe, 2012.

¹⁰⁷ Godden Mackay/Austral Archaeology 1997, Vol 1:1, 30.

¹⁰⁸ Godden Mackay/Austral Archaeology 1997, Vol. 1:1.

59 were sufficiently preserved to determine orientation of the coffin and positioning of the body within.

Excavated coffin wood was in a poor state of preservation, with wood ranging from red cedar,¹⁰⁹ a lighter tan-coloured wood, or in one case possibly plywood or bark.¹¹⁰ The report noted the difficulty encountered in identifying and researching coffin manufacture, in 19th-century Sydney. The artefactual assemblage recovered did not include coffin plates, handles or any other metal coffin furniture. The general impression given by the coffins was that they were 'stark'. No evidence for coffin lining was identified, and lids were nailed on rather than hinged. The evidence for clothing consisted largely of buttons and pins, as textiles did not survive. No personal items were recovered except for a single rosary from Burial 37.¹¹¹ This fact is contextually sound, given that few, if any, artefacts would be interred with a destitute child's body upon burial, as they likely had very few belongings in life. The burial of the dead at this site appears to have been largely utilitarian rather than ceremonial.

The prehistoric archaeological investigation was undertaken in conjunction with the historical archaeological investigation of the area. The archaeological evidence of the Aboriginal occupation of the site is contained within leached white aeolian sand deposits which underlie the Asylum occupation deposits. The evidence for prehistoric use of the site by Aboriginal people was more extensive than predicted in the project research design. A deflated Aboriginal hearth dated to approximately 8000 BP was salvaged from this site, one of the oldest Aboriginal artefacts found within the City of Sydney.¹¹²

¹⁰⁹ Godden Mackay/Austral Archaeology 1997, Vol 2:8.

¹¹⁰ Godden Mackay/Austral Archaeology 1997, Vol 2:8.

¹¹¹ Godden Mackay/Austral Archaeology 1997, Vol 1:92.

¹¹² Godden Mackay/Austral Archaeology 1997, Vol 1:104

5.0 ARCHAEOLOGICAL POTENTIAL

5.1 NATURE OF ARCHAEOLOGICAL POTENTIAL

Archaeological potential is the degree to which archaeological remains are considered likely to survive within the study area in light of modern impacts and historic activities. Typical archaeological remains found in Sydney and surrounding suburbs take a number of forms:

- Structural remains associated with buildings shown on plan are likely to survive but will be impacted by later phases of building:
 - building footings
 - underfloor deposits associated with the occupation of the house
 - other types of deposits.
- Certain types of remains are typically not shown on plan although some may be on later plans:
 - wells
 - cesspits
 - site drainage
 - rubbish pits
 - evidence for gardens, layout and use of the yard areas
 - pet burials
 - fence lines, assisting with clarification of lot boundaries and internal use of lots.
 - pollen and soil evidence
 - land clearing and modification of the landform, including major filling events, i.e., backfilling of ponds or the creek line and more ephemeral evidence of land use including plough, hoe and drainage channels.
 - rubbish dumps
 - other types of archaeological deposits.
- Later building phases will impact on the remains of early phases.
- The greater the number of phases, the more complicated the nature of the archaeological the remains.

5.1.1 20TH CENTURY POTENTIAL

Archaeological remains from this phase of site activity are typically not significant as buildings with a late construction date are unlikely to contain substantial evidence of accumulated occupation remains due their short-lived nature. Contributing factors include the use of tongue-and-groove floorboards which were commonly used by the 1890s and which greatly reduces accumulation of underfloor artefact deposits. 20th century landscaping elements such as kerbing, garden beds and plantings are generally considered to be non-archaeological features as they have minimal research value.

5.2 GEOTECHNICAL TESTING RESULTS

Results of geotechnical testing within and in the surrounds of the study area were consulted for this HHA. Douglas Partners undertook geotechnical Investigation in August 2016, September 2017 and January 2018, providing a report of these results in February 2018.¹¹³ Analysis of the boreholes provides some insight into the depths of the fills and location of natural deposits or bedrock across the site. However, the geotechnical interpretations of the fill and location of natural ground are general and do not allow for their archaeological interpretations.

¹¹³ Douglas Partners 2018 *Report on Preliminary Geotechnical Investigation Randwick Campus Redevelopment Hospital Road and High, Magill and Botany Streets, Randwick*, prepared for Heath Infrastructure.

The investigation included a desktop study of previous rock-cored boreholes in proximity to the site and regional mapping, together with the drilling of nine rock-cored boreholes (BH1 to BH9) across the area, installation of one groundwater monitoring well in BH7 to measure the groundwater level and laboratory testing for geotechnical purposes (Figure 5.1). Boreholes 3 and 7 are located within the future expansion area, outside the study site to the north.

The following results were identified:

The subsurface conditions generally include sandy filling and ripped sandstone filling of variable thickness, overlying predominantly medium dense, non-plastic sand and Hawkesbury Sandstone bedrock. The bedrock surface is expected to dip down towards the south and west.¹¹⁴

The report summarised the subsurface profile encountered in the boreholes (BH1 to BH7) as follows:

- PAVEMENT: A 30–70mm thick asphaltic concrete surfacing overlying road base gravel to depths of between 0.2m and 0.4m in BH1 to BH6 as well as BH8 and BH9;
- FILLING: Sandy filling and/or ripped sandstone in all boreholes to depths of between 0.2m and 2.3m;
- SAND: Predominantly medium dense sand in all boreholes to depths of between 1.5m and 6.9m. Dense clayey sand possibly extremely low strength sandstone was encountered in BH6 below a depth of 5.2m. A 0.5m thick band of stiff silty clay/clay was encountered in BH9 below a depth of 5.5m;
- BEDROCK: In all boreholes, the top of bedrock ranged between depths of 1.5m (RL 53.1m) and 6.9m (RL 40.7m). The upper rock profile included variably extremely low to low strength sandstone. More consistent medium and high strength sandstone was encountered in all boreholes at depths ranging between 3.9m (RL 44.6m) and 8.8 m (RL 38.8m).

Groundwater was measured at a depth of 5.0m (RL 42.6m) in BH6 and was absent in the other eight boreholes. This would accord with information provided in the historic overlay of the area which indicates that of all the boreholes only BH6 is located within the area of a pre-existing swamp that was subsequently used as a rubbish tip (Figure 5.13). Individual bore log records and interpreted geotechnical cross sections were provided and are discussed here to provide a general understanding of subsurface profiles across the site (Figure 5.2, Figure 5.3). Cross section G-G provides an east to west picture along Magill Street indicating potential for approximately 2.5m of damp gravelly grey-brown sands fill deposits with crushed sandstone inclusions below c.30cm of road surface material and above natural sands within the street area south of No.4 Magill Street in BH6.

Cross section B-B indicates shallower upper fill levels in BH4, 5 and 9 along the north to south slope of Eurimbla Avenue. Within BH4, approximately 10cm of sand/clay/sandstone gravel 'filling' was encountered above orange-brown and pale yellow-brown sands with sandstone gravel and clay to approximate depth of 1.90m and below 13mm of asphaltic concrete and roadbase surfaces. Further south, BH5 and BH9 comprised approximately 25–30mm of road surface materials above 35–60mm of 'filling' comprising pale grey/brown gravelly sand, sandstone gravels and cobbles. Below this grey/brown sands were recorded in BH5 and BH9 to depths between 2.4m – 2.6m. In BH6 within the Magill Street roadway approximately 1.5m of damp 'filling' within two separate strata was recorded below roadbase that included crushed sandstone and traces of clay within grey-brown sands. This borelog is located within the area of the swamp, the recorded strata likely to represent filling within the swamp area. At around 2.5m depth in BH5 and BH9 and 4.5m in BH4 and BH6 of orange to dark brown sands grading to yellow-brown were encountered at lower levels, likely representing the natural 'coffee' rock within the Aeolian sand profile of the surrounding area.

¹¹⁴ Douglas Partners 2018 Report on Preliminary Geotechnical Investigation Randwick Campus Redevelopment Hospital Road and High, Magill and Botany Streets, Randwick, prepared for Heath Infrastructure.

An absence of description of European cultural material such as glass and ceramic is noted in the bore log fill descriptions. The presence of introduced fills including material that may represent dump fills during the site's pre-1900 use as a rubbish tip and other recorded European site activity are also not identified although these details are not often distinguished in geotechnical reports, being classified as 'overlying fill' which is not retained within the cores to be recorded.



Figure 5.1: Plan showing location of boreholes 1-9. The Stage 1 study area is outlined in red. Orange outline denotes proposed ASB as defined in Douglas Partners 2018. Borehole 3 and 7 are located within the future expansion area to the north. Source: Douglas Partners 2018: Appendix B.

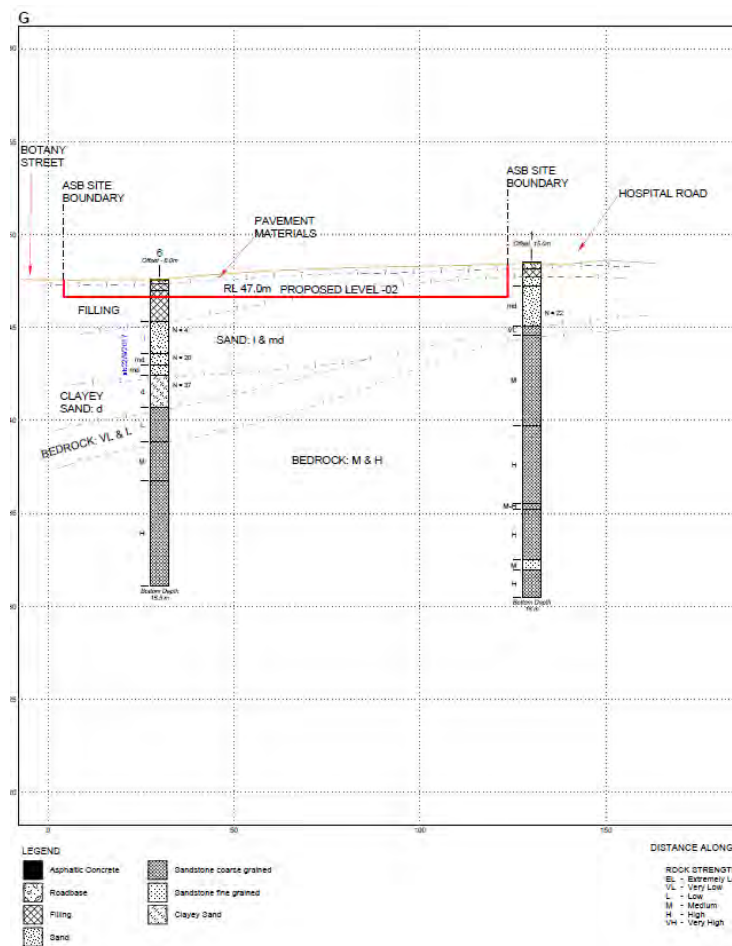


Figure 5.2: Interpreted East-West Geotechnical Cross Section G-G showing fills levels in BH1 & 6 below existing ground surface along Magill Street. Source: Douglas Partners 2018: Appendix B: 8.

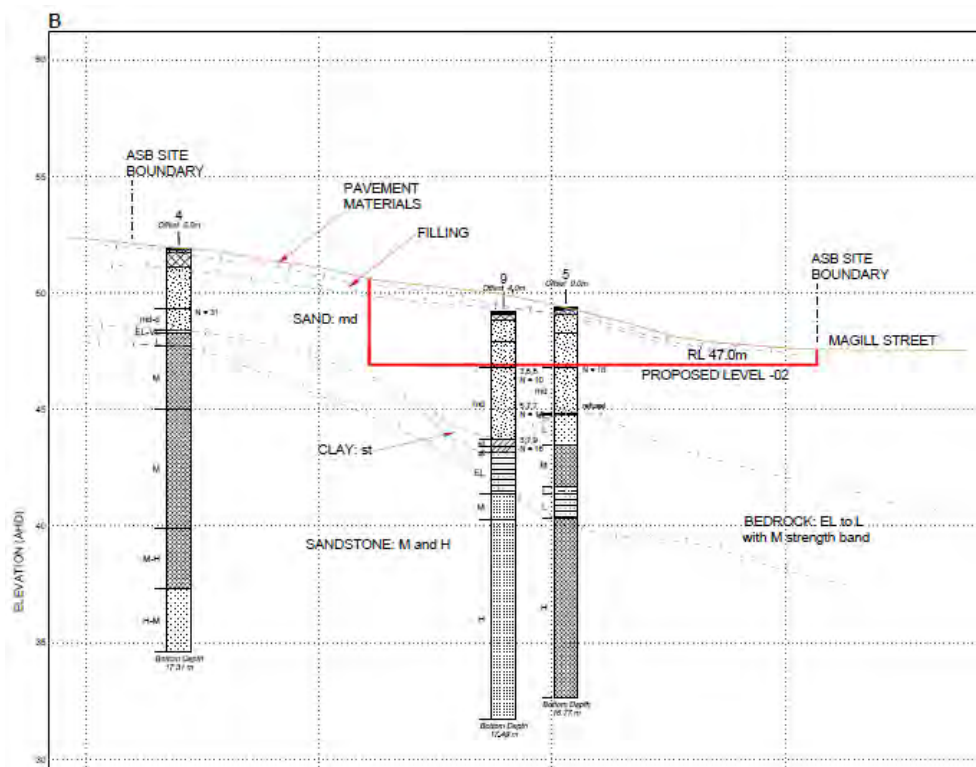


Figure 5.3: Interpreted North-South Geotechnical Cross Section B-B showing fills levels below existing ground surface in BH4, 5 & 9 along Eurimbla Avenue between High and Magill Streets. Source: Douglas Partners 2018: Appendix B: 2.

5.3 SITE DESCRIPTION & EXISTING IMPACTS

The proposed redevelopment site including both the ASB study area and the future expansion area to the north is a rectangular city block approximately 130m by 260m bounded by High Street, Magill Street, Hospital Road and Botany Street to the north, south, east and west, respectively. The combined ASB study area and future expansion area to the north are currently occupied by 92 residential lots, large trees and Eurimbla Avenue. The majority of existing houses were constructed between 1914 and 1945, many undergoing subsequent modifications and additions. The proposed ASB study area is located on the southern half of the larger site and is approximately 130m by 150m in area. It incorporates 52 of the 90 lots that form the entire block. A physical inspection of the study area was undertaken for this report by Dr Nadia Iacono in February 2018. All photographs in this section are by Dr Nadia Iacono, Casey & Lowe.

To the west of Eurimbla Avenue, the study area generally slopes down towards the south and southeast, with the ground surface to the east of Eurimbla Avenue sloping down towards the south and west (Figure 5.4, Figure 5.5). Reduced levels range between RL55.5m at the northwestern corner (i.e. Botany/High Street intersection) and RL46.5m at the south-eastern corner (i.e. Hospital Road/Magill Street intersection) relative to Australian Height Datum (AHD).¹¹⁵ A pronounced drop in ground level was noted within the property on the southwest study area boundary, No.101 Botany Street, on the corner of Magill Street (Figure 5.6). The house sits lower than any others on the study site, approximately 1.5m below the existing street level. It is possible that this property's position within the infilled swamp and rubbish tip area may be associated with this reduction in ground level.

Several below-ground utilities were noted in the street on the corner of Magill Street and Botany Street and within the surrounding footpaths and streets of the study area (Figure 5.7, Figure 5.8, Figure 5.9). A main stormwater pipeline and sewer services extend through existing residential lots recorded on plan in c. 1932 (Figure 5.11, Figure 5.12). Both services were most likely provided to the area by 1891, though a precise date for these is not known.¹¹⁶

The property at No.4 Magill Street was not accessible during the site inspection. The building has a heritage plaque on the front façade with the details "Green Hills 1883".¹¹⁷ The original front section of the house is relatively level with the footpath and surrounding street. Although the property shows signs of more recent modification, including modern pavers surrounding the house exterior and in verandah area, the structural fabric appears to be intact (Figure 5.10).

The following provides a brief timeline for the site:

- | | |
|--|--|
| ALL LOTS | (FEA = future expansion area) |
| Pre-1850 | Swamp/sandhills/scrubby heath. |
| 1850 | Split into portions - 379 and 380 bought by Simeon Henry Pearce (market gardener) and brother James Pearce (Figure 3.3). |
| Portion 379 – Between High Street, POW hospital, Botany Street rear Magill lots | |
| 1852 | SH Pearce conveys his half share to James Pearce. |
| 1852 | James Pearce builds 'The Willows' stone cottage corner of High & Botany Streets surrounded by a 'garden' on 1860 map (Figure 3.4) (FEA). |
| 1876 | Pearce dies at 'The Willows' in February, estate passes to widow Sophia Pearce. |

¹¹⁵ Douglas Partners 2018:3.

¹¹⁶ Randwick Reservoir was constructed in 1910 to meet increasing demand in the Eastern Suburbs. Water was supplied by gravity to Randwick from Woollahra Reservoir until 1923, when Waterloo Water Pumping Station took over supply.

¹¹⁷ Note that the property is recorded in historical sources as present by 1872.

- 1881 Three buildings visible on plan (FEA) (Figure 3.7).
- 1886 'The Willows' in north section still standing – rest of the land commences use as a plant nursery (FEA).
- 1889 Nursery now has 5-6 glass houses, 3-4 hothouses, several large plant sheds (Figure 3.14) with 'small watercourse' which did not dry out (FEA).
- 1892 'The Willows' and L-shaped stone outbuilding building behind, also timber outbuilding, one brick and six timber sheds visible on 1891 plan (Figures 3.13-3.16) (FEA).
- 1898 Sophia Pearce dies at 'The Willows' in April.
- 1911 Property transfer to Harold Longworth, builder. Land subdivided and Eurimbla Avenue created.
- The 'Willows' demolished (1910 last Sands entry).
- 1914 Charles William Coulton, builder, buys lots 1-17 and 35-51.
Builds 2 pairs of brick semi-detached cottages each with 4 rooms & combined kitchen, laundry, bathroom & W.C with tile & iron roofs fronting Botany Street. First appear in Sands 1917.

DP 7745 LOT SUBDIVISIONS:

- 1926 lots 4-9 become DP 13997, now lots 1-12.
- 1926 lots 42-51 become DP 13995, now have lots 1-7.
- 1926 lots 26-31, 35-36.

Large portion of Coulton's land formerly used as a rubbish tip – most likely swampy area along south west Botany Street within study area, visible in Figure 3.2 & 3.3.

- 1916 March, Coulton dies. Between 1916-1919. 23 more houses built by brother, Sydney Coulton.
- 1919-23 Lots 26-31 (west side) and 35-36 (east side) Eurimbla Avenue transferred to Commonwealth Government/War Service Homes Commission (Figure 3.22).
- 1945 Entire area covered by houses (Figure 3.19).
- 1925-60 War Service Homes Commission sells off lots in ownership.

Portion 380 – Only a small north portion is located within the study area

- 1852 SH Pearce conveys his half share to James Pearce.
- 1872 Land conveyed to Enos Napper includes an existing house. (Napper on Botany Street from 1870-1880 in Sands).
House on north portion - 'Violet Hall' – fronting Botany Street built of brick with 7 rooms, man's room, laundry and stables – actually fronts Magill Street which is not created until 1880s (Figure 3.28 in 1890).
- By 1878 Michael Magill's Paragon Nursery lot 5-9 Section 1 (Figure 3.25 in 1881).
- 1881 Napper leases then sells land to Michael Benedict Magill. On-sold to Vile & Hay who subdivide as 27 lots named 'Magill's Nursery' – 9 fronting Botany Street, 6 fronting Hay Street, 12 fronting Magill Street – only 9 of these within Study Area. 1884 William Joyce, stonemason resident from 1884. Patrick John Joyce, son also listed from 1909 and remains until end of Sands 1933. Patrick John in Randwick Electoral records in 1949, died 1952.
- 1884 Magill Street first recorded in Sands Directory.
- 1889 Sands lists two houses – 'Creswick' and 'Hawthorne' between High and Magill Streets. These are actually located south of the study site on Botany Street.
- 1890 Detail Survey trace shows house (Violet Hall) on Magill St (Figure 3.28).
- 1898 Lots 8-9 Paddock for some years in northeast corner of study site on Magill Street.
- 1921 Re-subdivision of Magill Street, Lots 8-9 become 3 allotments (Figure 3.29).
- 1943 Entire area occupied by houses.



Figure 5.4: View of southeast study area boundary looking north from corner of Magill Street and Hospital Road. Note slope of area to south and west.



Figure 5.5: View looking south down Botany Street with house on west site boundary. Note ground slope to the south along footpath and to the east within property in foreground.



Figure 5.6: View looking northeast showing prominent drop in ground level within 101 Botany Street property on the corner of Magill Street.



Figure 5.7: (Left) View looking east toward 101 Botany Street showing stormwater in kerb. Arrows denote location of gas and telecommunication pits.



Figure 5.8: (Right) View looking east along public access corridor at rear of Magill Street. Modern stormwater service arrowed.



Figure 5.9: (Left) View looking east along Magill Street. Property at No.4 Magill Street is arrowed on left. Note sewer and stormwater services in street and kerb.

Figure 5.10: (Right) View looking northeast toward original front section of No.4 Magill Street.



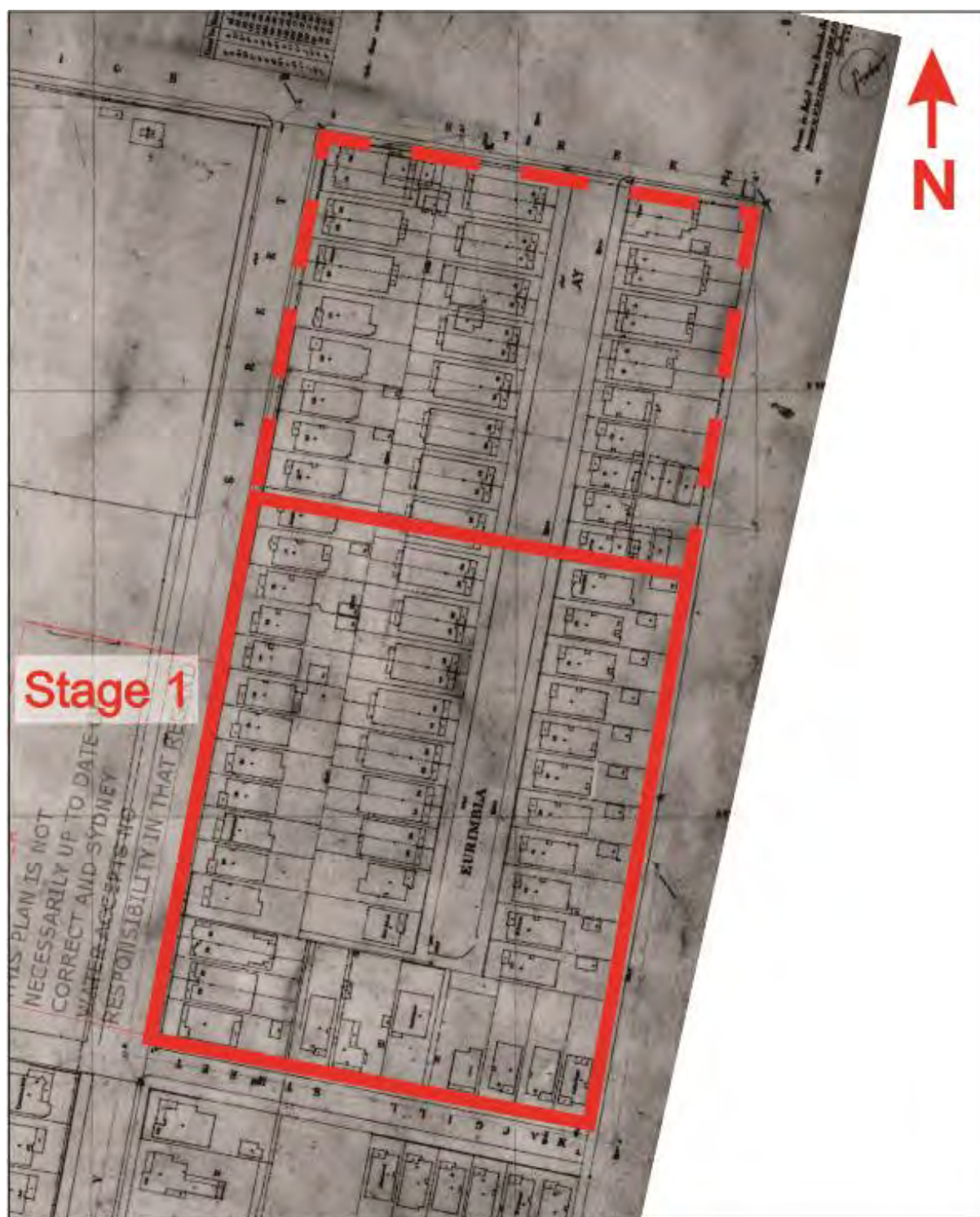


Figure 5.11: Plan showing stormwater lines present within the study area by 1891. Source: Sydney Water PWD Plan 1544-S931.



Figure 5.12: Plan nd (post-1932) showing sewer service lines (main line arrowed) within study area. Source: Sydney Water BLKWTL2812 (2).

5.4 POTENTIAL ARCHAEOLOGICAL REMAINS

The following discussion of potential for archaeological remains located within the proposed ASB study area and future development area to the immediate north relates to pre-existing site conditions, as well as European use and occupation phases summarised in Table 5.1 and Table 5.2 below and identified in Figure 5.13.

The Stage 1 study area is considered to have a range of previous impacts on the archaeological resource. Archaeological investigations on sites in the vicinity have identified varying levels of survival and impact to archaeological deposits and features on those nearby sites, as discussed in Section 4.1 above.

Table 5.1: Potential archaeological remains within Stage 1 study area (Figure 5.15).

LOCATION	PHASE	POTENTIAL ARCHAEOLOGY	TYPES OF REMAINS
Botany Street between Magill & High Streets	Phase 1	- Swamp - Rubbish dump - High sand hill	- Humic, anaerobic deposits containing well-preserved organic rubbish remains. - Buried rubbish including glass, organic, ceramic, etc.
No.4 Magill Street	Phase 2	- Swamp - Rubbish dump - High sand hill 'Violet Hall' residence 1872 – present. - Magill Nursery 1878- c.1882. - Paddock east of 'Violet Hall' until c.1921.	- Humic, anaerobic deposits containing well preserved organic remains. - Buried refuse including glass, organic, ceramic, etc. - Residence underfloor & yard deposits. - Florist/Nursery remains including sheds, glasshouses, fences, paths, wells, ponds, garden beds and information about types of plantings.
Eurimbla Avenue, east side block	Phase 3 1921 to present	- Reduction of sand hill. - Existing residences from 1921.	Disturbed/removed sand deposits.

Table 5.2: Potential archaeological remains within the future expansion area.

LOCATION	PHASE	POTENTIAL ARCHAEOLOGY	TYPES OF REMAINS
Botany Street between Magill & High Streets	Phase 1	- Swamp - Rubbish dump - High sand hill	- Humic, anaerobic deposits containing well preserved organic remains. - Buried refuse including glass, organic, ceramic, etc.
High Street	Phase 2	- Swamp - Rubbish dump 1852 – c.1911/14: Residence 'the Willows', outbuildings & garden. - Pearce Brothers Nursery	- Humic, anaerobic deposits containing well- preserved organic rubbish remains. - Buried refuse including glass, organic, ceramic, etc. - House footings, underfloor & yard remains. - Footings & underfloor of rear outbuildings. - Yard/exterior deposits. - Florist/Nursery remains including sheds, glasshouses, fences, paths, wells, ponds, garden beds and information about types of plantings.
Eurimbla Avenue, east side block	Phase 3 to present	Current residences extant from 1914/15.	Current buildings are extant