

PRINCE OF WALES HOSPITAL RANDWICK CAMPUS REDEVELOPMENT STAGES 1 & 2

**HISTORICAL ARCHAEOLOGY ASSESSMENT
ARCHAEOLOGICAL RESEARCH DESIGN &
S140 APPLICATION, *NSW HERITAGE ACT 1977***

DECEMBER 2018



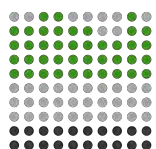
Detail from *Field Day and Sham Fight at Randwick, 1873*, showing general study area and rear of Children's Asylum (windowless) on ridge in centre ground. SLNSW TN115 (Illustrated Sydney News, 16 April 1873, p 5).

Report to

LENDLEASE BUILDING

on behalf of

HEALTH INFRASTRUCTURE NSW



**CASEY &
LOWE**

ARCHAEOLOGY &
HERITAGE

EXECUTIVE SUMMARY

RESULTS

- This report is for the proposed additions to the Prince of Wales Hospital, Randwick Campus, including the Acute Services Building (ASB). The ASB falls within Stage 1 of the project and is the subject of a State Significant Development Application (SSDA 9113) for the construction stage but not for the Early Works DA or for the works being undertaken under a Review of Environmental Factors (REF). Impacts on relics of local significance are likely to happen during the Early Works DA and the REF. Therefore, impacts on relics in Stage 1 will require an approval under S140 of the *NSW Heritage Act 1977* from the NSW Heritage Council.
- Stage 2 of the project (also assessed here) is not included in the current SSD application but is included in the Early Works DA for remediation and the REF which includes stormwater detention. Stage 2 includes the site of 'The Willows', a site with potential archaeology or relics of local significance. Therefore, impacts on relics in Stage 2 will require an approval under S140 of the *NSW Heritage Act 1977* from the NSW Heritage Council.
- The Early Works DA requires remediation, involving reduction of between 300mm to 700mm across the whole site. The works included in this DA will have an impact on relics of local significance.
- The REF identifies a detention basin requiring the excavation of a liner basin 217m in length, 3m in height and 6m in width. These works included in this DA will have an impact on relics of local significance.
- The proposed construction designs in Stage 1 and Stage 2 require bulk excavation of much of the site the site which is expected to remove any surviving locally significant relics.
- Much of the study area is expected to have had some impact by construction of the early twentieth-century housing including subsequent modifications, additions and rebuilds.
- This Assessment identifies areas of low to moderate archaeological potential for locally significant archaeology within the study area which will require archaeological testing/salvage prior to remediation and bulk excavation. The archaeological remains may include:
 - Alterations to the area's pre-existing landscape.
 - Remains of an 1850s house ('The Willows') and associated structures within the Stage 2 area.
 - Evidence of late nineteenth-century occupation of the house (still standing) at No. 4 Magill Street, Stage 1.
 - Evidence of turn-of-the-century rubbish dumping at the site prior to subdivision (location is uncertain but is most likely in the low-lying areas across Stages 1 and 2 that were once swampy).
- Other potential archaeological remains within the study area are likely to be ephemeral in nature and therefore have limited ability to address substantive archaeological research questions. Substantive remains would have a higher level of archaeological significance. These would 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.
- Residences across the study area were constructed mainly between 1921 and 1943, many having since been modified and/or extended and a few entirely rebuilt, and 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 is not considered to meet the threshold for local heritage significance.

RECOMMENDATIONS

The following recommendations are based on the historical research, archaeological analysis and Archaeological Research Design:

1. No excavation or disturbance of historical archaeological relics of Stages 1 & 2 is to be undertaken prior to the approval of this S140 application, including an Archaeological Research Design (ARD), under the *NSW Heritage Act 1977*. This report and the signed S140 application form should be submitted by the proponent.
2. Demolition of extant buildings at Nos. 49-61 Botany Street, Nos. 2-16 Eurimbla Avenue, and No. 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.
3. Undertake archaeological testing for and salvage of relics in association with the Early Works DA and the REF in areas identified as having potential for relics of local significance. If remains are found, this would lead to a short archaeological salvage excavation program in accordance with the ARD and any relevant conditions of approval.
4. The archaeological program will need to be undertaken in accordance with the S140 Conditions of Consent and the approved ARD.
5. An excavation report and artefact catalogue presenting the results of the archaeological program 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.
6. 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 may be the construction of a storage room within the new development.
7. 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
Stage 1 Final	23/4/2018	Final to client	Nadia Iacono	Kylie Seretis Mary Casey
Stage 2 Draft 1 & ARD	5/12/2018	Draft to Client	Mike Hincks	Tony Lowe Mary Casey
Stage 1 & 2 final	7/12/2018	Final issue	Mike Hincks	Tony Lowe Mary Casey

PRINCE OF WALES HOSPITAL RANDWICK CAMPUS REDEVELOPMENT STAGES 1 & 2

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) and Archaeological Research Design (ARD) to identify the potential impact of the Prince of Wales Hospital Randwick Campus Redevelopment proposal on historical archaeology and to recommend an appropriate mitigation strategy.

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). Two additional buildings are proposed in the Stage 2 area of the site which are not included in the SSD application.

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

1. The proposed ASB site (Stage 1); and
2. Stage 2 which includes 25 lots on Botany Street and Eurimbla Avenue south of High Street.

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 is located on the larger, southern half of the study area which comprises an area approximately 130m by 150m.

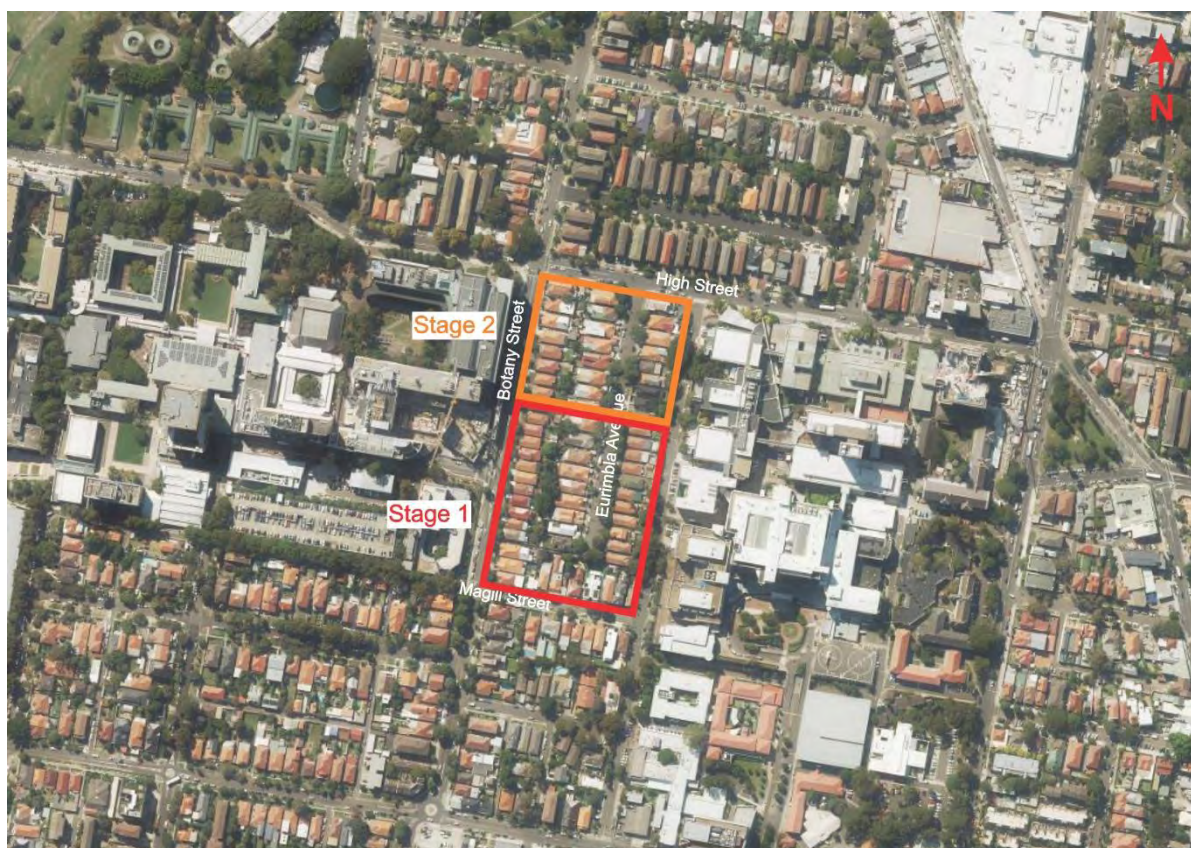


Figure 1.1: Location plan of the study area. The ASB Stage 1 outlined in solid red, with the Stage 2 area outlined in dashed red. SIX Maps accessed January 2018.

1.3 EXISTING APPROVALS

1.3.1 EARLY WORKS DA APPROVAL

Randwick City Council has approved an Early Works DA/208/2018 for Randwick Campus Redevelopment, Demolition and Site Clearance. Advisian wrote a Statement of Environment Effects (SEE) for this DA (April 2018). This SEE only addressed the archaeology for the Stage 1 area and not for the Stage 2 area. The SEE identified the following works being undertaken for the Early Works DA (p.1):

DA Background and Overview

The Randwick Campus Redevelopment (the Project) is an important first step to transform health services for the Randwick and wider community. NSW Health Infrastructure (HI) proposes to construct an Acute Services Building (ASB) to the immediate west of the existing Randwick Hospital Campus (the Campus). The ASB will be the subject of a State Significant Development Application.

To facilitate the delivery of the Project and the NSW Government's vision for the creation of the Randwick Health and Education Precinct, the lands bordered by High, Botany and Magill Streets and Hospital Road and the land that constitutes the local road known as Eurimbla Avenue, Randwick (the Project site), are the subject of an ongoing acquisition process by the Health Administration Corporation. Those lands will ultimately be consolidated with the lands on which the Campus is located.

This Statement of Environmental Effects (SEE) has been prepared by Advisian for HI (the applicant) to accompany a Development Application (DA), prepared under Part 4 – Division 4.1 of the *Environmental Planning and Assessment Act*

1979 (EP&A Act), seeking development consent from Randwick City Council (Council) for the following (the proposed development):

- Demolition of 92 buildings and ancillary structures.
- Removal of vegetation.
- Site remediation.

The purpose of the DA is to enable the preparation of the Project site for the construction of the ASB and such future stages of development within the Project site considered appropriate to realise the creation of the abovementioned Precinct. All necessary consents/approvals will be sought for any such future stages of development.

As described above, the Project site is defined by lands bound by High Street to the north, Botany Street to the west, Hospital Road (including part of the Campus – refer to Figure 4-1) to the east and Magill Street to the south at Randwick. It is noted that the DA does not include the land constituting Eurimbla Avenue.

Section 149(2) and (5) Certificates for three properties within the DA site have been obtained from the Council to provide statutory planning information to assist in the formulation of the DA.

The SEE identified the following site remediation as being required for a health facility:

As buildings, structures, vegetation and organic material are cleared from the site, progressive site testing of the soil and surrounding surfaces will commence. The test shall determine the classification of site fill material (limited to up to 1m in depth) so as to ensure that the soil is taken to an appropriately licensed waste disposal facility. No bulk excavation is proposed under the DA (Early Works). Refer to Sections 6.7.5 and 6.7.6 regarding procedures to manage potential archaeology (Non-Aboriginal and Aboriginal, respectively).

While the SEE had access to Casey & Lowe's previous archaeological report for the site (April 2018), it failed to understand that relics of local significance were identified within the Stage 1 area. No assessment of relics within Stage 2 was included within the completed April 2018 report as it was to be undertaken at a later stage. This present report provides a consolidated Archaeological Assessment and Archaeological Research Design for Stages 1 and 2.

Considerable impacts on relics by the proposed Early Works DA will require a S140 approval for archaeological works to be undertaken during the remediation stage of the Early Works DA.

1.3.2 REVIEW OF ENVIRONMENTAL FACTORS

Advisian on behalf of Health Infrastructure has undertaken an Assessment Review of Environmental Factors (REF) for *Randwick Campus Redevelopment, Early and Enabling Works included Services Diversion* (April 2018). Works relevant to this report which were assessed in the REF include:

1. Erosion and sediment control.
2. Extinguishment of existing water supply and sewer infrastructure.
3. Diversion of stormwater pipe from High Street through Botany and Magill Streets to connect to the existing Hospital Road drainage network.
4. Diversion of sewer mains from High Street through Botany and Magill Streets to connect to existing sewer manhole.
5. Construction of flood storage tank northwest of the proposed ASB footprint to reduce flooding impact downstream of the site.

The REF concludes that no Environmental Impact Statement is required.

The REF identified the following in relation to archaeology (p.8):

- 17.1 Historical archaeological advice is to be sought regarding any permits, archaeological testing and reporting and mitigation of impacts that may be required prior to works commencing on site.

No specific analysis of archaeological issues was undertaken for the REF but it did identify the need to obtain a S140 permit under the *NSW Heritage Act 1977*.

Impacts arising from these works will involve the detention basin, service relocation and the like. No SSD application has yet been lodged for Stage 2 construction works but this is to be undertaken during 2019. These works would remove any remaining relics.

1.4 PREVIOUS REPORTS AND ARCHAEOLOGICAL INVESTIGATIONS

Reports that have been completed for sites in the vicinity of the study area 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.

1.5 AUTHORSHIP

The Stage 1 version of this report was written by Dr Nadia Iacono, Senior Associate Archaeologist and Maggie Butcher, Archaeologist. Section 3.0 history was researched and written by Dr Terry Kass, historian. This report was updated by Mike Hincks in November/December 2018 and reviewed and edited by Tony Lowe and Dr Mary Casey, Directors, Casey & Lowe.

1.6 ACKNOWLEDGEMENTS

Elliot Hicks, Lendlease
 Anthony Asnicar, Lendlease
 Lauren Hosking, Lendlease
 Claire Jones, Advisian

1.7 LIMITATIONS

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

1.8 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)
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

1.9 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

Stage 1 of the Randwick Campus Redevelopment Project is being assessed as 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 Assessment 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. The SSD application does not include the Early Works DA or the REF, which includes demolition of twentieth-century housing, remediation and a stormwater detention basin. The Early Works have been approved under a DA by Randwick Council.

Stage 2 construction is not been included in the current SSD application but will be the subject of a subsequent SSD application. As the SSD does not cover the Early Works DA which is for both Stages 1 and 2, an application for an excavation permit under S140 of the *NSW Heritage Act 1977* will need to be approved by the Heritage Council of NSW (or its delegate) prior to remediation and excavation works in archaeological areas as part of Stages 1 and 2 works.

2.1.1 SECTION 4.41 APPROVALS ETC LEGISLATION THAT DO NOT APPLY TO STAGE 1

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 or relics 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 (above).

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 (S140) must be made to the Heritage Council of NSW (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
- 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,

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.

- 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.*

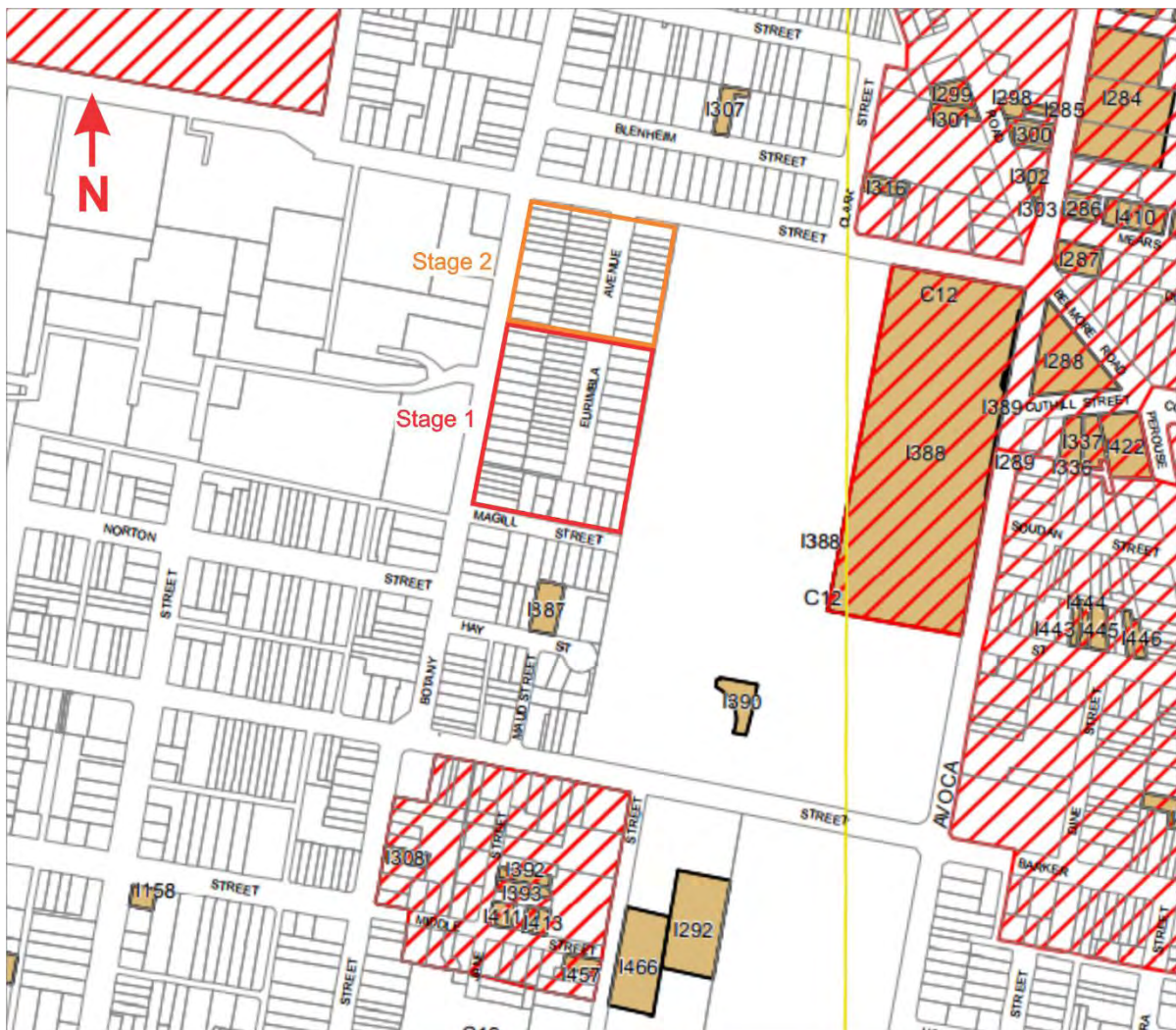


Figure 2.1: Detail of 'Heritage Map - Sheet HER_002_010_20140604 and HER_007_010_20121130'. Stage 1 study area outlined in red and the Stage 2 area outlined in orange. Randwick Local Environmental Plan 2012.

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 archaeology or relics within this 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, 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 & 2 areas indicated. 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.

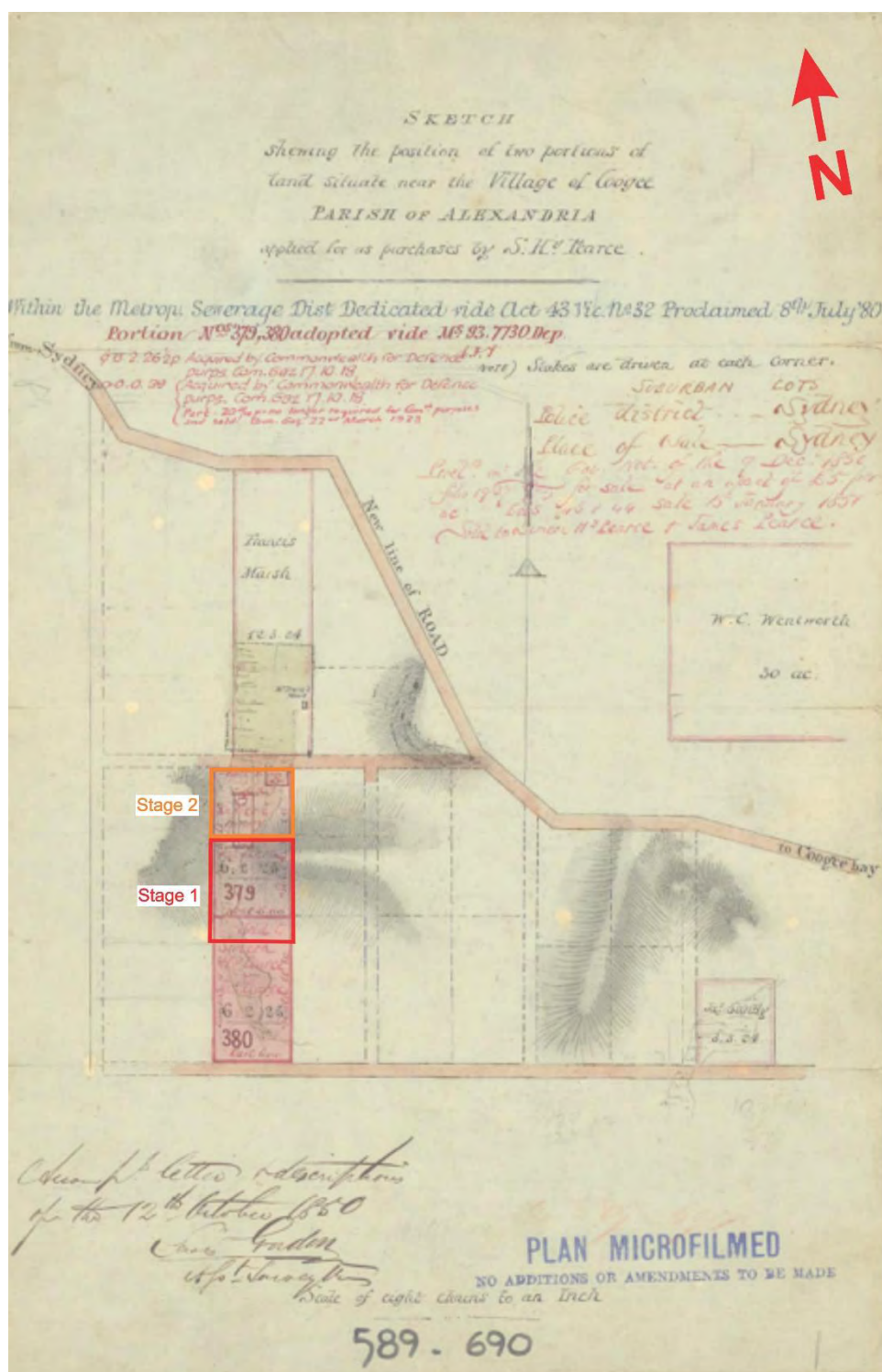


Figure 3.3 Lewis Gordon's 1850 survey of the two Portions also depicted the swamp and other topography. Stage 1 & 2 areas indicated. Source: C.589.690, Crown Plan.

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.

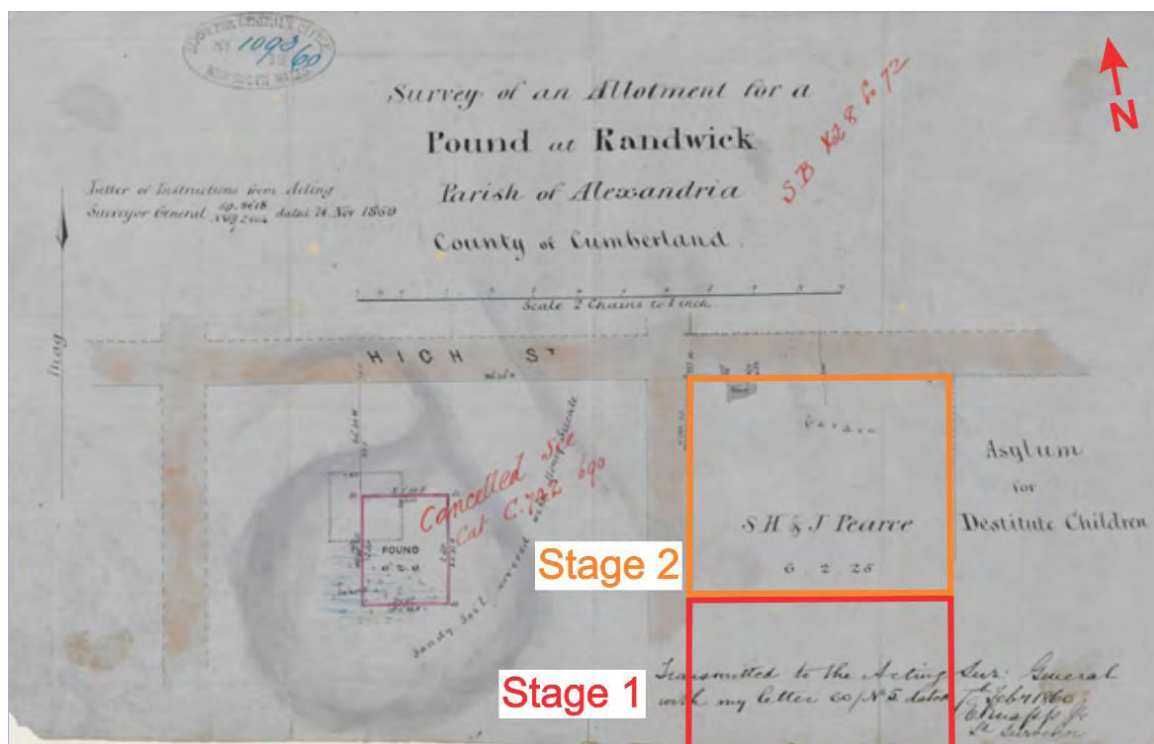


Figure 3.4: E J H Knapp junior's survey of 7 February 1860 of the proposed Pound also showed James Pearce's stone cottage. Stage 1 & 2 areas indicated. Source: Surveyor General, Sketch Book, Volume 8 f 72.

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

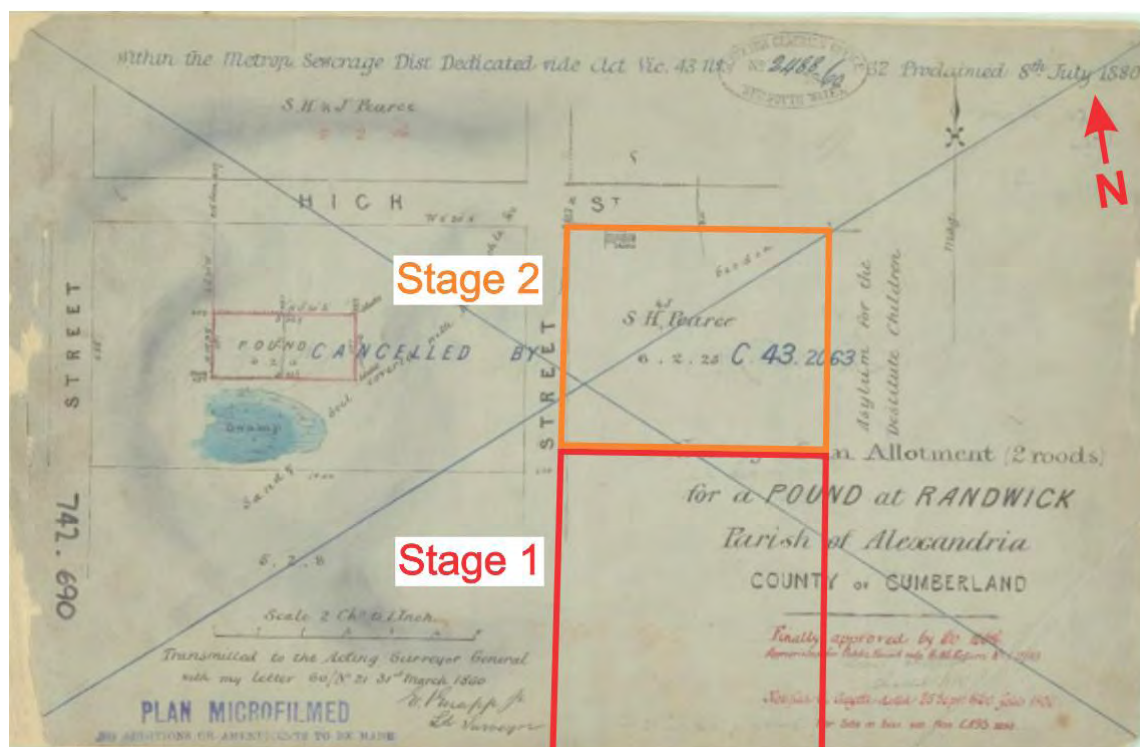


Figure 3.5: Knapp's survey of 31 March 1860 also showed the cottage. Stage 1 & 2 areas indicated. Source: C.742.690, Crown Plan.

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

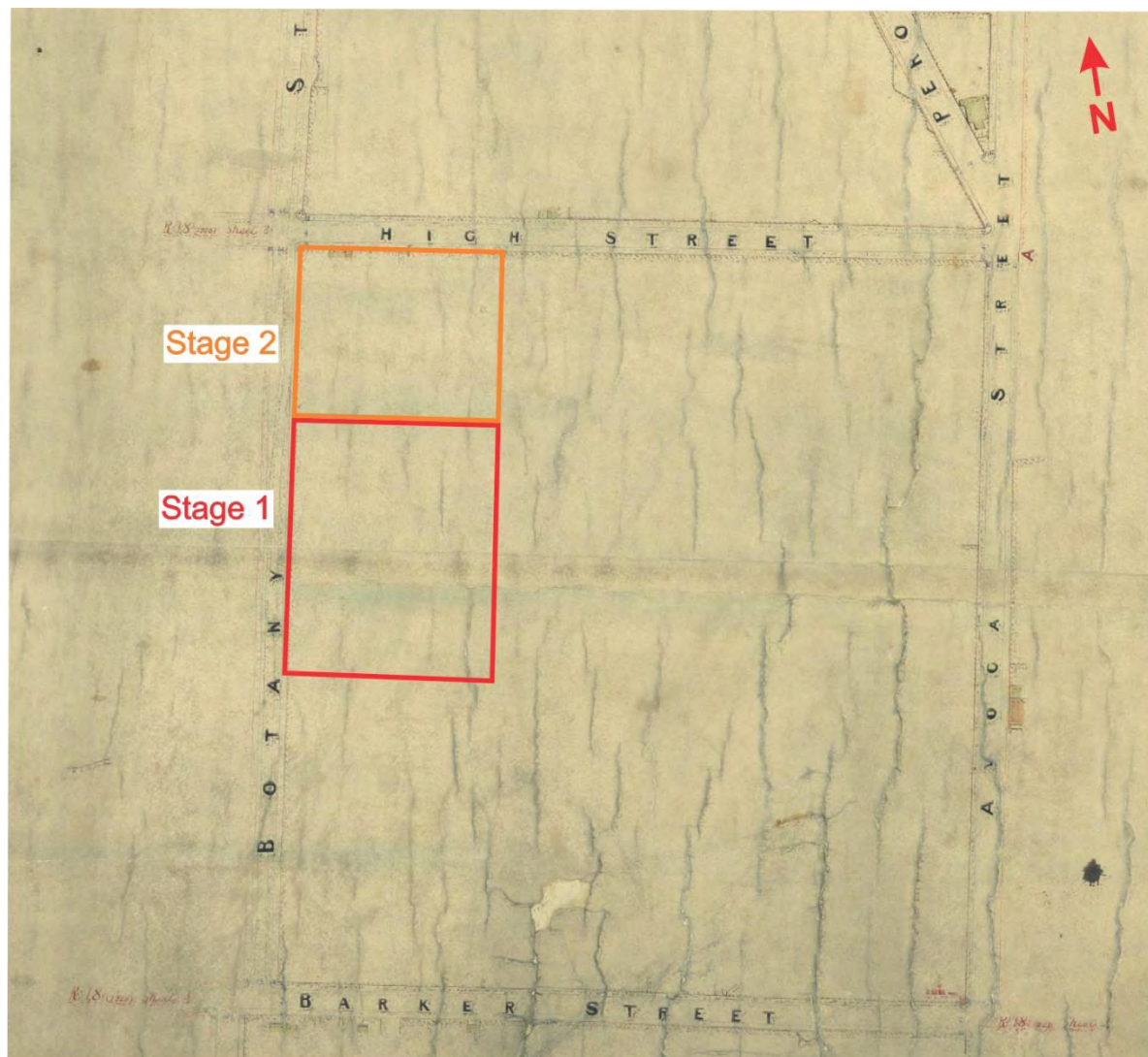


Figure 3.6: The street alignment survey of about 1866 showed the cottage. Stage 1 & 2 areas indicated. Source: R.1.1928, Crown Plan.

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 shillings²² (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 & 2 areas indicated. 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, on the east by the Asylum 745 feet, on the south by 408 feet, on the west by Botany Street 660 feet, 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 as 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 the 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.

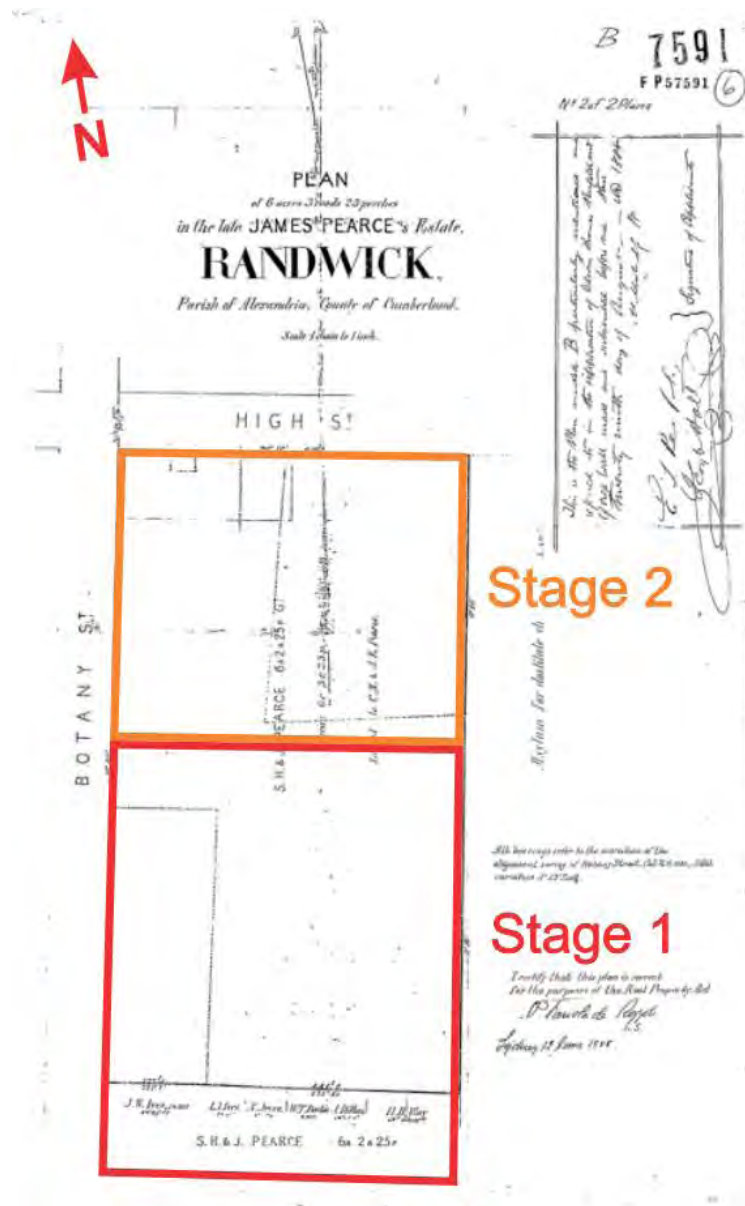


Figure 3.9: LS de Rozzoli's survey of 1888 showed the cottage as well as the property boundaries. Stage 1 & 2 areas indicated. Source: DP 57591.

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.

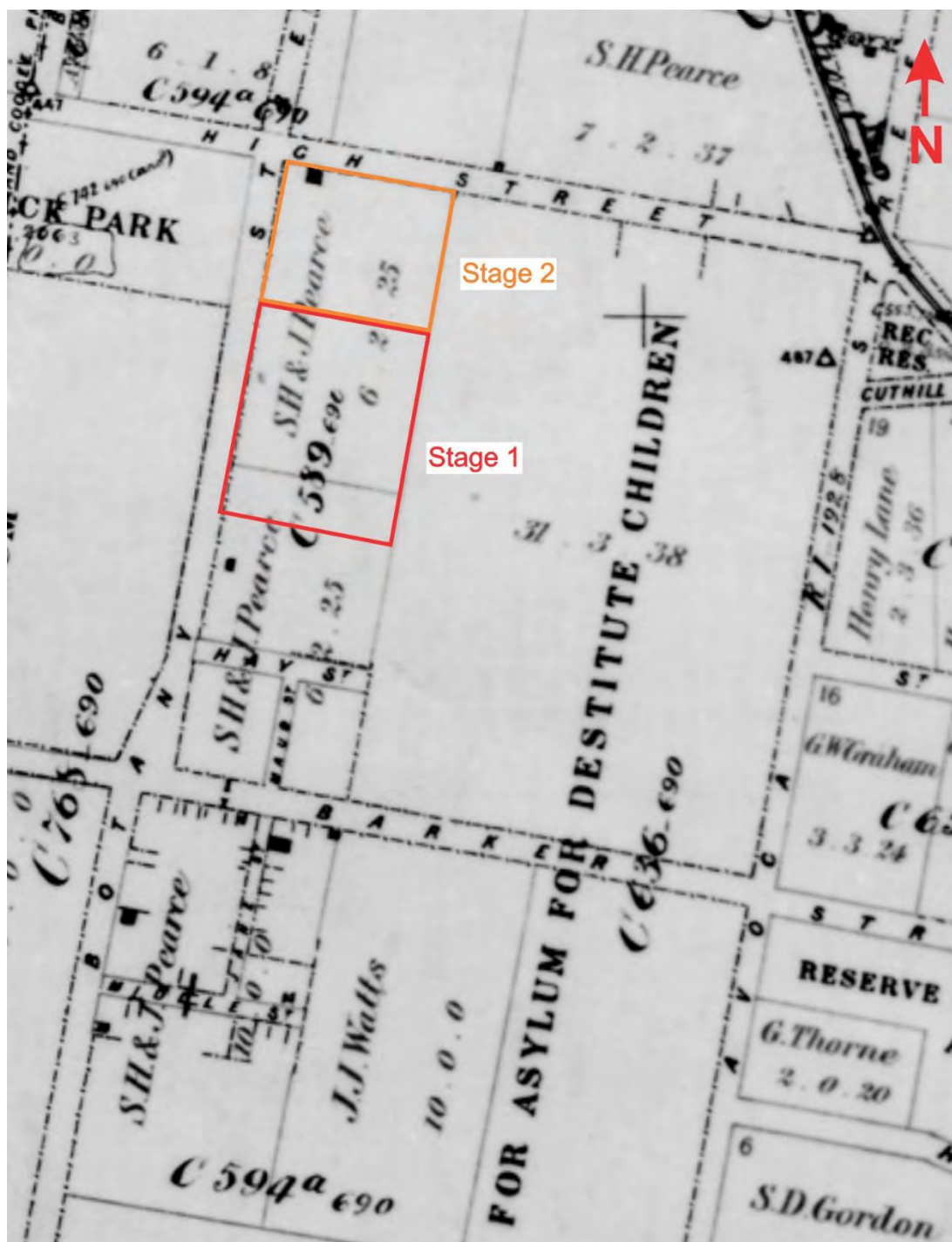


Figure 3.10: The Surveyor General's map of February 1888 showed buildings on both Portions. Stage 1 & 2 areas indicated. Source: SA Map 6369.

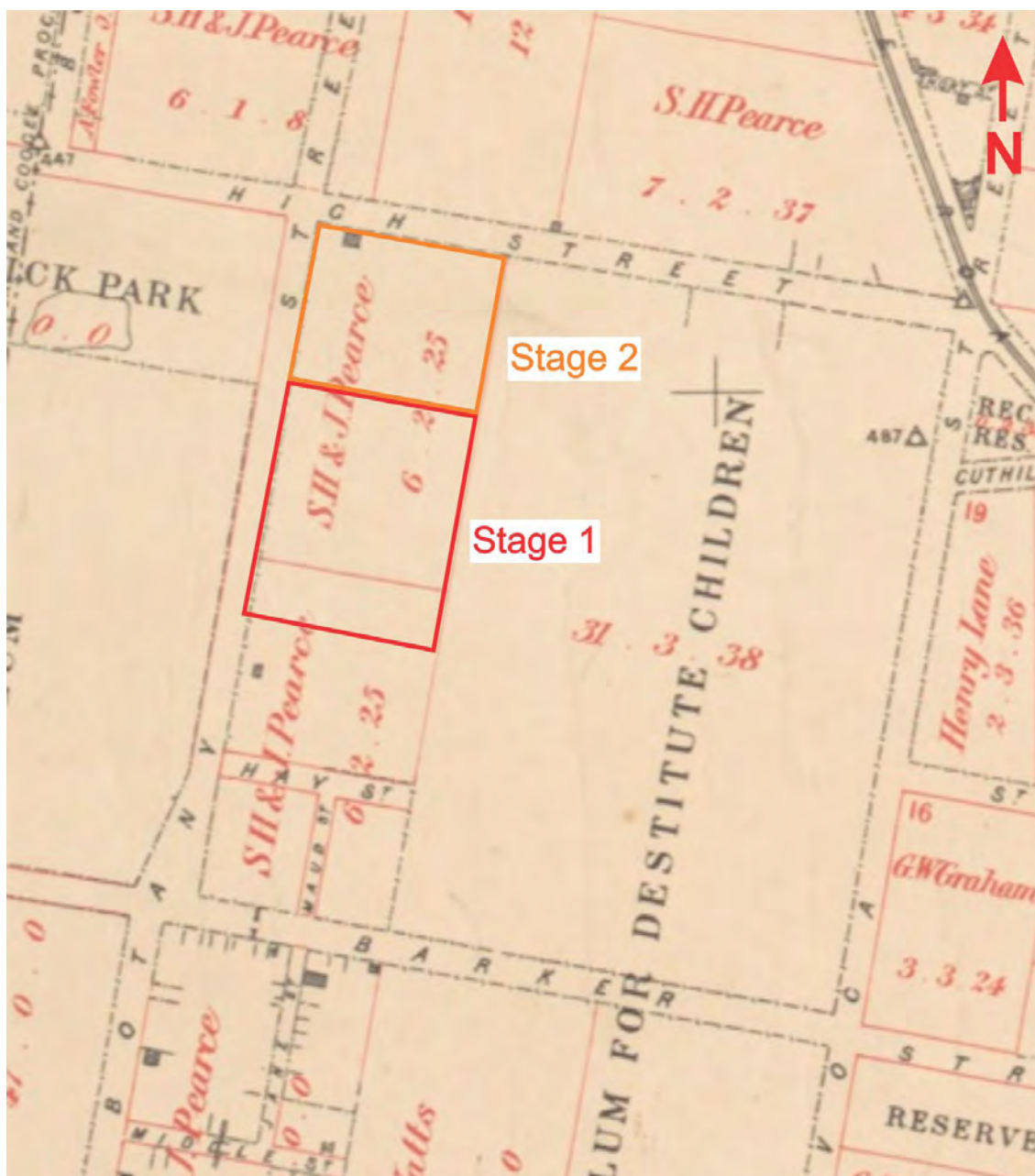


Figure 3.11: A similar map dated as September 1888 is held at the National Library. Stage 1 & 2 areas indicated. Source: Surveyor General, General Survey of the Colony - County of Cumberland - Parish of Alexandria, Sept 1888, NLA MAP F 133.

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 ATCJ, 30 Aug 1890, p 33.

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

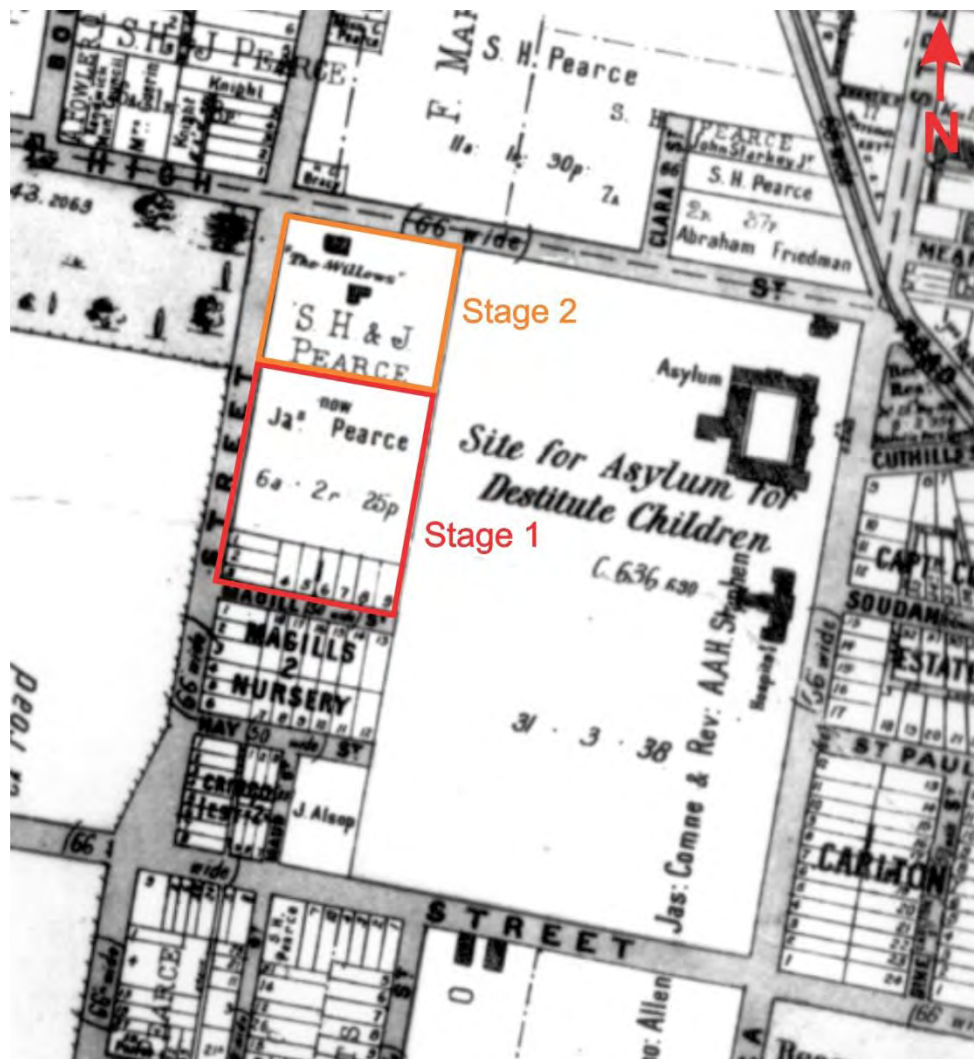


Figure 3.12: The map of the Municipality of Randwick published by Higinbotham and Robinson in 1891 showed 'The Willows' plus an outbuilding on Portion 379. Stage 1 & 2 areas indicated. Source: Higinbotham & Robinson, Municipality of Randwick, Parishes of Alexandria & Botany, M3/811.186/1892/1.

On 22 January 1891 Surveyor Thomas Sloman submitted his Field Book of his Detail survey of this block for surveys he had completed in December 1890.⁴⁰ The data was charted on 19 November 1891.⁴¹ That Detail Survey sheet was later updated in 1935 by surveys completed on 23 July 1935 (Figure 3.13, Figure 3.14).⁴²

⁴⁰ Fieldbook No 1897, Sydney Water; Thomas Sloman was the nephew of renowned letter writer Rachel Henning. See Rachel Henning, *The Letters of Rachel Henning*, edited by David Adams, Penguin, 1969.

⁴¹ PWD Plan 1544-S931, Sydney Water.

⁴² Fieldbook No 2968, Sydney Water.

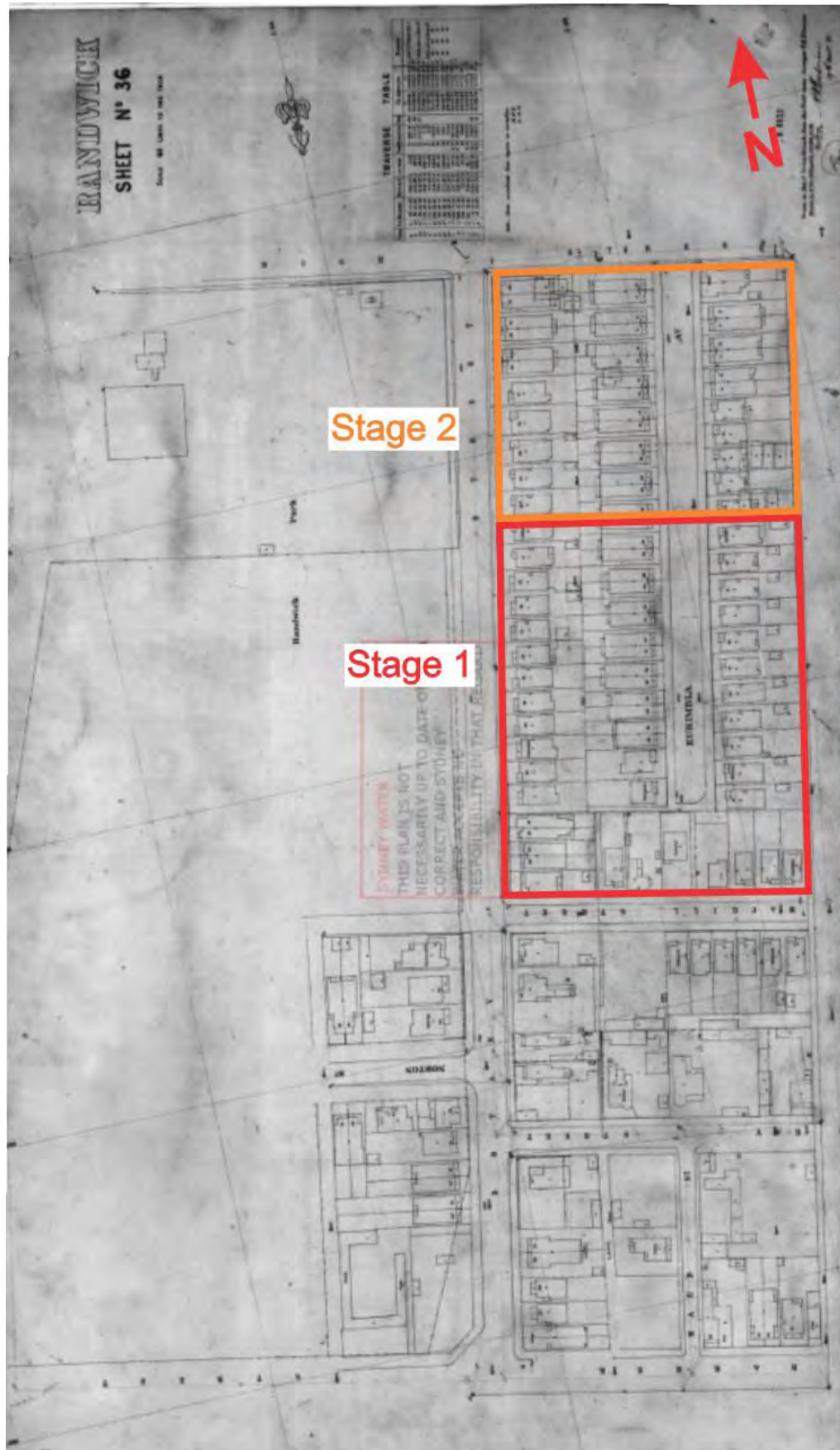


Figure 3.13: The Detail Survey of the block was plotted in November 1891 but was later overlaid with new data in 1935. Stage 1 & 2 areas indicated. Source: PWD Plan 1544-S931, Sydney Water.



Figure 3.14: An enlargement of the 1891 Detail Survey showing the earlier buildings that had been removed by 1935. Stage 1 & 2 areas indicated. 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 in the Stage 2 area.

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

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

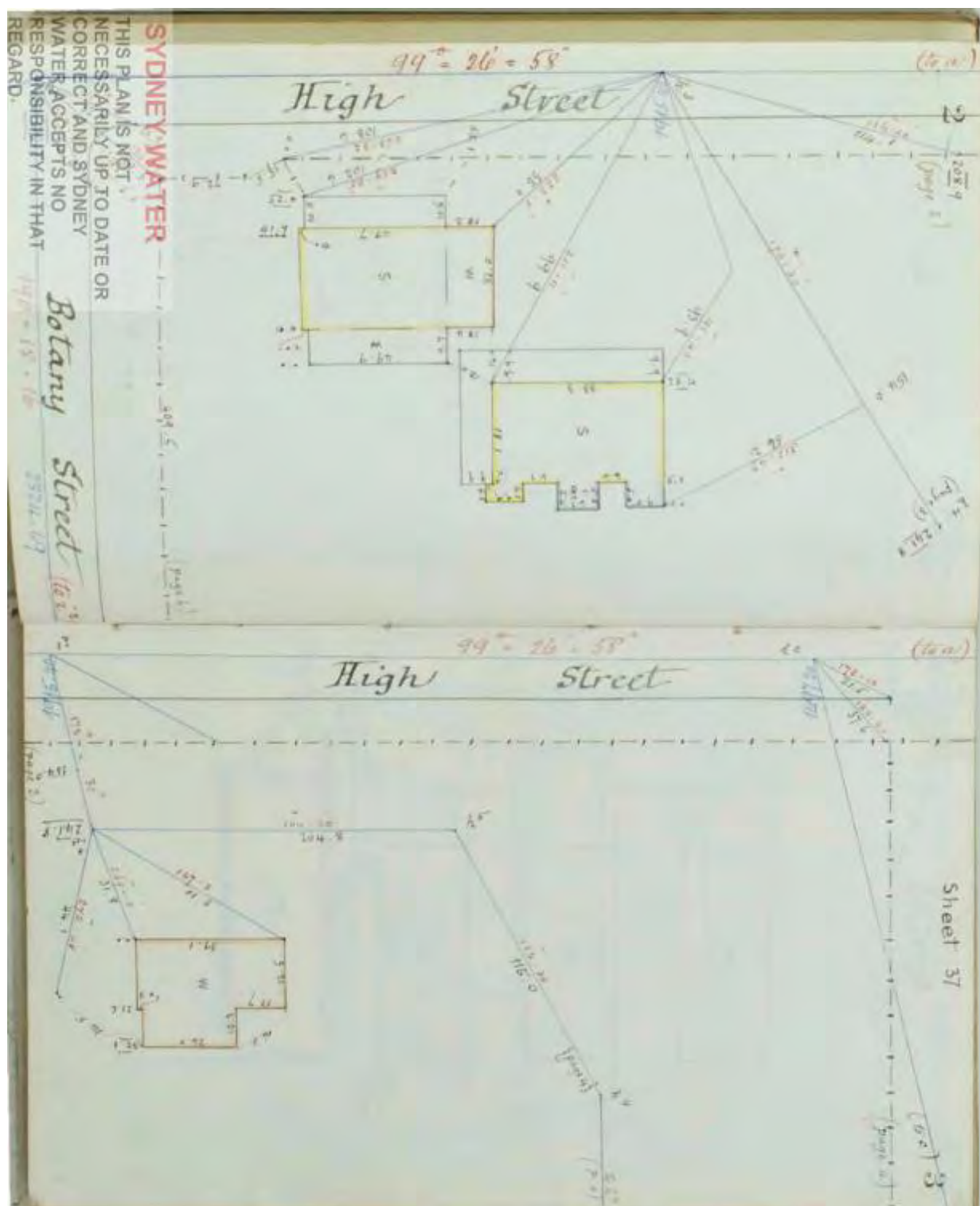


Figure 3.15: Fieldbook pages showing 'The Willows' and outbuildings. Source: Fieldbook No 1897, Sydney Water, pp 2-3.

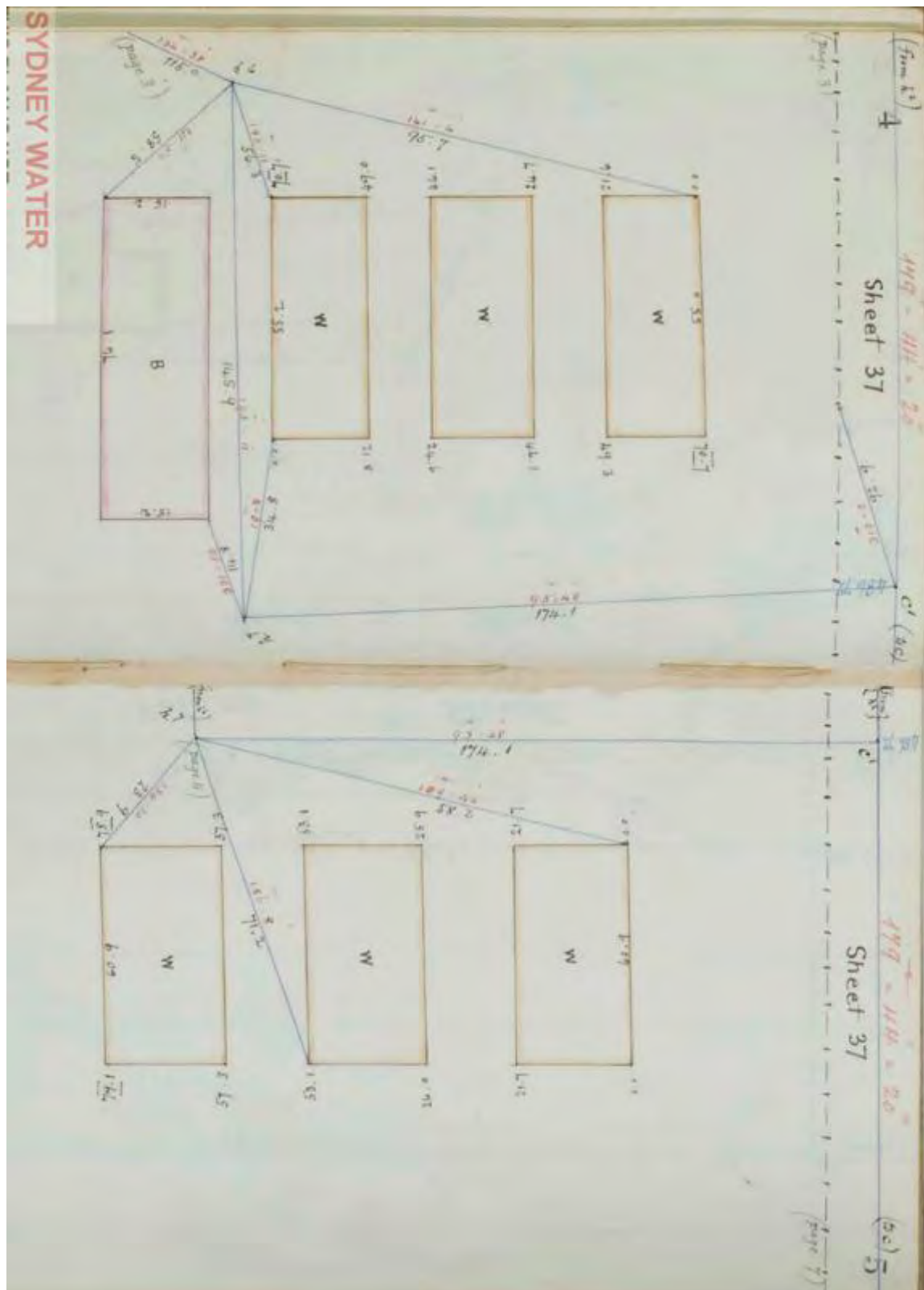


Figure 3.16: Fieldbook pages showing the timber nursery greenhouses and brick building.
Source: Fieldbook No 1897, Sydney Water, pp 4-5.

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.

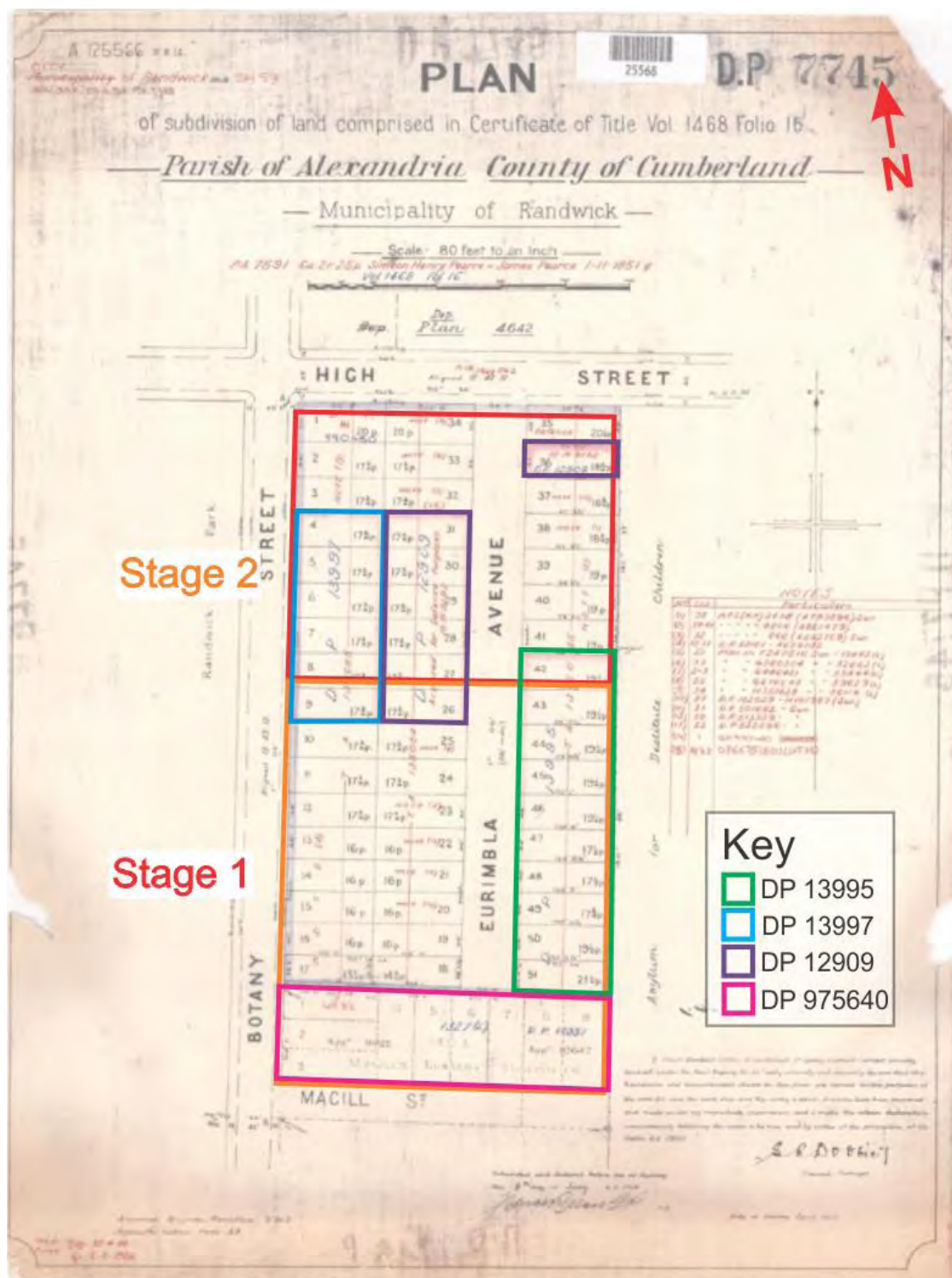


Figure 3.17: DP 7745, the subdivision of this land in April 1912 by S R Dobbie established the cadastral pattern of this land and laid out Eurimbla Avenue. DPs from section 3.2.2, 3.2.3 and 3.2.4 are outlined in green, blue and purple respectively. Stage 1 & 2 areas indicated. Source: DP 7745.

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.

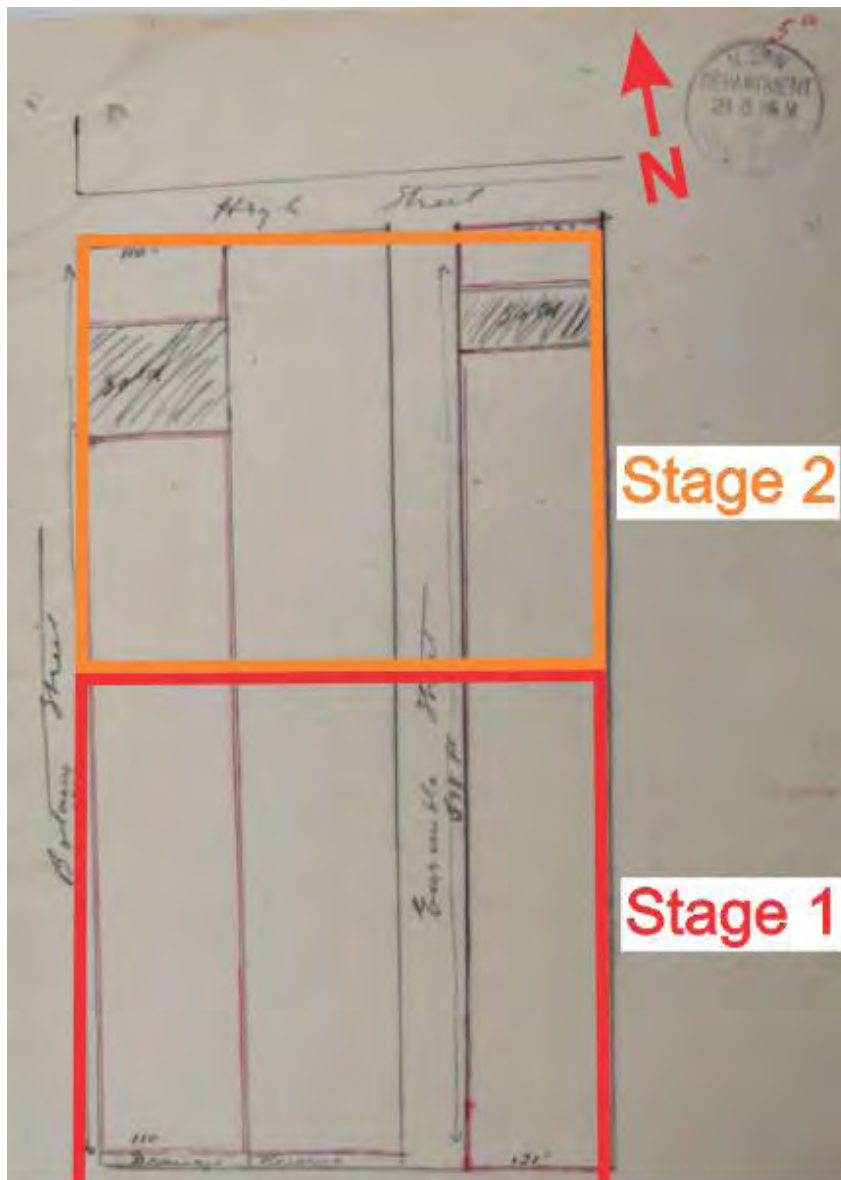


Figure 3.18: A sketch by valuers Batt, Rodd and Purves of 12 April 1916 showing the land owned by C W Coulton. Stage 1 & 2 areas indicated. Source: NRS 13340, Stamp Duties Office, Deceased Estate File, pre A 100858, SANSW 20/2092.

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).

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

It is most likely that the dumping of rubbish on the site occurred between 1911 and 1914 when the former nursery and cultivated land was being prepared for subdivision and building by Longworth. Demolition of 'The Willows' and the establishment of Eurimbla Avenue occurred during this transformative period. It is unlikely that the Pearce family (owner/occupiers of the land from 1850-1903) would have dumped rubbish on the land that they intended to occupy and cultivate, and as the land was still under cultivation from 1903-1911, it is most likely that the dumping of rubbish occurred under Longworth.

The first houses along this section of Botany Street and in Eurimbla Avenue appeared in Sands Directory in 1917.⁶⁰ A comparison of the names of tenants on the Botany Street houses with Sands Directory 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

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.

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



Figure 3.19: The 1943 aerial photograph of the study area covered in dwellings. Stage 1 & 2 areas indicated. Source: SIX Maps, LRS.

⁶⁴ CT 3469 f 235.

⁶⁵ SIX, 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

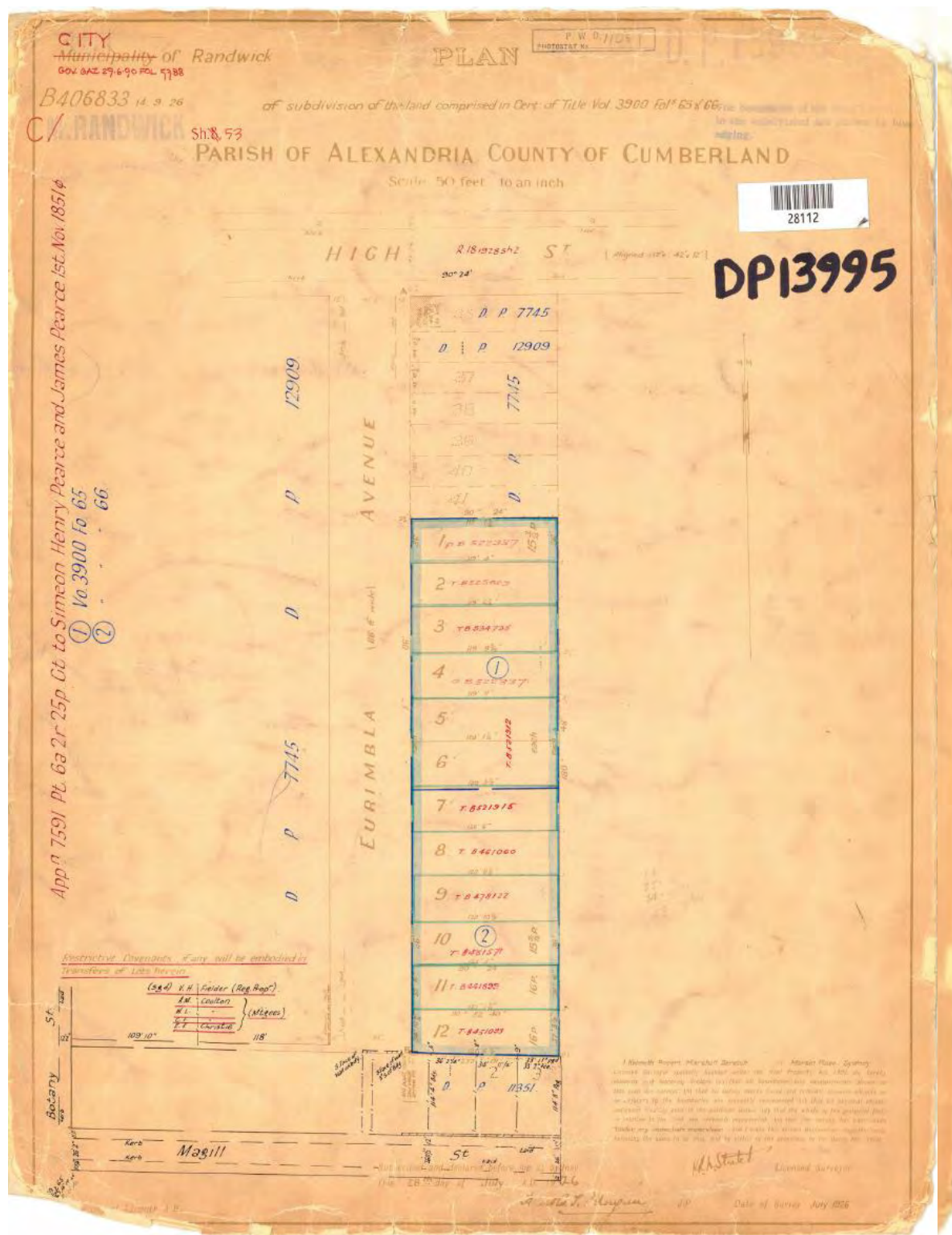


Figure 3.20: Lots on the eastern side of Eurimbla Avenue were re-subdivided in July 1926.
Source: DP 13995.

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 seven lots by Licensed Surveyor Cyril Percy Johns certified by Marron on 15 September 1926 (Figure 3.21).⁶⁸

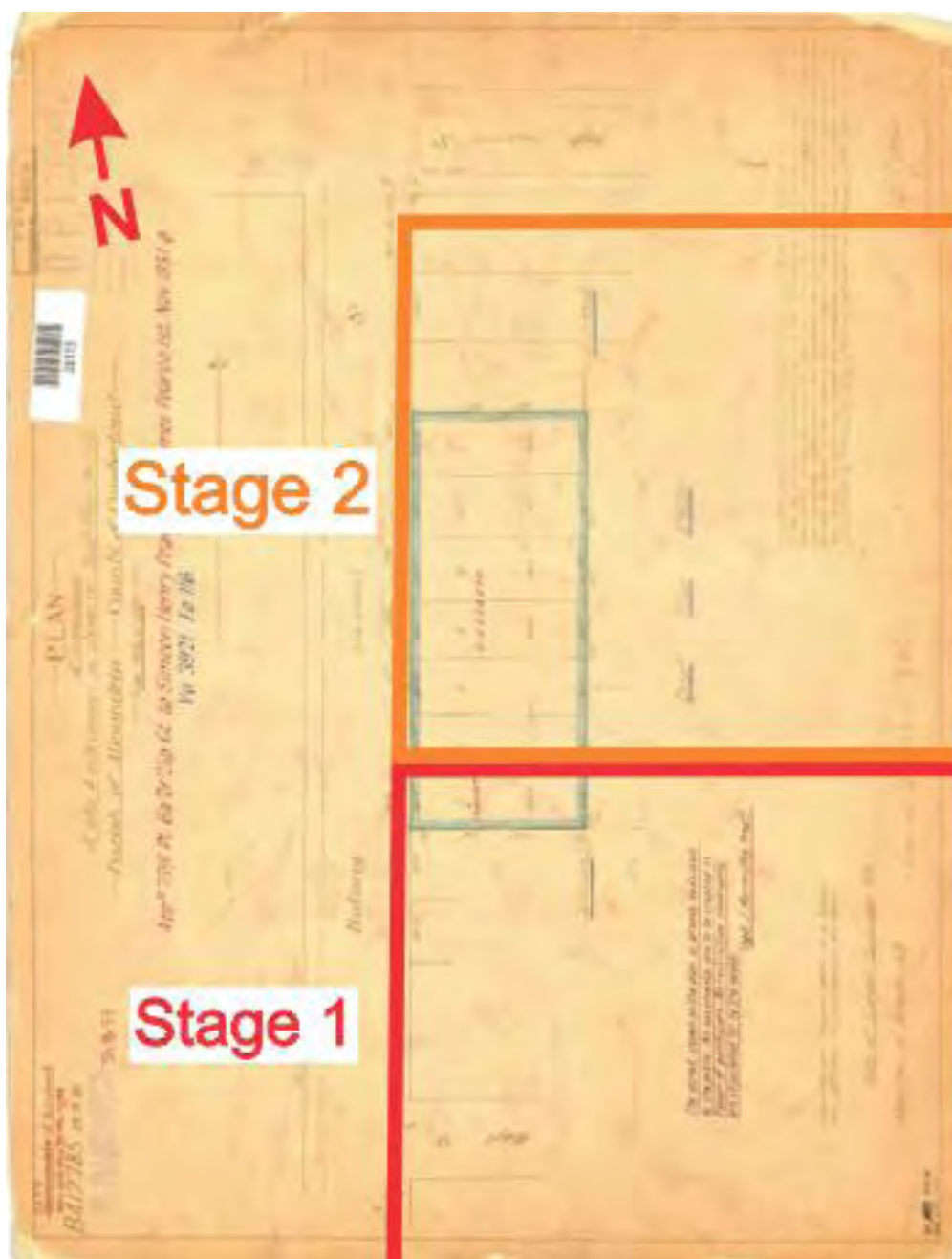


Figure 3.21: In 1926, some lots owned by John Marron facing Botany Street were re-subdivided. Stage 1 and 2 areas indicated. Source: DP 13997.

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.

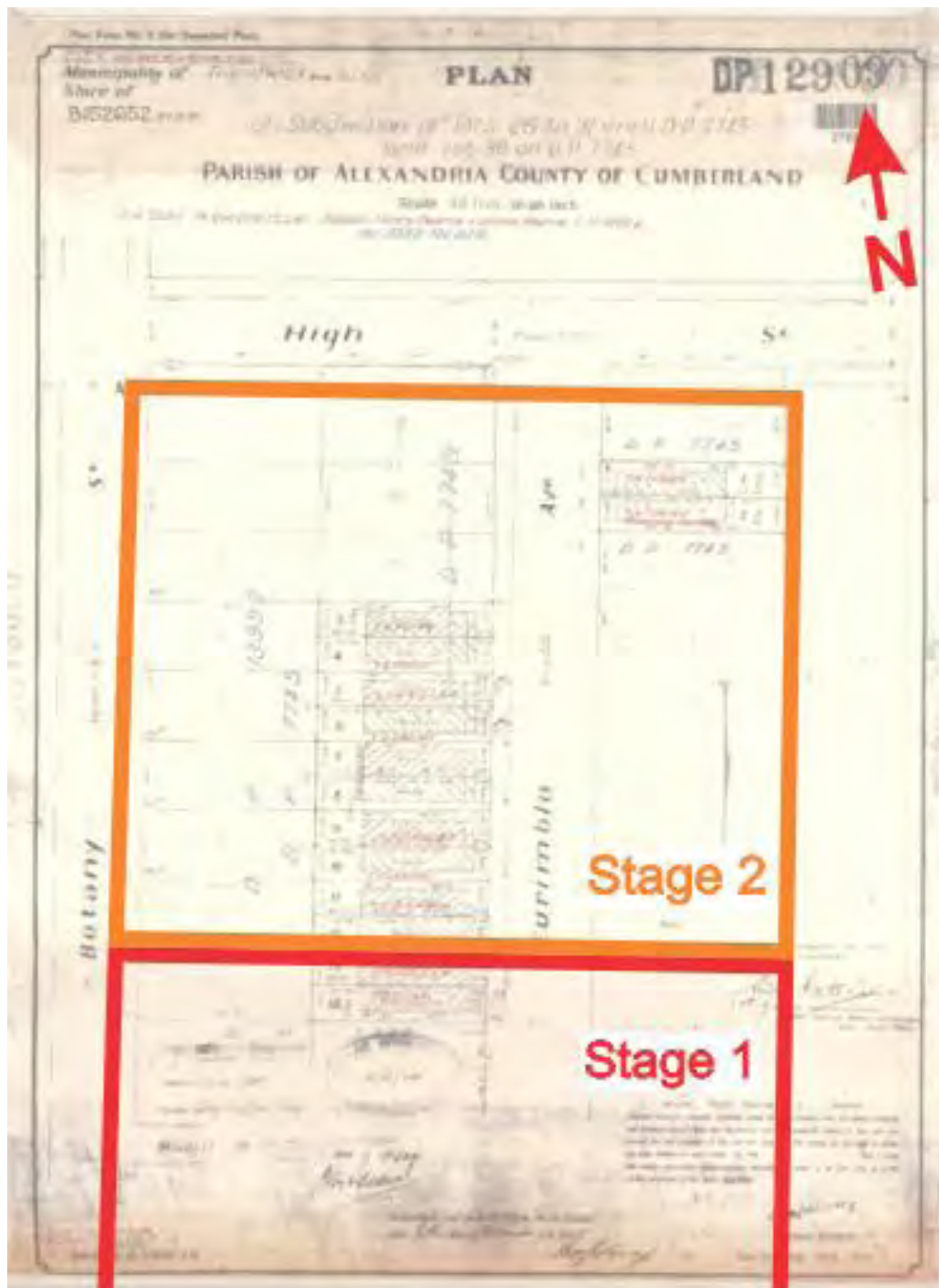


Figure 3.22: The re-subdivision of lots on the eastern and western side of Eurimbla Avenue owned by the War Service Homes Commission divided existing semi-detached cottages into separate lots to facilitate their sale, July 1923. Source: DP 12909.

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

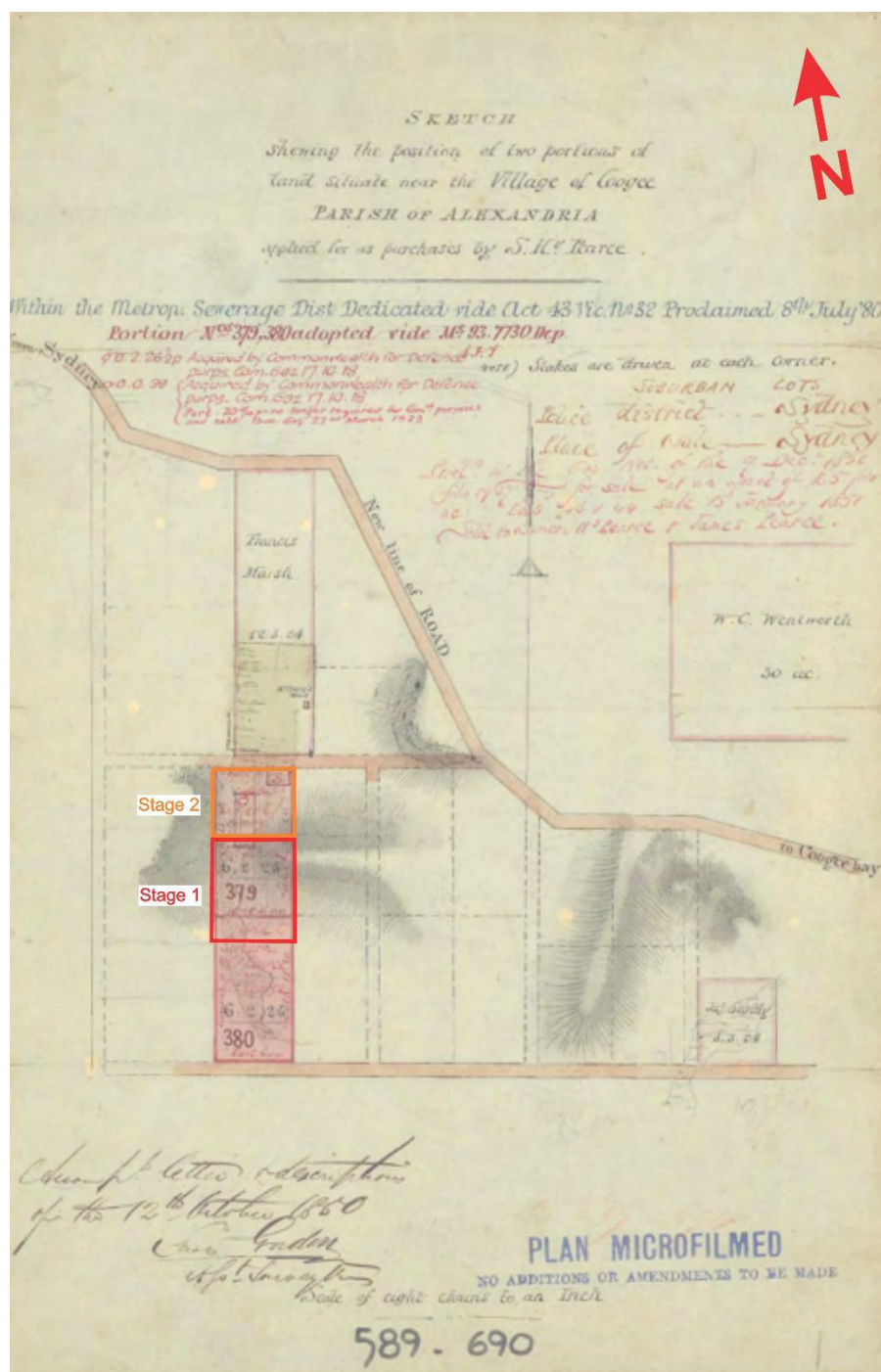


Figure 3.23: Lewis Gordon's 1880 survey of the two Portions also depicted the swamp plus some topography. Stage 1 & 2 areas indicated. Source: C.589.690, Crown Plan.

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
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' but was most likely originally Magill's 'Violet Hall' residence. The charting copy of the subdivision was copied from the auction sale plan (Figure 3.26). No buildings were shown elsewhere on Magill's land. Magill's house, later named 'Pembroke' (1896-1909), 'Alderney' (1909-1916) and 'Byron Lodge' (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.⁹¹



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

⁹⁰ NRS 17513, RPA 10647, SANSW.

⁹¹ SMH, 28 Sept 1881 p 12.

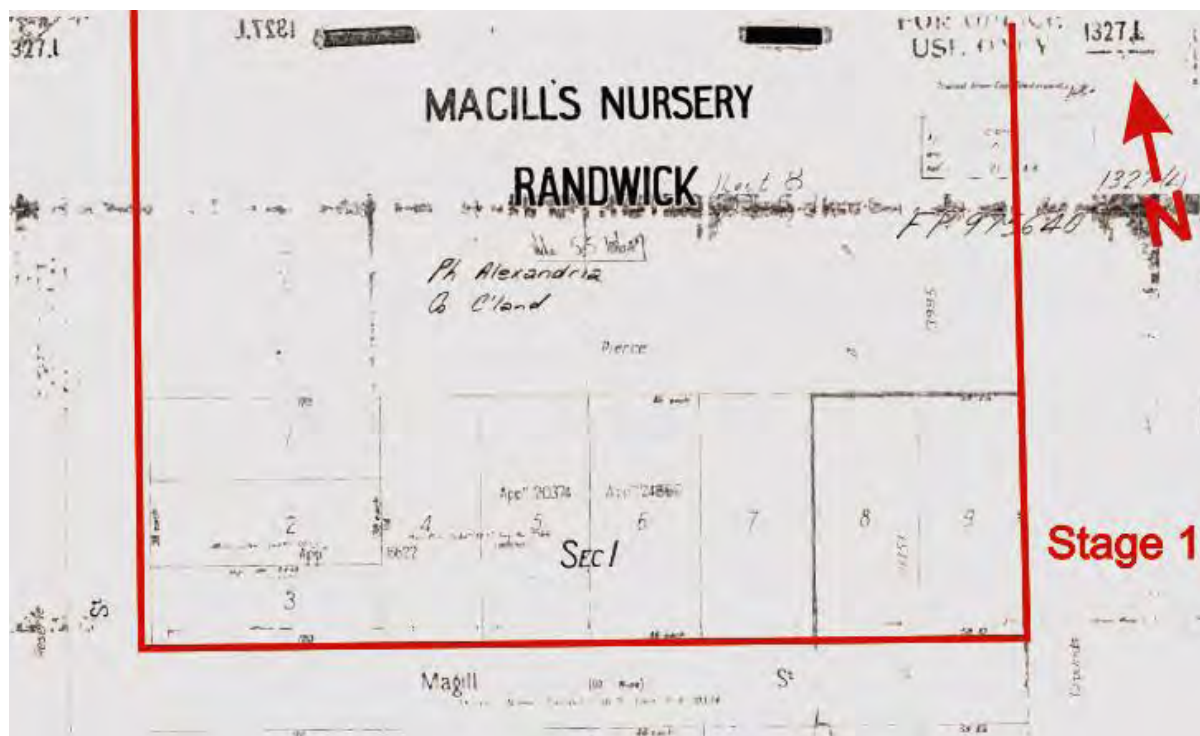


Figure 3.26: The cadastral plan held by LRS was copied from the auction sale plan. Stage 1 area outlined in red. Source: DP 975640 (originally 1327 (L)), LRS.

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 1882.⁹² The 1889 Sands Directory listed Samuel Palmer, 'Creswick' and William Noud, 'Hawthorne' along the section of Botany Street in between High Street and Magill Street.⁹³ 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.⁹⁴ The subdivision was shown on Higinbotham & Robinson's 1891 map of the Municipality of Randwick (Figure 3.12).⁹⁵

Surveyor T B U Sloman had submitted his Field Book of the Detail survey of this block for surveys completed in December 1890.⁹⁶ 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).⁹⁷



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.⁹⁸

⁹² SMH, 7 Aug 1882, p 9.

⁹³ Sands Directory, 1889, p 351.

⁹⁴ OSD, No 789 Bk 304.

⁹⁵ Higinbotham & Robinson, Municipality of Randwick, Parishes of Alexandria & Botany, M3/811.186/1892/1.

⁹⁶ Fieldbook No 1897, Sydney Water.

⁹⁷ Fieldbook No 1897, Sydney Water, p 8.

⁹⁸ RPA 10647.

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 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'.⁹⁹

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 1898.¹⁰⁰ 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.¹⁰¹

The 1943 aerial photograph showed the whole area was covered with cottages (Figure 3.19).¹⁰²

⁹⁹ Statutory Declaration, Adelbert Schleicher, 23 May 1898, NRS 17513, RPA 10647, SANSW.

¹⁰⁰ CT 1255 f 163.

¹⁰¹ DP 11351.

¹⁰² SIX, LRS.

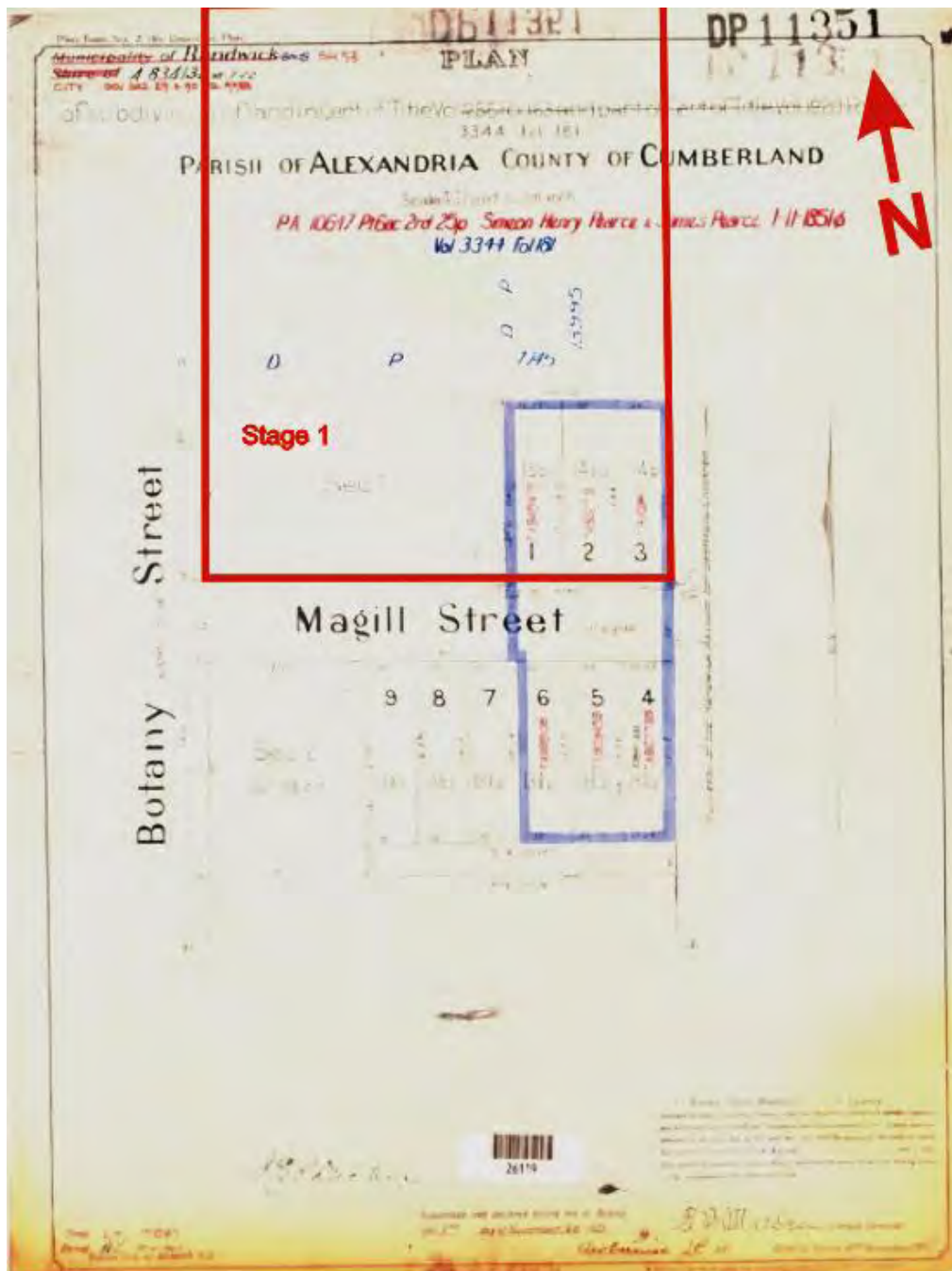


Figure 3.29: The re-subdivision of some lots in Magill's Estate Site outlined in red. Source: DP 11351.

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, 2016¹⁰³

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 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 2013¹⁰⁴

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.

¹⁰³ *Prince of Wales Hospital Randwick campus Site Investigation Report*, ARCADIS, 2016.

¹⁰⁴ *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, 2012¹⁰⁵

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 Blakett 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 1891.¹⁰⁶

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 175.¹⁰⁷ The burials were found to be in a relatively good state of preservation. Of the total identified

¹⁰⁵ *European Archaeological Assessment*, Casey & Lowe, 2012.

¹⁰⁶ Godden Mackay/Austral Archaeology 1997, Vol 1:1, 30.

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

burials on the site, 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,¹⁰⁸ a lighter tan-coloured wood, or in one case possibly plywood or bark.¹⁰⁹ 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 not elaborate. 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 37.¹¹⁰ This fact is contextually sound, given that few, if any, artefacts are likely to have been 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 conducted with little ceremony.

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.¹¹¹

¹⁰⁸ Godden Mackay/Austral Archaeology 1997, Vol 2:8.

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

¹¹⁰ Godden Mackay/Austral Archaeology 1997, Vol 1:92.

¹¹¹ 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 and dumps
 - 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.
 - 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 TWENTIETH-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 archaeological features with minimal or no 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 2018.¹¹² Further contamination tests were conducted in August and September 2018 and involved test pits and augered boreholes to 1.5m depth. Analysis of the boreholes provides some insight into the depths of the fills and location of natural deposits or bedrock across the site. The test pits have provided more detailed information about the upper fills and deposits. However, the geotechnical interpretations of the fill and location of natural ground are general and are not a substitute for archaeological investigation.

¹¹² Douglas Partners 2018 Report on Preliminary Geotechnical Investigation Randwick Campus Redevelopment Hospital Road and High, Magill and Botany Streets, Randwick, prepared for Heath Infrastructure.

February 2018 Results

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 Stage 2 expansion area.

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.¹¹³

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 5.14). 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

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.

levels, likely representing the natural 'coffee' rock within the Aeolian sand profile of the surrounding area.

An absence of description of historical 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. Blue outline denotes proposed ASB as defined in Douglas Partners 2018. This plan shows the location of sections illustrated below. Source: Douglas Partners 2018: Appendix B.

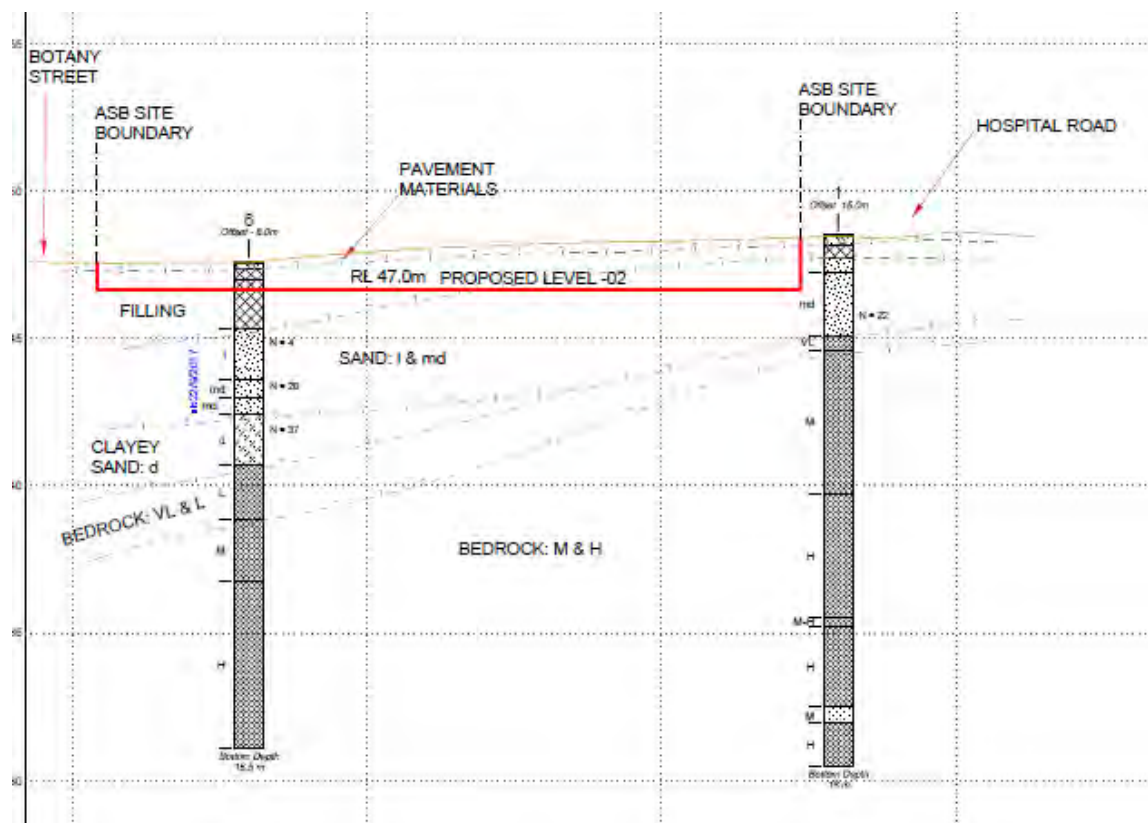


Figure 5.2: Interpreted East-West Geotechnical Cross Section G-G showing fills levels in BH1 and 6 below existing ground surface along Magill Street. Source: Douglas Partners 2018: Appendix B: 8.

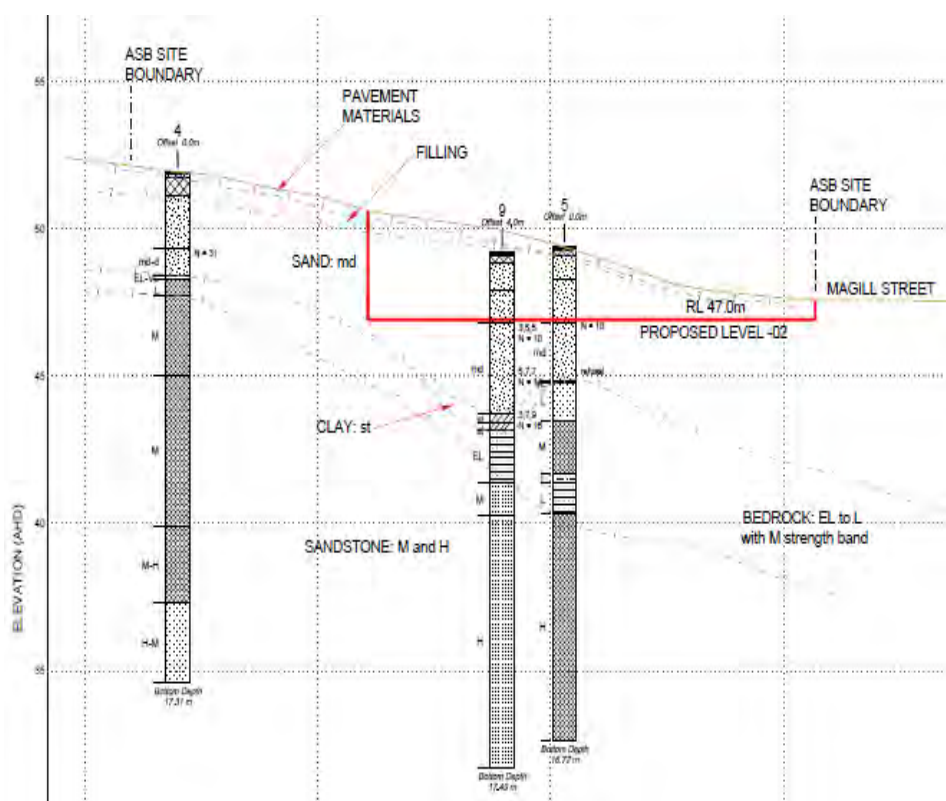


Figure 5.3: Interpreted North-South Geotechnical Cross Section B-B showing fills levels below existing ground surface in BH4, 5 and 9 along Eurimbla Avenue between High and Magill Streets. Source: Douglas Partners 2018: Appendix B: 2.

SEPTEMBER 2018 RESULTS

Twelve boreholes (BH201, and BH205 to BH215) were drilled over 25 to 29 June 2018 and 7 and 8 August by Douglas Partners environmental scientists. In the same period, 11 test pits (TP1 – TP11) were excavated under the supervision of a Douglas Partners environmental scientist to confirm fill depths and enable additional sampling.

Boreholes BH201 and BH205 to BH215 were drilled to a minimum depth of 0.5 m into naturally formed soils, or prior refusal using a hand auger. The test pits were excavated using a combination of a 1.7-tonne excavator and hand shovel, depending on site accessibility. The test pits were excavated to a maximum depth of 1.7 m below the surface. The results were similar to previous investigations at the site and were summarised as:

- **PAVEMENT/SLAB:** A 30–70 mm thick asphaltic concrete surfacing overlying roadbase gravel to depths of between 0.2 m and 0.4 m was encountered in BH1 to BH6, BH8 and BH9. In the current investigation, brick pavement was encountered in BH201, and concrete pavers/slab was observed in BH202, BH204, BH205, BH208, BH212, BH214 and TP3 to depths of up to 0.1 m;
- **FILLING: (topsoil):** dark brown, fine to medium slightly silty sand topsoil was encountered in BH101, BH113, BH121, BH207, BH209, TP1- TP3 and TP7 to depths of between 0.05 m and 0.3 m;
- **FILLING:** Sandy filling with fine to medium gravel and trace of rootlets was encountered in BH101 to BH122 and TP1 to TP11, to depths of between 0.2 m and 1.4 m. Sandy filling and/or ripped sandstone was encountered in BH1 to BH9 to depths of between 0.2 m and 2.3 m. In the current investigation, sandy filling was observed in all boreholes at depths of up to 1.0 m. A trace of charcoal, clinker/slag was observed in BH201, BH213 and TP10, and anthropogenic material including brick, terracotta and glass fragments, metal sheeting, and asphaltic gravels were noted in BH201, BH202, BH205, BH207 to BH209, BH211, TP1, TP4, TP6, TP8 and TP9. Two distinct sandy fill layers were observed in BH201, BH202, BH207 to BH209, and BH215;
- **SAND:** In the current investigation, sand varying from grey/brown and yellow, fine to medium grained, was encountered in BH201 – BH207, BH209 – BH215 at depths of 0.35 to 4.7 m. A trace of charcoal was observed in BH211. Sandy silt/silty sand with a trace of charcoal was observed in BH207 and BH208 at depths of 0.9 m and 0.7 m, respectively, to borehole termination.

Test Pits 6 and 7 were located closest to the predicted position of the 1850s house ('The Willows') that fronted High Street until the end of the century. The test pits encountered between 400mm and 900mm of silty sand 'fill' material, capping yellow sand that is considered to be part of the naturally occurring soil at the site. The inconsistency in depth of fill between TP6 and TP7 is thought to be representative of the undulating landscape that characterised Pearce's land in the nineteenth century, particularly in the west of the lot where the low point is thought to have originally been swampy or waterlogged. At least some of the silty sand 'fill' may represent the nineteenth-century gardens south of 'The Willows'. The other test pits generally showed similar results. However, without clear distinction between 'fill' and other culturally-created deposits, the test pits and boreholes are of limited use in determining archaeological potential across the site.

5.3 ABORIGINAL ARCHAEOLOGICAL MONITORING

Archaeological monitoring of the demolition was conducted by Mary Dallas Consulting Archaeologists (MDCA). Monitoring of the demolition commenced in November 2018 and was ongoing at the time of writing. Tony Lowe (Director, Casey & Lowe) was present for the excavation of two test trench near High Street between Eurimbla Avenue and Hospital Road on 26 November 2018. The trenches revealed the presence of a buried soil horizon around 350–400mm below the surface. This buried horizon is thought to represent the late nineteenth-century surface at the site.



Figure 5.4: Aboriginal archaeological test trench near High Street between Eurimbla Ave and Hospital Road. View to the south. Depth of trench 1300mm, water seepage at bottom right. Scale in 100mm increments.

The trenches contained three stratigraphic units:

DEPTH BELOW SURFACE	DESCRIPTION	INTERPRETATION
0-350mm	Bleached fine to medium-grained sand (pale grey to white). Loosely consolidated. Clean interface with underlying unit.	Levelling fill prior to early twentieth-century subdivision
350mm-600mm	Dark yellow-brown silty sand. Evidence of insect burrows and other forms of bioturbation at interface of underlying unit. Small inclusions of fragmented brick and sandstone.	Possibly late nineteenth-century topsoil associated with the nursery and garden of 'The Willows'.
600mm->1300mm	Pale to dark yellow silty sand. Concentrations of precipitating iron between 600mm and 1000mm, disappearing below 1000mm.	Precipitating iron between 600mm and 1000mm suggests waterlogging at some point during the site's history. Lack of movement of the minerals in the unit above suggests that the period of poor drainage pre-dates the garden period.

5.4 SITE DESCRIPTION AND EXISTING IMPACTS

The proposed redevelopment site including Stage 1 and Stage 2 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 areas of Stage 1 and Stage 2 are currently occupied by 92 residential lots, large trees and Eurimbla Avenue. The majority of the existing houses were constructed between 1914 and 1945, many undergoing subsequent modifications and additions. 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 5.5, Figure 5.6). Ground levels (AHD) 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).¹¹⁴ 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 5.7). The house sits lower than any others on the study site, approximately 1.5m below the existing street 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 5.8, Figure 5.9, Figure 5.10). A main stormwater pipeline and sewer services extending through the existing residential lots was recorded on plan in c. 1932 (Figure 5.12, Figure 5.13). Both services were most likely provided to the area by 1891, though a precise date for these is not known.¹¹⁵

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'.¹¹⁶ 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 5.11).

The following provides a brief timeline for the site:

ALL LOTS

- Pre-1850 Swamp/sandhills/scrubby heath.
- 1850 Split into portions - 379 and 380 bought by Simeon Henry Pearce (market gardener) and his 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) (Stage 2).
- 1876 Pearce dies at 'The Willows' in February, estate passes to widow Sophia Pearce.
- 1881 Three buildings visible on plan (Stage 2) (Figure 3.7).
- 1886 'The Willows' in north section still standing – rest of the land commences use as a plant nursery (Stage 2).
- 1889 Nursery now has 5-6 glasshouses, 3-4 hothouses, several large plant sheds (Figure 3.14) with 'small watercourse' which did not dry out (Stage 2).

¹¹⁴ Douglas Partners 2018:3.

¹¹⁵ 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 the Waterloo Water Pumping Station took over supply.

¹¹⁶ Note that the property is recorded in historical sources as present by 1872.

- 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) (Stage 2).
- 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 Directory entry).
A large portion of the land may have been levelled with rubbish. This might have been done by Longworth prior to subdivision – most likely in the low-lying swampy area in the southwest (Figure 3.2 & 3.3).
- 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 appears in Sands Directory 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.
- 1916 March, Coulton dies. Between 1916-1919, 23 more houses built by his 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 portion at the northern end of P.380 is located within the study area (Figure 3.23).

- 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 Directory).
- 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 Directory 1933. Patrick John in Randwick Electoral records in 1949, died 1952. Joyce builds the house at No. 4 Magill Street between 1881 and 1884.
- 1884 Magill Street first recorded in Sands Directory.
- 1889 Sands Directory 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 on Magill Street (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 5.5: 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 5.6: 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 5.7: View looking northeast showing prominent drop in ground level within 101 Botany Street property on the corner of Magill Street.



Figure 5.8: (Left) View looking east toward 101 Botany Street showing stormwater drain in kerb. Arrows denote location of gas and telecommunication pits.



Figure 5.9: (Right) View looking east along public access corridor at rear of Magill Street. Modern stormwater service arrowed.



Figure 5.10: (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 5.11: (Right) View looking northeast toward original front section of No.4 Magill Street.



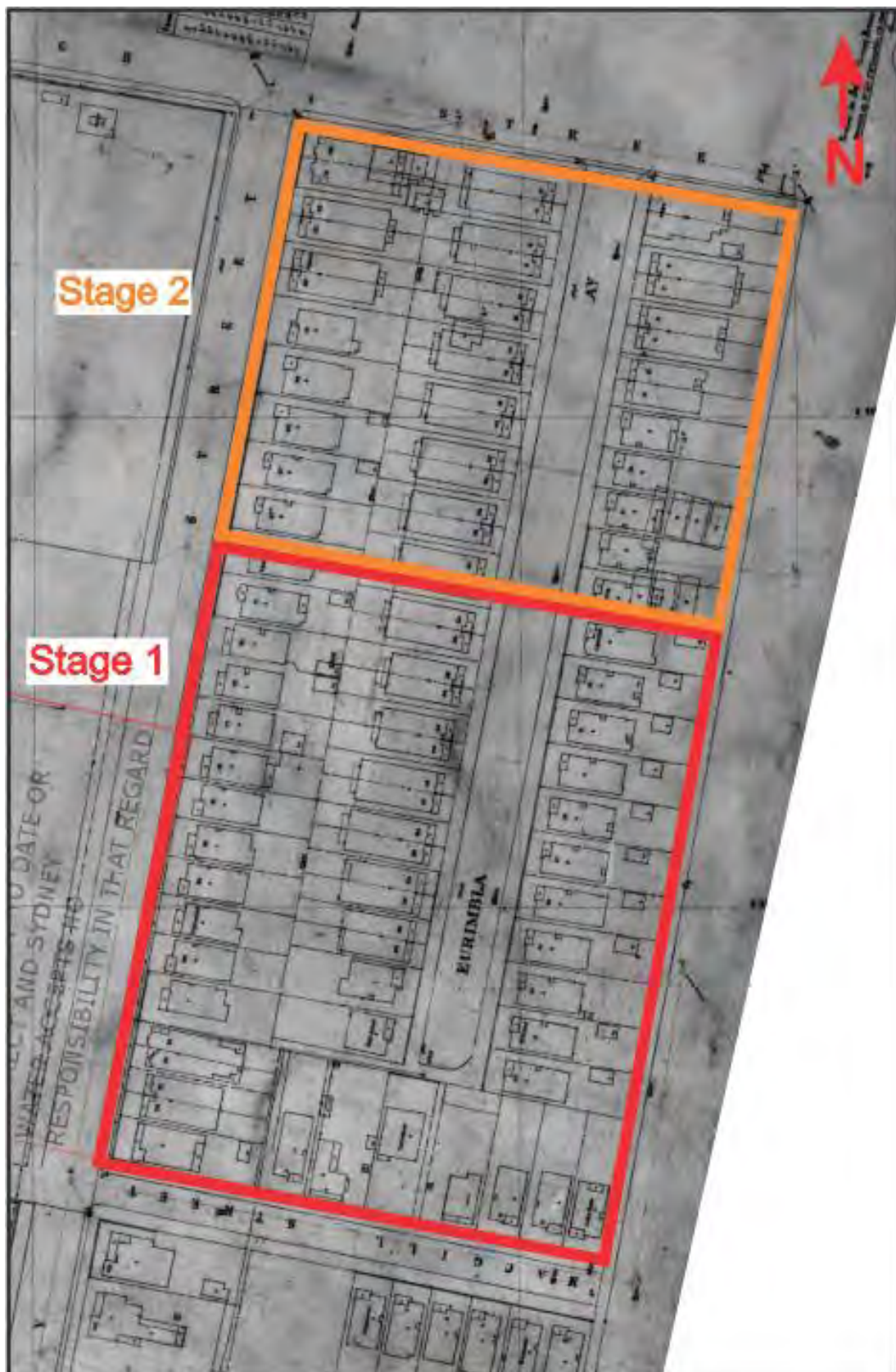


Figure 5.12: Plan showing early twentieth-century subdivision. Source: Sydney Water PWD Plan 1544-S931.



Figure 5.13: Plan nd (post-1932) showing sewer service lines (main line arrowed) within study area. Source: Sydney Water BLKWTL2812 (2).

5.5 POTENTIAL ARCHAEOLOGICAL REMAINS

The following discussion of potential for archaeological remains in Stage 1 and Stage 2 relates to pre-development site conditions, as well as nineteenth and twentieth-century use and occupation (summarised in Table 5.1 and Table 5.2 and identified in Figure 5.14).

5.5.1 STAGE 1 - ARCHAEOLOGICAL POTENTIAL

Archaeological investigations on similar sites in the vicinity have identified varying levels of survival and impact (see Section 4.1 above). However, because the site appears to have been built up or filled prior to subdivision, and because the site is currently occupied by single-storey residences without basements, much of the nineteenth-century archaeology at the site may have survived in reasonable condition. Within the Stage 1 area, the archaeological remains are likely to provide evidence of the natural landform and its use and adaptation throughout the nineteenth century, and also of the late nineteenth-century occupation of the residence at No. 4 Magill Street. A summary of the archaeological potential of the Stage 1 site is shown in Table 5.1 below.

Table 5.1: Potential archaeological remains within Stage 1 study area (Figure 5.16).

LOCATION	PHASE	POTENTIAL ARCHAEOLOGY	TYPES OF REMAINS
West of Eurimbla Ave	Phase 1: Pre 1850	Evidence of the natural landform including low-lying waterlogged areas and high dunes.	- Geomorphological features - Preserved soils and pollen
No.4 Magill Street	Phase 2: 1850-1910	'No. 4 Magill street built early 1880s by Joyce - Magill Nursery 1878-c.1882. - Paddock east of No. 4 Magill Street until c.1921.	- Occupation deposits associated with No. 4 Magill Street. - Florist/Nursery remains including sheds, glasshouses, fences, paths, wells, ponds, garden beds and information about types of plantings.
East of Eurimbla Ave	Phase 3: 1910-present	- Reduction of sand hill. - Levelling for subdivision including reported rubbish dumping. - Existing residences from 1921.	- Disturbed/removed sand deposits. - Buried rubbish fills from the turn of the century

5.5.2 STAGE 2 - ARCHAEOLOGICAL POTENTIAL

The Stage 2 study area occupies a higher part of the landform. However, preliminary Aboriginal archaeological investigation of the Stage 2 site seems to indicate that the ground level in this location was also raised prior to subdivision (Figure 5.4), increasing the probability that archaeological remains from the nineteenth century still survive in good condition. Within the Stage 2 area, the archaeological remains are likely to provide evidence of the natural landform and its use and adaptation throughout the nineteenth century, and also of the mid to late nineteenth-century occupation, construction and demolition of the residence at 'The Willows', which once fronted High Street between Eurimbla Ave and Botany Street (Figure 5.14). A summary of the archaeological potential of the Stage 2 site is shown in Table 5.2 below.

Table 5.2: Potential archaeological remains within Stage 2 study area (Figure 5.16).

LOCATION	PHASE	POTENTIAL ARCHAEOLOGY	TYPES OF REMAINS
West of Eurimbla Ave	Phase 1: Pre-1850	Evidence of the natural landform including low-lying waterlogged areas and high dunes.	- Geomorphological features - Preserved soil and pollen
High Street – Location of 'The Willows'	Phase 2: 1850-1910	1852 – c.1910: - Residence 'the Willows', outbuildings & garden. - Pearce Brothers Nursery	- Buried refuse including glass, organic, ceramic, etc. - House footings, underfloor & yard remains. - Footings & underfloor of rear outbuildings. - Yard/exterior deposits. - Cesspit - Cistern or well - Florist/Nursery remains including sheds, glasshouses, fences, paths, wells, ponds, garden beds and information about types of plantings.
East of Eurimbla Ave	Phase 3: 1910-present	- Current residences (built 1914-15). - Pre-subdivision fills.	- Disturbed/removed sand deposits. - Buried rubbish fills from the turn of the century.

5.5.3 NATURAL LANDFORM: STAGE 1 & 2

Archaeological investigations in the study area are likely to provide evidence of the natural landform prior to development and cultivation. Early surveys (Figure 3.2, Figure 3.3) indicate that it was a waterlogged, undulating parcel of land on a high ridge. The archaeological investigations will offer the opportunity to not only investigate the original character of the landscape but also to investigate how the early European occupants responded to it.

The boreholes undertaken as part of Douglas Partners' geotechnical investigations detected the presence of an igneous dyke in the underlying sandstone. The dyke also contained large amounts of clay on adjacent lots. The soft, often weak sandstone (also noted in the geotech investigations) of the aquifer is likely to have been dissected by the hard rock and clay of the dyke, slowing down and preventing the movement of groundwater from the top of the ridge. The swampy conditions depicted on Pearce's land and on Marsh's grant to the north in the earliest surveys of the site are likely to have been caused by the disruption to the movement of water through the aquifer. This is significant because the behavioural properties of the body of water at the site will have determined what management methods would have succeeded or failed. The degree to which Pearce was able to successfully read and respond to the unique water issues on his land should be evident in the archaeological record.

Pearce's land contained a considerable slope to the south and southwest. Because of this, Pearce may have been able to construct drainage that kept the groundwater at manageable levels at the northern (High Street) end of the property in spite of the underlying geological conditions. By 1860 a house and several outbuildings were occupying areas of the previously waterlogged ground near High Street. There may be surviving archaeological evidence at the site of how Pearce achieved this. The 'small watercourse' on the property that was observed in 1889¹¹⁷ was probably a part of Pearce's water management system.

¹¹⁷ Sydney Mail, 25 May 1889, p 1070.

The site has **Low to Moderate** potential for evidence of the original landform and Pearce's response to it. Drainage systems and other evidence of water management may be of **local significance** if they exhibit novel or creative solutions to waterlogging problems.

5.5.4 ARCHAEOLOGICAL POTENTIAL: STAGE 1

By 1878 the Paragon Nursery, also known as Magill's Nursery was in operation with Magill leasing 'Violet Hall' and surrounding land. The nursery included the southern section of the study area as well as land outside the study area beyond Magill Street. Prior to Magill's nursery, the land may have been cultivated by Pearce, but there was no known development of this part of the site. Magill's Nursery was sold and subdivided into 27 lots in 1881. Nine of the lots were within the study site. One outside included 'Violet Hall' (now at No. 105 Botany Street). The earliest known structure within Stage 1 was the residence built by Joyce in the early 1880s, now standing at No. 4 Magill Street. From 1884 until at least 1933 the house was occupied by the Joyce family.¹¹⁸ The lots along Magill Street were again subdivided in 1921. By 1943 the remaining lots along Magill Street were developed with houses, most of which remain on the site. A fenced-off paddock also existed across the eastern end of Magill Street, east of No. 4 for some years prior to 1921. The land north of Magill street was part of the Pearce nursery. In 1914 the Pearce's land was subdivided. Prior to subdivision it seems that the Pearce's land was used as a rubbish tip and the rubbish was then covered with sand and new lots were laid out.

Joyce's house at No. 4 remains today although evidence of Magill's Nursery business and the paddock to the east are expected to have been removed when the area was subdivided in 1881 and Magill Street was created. With the exception of No.4 Magill, the other houses within the study area appear to have been constructed after 1921 (Figure 5.15, Appendix 2: Sands Directory). Although No. 4 has undergone modifications and additions to the present day, archaeological evidence including occupation deposits and outbuilding remains may survive within the existing property (Figure 5.16). Evidence of infrastructure, plantings and pathways associated with Magill's Nursery may also survive within the study area, although as their general location is unrecorded and not likely to be substantial in nature, these remains may not be as easily identified.

5.5.4.1 STAGE 1 - SUMMARY OF ARCHAEOLOGICAL POTENTIAL (FIGURE 5.16)

Phase 1: Natural landscape

Low to Moderate potential for evidence of the early landscape and attempts to modify or manage it.

Phase 2: Magill's Nursery from 1878; construction and occupation of Joyce's house at No. 4 Magill Street by 1884. Joyce family occupy No. 4 from 1884 until at least 1933, possibly 1949.¹¹⁹ Magill Street first recorded in Sands Directory in 1884. Paddock in lots on east end of and within Magill Street and footpath by 1898. Rubbish was reportedly dumped at the site north of Magill Street and this is likely to have occurred between 1911 and 1914 (prior to subdivision).

Low to Moderate potential for remains associated with No. 4 Magill Street. Occupation deposits in and around the house are considered to have **Moderate** potential, given that they have been relatively protected by the existing structure. Yard deposits and outbuilding remains are considered to have **low** potential given the additions to the house and construction of additional structures in the yard.

Low to Moderate potential for the rubbish dump, particularly in what is likely to have been the low-lying areas that were formerly swamp or marshland.

Nil to Low potential for remains associated with the use of the study area as part of the Magill's Nursery (1872-1881) and paddock due to the short term of its use and likely ephemeral nature of activities there. These remains may include footings of timber

¹¹⁸ Sands Directory ceased in 1933. Patrick John Joyce resided in Randwick, possibly at No.4 Magill Street, until his death and burial in Randwick Cemetery in 1952.

¹¹⁹ Sands Directory ceased in 1933. Son Patrick John on electoral roll at Randwick until 1949.

and glass nursery structures, fence lines, garden beds, ponds, wells, tree-boles and paths.

Phase 3: The lots along Magill Street were subdivided in 1921 and subsequently built on. Many of the one- and two-storey houses constructed during this period were still standing at the time of writing.

Housing from this date is considered unlikely to contain archaeological potential for relics.

5.5.5 ARCHAEOLOGICAL POTENTIAL: STAGE 2

Pearce acquired the Stage 2 land in 1850 and by 1860 and constructed a house ('The Willows') in the northeast quadrant of the site fronting High Street. The house survived until at least 1910 but is likely to have been demolished shortly after. A nursery operated on the property from the early 1880s with 12 acres of land under cultivation and greenhouses located on the eastern side of what is now Eurimbla Avenue. In 1911, a builder (Longworth) began the process of subdivision and the establishment of Eurimbla Avenue. It is most likely that the demolition of 'The Willows' and the tipping of rubbish onto the site, and covering it with sand (which is the reason given for devaluing the land in 1916), occurred during the following three year period. During this time the site was presumably transformed in the interest of making the lots more attractive for building. The new road was established and the subdivision survey was registered in 1914.

In the following decade the Stage 2 area adopted its current character, with mostly single-storey residences occupying 25 lots on Botany Street and Eurimbla Avenue.

5.5.5.1 STAGE 2 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

Phase 1: Natural Landscape

Low to Moderate potential for evidence of the early landscape and attempts to modify or manage it and management of water. The strongest evidence for management of the landscape and water is likely to be within the vicinity of the site of 'The Willows', as the residence appears to have been built on previously swampy ground.

Phase 2: 'The Willows' was constructed in the early 1850s. Nursery, greenhouses, and 12 acres under cultivation in the 1880s. Last use of 'The Willows' in 1910.

Moderate potential for 'The Willows' including potential underfloor deposits, occupation deposits and yard features, outbuildings, and a well, cistern, or cesspit in the vicinity of the house.

Nil to Low potential for nursery structures such as greenhouses, trellises, fences.

Phase 3: Demolition of 'The Willows'. Infill with rubbish and sand. Establishment of Eurimbla Avenue, subdivision and building of residences on 25 lots.

Moderate potential for evidence of the demolition of 'The Willows' and rubbish infill prior to subdivision.

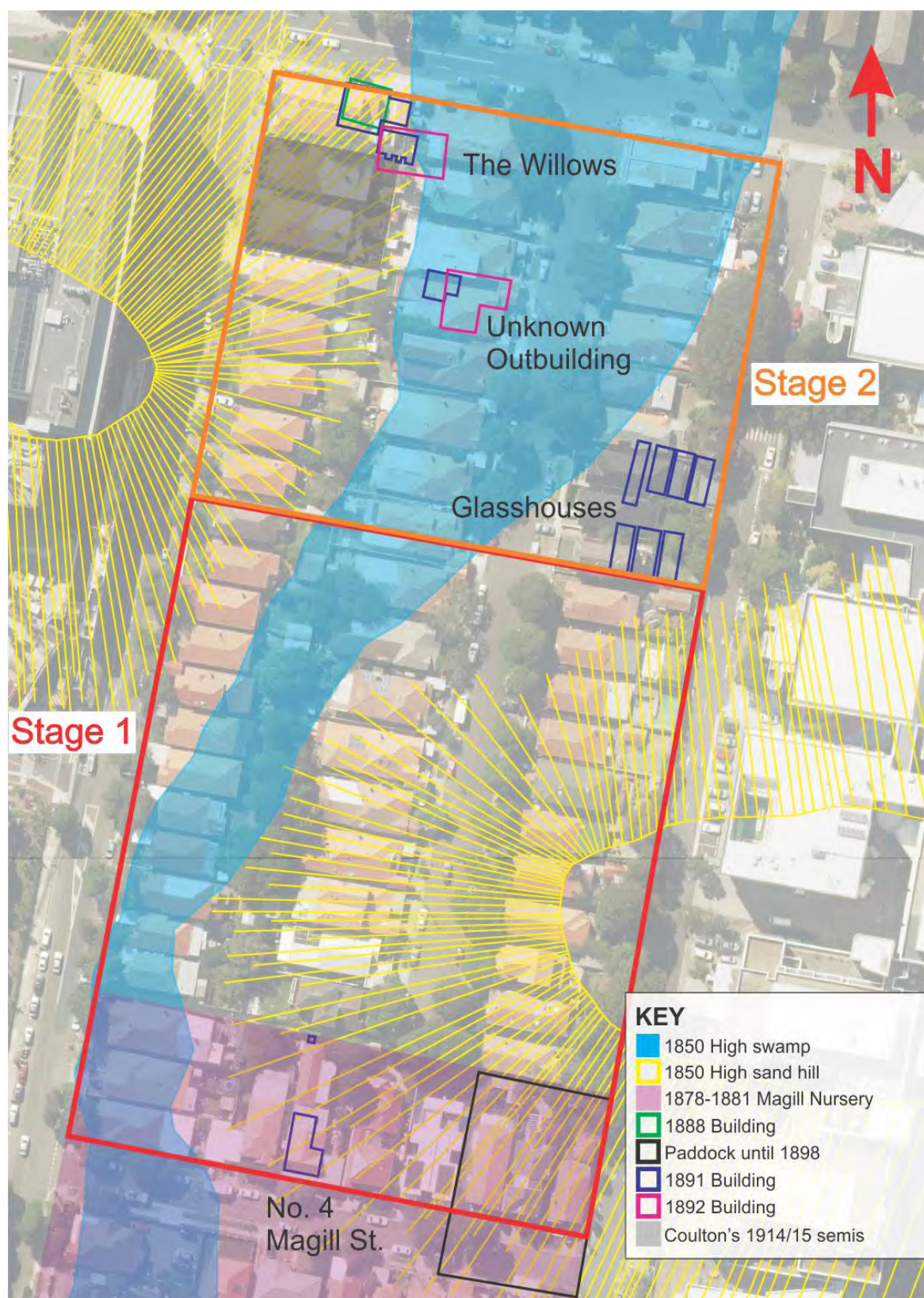


Figure 5.14: Overlay indicating location of structures and features including the swamp, paddock and Magill's Nursery on the study site. Any archaeological resource at the site would be removed by the proposed bulk excavation. Stage 1 & 2 areas are indicated. SIX Maps base plan. Overlay Casey & Lowe (C&L) 2018.

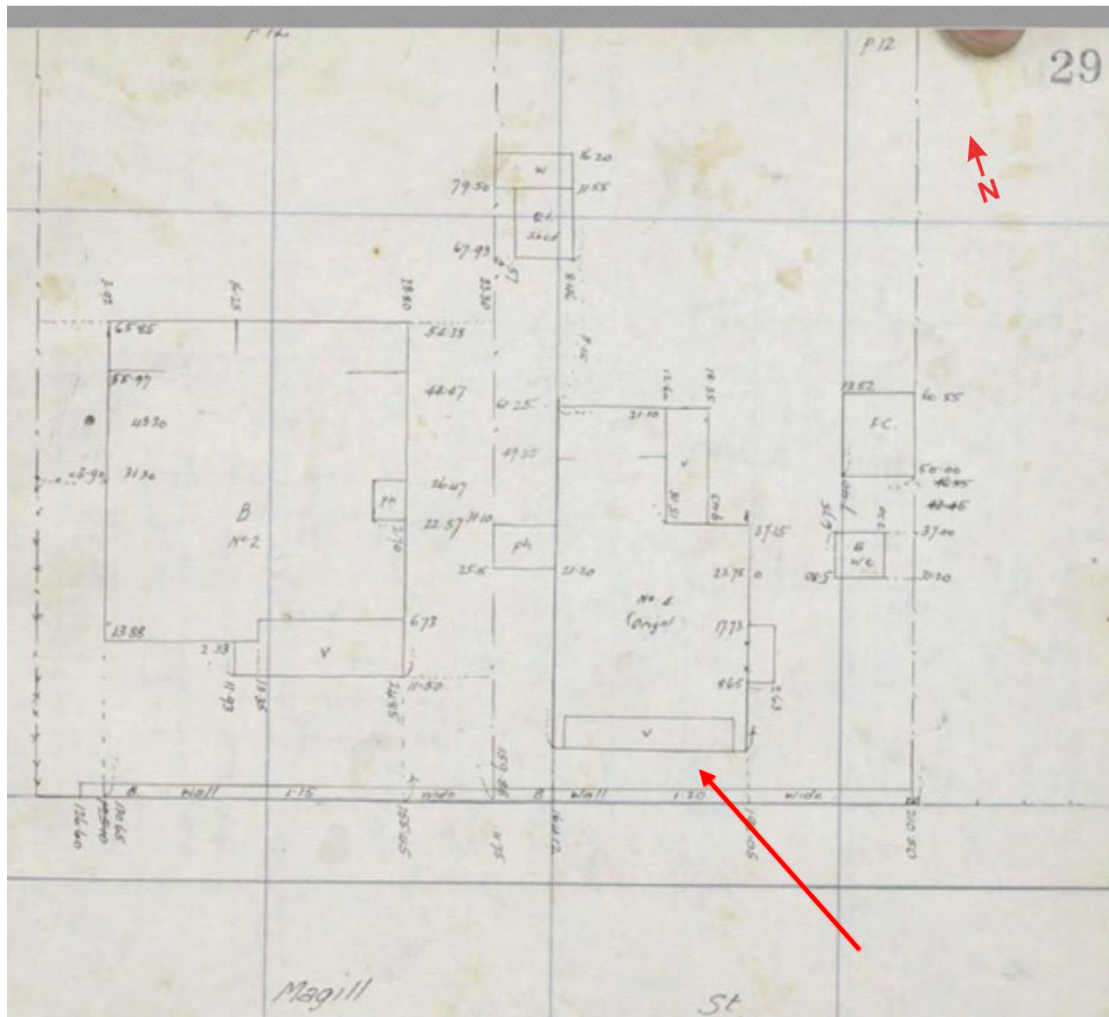


Figure 5.15: Plan of No.2 and No.4 Magill Street in 1935. No.4 on right (arrowed) is recorded as 'original'. Source: Fieldbook No 2968, Sydney Water, p 29.

5.6 MAPPING OF ARCHAEOLOGICAL POTENTIAL

Figure 5.16 presents an overlay image illustrating the archaeological potential assessed for the overall study area incorporating Stage 1 (red outline) and Stage 2 (orange outline). The areas of the site that have potential to retain archaeological remains associated with earlier phases of use are identified.

Note that the property at No.4 Magill Street within the ABS study site is considered to retain low to moderate potential (blue area) for evidence of historical occupation dating from the early 1880s. Buried evidence for use of the site as a rubbish tip prior to twentieth-century subdivision is also likely to survive in the north and west along Botany Street (blue area) where low-lying areas are likely to have been located. This also coincides with areas that may retain evidence of attempts at water management and early modifications to the swampy or waterlogged ground conditions.

Nil to Low potential (shaded yellow) is anticipated across much of the ASB study area due predominately to the extent of post-1911 construction impacts and subsequent alterations undertaken on residential properties currently occupying the site. Many of the pre-1911 activities across this area may have been temporary seasonal activities connected with the nursery or cultivation, or else are unlikely to have left substantial evidence in the archaeological record.

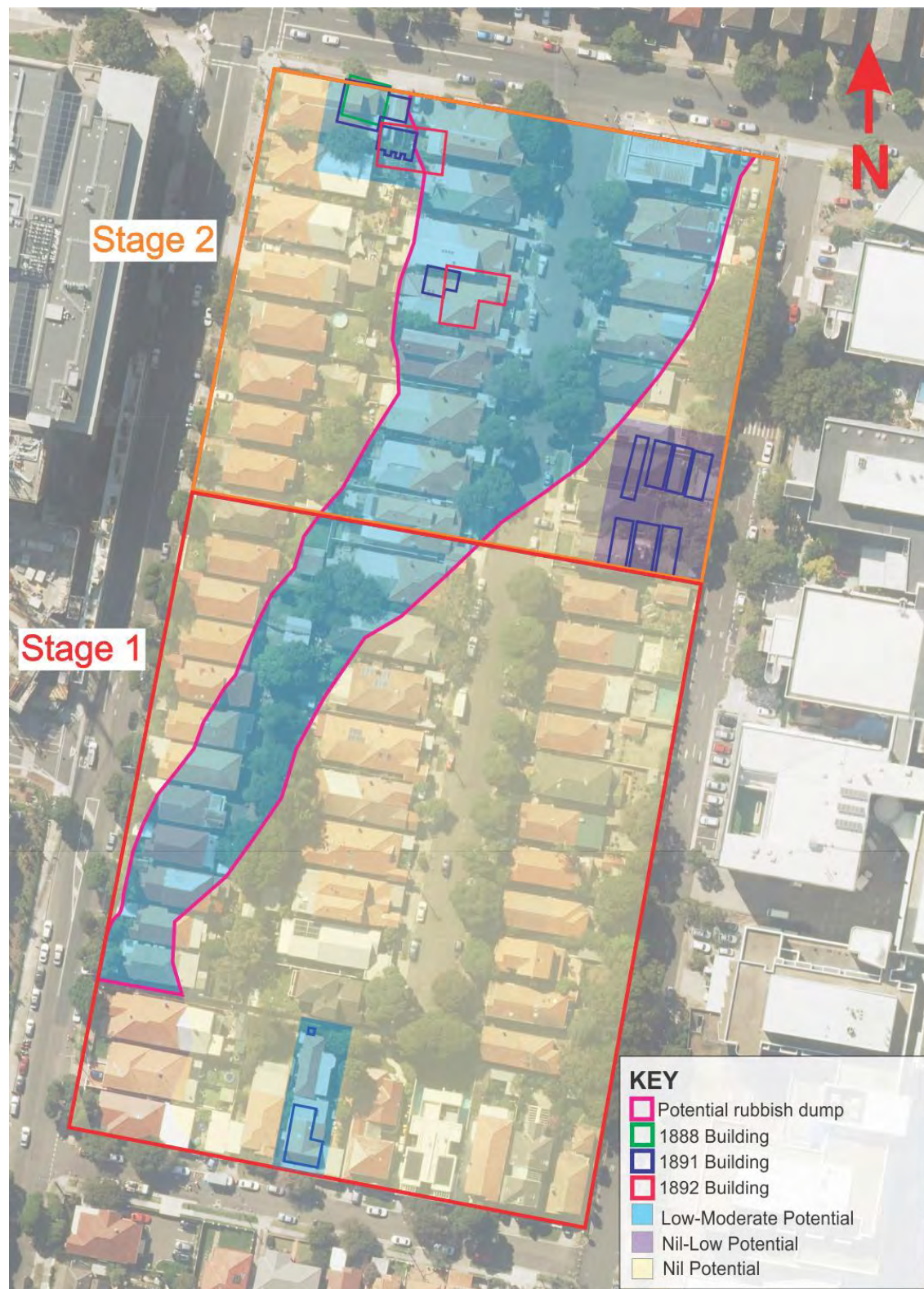


Figure 5.16: Map of archaeological potential showing the areas of nil to low (yellow) and low to moderate (blue) archaeological potential within the study area. SIX Maps base plan. Overlay C&L 2018.

6.0 HERITAGE SIGNIFICANCE

6.1 BACKGROUND

Heritage significance is distinct from archaeological potential. Assessment of archaeological potential considers the probability of physical evidence from previous human activity to still exist on a site. Assessment of heritage significance for archaeological features considers the cultural values associated with those remains.¹²⁰

This assessment of archaeological heritage significance has been written in accordance with the Heritage Branch 2009 guidelines: *Assessing Significance for Historical Archaeological Sites and 'Relics'*.

These guidelines provide the following discussion of heritage significance:

Apart from NSW State guidelines, the nationally recognised Australia ICOMOS Charter for the Conservation of Places of Significance (*The Burra Charter*) also defines 'cultural significance' as meaning:

'aesthetic, historic, scientific and social value for past, present and future generations.'

Significance is therefore an expression of the cultural value afforded a place, site or item.

Understanding what is meant by value in a heritage sense is fundamental, since any society will only make an effort to conserve things it values. In terms of built heritage, what we have inherited from the past is usually places that have been continuously cared for. Conversely, many archaeological sites will comprise places which, for whatever reason, have not been cared for until the relatively recent period.

Our society considers that many places and items we have inherited from the past have heritage significance because they embody, demonstrate, represent or are tangible expressions of values society recognises and supports. Our future heritage will be what we keep from our inheritance to pass on to the following generations.¹²¹

BASIS OF ASSESSMENT OF HERITAGE SIGNIFICANCE

To identify the heritage significance of an archaeological site it is necessary to discuss and assess the significance of the study area in terms of the seven criteria outlined below. These criteria are part of the system of assessment which is centred on the *Burra Charter* of Australia ICOMOS. The Burra Charter principles form the basis of the assessment, conservation and management of sites and relics in NSW. The assessment of heritage significance is enshrined through legislation in the *Heritage Act 1977* and implemented through the *NSW Heritage Manual* and the *Archaeological Assessment Guidelines*.¹²²

Criterion (a): Historic Significance – (evolution)

an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (b): Associative Significance – (association)

an item has strong or special association with the life or works of a person, or group of persons, or importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

¹²⁰ This distinction has long been recognised by historical archaeologists working in heritage management and was restated in *Practice Note – The Burra Charter and Archaeological Practice* (Australia ICOMOS 2013, p 7).

¹²¹ NSW Heritage Branch 2009, pp 1-2. Note that this passage quotes the 1988 version of the *Burra Charter*. The 1999 and 2013 revisions also include 'spiritual value' in their definition of cultural significance.

¹²² NSW Heritage Office 1996, pp 25-27.

Criterion (c): Aesthetic Significance – (scenic qualities / creative accomplishments)

an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area);

Criterion (d): Social Significance – (contemporary community esteem)

an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area);

Criterion (e): Technical/Research Significance – (archaeological, educational, research potential and scientific values)

an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (f): Rarity

an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (g): Representativeness

an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

Level of significance

If an item is to be considered to be of State significance it should meet more than one criterion, namely in the case of relics, its research potential.¹²³ Archaeological Significance:

may be linked to other significance categories especially where sites were created as a result of a specific historic event or decision, or when sites have been the actual location of particular incidents, events or occupancies.

Other relevant factors may be comparative values related to the intactness and rarity of individual items. The rarity of individual site types is an important factor, which should inform management decisions.

Relics must also be ranked according to their heritage significance as having:

- Local Significance
- State Significance

If a potential relic is not considered to reach the local or State significance threshold, then it is not a relic under the *NSW Heritage Act 1977*.

'*State heritage significance*', in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item. '*Local heritage significance*', in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.¹²⁴

RESEARCH POTENTIAL

Research potential is the most relevant criterion for assessing archaeological sites. However, assessing research potential for archaeological sites can be difficult as the nature or extent of features is sometimes unknown, therefore judgements must be formed on the

¹²³ NSW Heritage Office 2009, p 9.

¹²⁴ NSW Heritage Office 2009, p 6.

basis of expected or potential attributes. One benefit of a detailed archaeological assessment is that the element of judgement can be made more rigorous by historical or other research.¹²⁵

ASSESSMENT OF RESEARCH POTENTIAL

Previously, the following criteria were used to determine if archaeology had significance these criteria have been replaced by the 2009 guidelines:

Does the site:

- (a) contribute knowledge which no other resource can?
- (b) contribute knowledge which no other site can?
- (c) is the knowledge relevant to general questions about human history or other substantive problems relating to Australian History, or does it contribute to other major research questions?¹²⁶

6.2 DISCUSSION OF HERITAGE SIGNIFICANCE

Criterion (a): Historic Significance - (evolution)

an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The study area has potential to contain archaeological remains (relics) that relate to the mid-19th-century expansion of Sydney into outlying areas such as the village that eventually became the suburb of Randwick. This growth is demonstrated by the development from land grants that served agricultural purposes from the mid-1800s into residential subdivisions from the early 1900s.

The study area illustrates the development of housing and land for use as a plant nursery business initially by the Pearce family from 1850s-1872 (Stage 2) and by Michael Magill 1878 to 1881 (Stage 1).

Within Stage 1, archaeological remains relating to the 1880s property on Magill Street will have low to moderate potential to demonstrate this theme. This includes the subsequent intensification of construction in the form of additions and outbuildings. The potential survival of remains associated with the plant nurseries from this phase is low and is likely to be poorly represented and hard to recognise, if not completely removed by later development and activity within the study area.

The Joyce family occupied No. 4 Magill Street from 1884 until the 1930s and possibly into the 1950s. This long-term occupation by families may also assist with developing an understanding of the nature of lives in Randwick.

Evidence related to the early twentieth-century infilling with rubbish also has low to moderate potential to be encountered within the study area north of Magill Street. Any surviving substantial buried remains of municipal rubbish dumping within the site may be of historic importance for their ability as 'time capsules' to reflect general information relating to the expansion of turn of the century Sydney. For example, dumping remains are often able to inform our understanding of larger-scale changes in consumer behaviour via the presence of increased consumer goods, packaging and mass production.

Within Stage 2, archaeological remains relating to the construction, occupation and eventual demolition of 'The Willows', and the early landscape management that occurred at the site, have the potential to demonstrate the development of the suburb through the lens of a single family-owned and occupied property. Changes, adaptations, extensions to the home, and shifts in activities and consumer practices, may all be detectable in the archaeological remains of 'The Willows'. Pollen samples from different locations on the

¹²⁵ NSW Heritage Office 1996, p 26.

¹²⁶ Bickford and Sullivan 1984, p 23.

nursery land may tell us about the variety and demand for ornamental and fruit-bearing trees, flowers, and plants in a section of Sydney society at the end of the nineteenth century.

The rubbish dump is expected to be found all across Stage 2, but is most likely to be found in the low-lying areas that were formed by the swamp or marsh prior to 1850.

The site relates to several historic themes, as listed by the NSW Heritage Council:¹²⁷

AUSTRALIAN THEME	NSW THEME	LOCAL	ILLUSTRATED BY
3 Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services	Residences (occupied by nurserymen, stone mason, horse clipper/cab proprietor).
4 Building settlements, towns and cities	Towns, suburbs and villages	The outward growth of Sydney in the mid 19th century.	Potential archaeological occupation-related deposits. Archaeological remains of disused structural features.
4 Building settlements, towns and cities	Accommodation	The outward growth of Sydney in the mid 19th century.	Potential archaeological occupation-related deposits. Archaeological remains of disused structural features.
8 Developing Australia's cultural life	Domestic Life	Life in 19th-century urban dwellings.	Potential archaeological occupation-related deposits. Archaeological remains of disused structural features.

The relics of this site may have significance at a local level.

Criterion (b): Associative Significance – (association)

an item has strong or special association with the life or works of a person, or group of persons, or importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The study area is associated with the first major land owners in the area in the mid-nineteenth century, James and Simeon Pearce and their Pearce Brothers Nursery. 'The Willows' residence was built on Stage 2, near the current location of High Street, and the nursery included 12 acres of cultivated land, greenhouses and bush houses that stretched across Stage 1 and Stage 2. The Pearce family were important in Randwick. Simeon Pearce, who named the suburb after his Gloucestershire hometown, held positions as a bailiff and then Commissioner of Crown Lands from 1851 to 1856 and was the First Mayor of Randwick in 1868 to 1869.¹²⁸ Their nursery was notable in the district, specialising in violets, roses, petunias and ferns. The Magill/Paragon Nursery, selling ornamental and fruit trees, flowers and bulbs was established on Stage 1 from 1872 to 1882 following the mortgaging of this part of Pearce family land.

Remains of 'The Willows' and artefacts that relate to its occupation may have local associative significance through their direct association with the Pearce family.

Criterion (c): Aesthetic Significance – (scenic qualities / creative accomplishments)

an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area).

Any archaeological remains within the site have no predicted potential for aesthetic significance. While archaeological remains may have aesthetic value, mostly through their novelty and age, they are not 'important in demonstrating aesthetic characteristics and/or

¹²⁷ NSW Heritage Council 2001.

¹²⁸ Simeon Henry Pearce was also mayor in 1882.

a high degree of creative or technical achievement in NSW'. Their aesthetic value is more by accident than design.

Criterion (d): Social Significance - (contemporary community esteem)

an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area).

No public consultation has been undertaken to assess the social significance of potential remains. Residents of the existing houses in the study area and members of the local community are likely to have attachment to the area's potential archaeological resource. There is also an active Randwick and District Historical Society which may consider the potential archaeology of the site as locally significant.

Criterion (e): Technical/Research Significance - (archaeological, educational, research potential and scientific values)

an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The study area has moderate potential to contain:

- Structural material and occupation deposits associated with 'The Willows', built and occupied by the Pearce family.
- Evidence of turn of the century rubbish dumping in this location.
- Occupation associated within the original section of No. 4 Magill Street and yard.
- Landscape adaptation, modification and management, including management of water.

These archaeological remains may take the form of footings, occupation deposits, postholes, wells, cisterns, drains, rubbish pits and quantities of artefacts. Artefacts may be contained within deposits associated with the occupation of the site, such as underfloor deposits, the backfill of wells/cisterns/cesspits, rubbish dumps and evidence of garden or land uses.

The archaeological recording and analysis of these remains have the ability to address certain research questions, including:

- Evidence for the pre-colonial landscape and the nature and effect of modification of this landscape by British settlement.
- The nature of life in the various households, particularly long-term occupation by families such as the Pearce and Joyce families.
- The nature of the material culture and consumption patterns of the various households and how these remains related to the transformation of their environment from outlying town to an urban place.
- Evidence for the nature of childhood and the way in which gender identities were constructed.
- The nature of the material culture and consumption practices as represented by substantial archaeology of the rubbish dump.
- The layout of houses and outbuildings and how this structured life in these households.
- Is there evidence for customary patterns (buildings, food, religious practice, cultural artefacts)?
- Does any evidence remain of the Pearce and Magill nursery layouts and plantings and, if they are substantive remains are they significant?

It should be noted that the archaeological evidence may provide us with a range of information we are not expecting and the research questions may evolve depending upon the type of evidence and artefacts found at the site.

The remaining parts of the study area have nil to low potential to contain any significant archaeological resource and are not considered to have archaeological significance due to the ephemeral nature of evidence relating to use nursery use, post-1911 construction of subsequent housing and the low likelihood of significant deposits of surviving archaeology.

In summary, with the exception of 'The Willows' and the likely exception of No. 4 Magill Street, all residences within the study area post-date the provision of water, Council-based rubbish collection and other services. This reduces the accumulation of artefact and occupation deposits on archaeological sites which are often associated with earlier service features such as cesspits and wells. In the same way, the use of tongue-and-groove floorboards in post-1870s houses such as those currently on the site would mean an absence of evidence accumulated in underfloor deposit build up. The archaeology of 'The Willows', no. 4 Magill Street, the surrounding landscape and the rubbish dump are likely to be able to address a number of the identified research questions and are considered to be of **local significance**. There is little potential for archaeology or relics of local heritage significance dating to after the 1914 subdivision.

Criterion (f): Rarity

an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The subject site is not considered to have the potential to possess a rare archaeological resource significant to the cultural history of the Randwick area or NSW. A substantial number of mid nineteenth-century dwellings and commercial premises remain standing in parts of inner Sydney and adjacent suburbs. While occupation deposits from mid to late nineteenth-century residences can be a valuable archaeological resource, they are not considered to be rare. Housing and small-scale commercial activities from the mid nineteenth century have been archaeologically investigated on a number of sites in Sydney. In addition, post-1880s archaeological remains and those connected to early 20th-century subdivision and housing are not considered to be a rare resource and have little or no heritage significance.

Criterion (g): Representativeness

an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

The issue of representativeness is contentious in historical archaeology. While sites can be seen to be representative of sites belonging to the working, middle or upper classes or convict or freed persons, they are always different within that class or group and each site furthers and extends our knowledge and understanding of these types of sites and the differences between them. Therefore, while the potential archaeological remains within the study area are seen to be representative of a type of social group, they will each be different, telling their own story, one with different nuances and meaning.

The archaeological resource at the subject site is considered to represent evidence of a family owned and occupied house built on the site in the early 1850s, as well as a still-standing residence constructed in the 1880s, and the possible remains of a rubbish dump that was used to build up the ground levels prior to subdivision in 1914. These remains are likely to be of local significance. Such remains are considered to be representative of similar sites and properties from the period, including Blenheim House, Simeon Pearce's extant residence (1848-1886). If substantial archaeology was found it is likely to be of **local significance**.

The archaeology associated with the Pearce and Magill nursery, such as evidence for plantings or glasshouses, is not likely to meet this criterion unless the remains are substantial.

INTEGRITY

The study area has undergone variable impacts relating to construction of current post-1910 subdivision and housing. However, there is moderate potential for remains of 'The Willows' and associated buildings and deposits, and for occupation deposits at 4 Magill Street. There is also low to moderate potential for buried rubbish refuse likely to contain quantities of artefacts to remain intact in the west and northern areas of the site.

As much of the remaining study area contained a plant nursery until 1882 and an open paddock until c.1900, archaeological evidence for these typically poorly-represented activities is likely to have been disturbed by construction for the existing early 20th-century housing. Excavation for footings and services for these buildings would have disturbed shallow and short-lived footings for nursery structures, fence lines, garden beds, ponds, wells, tree-boles and paths. It is anticipated that there would be limited integrity of archaeological features and deposits associated with these site uses.

6.3 STATEMENT OF ARCHAEOLOGICAL HERITAGE SIGNIFICANCE

The study area has low to moderate potential to contain substantive archaeological remains relating to the earliest recorded phases of historical occupation in Randwick and use of the area as part of the Pearce Brothers Nursery, construction and occupation of 'The Willows' (1850s-1910), Magill's Nursery (1878-1881) and occupation of No. 4 Magill Street from the 1880s onwards, and use of rubbish as levelling and pre-subdivision fill from 1911-1914. The surviving evidence may have the ability to address a range of research questions including those relating to the natural topography and water management, early colonial development in Randwick, material culture and consumption but the low to moderate archaeological potential of these remains means that their ability to address these questions may be limited. The potential remains of 'The Willows' and of the late nineteenth-century occupation of No. 4 Magill Street are considered to have heritage significance at a local level.

Although likely to be heavily compromised, the study area also has the potential to retain archaeological remains belonging to plant nurseries owned by the Pearce family and Michael Magill from the 1870s until 1911. Any substantive surviving evidence of the nursery phases is considered to have heritage significance at local level.

Between 1921 and 1943 the study area was gradually filled with single and two-storey residential dwellings. These dwellings are considered to have no archaeological research potential and are therefore considered to have no archaeological significance.

7.0 ARCHAEOLOGICAL IMPACT ASSESSMENT & MITIGATION

7.1 STAGE 1 - PROPOSED WORKS & MITIGATION

7.1.1 PROPOSED WORKS

Stage 1 of the Project proposes the construction of the new ASB with a gross floor area of approximately 50,000m². The construction of the ASB represents Stage 1 of a multi stage redevelopment process. The following list of impacts arise from the SSD construction works which will remove all relics surviving after the Early Works and the REF

Construction for the Acute Services Building will involve the following works:

- Bulk excavation.
- Site preparation works including shoring and piling.
- Construction of a 13-level building with an indicative maximum building height of 55m comprising:
 - Loading dock and ambulance bays.
 - Three level bridge for clinical and operational connections to the existing hospital campus.
 - One level public bridge for connection to existing hospital campus.
- Upgraded road infrastructure at Magill Street and Botany Street including potential signalised intersection and pedestrian crossing on Botany Street.
- Capacity for a potential future pedestrian bridge link to University of New South Wales.
- New circulation roads to be constructed on the newly excavated grade to the west and south of the new building.
- Capacity for additional internal access road to be constructed to the northern part of the site.
- Provision for a future road connection to the north of the study area to provide for construction of an additional access road above the proposed structure to connect to Botany Street.
- Hospital square with vehicular access and public drop off areas.
- Building services infrastructure and connections to utilities.
- Stormwater drainage infrastructure including on-site detention.
- Site landscaping.

The following figure show these impacts:

- Figure 7.1 shows the extent of the footprint of the construction stage of works.
- Figure 7.2 and Figure 7.3 are sections through the building with basements.

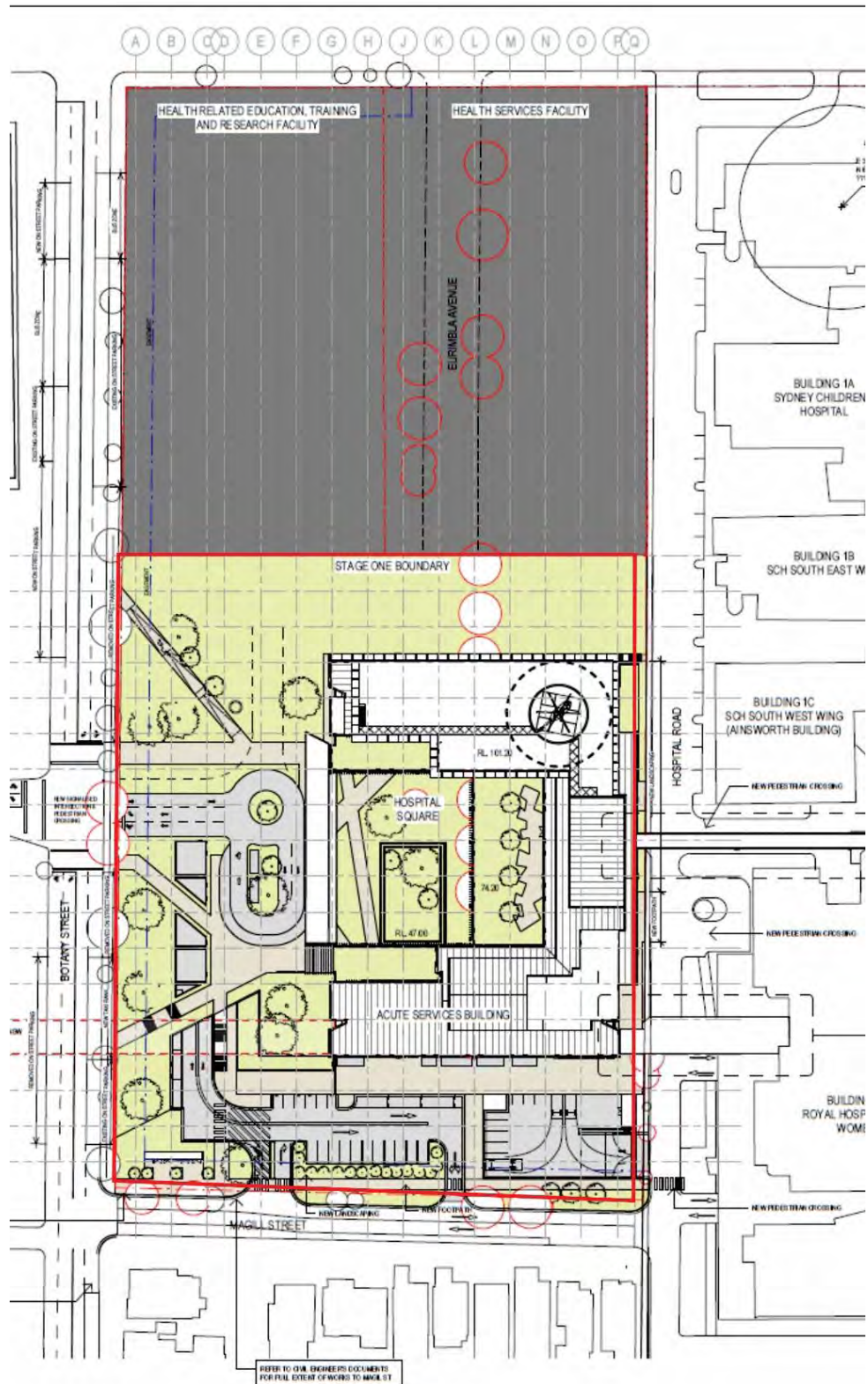


Figure 7.1: Draft Acute Services site plan. The Stage 1 study area outlined in red. North at top of image. Source: BVN 15/2/18.

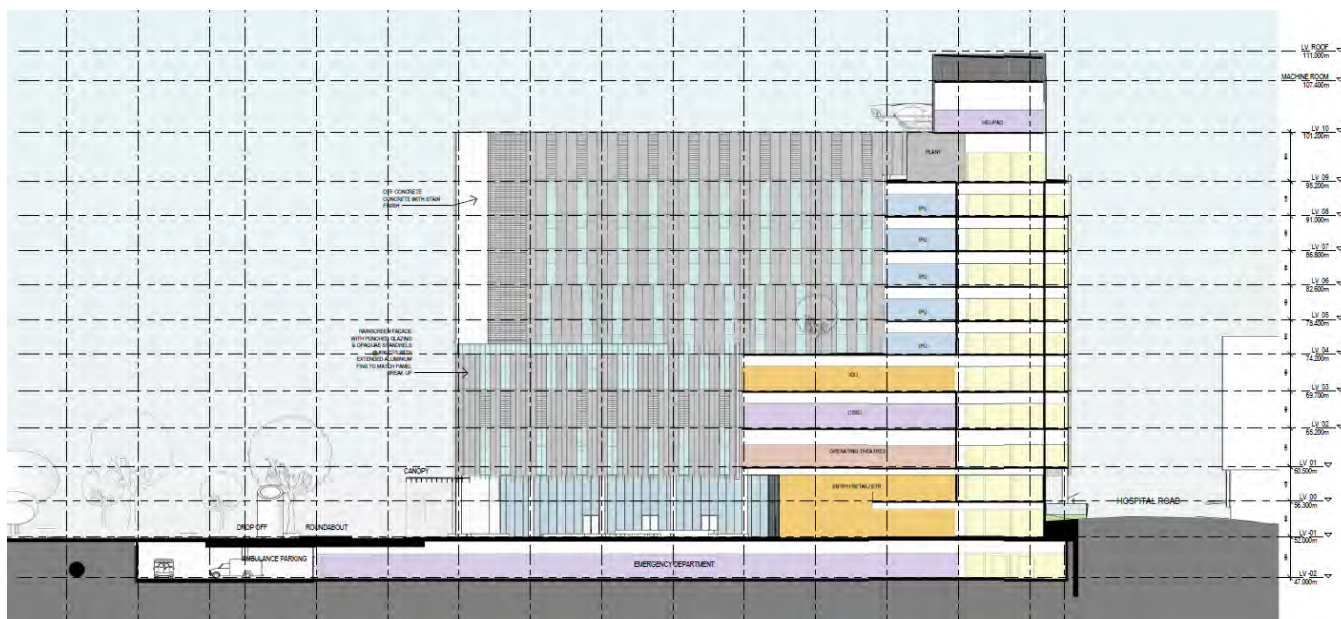


Figure 7.2: Draft Acute Services Building East-West section between Botany and Hospital Streets showing base of proposed below ground parking and other facilities at RL 47m AHD. Source: BVN 15/2/18.

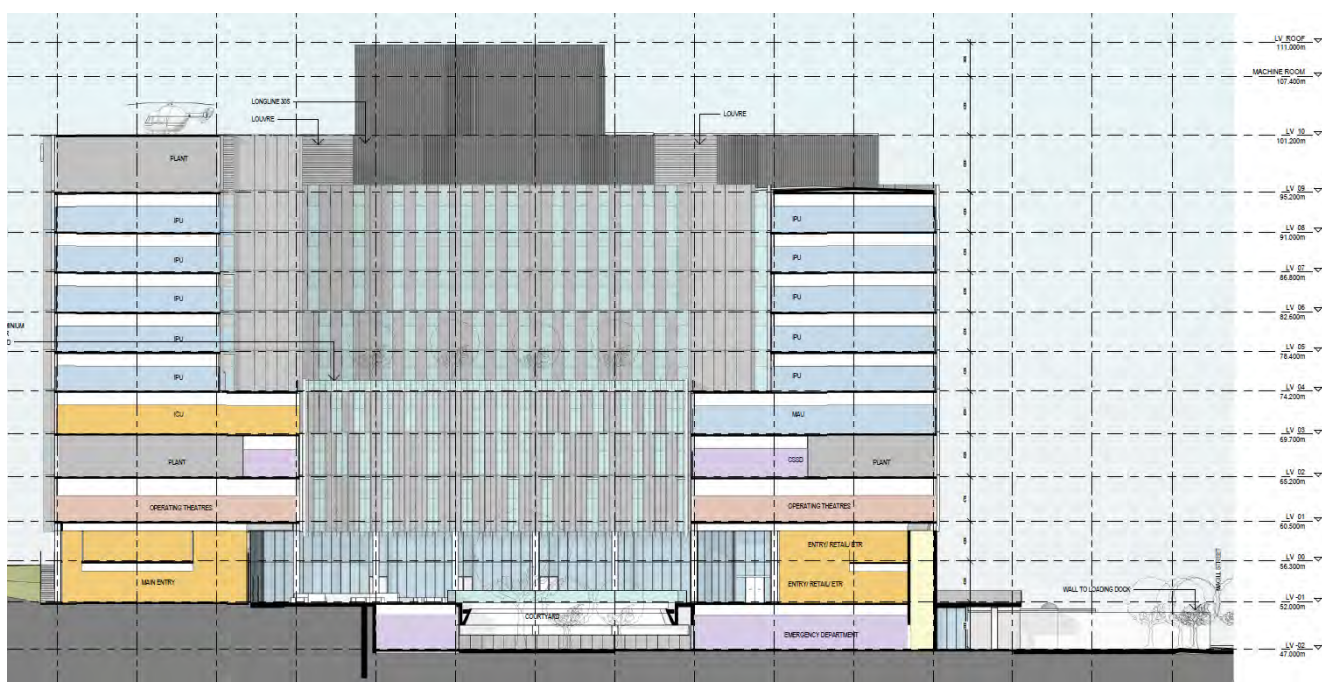


Figure 7.3: Draft Acute Services Building North-South section showing base of proposed below-ground building level at RL 47m AHD. Source: BVN 15/2/18.

7.1.2 IMPACT OF PROPOSED WORKS: STAGE 1

Early Works remediation and then bulk excavation for the ASB development is expected to require bulk excavation across the entire Stage 1 area for building foundations and below ground facilities. Remediation will reduce ground levels by between 300mm to 700mm. As excavation of approximately 7m to 8m depth is proposed below existing ground levels (excavation volume approximately 42,500m³), all historical archaeological remains surviving at the site will be removed by the proposed works.

7.1.3 MITIGATION OF IMPACTS: STAGE 1

To mitigate the impacts of the proposal, a program of archaeological testing and salvage where required is recommended to be undertaken prior to bulk excavation within the following areas:

- No.4 Magill Street.
- Low-lying areas (formerly swamp) that are most likely to contain remains of the c.1911 rubbish dumping. These areas are located in the northwest and west portions of the Stage 1 study area.

This would be subject to the SSDA being approved and any relevant conditions of approval.

In addition, disturbance associated with upgrading of road infrastructure at Magill Street and Botany Street immediately outside the site boundary subsurface, including a potential signalised intersection and pedestrian crossing on Botany Street, may require archaeological testing for rubbish deposits at that location (Figure 7.8).

The Early Works (DA and REF) also involve a detention basin running along the western and southern perimeter of the Stage 1 (Figure 7.6). The overall dimensions for the stormwater detention system are 217m in length, 3m in height and 6m in width.

7.2 STAGE 2 - PROPOSED WORKS & MITIGATION

Stage 2 of the project involves the construction of a 12-storey building on the western half of the study area, including a basement with a finished floor level of RL 47m. The proposal would require excavation to at least 8.5m below current ground levels in the predicted location of 'The Willows'.

The northeastern building, off Hospital Road, involves excavation for a basement carpark within the building footprint. The basement carpark in the northeast corner of Stage 2 will require excavation to at least 9.03m below current ground level (ground level at the corner of Hospital and High Streets is RL 54.73m AHD) (Figure 7.7). This would remove all evidence of the glasshouses associated with the Pearce's nursery.

There is also a detention basin passing around the perimeter of the western boundary of the site and along the northwestern part of the site (Figure 7.6). The overall dimensions for the stormwater detention system are 217m in length, 3m in height and 6m in width.

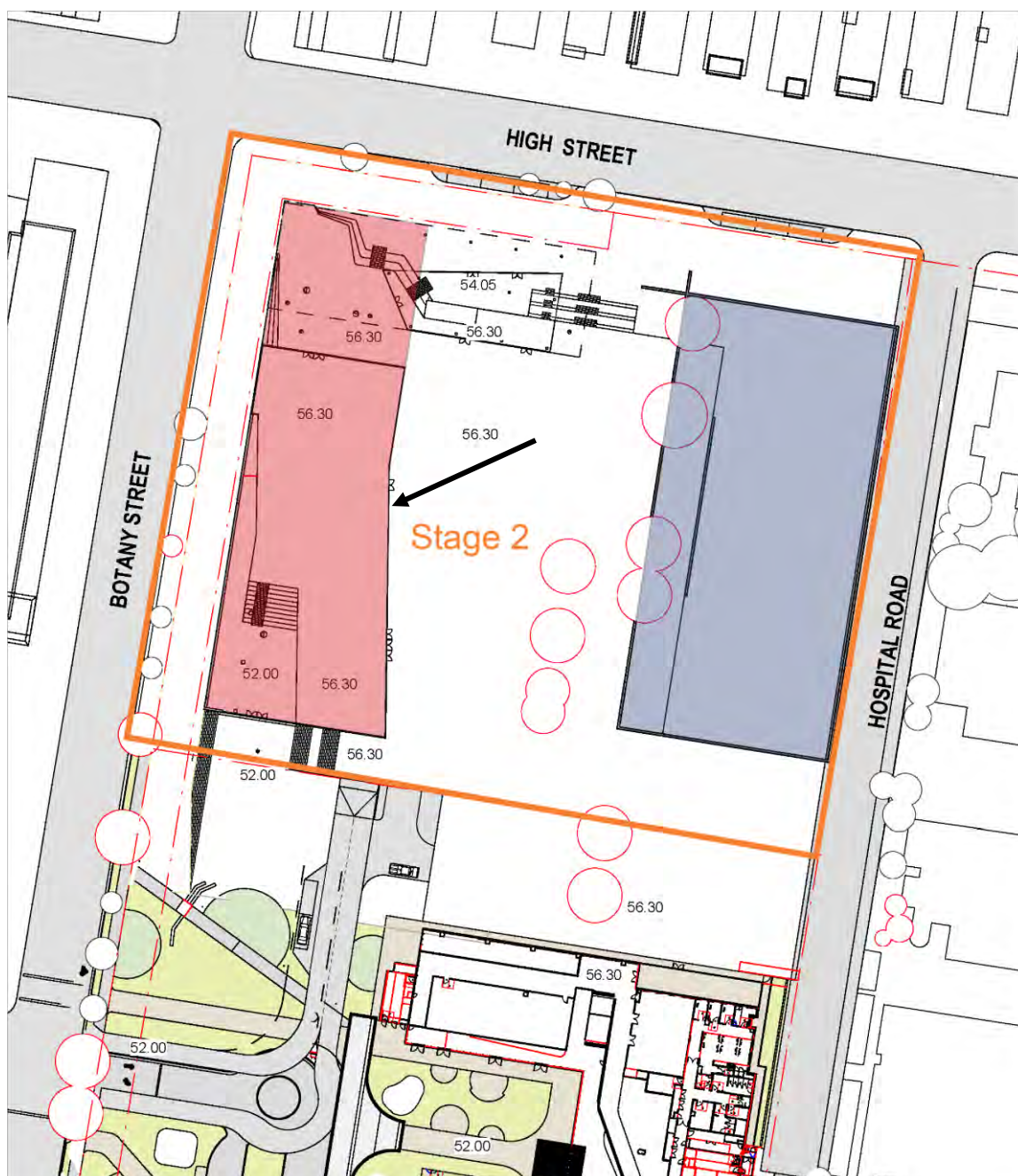


Figure 7.4: Concept design drawing for ground level at Stage 2. The northwest building (red) will have basement levels at RL 47.0m extending to High Street. The northeast building (blue) will have basement levels at RL 45.7m. Current ground levels are above 54m in both locations.

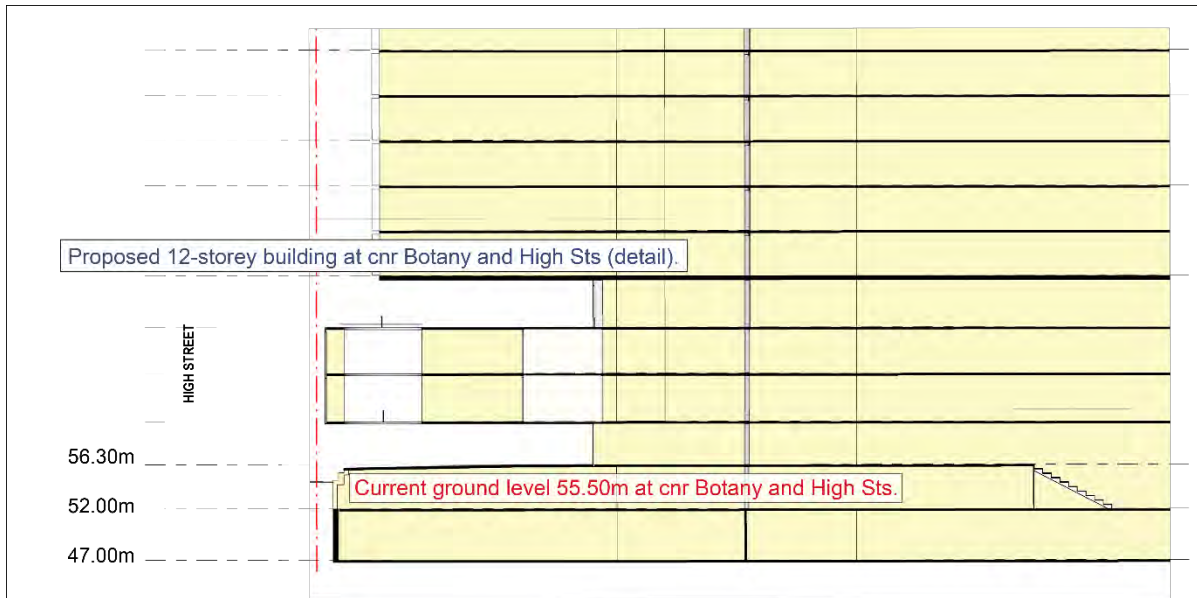


Figure 7.5: Detail of the proposed building at the corner of Botany and High Streets (elevation NW corner facing east).



Figure 7.6: A water storage channel or detention basin will be excavated around the perimeter of development (blue dashed and solid) in Stages 1 & 2.

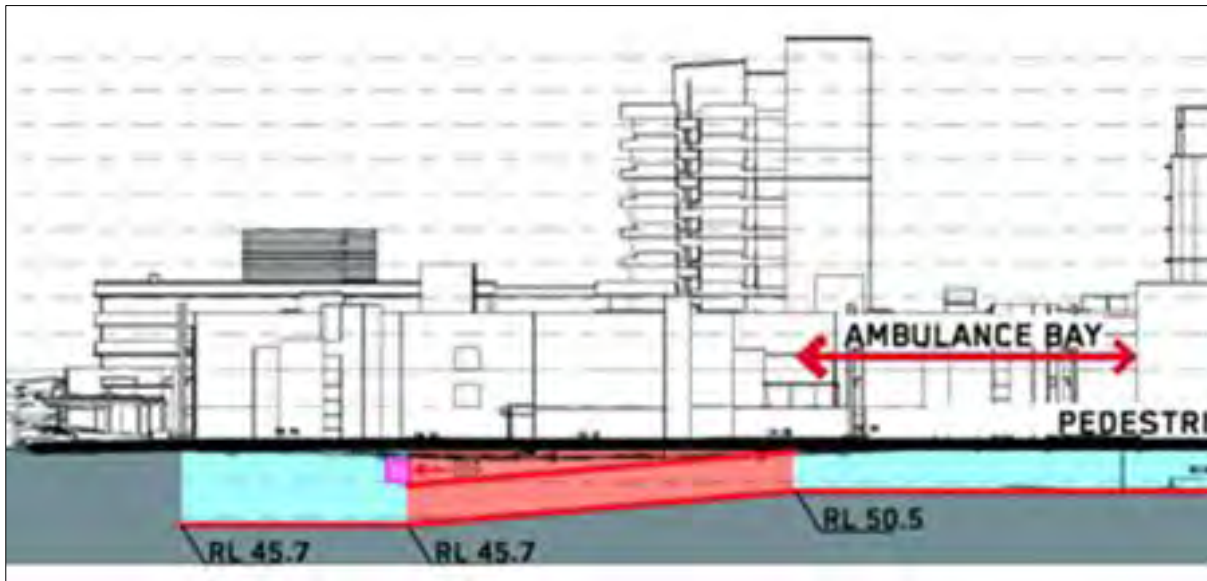


Figure 7.7: Indicative drawing showing depths of the basement carpark for the northeastern building in Stage 2. View to the east showing the corner of High and Hospital Streets.

7.2.1 IMPACT OF PROPOSED WORKS

Based on monitoring of preliminary Aboriginal testpits at the site, the surviving nineteenth-century soil horizon is believed to be buried around 300-400mm below the current ground level, meaning that any Early Works remediation and excavation is likely to impact upon the historical archaeological resource. These proposed works will remove the archaeology resource associated with 'The Willows'.

7.2.2 MITIGATION OF IMPACTS

To mitigate the impacts of the proposal, a program of archaeological testing and salvage where required is recommended to be undertaken prior to bulk excavation within the following areas:

- Nos. 49-61 Botany Street and Nos. 2-16 Eurimbla Avenue (the predicted location of 'The Willows' and outbuildings).
- Low-lying areas (formerly swamp) that are most likely to contain remains of the c. 1911 rubbish dumping. These areas are located in the central and northern portions of the Stage 2 study area.

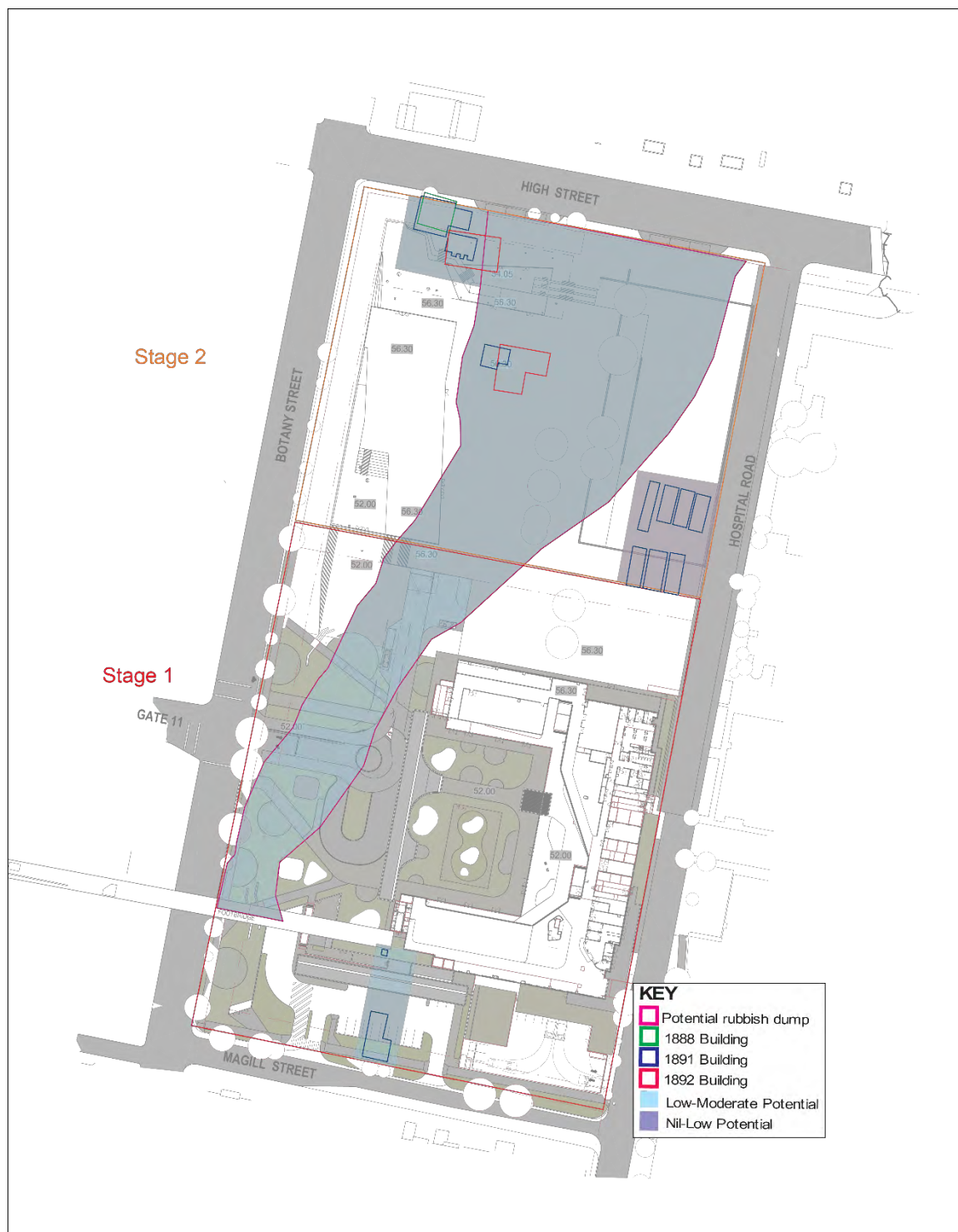


Figure 7.8: Proposed site plan showing areas of archaeological potential to be impacted by all works within Stages 1 & 2. Baseplan: BVN 15/2/18. Overlay C&L 2018.

8.0 RESULTS & RECOMMENDATIONS

8.1 RESULTS

- This report is for the proposed additions to the Prince of Wales Hospital, Randwick Campus, including the Acute Services Building (ASB). The ASB falls within Stage 1 of the project and is the subject of a State Significant Development Application (SSDA 9113) for the construction stage but not for the Early Works DA or for the works being undertaken under a Review of Environmental Factors (REF). Impacts on relics of local significance are likely to happen during the Early Works DA and the REF. Therefore, impacts on relics in Stage 1 will require an approval under S140 of the *NSW Heritage Act 1977* from the NSW Heritage Council.
- Stage 2 of the project (also assessed here) is not included in the current SSD application but is included in the Early Works DA for remediation and the REF which includes stormwater detention. Stage 2 includes the site of 'The Willows', a site with potential archaeology or relics of local significance. Therefore, impacts on relics in Stage 2 will require an approval under S140 of the *NSW Heritage Act 1977* from the NSW Heritage Council.
- The Early Works DA requires remediation, involving reduction of between 300mm to 700mm across the whole site. The works included in this DA will have an impact on relics of local significance.
- The REF identifies a detention basin requiring the excavation of a liner basin 217m in length, 3m in height and 6m in width. These works included in this DA will have an impact on relics of local significance.
- The proposed construction designs in Stage 1 and Stage 2 require bulk excavation of much of the site the site which is expected to remove any surviving locally significant relics.
- Much of the study area is expected to have had some impact by construction of the early twentieth-century housing including subsequent modifications, additions and rebuilds.
- This Assessment identifies areas of low to moderate archaeological potential for locally significant archaeology within the study area which will require archaeological testing/salvage prior to remediation and bulk excavation. The archaeological remains may include:
 - Alterations to the area's pre-existing landscape.
 - Remains of an 1850s house ('The Willows') and associated structures within the Stage 2 area.
 - Evidence of late nineteenth-century occupation of the house (still standing) at No. 4 Magill Street, Stage 1.
 - Evidence of turn-of-the-century rubbish dumping at the site prior to subdivision (location is uncertain but is most likely in the low-lying areas across Stages 1 and 2 that were once swampy).
- Other potential archaeological remains within the study area are likely to be ephemeral in nature and therefore have limited ability to address substantive archaeological research questions. Substantive remains would have a higher level of archaeological significance. These would 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.
- Residences across the study area were constructed mainly between 1921 and 1943, many having since been modified and/or extended and a few entirely rebuilt, and 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 is not considered to meet the threshold for local heritage significance.

8.2 RECOMMENDATIONS

The following recommendations are based on the historical research, archaeological analysis and Archaeological Research Design:

1. No excavation or disturbance of historical archaeological relics of Stages 1 & 2 is to be undertaken prior to the approval of this S140 application, including an Archaeological Research Design (ARD), under the *NSW Heritage Act 1977*. This report and the signed S140 application form should be submitted by the proponent.
2. Demolition of extant buildings at Nos. 49-61 Botany Street, Nos. 2-16 Eurimbla Avenue, and No. 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.
3. Undertake archaeological testing for and salvage of relics in association with the Early Works DA and the REF in areas identified as having potential for relics of local significance. If remains are found, this would lead to a short archaeological salvage excavation program in accordance with the ARD and any relevant conditions of approval.
4. The archaeological program will need to be undertaken in accordance with the S140 Conditions of Consent and the approved ARD.
5. An excavation report and artefact catalogue presenting the results of the archaeological program 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.
6. 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 may be the construction of a storage room within the new development.
7. 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.

9.0 ARCHAEOLOGICAL RESEARCH DESIGN

9.1 ARCHAEOLOGICAL METHODOLOGY

This section outlines the archaeological methodology for a two-stage program:

1. Test for the survival of any archaeological remains in areas of Low to Moderate potential.
2. If substantial archaeological remains are confirmed, the program will move into open area stratigraphic or salvage excavation to record significant archaeological remains or site.

9.1.1 ARCHAEOLOGICAL AND HERITAGE INDUCTION

Prior to commencing work, all demolition and construction personnel should receive a brief archaeological and heritage induction, prepared by Casey & Lowe, which includes specific information about the potential locations and types of archaeological remains that may be encountered within the study area.

9.1.2 TESTING

The following test trenches are proposed to be located in areas of archaeological potential (Figure 9.1).

- Up to three test trenches are proposed in the vicinity of 'The Willows' and outbuildings.
- A single test trench is proposed in low-lying areas that are likely to have been filled in with municipal rubbish prior to subdivision.
- A single test trench is proposed in the vicinity of the glasshouses
- Up to two test trenches are proposed in the footprint and yard of the house at No. 4 Magill Street.

The trenches are designed to determine whether open area stratigraphic excavation (salvage) is warranted within the house sites and/or if further sampling is proposed for the rubbish dump areas.

TEST TRENCHES 1-3 ('The Willows')

Up to three trenches approximately 8m x 1.5m will be excavated across the lots at Nos. 49-53 Botany Street and 2-6 Eurimbla Avenue to determine the location and survival of remains associated with 'The Willows' and outbuildings.

TEST TRENCH 4 (Rubbish Tip)

A single trench approximately 8m x 1.5m will be excavated in the vicinity of No. 14 Eurimbla Avenue where low-lying ground is likely to have been built up with rubbish. TT3 will also be in a position to investigate this deposit, if it is present.

TEST TRENCH 5 (Glasshouses)

A single trench approximately 8m x 1.5m will be excavated in the vicinity of No. 21 Eurimbla Avenue where the nursery glasshouses once stood.

TEST TRENCHES 6 AND 7 (No. 4 Magill Street)

One trench in the yard of No. 4 Magill Street (approx. 5m x 1.5m) and one within the footprint of the structure (approx. 2m x 1.5m) will be excavated to investigate the survivability of remains associated with the late nineteenth-century occupation of the house.

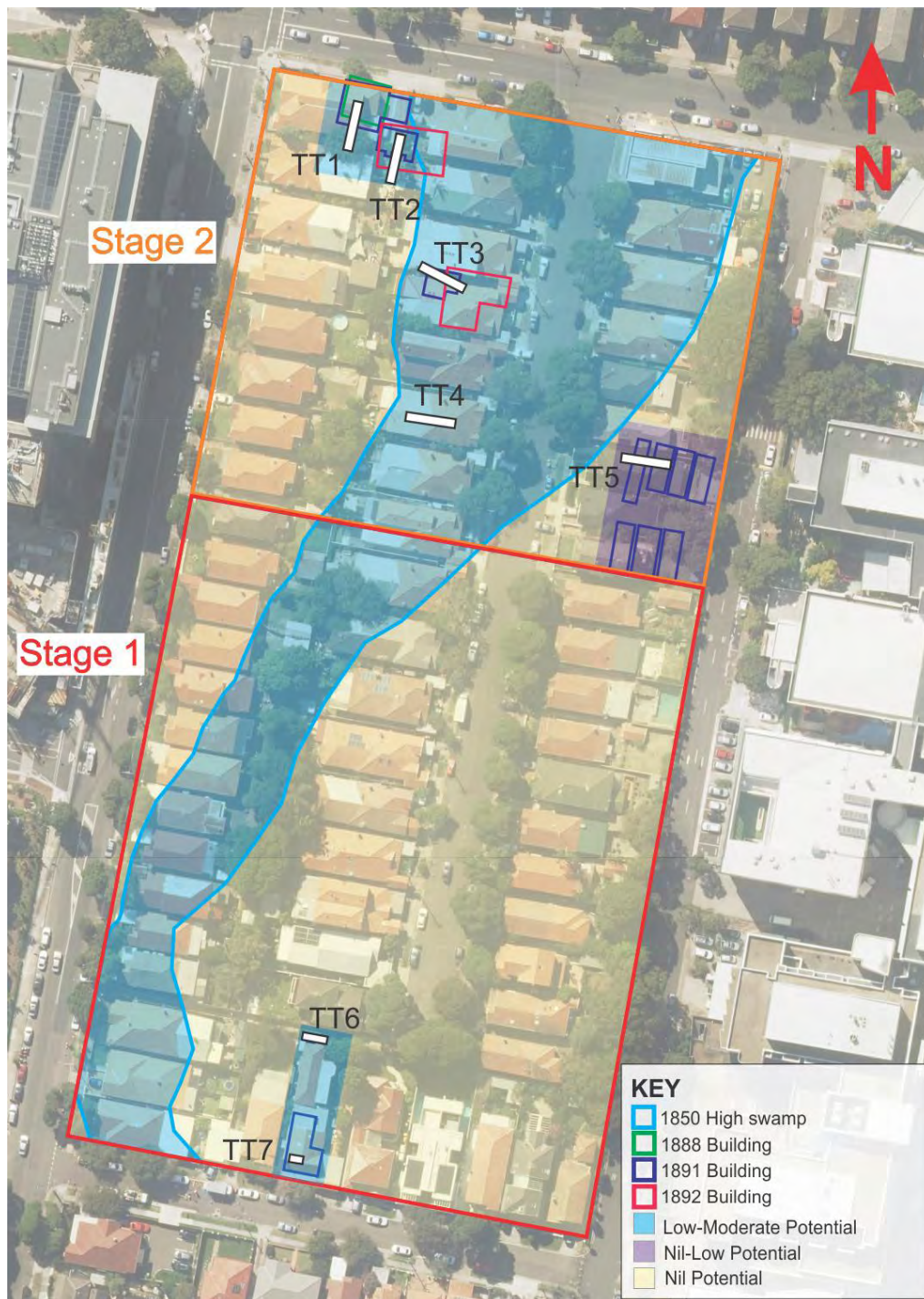


Figure 9.1: Proposed test trenches within Stage 1 and Stage 2 to determine if relics of local significance survive within the site.

9.1.3 SHIFT TO SALVAGE OR OPEN AREA EXCAVATION

If evidence for archaeology is found within these trenches then we will undertake archaeological salvage of the archaeology of the site. If archaeology is not found within these trenches it is possible that two more trenches will be excavated within the northern and western sections of the site to confirm these findings. If no results are found within these two trenches then some limited monitoring may be recommended.

9.2 OPEN AREA SALVAGE EXCAVATION

The archaeology of the site will be salvaged using open area excavation following confirmation of archaeology surviving within the site during testing. The key principles of open area excavation to be employed on this site are:

- Use of machinery to open up areas and remove slab (where present) and non-archaeological overburden/fill.
- Mix of hand or manual excavation in association with machine excavation.
- Establish site grid by survey, either a 10m or 20 m grid.
- Use of digital surveying techniques, with a total station, for locating main structures and producing large scale plans.
- Detailed archaeological scale plans (1:20 or 1:50) for main areas. All structural remains, post holes, and features will be planned at a scale of 1:20 or 1:50.
- Detailed photographic and photogrammetry recording as a key component of producing a site archive for the archaeological program.
- Where archaeological remains are found undertake detailed stratigraphic excavation and recording.
- Use of context recording forms and context numbers to record all archaeological information.
- Analysis of fabric and detailed recording of the remains on context sheets according to best practice standards.
- Use of Harris matrix as part of the recording program.
- Underfloor deposits will be recorded within a 500mm grid, 50mm spits and 100 per cent sieved.
- Wells and cesspits will be excavated in 200mm spits or tip lines (if identifiable), with changes of context numbers where relevant. These deposits will be sieved.
- Generally, all artefacts are likely to be collected and processed off site.
- Samples of bricks and mortar will be collected from structures.
- Collection, labelling, safe storage, washing, sorting and boxing of artefacts.
- In order to facilitate hand excavation and recording, areas may need to be benched at a ratio of 1:1m or 1.4:1m. Benching or stepping is the preferred method, rather than battering, in order to maintain straight-faced sections. If shoring boxes are to be used, it may be necessary to provide spaces to record the sections.

9.3 ARCHAEOLOGICAL MONITORING

Archaeological monitoring or site inspections may be required during later works or construction in nominated areas to look for any isolated features, such as wells and cisterns if they are not encountered during the archaeological salvage program. Archaeological monitoring will consist of an archaeologist attending site and/or undertaking regular site inspections as required. The archaeologist will also be 'on-call' if archaeological remains are encountered during the course of any works during the construction program.

If any remains are encountered outside of the archaeological testing and salvage areas, the client will be advised that short localised work stoppages may be necessary while appropriate archaeological recording is carried out. This generally means that work in the immediate area affecting the archaeological remains is paused to allow for the archaeologist to inspect, clean, record and photograph the remains. Salvage will be undertaken if archaeological remains of local significance are exposed during those works.

9.4 PUBLIC INTERPRETATION OF THE ARCHAEOLOGY

The archaeological program may result in information and physical material remains, such as artefacts and *in situ* relics that can inform or be used as part of heritage interpretation of the site.

9.5 ARTEFACT CATALOGUING & REPOSITORY

The artefacts from the site will be the subject of a detailed cataloguing and analysis program in line with Casey & Lowe's current practices. All artefacts will be catalogued by specialist cataloguers in the system designed by Casey & Lowe and used on all our excavation projects. An example of this methodology is published¹²⁹ and spreadsheet versions are available on our webpage.¹³⁰ An important component of the cataloguing is the use of minimum item or minimum vessel counts. The faunal material will be entered into a database designed by Dr Sarah Colley for Casey & Lowe. Where relevant, specialists will produce reports on the artefacts outlining issues of importance. These typically are: ceramic, miscellaneous, building materials, glass, and bone and shell.

Once cataloguing is completed the boxed artefacts will be handed over to the proponent who will need to provide a repository for them. An example of a suitable storage solution is the construction of a storage room with shelving within the new development.

9.6 ARCHAEOLOGICAL EXCAVATION REPORT

The results of the archaeological program will be presented in a final excavation report. This report will need to conform to the NSW Heritage Division, Regional Operations and Heritage, Office of Environment & Heritage guidelines, and respond to the research design formulated for the project. Casey & Lowe are well aware of the importance of producing excavation reports that respond to the conditions of the excavation permit and add to general knowledge. We are aware of current research trends in history and archaeology and regularly attend conferences where these issues are discussed. We have an extensive archaeological reference collection and read widely in these areas. We understand that:

- Excavation reports have to conform to the conditions of consent attached to the Excavation Permit approval.
- The excavation report needs to be well structured and consist of three main stages:

Description of the archaeological remains including both structures and contexts and phases of occupation. This should include a stratigraphic matrix of the archaeological contexts.

- These are typically presented in a series of trench reports which present the detailed information collected during excavation.
- Overall synthesis of the results based on the information in the trench reports but presenting an overview of the results.
- Computer plans to be generated from site plans.
- Incorporation of photographs as part of the reporting.

Analysis of the artefacts utilising a computer database for the catalogue. Analytical techniques used should reflect the research questions and be presented graphically. Analysis needs to respond to the archaeological contexts in a meaningful way. If the site includes residential occupation then the households must be analysed individually and then compared to each other.

- Artefact specialist reports presenting a detailed overview of what has been found with analysis of this work.

Interpretation of the description and analysis should address the research questions with a detailed response to the research design. Excavation reports are usually written by one of the principal consultants in association with the site supervisors and artefact specialists and reviewed by the other principal consultant.

¹²⁹ <http://www.caseyandlowe.com.au/research/casey-pymont-2004.pdf>.

¹³⁰ Casey 2004; <http://www.caseyandlowe.com.au/sydney.htm> - Click on specific projects.

Heritage Division standard conditions for reporting include:

After any archaeological works have been undertaken, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, Council, SHFA, and the Department. The Applicant shall also be required to nominate a repository for the relics salvaged from any historical archaeological excavations. The final excavation report shall include the following:

- a. An executive summary of the archaeological programme;
- b. Due credit to the client paying for the excavation, on the title page;
- c. An accurate site location and site plan (with scale and north arrow);
- d. Historical research, references, and bibliography;
- e. Detailed information on the excavation including the aim, the context for the excavation, procedures, treatment of artefacts (cleaning, conserving, sorting, cataloguing, labelling, scale photographs and/or drawings, location of repository) and analysis of the information retrieved;
- f. Nominated repository for the items;
- g. Detailed response to research questions (at minimum those stated in the Department approved Research Design);
- h. Conclusions from the archaeological programme. This information must include an assessment of the site's heritage significance, statement(s) on how archaeological investigations at this site have contributed to the community's understanding of the Site and other Comparative Site Types and recommendations for the future management of the site; and
- i. Details of how this information about the excavations was publicly disseminated (for example, include copies of press releases, public brochures and information signs produced to explain the archaeological significance of the sites).

The report will comply with these standard conditions.

9.7 EXCAVATION PERSONNEL AND POST-EXCAVATION TEAM

Appropriately qualified personnel to be involved in the excavation stage of the project include:

Primary Excavation Director: Mike Hincks

Secondary Excavation Director: Ronan McEleney

Excavation team to include: Guy Hazell (surveyor), Kylie McDonald (planner), Sandra Kuiters (supervisor/planner), Jane Rooke (manager of artefact processing), and Gary Marriner (supervisor).

Artefact specialists for cataloguing: Robyn Stocks (miscellaneous/metals/building materials), Jeanne Harris (glass), Sandra Kuiters (ceramics), Jill Miskella (organics), Dr Melissa Carter (shell) and Jane Rooke (metals, organics).

10.0 RESEARCH QUESTIONS

10.1 RESEARCH POTENTIAL

The heritage significance of archaeological remains most often lies in their research potential (criterion e of the Heritage Council criteria). The assessment of research potential has its own peculiarities compared with the assessment of other heritage items. The 1996 *Archaeological Assessment Guidelines* comment:

Research potential is the most relevant criterion for assessing archaeological sites. However, assessing research potential for archaeological sites can be difficult as the nature or extent of features is sometimes unknown, therefore judgements must be formed on the basis of expected or potential attributes. One benefit of a detailed archaeological assessment is that the element of judgement can be made more rigorous by historical or other research.¹³¹

10.2 RESEARCH QUESTIONS

The following research questions should form the basis of an overarching research design to inform the archaeological program. Where more specific issues or remains arise new questions should be developed to address their research potential. The use of a consistent methodological approach and similar questions are considered most likely to allow us to engage in detailed comparative analysis across a range of archaeological sites.

The potential archaeological resource at the study area relates to the development of suburban Sydney from the mid-nineteenth century, in particular the expansion into the previously unappealing landscapes on the high, swampy ground of the Botany sand sheet. The site offers the opportunity to investigate the adaptation and change of a single-family residence and nursery business over sixty years from 1850-1911, from the initial establishment of Randwick until its growth as a middle-class suburb in the early twentieth century.

Landscape, Modification, Environmental Archaeology and Water Management

- What is the nature and survival of the natural landscape? Is there evidence for the landform, vegetation and natural processes prior to 1850? Does this match the historical descriptions and depictions of the landscape?
- Does pollen evidence survive at the site that can provide evidence of vegetation species present prior to British occupation?
- Are there remains to indicate the nature and effect of modification of the pre-colonial landscape including the original swampy conditions at the site and its many modifications over time?
- How did Pearce approach the problems associated with the swampy conditions, in particular, what measures did he take to allow him to build 'The Willows' on waterlogged ground? And how was the land so successfully cultivated in the subsequent years given the poor fertility of the loose, sandy soil?

Residential Life and Material Culture, c.1850 to 1911

- Does physical evidence survive of domestic occupation from 1850 until the 1914 subdivision, including 'The Willows' and No. 4 Magill Street? Does this evidence support the reputation of the Pearce family? What does it tell us about the Joyce Family at No. 4 Magill Street?
- Is there evidence of the nurseries and is there pollen evidence of the varieties of plants that were grown and in demand in late 19th-century Sydney? What can this tell us about the aesthetics of residential gardens in middle class Sydney in the late 19th century?

¹³¹ NSW Heritage Office 1996:26.

- The material culture associated with the nineteenth-century occupation of the site has the ability to inform us about day-to-day issues associated with the lives of the residents of Randwick and other outer suburbs in the mid to late nineteenth century. Can the material culture remains provide information on living standards, consumer choices, construction of gender identity and the nature of childhood?
- How does the evidence from this site compare with inner city residences from the same period? Does the evidence from this part of the city relate to or differ from other sites in the newly established suburbs after 1850? And if so, how?

The material culture within the study area should add to our understanding about the cultural, social and economic influences on the residents and how these influences affected their behaviour, as manifested through their choices about:

- where activities were undertaken within a house,
- what type of activities were undertaken within a house,
 - what, how and where to eat,
 - what to wear,
 - what was acceptable recreation for adults and children within working-class homes.
- what to buy.
- the layout and range of accommodation and the services provided to the houses.

In terms of commercial activities undertaken the following questions may apply:

- Evidence for commercial activities undertaken on the site and how they interacted with the surrounding commercial areas.
- Evidence for the working conditions of the staff.
- Were these exclusively male workplaces? If so, do they help us understand the construction of male gender roles and relationships?

General questions addressed to all phases of the site relating to processes of Immigration, Urbanisation, the Economy and Consumerism, Gender and Ethnicity:

- What was the process of urbanisation of the city? The identified phases should relate to changes in the **urbanisation** of the city and the archaeological evidence of these phases should provide insight into how these processes altered the material behaviour of the occupants of the site.
- The 19th century saw many changes in everyday life such as developments in sanitary practices, access to markets, and modification of the topography in the Sydney CBD. How are these changes seen in the archaeological record at this site? What differences do they make to the commercial and domestic lives of those involved at the site?
- The processes of urbanisation are closely connected to questions relating to the economy and **consumerism**. How and when people bought ceramics and other artefacts can help us begin to understand the behaviour of these early European occupants.

These questions mostly focused on urbanisation, material culture of consumerism and gender identities, childhood and women's work in the home. These are currently important questions in archaeological research designs. Other relevant research questions should also be addressed as they arise and as they are suggested from the results of the archaeological program.

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11.1.1 NEWSPAPERS

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11.1.3 PHOTOS AND ILLUSTRATIONS

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 RPA 7591, (Main part of site) 10/26640
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APPENDICES

APPENDIX 1: HISTORICAL SOURCES

APPENDIX 2: SANDS DIRECTORY

APPENDIX 1: HISTORICAL SOURCES

Section 1

Valuation of Sophia Pearce's furniture, 23 June 1898.

Source: NRS 13340, Stamp Duties Office, Deceased Estate File, Sophia Pearce, duty paid 6/8/98, SANSW 20/195.

Valuation of Furniture
made at "The Willows" - 10 Henry Street - Randwick
in the estate of the late Mrs James Pearce

Sitting Room

1 Small table + seat		12 6
1 Sofa		2 6
1 Rug		8 6
1 Picture		7 6
1 Arm chair		1 -
		23 0

Dining Room

1 Long table		12 6
6 Australian Chairs	0 3	18 -
1 Cedar sideboard		15 -
1 Rug		1 6
1 Picture		1 5 -
		47 0

Ante Room

3 Australian Chairs	0 3	9 -
1 Cutlers Tray		2 -
1 Picture		7 6
		18 6

Bedroom

2 Single Beds	0 2	2 10 -
1 Double Bed		2 5 -
2 Small chests of drawers	0 1 1/2	1 - -
1 Looking Glass		8 -
1 Toilet set		2 6
3 Australian Chairs	0 3	9 -
Carpet 14' x 10' and Rug 1/2		11 -
Small Carpet + Rugs		12 -
		53 14 -

forward ✓

(11)

<u>2</u>				
<u>Bedroom</u>		Est. forward	13	14
2	Small Chairs			7
1	Wash Hand Stand			2
<u>Bedroom</u>				
1	Double Half Size Bed		4	
1	Chest of Drawers		1	15
1	Wash Hand Stand			5
1	Toilet Set			2 6
1	Dressing Table			2 6
1	Looking Glass			6
3	Small Small Chairs			7 6
1	Small round table			2 6
	Carpet			17 6
<u>Bedroom</u>				
1	Single Half Size Bed		3	
1	Chest of Drawers		1	15
1	Wash Hand Stand & Toilet Set		1	5
1	Dressing Table		1	
1	Looking Glass			7 6
3	Austrian Chairs			10 6
	Carpet & Mat		1	1
<u>Drawing Room</u>				
1	Parlor H. & Stove H.		10	
1	Small Table			10 6
2	Fancy Small Chairs			15
6	Small Chairs		1	13
forward			43	18

3

<u>Dining Room</u>		<u>Per Grand</u>	<u>18 15</u>
1	Overmantle		10
1	Bag		5
1	Chiffonier		2 6
2	Chairs	@ 1/2	2
1	Walnut Chelton		5 6
1	Walnutavenport		12 6
<u>Kitchen</u>			
2	Tables	@ 3/4	7 6
1	Large Sofa		12 6
1	Small Sofa		2 6
2	Settles 2 Chairs 2 Armchairs		
2	Chests + Rolling pin and		2 5
	Sundry hollow-ware for		
16	Porcel. Caddy	@ 6/8 5/8	10 8
1	Serving Knife + Fork		3
5	Dz. C. & W. Ware viz: Forks + Spoon	@ 1/2	2 7 6
	Sundry Glass Ware		15
3	Tea Caddy	@ 2/4	7 6
	Breakfast Service		15
	Butter-ware Dinner Service		1 2 6
	Household Linen &c		10 7 6
		✓	<u>66 11 8</u>
I hereby certify the above valuation to be a true and correct one Walter H. Bradley Surveyor 182 West St. 23rd June 1898			

Section 2

Valuation of James Pearce's furniture, 23 June 1898.

Source: NRS 13538, Curator of Intestate Estates, Case papers, No 135 of 1898, SANSW 10/27537.

Valuation of Furniture

Referring to the Estate of James Pearce deceased now lying
in wait about the house & premises called "The Willows"
High Street Bondi occupied by the late Mrs Pearce
but now occupied by Messrs Charles & Alfred Pearce.

1 Arm Chair		" 15 -
4 Pictures	@ 2/-	" 8 -
1 Sofa		" 15 6
1 Arm Chair		" 15 -
5 Pictures	@ 2 1/2	" 12 6
1 Double Bed		" 10 -
1 Dressing Table		" 1 6
1 Looking Glass		" 1 -
1 Chest of Drawers		1 5 -
6 Small Dining Room Chairs	@ 2 1/2	1 13 -
		<u>£ 6 19 6</u>

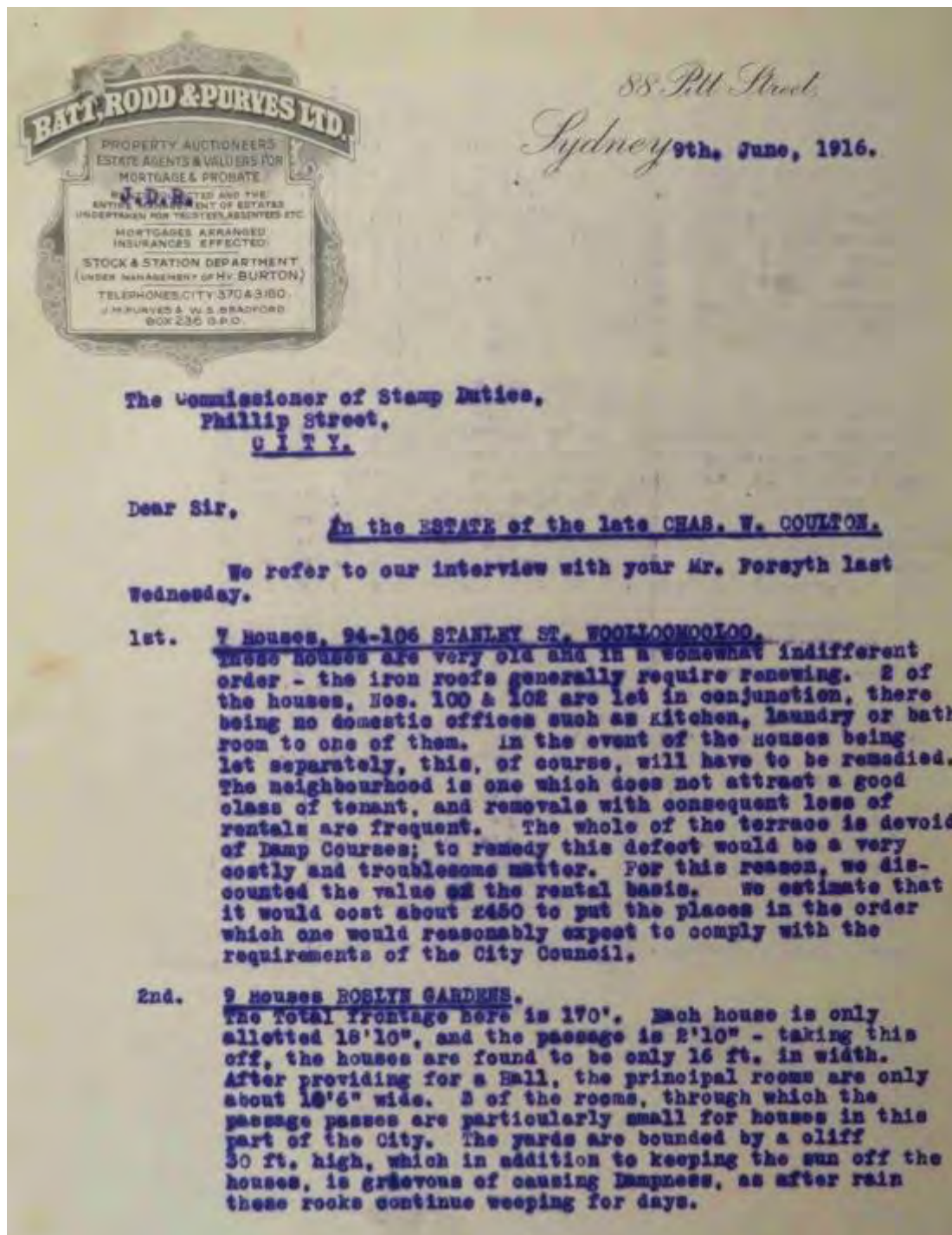
I hereby certify the above
Valuation to be a true
and correct one

Walter Henry Bradley
132 Pitt St
Sydney.
23rd June 1898.

Section 3

Letter from Batt, Rodd and Purves explaining their valuation of Charles William Coulton's land, 9 June 1916.

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



-2-

The Commissioner of Stamp Duties (Contd.)

Some of the floors have had to be renewed in various houses. The exterior wood-work is badly in need of paint. In order to ensure against dampness, it would be necessary to have a very deep rubble drain excavated round the houses, and even then the damp would be sucked up by capillary contraction; more especially in any space contiguous to a fire place or heating apparatus. We estimate that for houses of this kind, a fair basis would be 9% on the rental received; this would make £10,450. We estimated that the £450 would be needed to be spent immediately on the property; for this reason, we have deducted it, making the valuation at £10,000.

3rd. LAND, ALLISON ST. LITTLE CROCKE.

With regard to this land, we would like to point out that only a small portion of it is available for building purposes. The balance descended precipitously into a gully. Land in a much better position, Carrington Rd. Plevna Park Estate was sold at £3/10/- & £4 per foot, having a depth of 132 feet. In our opinion, £200 is a sufficient amount to pay for any cottage in that vicinity. The balance of the land would hardly have much value when one takes into consideration the cost of fencing it in.

4th. VACANT LAND, BOTANY ST. & MURIMELA AVENUE, RANDWICK.

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 interfered by rubbish deposits, consists of a high ~~stone~~ wall 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 beforementioned rubbish tip.

Sand built

Trusting the explanations given herein will be found satisfactory.

We are,
yours faithfully,

Batt Rodd & Purves M.A.

APPENDIX 2: SANDS DIRECTORY

1867**Botany St**

Bates, Felix, carpenter
Harvey, Manning, gardener,
Jones, Auber George
Lloyd, Richard, market
gardener

High St

Middleton, John, labourer
Pearce, James, market
gardener

1868**Botany St**

Dine, Silas, mason
Dwyer, Thomas
Lloyd, Richard, gardener,
Moloney, John, Blenheim
house

High St

Pearce, James, nurseryman,

1869**Botany St**

Catlett, Arthur
Dine, Silas
King, Martin
Lloyd, Richard, gardener
Moloney, John, Blenheim
house

1870**Botany St**

Dine, Silas
King, Martin
Lloyd, Richard, gardener,
Napper, E.
Pearce, Simeon, J.P., Blenheim
house

High St

Pearce, James, High St

1871

**Botany St,
Randwick off Randwick
Road, East side**

Napper, Eneas, gardner
Pearce, S.H.
King, James
Dine, Silas, mason
Tytherleigh, Francis,
blacksmith
Vacant land
Lloyde, Richard, gardener

**High Street,
Randwick
Botany Street to Avoca
Street, South Side**

May, James M.
Pearce, James

1873

**Botany St,
Randwick, East side,
High St**

Napper, Enos
King, James
Vacant land
Tythorleigh Francis,
blacksmith
Vacant land
Lloyd Richard, gardener
Vacant land

**High Street, Randwick
Avoca Street to Botany
Street**

ASYLUM FOR DESTITUTE
CHILDREN
Pearce, James

1875

**Botany St,
off Randwick Rd**

Bell, Henry James
Dine, Silas
Harris, William
Hill, David
King, Martin
Lloyd, Richard
Napper, E.
Pearce, S.H.

High St

from Avoca St to Botany St

Pearce, James

1876

**Botany St,
off Randwick Rd**

Ackling, Henry
Bell, Henry
Dine, Silas, mason
Harding, Samuel
Harris, William
King, Martin
Lloyd, Richard, gardener
Napper, E.
Pearce, S.H.

High St

from Avoca St to Botany St

Hill David, clerk
Pearce, James, gardener

1877

**Botany St,
off Randwick Rd**

Ackling, Henry
Dines, Silas, mason
King, Martin
Lloyd, Richard, gardener
Napper, E
Pearce, Simeon H
See, John

1877

**High St
from Botany St to Avoca St**

Edwards, Mrs. Ann
Hill, David
Hill, James, poundkeeper
Pearce, Mrs. James

1879

**Botany St,
from Randwick Rd to Bay**

Dine, Silas
Fyson, Joseph G., Greet,
Gough, Miss Hannah
Lloyd, Richard, gardener,
Magill M.D., Violet Hall
Napper, E., Rosewood cot,
Nicolle, P., builder, Fern villa,
Pearce, Mrs.
Pearce, Simeon
Purvis, J., Mount Vernon,

High Street

from Belmore Rd to Bush

Crawford, Wm., ironmonger,
Hill, John
Pearce, Mrs. James

1880

**Botany St,
from Alison Rd to Bay**

Dine, Silns
Fysou, J.G
Gough, Miss H., school
Lloyd, R., market gardener
Magill, M.B., Violet hall
McLaughlin, John, Mount
Vernon
Napper, Enos, Rosewood,
Nicolle, F., Fern Villa
Pearce, Mrs
Pearce, Simeon H

High Street

off Belmore Rd

Hill, John
Pearce, Mrs. James

1882

Cox, Frederick, Mount Pleasant
Davis, David, Greet
Dine, Thomas, builder
Fisher, James, gardener,
Gough, Hannah,
schoolmistress
Lloyd, Richard, market
gardener
McLaughlin, John, solicitor,
Mount Vernon
Pearce, Simeon H. J.P.,
Beinhelm
Royle, C.J. Fern villa

1883**Botany St**

Brown, Samuel
Cohen, P. Mt Pleasant
Dyke, Charles
Fisher, William
Gough, Miss H., school
Holland, George, builder,
Lloyd, Richard, gardener,
M'Grath, John, painter
Royle, C.J. Fern villa
Viles, John, Creswick
West, A., plumber

High Street

Hill, John
Parkinson, John, The Glen
Pearce, Mrs. James, sen.,
Thomas, D.A., superintendent,
Randwick Asylum

1884**Botany Street****Allison Rd to Barker St**

Hinton, Wm. H.
Royle, Charles, merchant,
Mount Vernon
Carson, Wm., wool merchant
Pearce, S.H., J.P., Blenheim
house
Viles, Thomas
West, Alfred, plumber
Allsop, John, trainer
Fisher, James, gardener

High Street**Avoca street to pound**

Pound
Hill, John
Parkinson, John, solicitor, The
Glen
Pearce, Mrs Jane, The Willows

M'Gill Street**off Botany Street**

Joice, William, mason

1885**Botany Street****Allison Street to Barker Street****North side**

Pearce, S.H., J.P., Blenheim
house
Bracey, Horace, E. Garlaton
Viles, John
West, Alfred, plumber
Allsop, John, trainer
Gough, Hannah, Ruby Cottage
Mortimer, Thomas, foreman of
works
Dugan, William, trainer
Dine, Silas, stonemason
King, Albert, brassworker
Lloyd, Richard

1885 (cont.)**High Street****Avoca street to Pound**

Hill, John
Geering, Patrick, The Glen
Pearce, Mrs. Sophia, The
Willows

McGill street**off Botany St**

Joice, William, stonemason

1886**Botany Street****High Street****north side**

Viles, John, "Creswick"
Allsop, John, trainer,
"Hawthorn"
Gough, Hannah, "Ruby
Cottage"
Fisher, James, trainer
Dugan William, trainer
Dine, Silas, stonemason
King, Albert, brassworker
Lloyd, Richard

High Street**Round to Avoca Street**

Hill, John,
Guerin, Patrick, 'The Glen'
Pearce, Mrs. Sophia, "The
Willows"

McGill Street**Off Botany St**

Joice, William

Botany Street**Allison Street to Barker Street****North side**

Pearce, S.H., J.P., Blenheim
house
Bracey, Horace, E. Garlaton
Viles, John
West, Alfred, plumber
Allsop, John, trainer
Gough, Hannah, Ruby Cottage
Mortimer, Thomas, foreman of
works
Dugan, William, trainer
Dine, Silas, stonemason
King, Albert, brassworker
Lloyd, Richard

High Street**Avoca Street to quarry****South side**

Pearce Mrs. Sophia, 'The
Willows'
Pearce, Charles, nurseryman
and florist
Pearce Alfred, nurseryman and
florist

1886 (cont.)**McGill street****off Botany St**

Joice, William

1888**Botany Street****East Side****High st-McGill St**

Viles, John, 'Creswick'
Cox, Sydney T. clerk,
'Pembroke'
Allsop John, trainer,
'Hawthorne'

High Street**Avoca Street to quarry****south side**

Pearce Mrs. Sophia, 'The
Willows'
Pearce Charles, nurseryman
and florist
Pearce Alfred, nurseryman and
florist

McGill street**off Botany St**

Joyce, William, stonemason

1889**Botany Street****East Side****High St-McGill St**

Palmer Samuel, "Creswick"
Noud William, "Hawthorne"

High Street**Avoca Street to quarry****South side**

Pearce, Mrs Sophia, "The
Willows"
Pearce Charles, nurseryman
and florist
Pearce Alfred, nurseryman and
florist

McGill street**off Botany St**

Joyce, William, stonemason

1890**Botany Street****East Side****High Street-Magill Street**

Palmer Samuel, 'Creswick'
Noud William, 'Hawthorne'

High Street**Avoca Street to quarry****South side**

Pearce, Mrs Sophia, "The
Willows"
Pearce Charles, nurseryman
and florist

1890 (cont.)**High Street****Avoca Street to quarry****South side**

Pearce Alfred, nurseryman and florist

McGill street**off Botany St**

Joyce William, stonemason

1891**Botany Street****East Side****High Street-Magill Street**

Palmer Samuel, 'Creswick'

Houseman John

McCarthy Thomas, horse

trainer

High Street**Avoca Street to quarry****South side**

Pearce Brothers, Willow nursery

Pearce Mrs. Sophia, 'The Willows'

Pearce Charles, nurseryman

and florist

Pearce Alfred, nurseryman and florist

McGill Street**off Botany St**

Joyce William, stonemason

1892**Botany Street****East Side****High Street-Magill Street**

Palmer Samuel, "Creswick"

Houseman John, cab

proprietor

McCarthy, Thomas, horse

trainer

High Street**Avoca street to quarry****South side**

Pearce Brothers, Willow

nursery

Pearce Mrs. Sophia, 'The

Willows'

Pearce Charles, nurseryman

and florist

Pearce Alfred, nurseryman and

florist

Pearce John E., florist

McGill Street**off Botany St**

Joyce William, stonemason

1893**Botany Street****East Side****High Street-Magill Street**

Palmer Samuel, 'Creswick'

Houseman John, cab

proprietor

McCarthy Thomas, horse

trainer

High Street**Avoca street to quarry****South side**

Pearce Brothers, Willow

nursery

Pearce Mrs. Sophia, 'The

Willows'

Pearce Charles, nurseryman

and florist

Pearce Arthur Ernest, florist

Pearce Alfred, nurseryman and

florist

Pearce John E., florist

Macgill Street**off Botany St**

Joyce William, stonemason

1894**Botany Street****East Side****High Street-Magill Street**

Palmer Samuel, "Creswick"

Maher William, cab proprietor

McCarthy Thomas, horse

trainer

High Street**Avoca street to quarry****South side**

Pearce Brothers, Willow

nursery

Pearce Mrs. Sophia, 'The

Willows'

Pearce Charles, nurseryman

and florist

Pearce Arthur Ernest, florist

Pearce Alfred, nurseryman and

florist

Pearce John E., florist

Macgill Street**off Botany St**

Joyce William, stonemason

1895**Botany Street****East Side****High Street-Magill Street**

Palmer Samuel "Creswick"

Thomas E.S., "Pembroke"

McCarthy Thomas, horse

trainer

1895 (cont.)**High Street****Avoca street to quarry****South side**

Pearce Brothers, Willow

nursery

Pearce Mrs. Sophia, 'The

Willows'

Pearce Charles, nurseryman

and florist

Pearce Arthur Ernest, florist

Pearce Alfred, nurseryman and

florist

Pearce John E., florist

Magill Street

Joyce William, stonemason

1896**Botany Street****East Side****High Street-Magill Street**

Palmer Samuel "Creswick"

Thomas E.S., "Pembroke"

McCarthy Thomas, horse

trainer

High Street**Avoca street to quarry****South side**

Pearce Brothers, Willow

nursery

Pearce Mrs. Sophia, 'The

Willows'

Pearce Charles, nurseryman

and florist

Pearce Arthur Sydney, florist

Pearce Alfred Ernest,

nurseryman and florist

Pearce John E., florist

Magill street**off Botany St**

Joyce William, stonemason

1897**Botany Street****East Side****High Street-Magill Street**

Palmer Samuel "Creswick"

McCarthy Thomas, horse

trainer

High Street**Avoca street to quarry****South side**

Pearce Brothers, Willow

nursery

Pearce Mrs. Sophia, 'The

Willows'

Pearce Charles, nurseryman

and florist

Pearce Arthur Sydney, florist

Pearce Alfred Ernest,

nurseryman and florist

1897 (cont.)**High Street**

Pearce John E., florist

**Magill street
off Botany St**

Joyce William, stonemason

1898**Botany Street
East Side****High Street-Magill Street**

Palmer Samuel "Creswick"
Lynch P.L., school teacher,
"Pembroke"

McCarthy Thomas, horse
trainer

High Street**Avoca street to quarry
South side**

Pearce Brothers, Willow
nursery
Pearce Mrs. Sophia, 'The
Willows'
Pearce Charles, nurseryman
and florist
Pearce Alfred Ernest,
nurseryman and florist

**Magill street
off Botany St**

Joyce William, stonemason

1899**Botany Street
East Side****High Street-Magill Street**

Ward H., "Creswick"
Lynch P.L., "Pembroke"
McCarthy Thomas, horse
trainer

1899 (cont.)**High Street****Avoca street to quarry
South side**

Pearce Brothers, florists and
nurserymen, Willow Nursery
Pearce Chas, nurseryman and
florist
Pearce Alfred Ernest,
nurseryman and florist

**Magill street
off Botany St**

Joyce William, stonemason

1900**Botany Street
East Side****High Street-Magill Street**

Ward H. "Creswick"
Lynch P.L., "Pembroke"
McCarty Thomas, horsetrainer

1900 (cont.)**High Street****Avoca street to quarry
South side**

Pearce Brothers, florists and
nurserymen, Willow Nursery
Pearce Chas, nurseryman and
florist
Pearce Alfred Ernest,
nurseryman and florist

**Magill street
off Botany St**

Joyce William, stonemason

1901**Botany Street
East Side****High Street-Magree Street**

Ward H., "Creswick"
Lynch P.L., "Pembroke"
McCarty Thomas, horsetrainer

High Street**Avoca street to quarry
South side**

Pearce Brothers, florists and
nurserymen, Willow Nursery
Pearce Chas, nurseryman and
florist
Pearce Alfred Ernest,
nurseryman and florist

**Magill street
off Botany St**

Joyce William, stonemason

1902**Botany Street
East Side****High Street-Magree Street**

Lester Arthur, "Creswick"
Lynch P.L., "Pembroke"
McCarthy Thomas,
horsetrainer

High Street**Avoca street to quarry
South side**

Pearce Brothers, florists and
nurserymen, Willow Nursery
Pearce Chas, nurseryman and
florist
Pearce Alfred Ernest,
nurseryman and florist

**Magill street
off Botany St**

Joyce William, stonemason

1903**Botany Street****East Side****High Street-Magree Street**

William Frederick A., "The
Poplars"
Brown George, "The Poplars"
Lynch P.L. "Pembroke"
McCarthy Thomas,
horsetrainer

High Street**Avoca street to Doncaster
Avenue****South side**

Pearce Brothers, florists and
nurserymen, Willow Nursery
Pearce Chas, nurseryman and
florist
Pearce Alfred Ernest,
nurseryman and florist

**Magill street
off Botany St**

Joyce William, stonemason

1904**Botany Street
East Side****High Street-Magree Street**

William Frederick A., "The
Poplars"
Brown George, "The Poplars"
Lynch P.L. "Pembroke"
McCarthy Thomas,
horsetrainer

High Street**Avoca street to Doncaster
Avenue****South side**

Pearce Brothers, florists and
nurserymen, Willow Nursery
Pearce Chas, nurseryman and
florist
Pearce Alfred Ernest,
nurseryman and florist

**Magill street
off Botany St**

Joyce William, stonemason

1905**Botany Street
East Side****High Street-Magill Street**

Fielder Francis "The Poplars"
Lynch P.L., "Pembroke"
Cornwell Albert E.,
horsetrainer

1905 (cont.)**High Street****Avoca street to Doncaster Avenue****South side**

Pearce Brothers, florists and nurserymen, Willow Nursery
 Pearce Charles, "The Willows"
 Pearce Alfred Ernest, "The Willows"

Magill street**off Botany St**

Joyce William, stonemason
 Joyce Patrick J., cab proprietor

1906**Botany Street****East Side****High Street-Magill Street**

Black Robert P., "The Poplars"
 Lynch P.L., "Pembroke"
 Cornwell Albert E., horsetrainer

High Street**Avoca street to Doncaster Avenue****South side**

Pearce Brothers, florists and nurserymen, Willow Nursery
 Pearce Charles, "The Willows"
 Pearce Alfred Ernest, "The Willows"

Magill street**off Botany St**

Joyce William, stonemason
 Joyce Patrick J., cab proprietor

1907**Botany Street****East Side****High Street-Magill Street**

Lynch P.L., "Pembroke"
 Finn John C., horsetrainer, "Bellis"

High Street**Avoca street to Doncaster Avenue****South side**

Pearce Brothers, florists and nurserymen, Willow Nursery
 Pearce Charles, "The Willows"
 Pearce Alfred Ernest, "The Willows"

Magill street**off Botany St**

Joyce William, stonemason
 Joyce Patrick J., cab proprietor

1908**Botany Street****East Side****High Street-Magill Street**

Taylor George J., "The Poplars"

Allen Walter, "Pembroke"
 Finn John C., horsetrainer, "Bellis"

High Street**Avoca street to Doncaster Avenue****South side**

Pearce Brothers, florists and nurserymen, Willow Nursery
 Pearce Charles, "The Willows"
 Pearce Alfred Ernest, "The Willows"

Magill street**off Botany St**

Joyce William, stonemason
 Joyce Patrick J., cab proprietor

1909**Botany Street****East Side****High Street-Magill Street**

Fielder Frank, "The Poplars"
 Allen Walter, "Alderney"
 Finn John C., horsetrainer, "Bellis"

High Street**Avoca street to Bunerong Road****South side**

Pearce Charles M., "The Willows"
 Pearce Alfred Ernest, "The Willows"

Magill Street**off Botany St**

Joyce William, stonemason
 Joyce Patrick J., cab proprietor

1910**Botany Street****East Side****High Street-Magill Street**

Fielder Frank, "The Poplars"
 Finn John C., horsetrainer "Bella"

High Street**Avoca street to Bunerong Road****South side**

Pearce Charles M., "The Willows"

1910 (cont.)**High Street**

Pearce Alfred Ernest, "The Willows"

Magill Street**off Botany St**

Joyce Patrick J., cab proprietor

1911**Botany Street****East Side****High Street-Magill Street**

Smith James, "Creswick"
 Magee William, "Alderney"
 Finn John C., horsetrainer, "Bellis"

High Street**Avoca street to Bunerong Road****South side**

Pegrun William, "The Willows"

Magill Street**off Botany St**

Joyce Patrick J., cab proprietor

1912**Botany Street****East Side****High Street-Magill Street**

Smith James, "Creswick"
 Cregan Jones, "Alderney"
 Finn John C., horsetrainer, "Bellis"

High Street**Avoca street to Bunerong Road****South side**

Pegrun William, "The Willows"

Magill Street**off Botany St**

Joyce Patrick J., cab proprietor

1913**Botany Street****East Side****High Street-Magill Street**

Smith James, "Creswick"
 Cregan Jones, "Alderney"
 Finn John C., horsetrainer, "Bellis"

Magill Street**off Botany St**

Joyce Patrick J., cab proprietor

1914**Botany Street****East Side****High Street-Magill Street**

Smith James, "Creswick"
Cregan Jones, "Alderney"
Campbell R.A., "Heatherbrae"

Magill Street**off Botany St**

Joyce Patrick J., cab
proprietor
Moore Andrew

1915**Botany Street****East Side****High Street-Magill Street**

Smith James, "Creswick"
Cregan James, "Alderney"
Campbell H.A., "Heatherbrae"
Husband Joseph, "Lidney"
Kingsley James, "Oxton"

Magill Street**off Botany St**

Joyce Patrick J., cab
proprietor
Moore Andrew

1916**Botany Street****East Side****High Street-Magill Street**

Smith James, "Creswick"
Cregan James, "Alderney"
Campbell H.A., "Heatherbrae"
Kingsley James, "Oxton"

Magill Street**off Botany St**

Joyce Patrick J., cab
proprietor
Moore Andrew

1917**Botany Street****East Side****High Street-Magill Street**

Morpheth Albert, "Troja"
Johnson Christopher,
"Araluen"
Meekings Joseph, "Aston"
Haythorn John, "Miniclar"
Plunkett Oswald W., "Alma"

Magill Street**off Botany St**

Joyce Patrick J., horse clipper
Moore Andrew

1918**Botany Street****East Side****High Street**

Purcell Mrs. A., "Troja"
Johnson Christopher,
"Araluen"
Meekings Joseph, "Aston"
Haythorn John, "Miniclar"
Barker Street
Plunkett Oswald W., "Alma"
Magill Street

Eurimble Avenue**East Side****Off High Street**

Ryan Patrick J., "Clonbonny"
McGowan Ernest S.T.,
"Heremai"

Eurimble Avenue**West Side****Off High Street**

Cruise Mrs. K., "Clarence"
Hutchinson William, "Carlton"
Chambers Henry, "Alpha"
Rafferty Mrs. M.E., "Agenda"
Heselton Mrs. T., "Beltrees"
Menzies Benj. D., "Blaxland"
Ringland Henry, "Dayton"
Bond Albert E., "Denton"
McLarene Gilbert, "Kia-Ora"
Wright Mrs. E., "Essex"
Barton Henry, "Eaton"
Eastwood Harry, "Farleigh"
Richardson Thomas, "Fenton"
McIntyre E.E. "Glendenning"
Burton Walter E., "Glenalpine"

Magill Street**Off Botany Street**

Joyce Patrick J., horse clipper
Moore Andrew

1919**Botany Street****East Side****High Street**

Ross William, "Troja"
Johnson Christopher,
"Araluen"
Meekings Joseph, "Aston"
Haythorne John, "Miniclar"
Nesbitt Herbert W., "Annville"
Barker Street
Cooke Victor, "Alma"
Magill Street

Eurimble Avenue**East Side****Off High Street**

Ryan Patrick J., "Clonbonny"
McGowan Ernest S.T.

1919 (cont.)**Eurimble Avenue****West Side****Off High Street**

Konvaris Mrs. Luey, "Hamlet"
Barrett Thomas, "Hexham"
Allen Mrs. D.J., "Clarence"
Tierney Thomas, "Carlton"
Bell Thomas, "Alpha"
Rafferty Mrs., M.E. "Agenda"
Menzies Benj. D., "Blaxland"
Merchant Arthur, "Dayton"
Bond Albert E., "Denton"
McLaren Gilbert, "Kia-Ora"
Maiden Gordon, "Kesoy"
Grant Reginald H., "Essex"
Mitchell Mrs. Daisy, "Eaton"
Eastwood Harry, "Farleigh"
Hokin John, "Fenton"
McIntyre E.E. "Glendenning"
Stephen Mrs. E.J. "Glenalpine"

Magill Street**Off Botany Street**

Joyce Patrick J., horse clipper
Moore Andrew, "Poplars"

1920**Botany Street****East Side****High Street-Magill Street**

55 Ross Norman
57 Johnson Christopher
59 Armitstead Mrs. Emily
Haythorn John, "Miniclar"
Nesbitt Herbert W., "Annville"
Cooke Victor, "Ahna"

Eurimble Avenue**East Side**

McGowan Ernest S.T.

Eurimble Avenue**West Side**

2 Rogers Frank
4 Barrett Thomas
6 Cruise Mrs. Kate
8 Toney Thomas
10 Bell Thomas
12 Rafferty Mrs. M.E.
32 Hokin John
38 McKay Angus
40 Davies Eddward S.
42 Fitzpatrick Walter
44 Fox Frederick W.
48 Greenwood Lawrence

Magill Street

Joyce Patrick J., horse clipper
Moore Thomas W., "Poplars"

1925**Botany Street****East Side****High Street-Magill Street**

55 Fell Frederick
 57 Johnson Christopher W.
 59 Armistead Walter C.S.
 61 Parsons Clarence
 73 Cuff James
 75 Webster Arthur
 Mullins Mrs. M. 'Broxburn'
 Cantor Mrs. K.
 Coben O.C. 'Merool'
 77 Lee Mrs. R.
 79 Drysdale George
 83 Frederick Frederick
 85 Pyke Goodman J.
 87 Egan Miss E.
 89 Johnstone Mrs. Ada
 119 Nesbit Herbert W.
 Cooke Victor J., 'Alwa'
 121 Brown Alexander
 123 Crawford Mrs.
 125 Rynn T.H.

Eurimble Avenue**West Side**

2 Rogers Frank
 4 Barrett Thomas
 6 Lenthort Mrs. Jessie
 8 Mills Robert
 10 O'Regan John
 12 Rafferty Mrs. M.E.
 14 Laurence Miss A.
 16 Napper Arthur
 18 King William
 20 Kenny Francis
 22 Pryor Benjamin
 24 Bell Henry
 26 Tremaino George
 28 Ludington Herchel
 30 King Cecil
 32 Hasel Edward
 34 Bozynski Arthur
 36 Tindalo Charles E.
 38 McKay Angus
 40 Hokin John
 42 Fitzpatrick Walter
 44 Fox Frederick W.
 46 Lyona William
 48 King Arthur
 50 Marks Miss Ruby
 52 Hyland Joseph
 54 Hillier Henry W.
 56 Hidgeon James E.A.
 58 Wedd Archibald
 60 Petman John
 62 Mannix M.
 64 Murray Mrs.
 66 Laughlin George

Eurimble Avenue**East Side**

Shell M.A., butcher
 3 Evans Alfred, grocer

1925 (cont.)

5 Dwyer James F.
 7 Fraser Angus
 9 Brooks Miss Carrie
 11 Sinbly Joshu
 13 James Albert
 15 Ryman John
 16 Dashwood Jack
 21 McClure Mrs. Evelyn
 23 Fraser Eric

Magill Street

Handley Mrs
 Laughlin George
 Joyce Patrick John
 Rochasin Fred
 Maloy John 'Myea'

1930**Botany Street****East Side****High Street-Magill Street**

49 Barden Robert
 51 King William
 53 Mountford Percy
 55 Head F.
 57 Armitstead Waller C.S.
 59 Blofield Harry T.
 61 Hoach James
 63 Elder W. Alan
 65 Murray James
 67a Rulgin John
 69 Bolta Mars. Mary
 78 Cuff James
 75 Webster Arthur
 77 Lee Robert
 79 Drysdale George
 81 Daley Harry
 83 O'Keefe Robert
 85 Ingram Mrs. Knie
 87 Brown A.R.
 87 Marks Miss Ruby
 91 Mowland Harvey
 93 Bell Bert
 95 Simpson Stanley
 97 Sellers Ernest C.
 99 Crawford Mrs. A.
 101 McHugh Mrs. C.

Eurimble Avenue**West Side**

2 Rogers Frank
 4 Lees W.J.
 6 Leathart Mrs. Jessie
 8 Kibblewhite Eustace
 10 O'Regan John
 12 Rafferty Mrs. M.E.
 14 Henney Mrs. Margt.
 16 McDonald J.W.&R., builders
 18 King William
 20 Kenny Fred
 22 Milikin Mrs. E.J.
 24 Russel Mrs. E.
 26 Tremaine George
 28 Lidington Herchel

1930 (cont.)

30 King Cecil
 32 Blaylock John
 34 Rozynski Arthur
 36 Dunn James E.
 38 McKay Angus
 40 Power John
 42 Hernell William
 44 Tandy John G.
 46 Ranjer Mrs. Maud
 50 Watson Percy
 54 McNeill A.J.
 56 Smith L.G.
 58 Wedd Archibald
 60 Thorburn James
 62 Dipnall James F.
 64 Gillett John E.
 66 Laughlin George
 64 Lillett Jon E.
 66 Laughlin Geo.

Eurimble Avenue**East Side**

1 Gibson B., butcher
 3 Scott Mrs. I.G., grocer
 5 Dwyer James F.
 7 Fraser Angus
 9 Ferguson John
 11 Stabley Joshua
 13 Quinn David N.
 15 Gumbley James F.
 17 Arthur Frederick
 19 Hyland James
 21 Hunlea Mrs. E.
 23 Smith Frank E.
 25 Thomas Michael
 27 Fielder Alfred H.
 29 Webb Henry
 31 Kelly James
 33 Wood Robert
 35 Dorrington H.
 37 Rowring H.J.
 39 Ellis F.
 41 Smith Colin
 43 Coates K.
 45 Oately Mrs. Mary W.
 47 D'Arcy Joseph

Magill Street**North Side**

2 Rillier H.W.
 4 Johnstonn Mrs. S.
 6 Laughlin George
 8 Joyce Patrick John
 10 Duck Daniel A.
 12 Molloy D.
 14 Hickey Mrs. Jane

1932-1933**Botany Street****East Side****High Street-Magill Street**

49 Barden Robert
 51 Leen W. J.
 53 Mountford P.B.

1932-1933 (cont.)

55 Carlett Mrs. I.
 57 Armtend Walter C.B.
 59 Chivni John A.
 61 Banch
 63 Elder W. Alan
 65 Corbett Mrs. T.
 67 Langridge A.
 67 Creen A.
 69 Bella Mrs. Mary
 71 Benton P. journalist
 73 Cuff James
 75 Webster Arthur
 77 Lee Robert
 79 Dryndati George
 81 Daley Harry
 83 O'Hather T.F.
 85 Hinterman W.T.
 87 Brown A.R.
 89 Morks Minn
 91 Newland Harvey
 93 Cullen –
 99 Ryan Denis

***Eurimble Avenue
 West Side***

2 Lewis Herbert
 4 Lees W. J.
 4 Connor Eric
 6 Preston John
 8 Kibblewhite Eustace
 10 O'regan John
 12 Raferty Mrs M.E.
 14 Henney Mrs. Margt.
 16 Collter Arthur
 18 King William
 20 Kenny Fred
 22 Bennett Vincent
 24 Dargate Mrs E.M.
 26 Tremaine George
 28 Ludlington Herachel
 30 King Cecil
 32 Smith.C.W.
 32 Metcalfe Francis
 34 Rozynski Arthur
 36 Dunn James E
 38 Gilmore Mrs. Edith
 40 Hall Albert H.
 44 Tandy John G.
 46 Robson Mrs. M.E.
 48 Meloney Jas. C.
 50 Moclair Victor L.
 56 Laughlin Ray Herbert
 58 Welster Benj.
 62 Dippall James F.
 64 Gillet John E.
 66 Laughlin George

***Eurimble Avenue
 East Side***

1 Gibson R., butcher]
 3 Aked W.C., grocer
 5 Dwyer James F.
 7 Fraser Angus
 9 Ferguson John

1932-1933 (cont.)

11 Stably Joshua E.
 18 Quinn David N.
 16 Gumbly James F.
 19 Hyland James
 21 Williams Ernest
 25 Thomas Michael
 27 Cambourn W.J.
 29 Silby Clifferd
 31 Kelly James
 33 Foley Chris
 36 Maher F.H.
 37 Field A.
 39 Ellis Fredk.
 41 Smith Colin
 43 Coates Keith V.
 47 D'Arcy Joseph

Magill Street***North Side***

2 Harris Charles G.
 4 Johnstone Mrs. S.
 6 Laughlin George
 8 Joyce Patrick John
 10 Buck Daniel A.
 12 Molloy D.
 14 Hickey Mrs. Jane