

4–18 Doncaster Avenue, Kensington

Historical Archaeological Assessment

Draft Report

Report prepared for Blue Sky Private Real Estate

December 2018



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Report Register



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1.0 Introduction

1.1 Project Overview

Blue Sky Real Estate is proposing redevelopment of the properties located at 4–18 Doncaster Avenue, Kensington, to create a low-rise residential apartment building with a basement carpark. The proposed development is being considered as a State Significant Development (SSD 9649) and SEARs have been issued for it. Key issue 7 (Heritage and Archaeology) includes the following requirement of the proponent:

Identify any areas with historical archaeological potential within the proposed site that could be impacted by the works. If impact on potential archaeology is identified, a Historical Archaeological Assessment (HAA) should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Council Guidelines for Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and 'Relics' (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource.

GML Heritage Pty Ltd (GML) has been commissioned by Blue Sky Real Estate to prepare a Historical Archaeological Assessment (HAA) to satisfy this requirement under key issue 7.

1.2 Site Location

The study area is located within the Randwick Local Government Area (LGA) in the parish of Alexandria at 4–18 Doncaster Avenue, Kensington (Figure 1.1). The study area consists of the following property allotments:

- Lots 2 and 3 DP 5549;
- Lot 1 DP 1094702;
- Lot 1 DP 974821;
- Lot 1 DP 981704;
- Lot 1 DP1033442;
- Lots 51 and 53 DP 20905; and
- Lots 52A and 52B DP 400051.

The subject site is bounded to the west by Doncaster Avenue, to the east by the Randwick Light Rail Stabling Yards, to the north by 2 Doncaster Avenue, and to the south by 20 Doncaster Avenue (Figure 1.2).

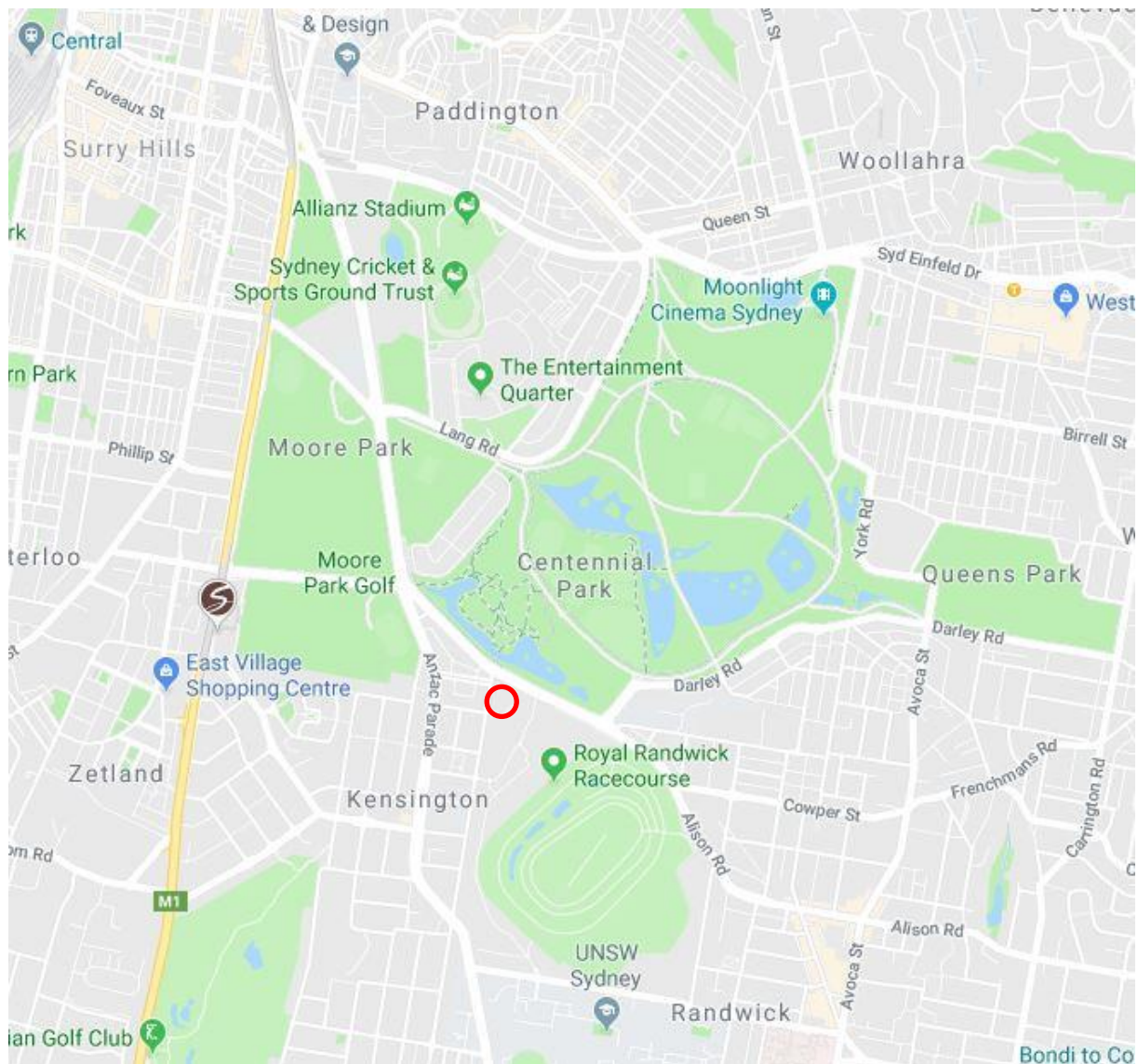


Figure 1.1 Study area at 4–18 Doncaster Avenue, Kensington, within its urban context. Approximate location of study area outlined in red. (Source: Google Earth with GML additions, 2018)

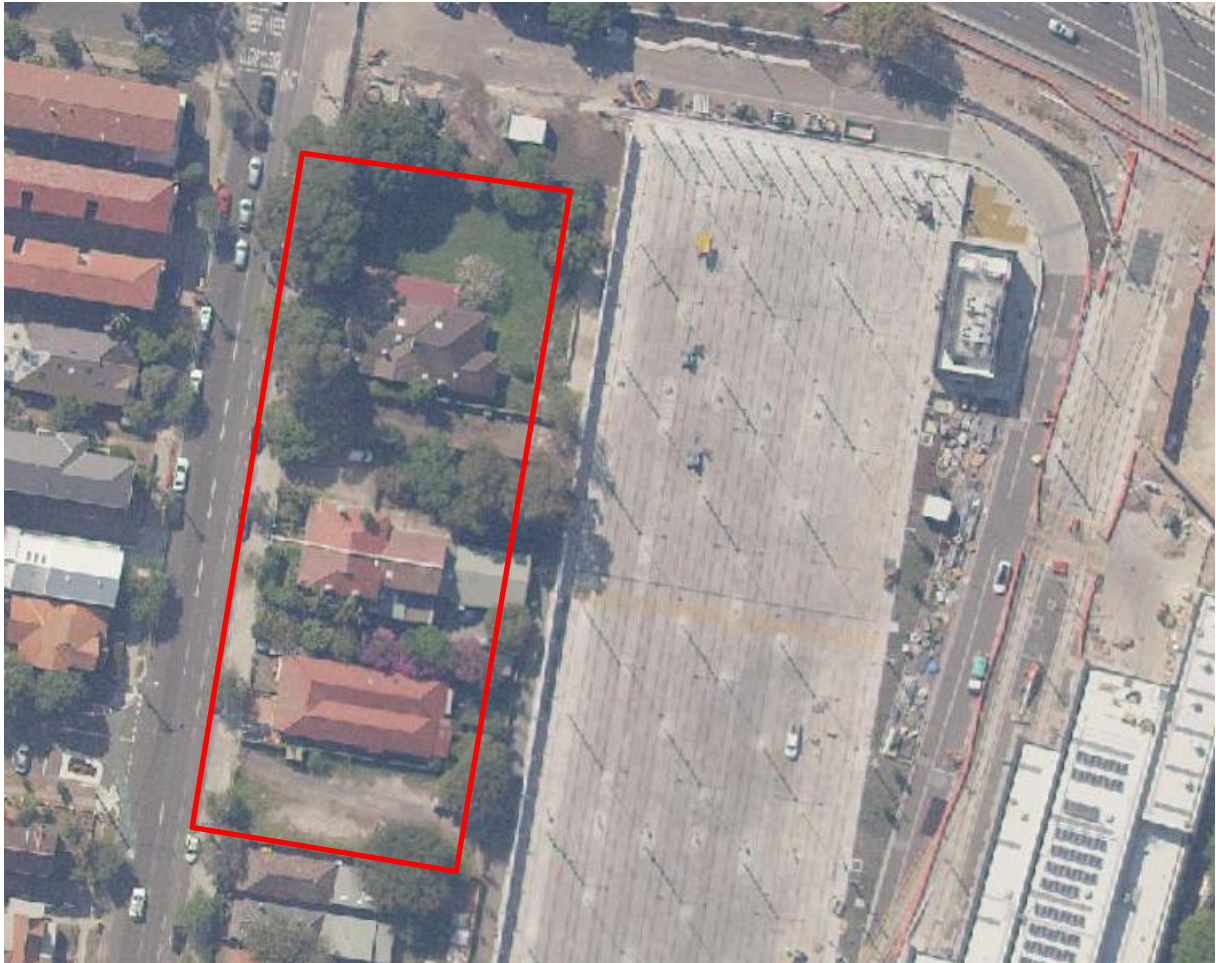


Figure 1.2 Aerial view of the study area with its approximate boundary outlined in red. (Source: Six Maps with GML overlay 2018)

1.3 Proposed Development

Blue Sky Real Estate proposes to demolish existing dwellings at 4–8, 14, and 16 Doncaster Avenue and the non-heritage rear portion of the existing terraces at 10 and 12 Doncaster Avenue and construct a new three-storey student accommodation building comprising of 48 dwellings and a basement carpark for 71 vehicles. The existing heritage front portion of terraces at 10 and 12 Doncaster Avenue will be retained and refurbished. A small conservation area for an Aboriginal site (RSY 1) will also be located within the southeast of the study area. Details of the conservation of RSY 1 are presented in the Aboriginal Heritage Impact Permit (C00003723) issued for the development of this area.

1.4 Legislative Requirements

In NSW, archaeological remains (referred to as ‘objects’ or ‘relics’) are afforded protection under the following statutory controls:

- *Heritage Act 1977* (NSW) (Heritage Act); and
- *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act).

As the proposed development is SSD, the permit requirements of the Heritage Act are effectively switched off and the proponent must instead satisfy the conditions of the SEARS issued by the Planning Secretary. This development is being considered under Section 4.12(8) of the EPA Act.

1.5 Purpose of this Report

The aims of this historical archaeological assessment are to:

- enhance readily available historical research to create a site history;
- review existing documentation on the site;
- prepare an assessment of the potential archaeological resource contained within the site;
- prepare an assessment of the significance of potential historical archaeological resources that have been identified;
- identify recommended measures for the management of any potential historical archaeological resources; and
- prepare a stand-alone report suitable for submission to relevant statutory authorities to satisfy the requirements for historical archaeology under key issue 7 (Heritage and Archaeology) for SSD 9649.

1.6 Methodology and Terminology

This report has been prepared in accordance with the following documents and best practice guidelines:

- *NSW Heritage Manual*, 'Archaeological Assessments' (NSW Heritage Office 1996);¹
- *Assessing Significance for Historical Archaeological Sites and Relics* (NSW Heritage Branch 2009);² and
- *The Australia ICOMOS Burra Charter, 2013* (the Burra Charter).³

1.7 Limitations

This report assesses the potential historical archaeological resources of the site only and does not include an assessment of potential Aboriginal heritage sites or values.

No physical archaeological investigation of the site beyond a site inspection has been undertaken as part of this study.

No geotechnical information has been considered as part of this study. Geotechnical information is assumed to be comparable to that from the adjacent Randwick Stabling Yards.

1.8 Author Identification

This report has been prepared by Dr Jennifer Jones-Travers (Associate), with historical research prepared by Minna Muhlen-Schulte (Senior Heritage Consultant) and a site inspection completed by Lara Tooby (Graduate Heritage Consultant). Advice on site formation, local archaeological context and review of the report has been undertaken by Dr Tim Owen (Principal).

2.0 Historical Overview

This history is based on previous research undertaken by GML for 4–18 Doncaster Avenue and the surrounding area. GML also reviewed the 2015 Statement of Heritage Impact (SoHI) prepared by Graham Brooks and Associates.

2.1 Aboriginal Occupation

The Gadigal people were identified by historical accounts as occupying the traditional lands within the study area, now Kensington. Most of the available historical information available for the Aboriginal people comes from the writings of officials who travelled to New South Wales with the First Fleet. The people that inhabited the coastal regions of Sydney had access to a wide range of natural resources, including terrestrial and marine flora and fauna. For coastal Aboriginal people, marine resources are likely to have been a vital part of their diet. Watkin Tench, a military officer on the First Fleet, suggests fishing was their primary subsistence activity:

... [they] wholly depend for food on the few fruits they gather, the roots they dig up in the swamps, and the fish they pick up along shore or contrive to strike from their canoes with spears. Fishing, indeed, seems to engross nearly the whole of their time, probably from its forming the chief part of a subsistence ...⁴

The study area of Doncaster Avenue was located in the region of earliest contact between Aboriginal peoples and British colonists, who first landed at Botany Bay to the south and then established a colony at Sydney Cove to the north. Aboriginal peoples were prominent in accounts of early colonial Sydney and are known to have repurposed materials sourced from the colonists. These materials included imported stone material such as ships ballast, bottle glass, and metals.⁵ The archaeologically excavated portion of the Randwick Stabling Yard 1 (RSY1) revealed over 2,400 stone artefacts and five glass artefacts associated with Aboriginal use of this place. Extensive investigations into the source of this material has identified its origin as the tidal banks of the River Thames in London, England. Flint is commonly found as ships ballast. Once the flint was offloaded in Sydney, Aboriginal people found it and, probably curious, moved the material a safe distance beyond the reaches of the young British colony at Sydney Cove to the sand dunes at Randwick. RSY1 appears to have functioned as a type of quarry, a place of primary stone reduction and working where flint and glass artefacts were made, but not necessarily used here. Following manufacture, the flint artefacts were taken by local Aboriginal people and moved via traditional networks across the wider contact period cultural landscape.

The Gadigal, and other nearby clan groups of the Darug people, would have been among the first Aboriginal people to experience the effects of physical and social dislocation as a result of the arrival and settlement of the First Fleet at Sydney Cove. However, Aboriginal people were recorded as continuing to live and work in the local area surrounding the current study area. Mahroot was an Aboriginal man who described himself as belonging to the 'Botany Bay Tribe' and, in the 1840s, was recorded living around the northern shore of Botany Bay with around 50 other Aboriginal people. Oral history provides accounts of a return to the wider region by Aboriginal figures such as King Billy Timberly in the 1860s, who lived at La Perouse and operated the Randwick toll gate, and by Aboriginal people camping and collecting food in Centennial Park in the 1930s.⁶

There is a known historical connection between the La Perouse and Illawarra Aboriginal communities, with historical records indicating many Aboriginal families would move seasonally between the two regions. The Timberly family in particular are commonly referred to in historical and contemporary sources regarding Aboriginal history for both areas, with contemporary descendants today.

2.2 Historical Land Use

Prior to the 1830s there is no recorded European use or occupation within or connected with the study area, or indeed the lands surrounding the study area, then covered in sand hills, scrub and low-lying swamps. In 1811, Governor Macquarie set aside 1,000 acres of land south of Surry Hills as an area of public common, largely to discourage people from turning their animals out into Hyde Park or other private lands to graze. This new common bounded the land that would later be set aside for the racecourse.⁷ The first historical activities connected with the area near the subject site was the establishment of the Randwick Racecourse in the general area in 1833 (Figure 2.1). The racecourse was short lived and in 1838 racing was moved to Homebush. In 1860, racing returned to Randwick and has continued to this day.

In 1842 the Australian Jockey Club (AJC) was established with the aim of reviving racing in Sydney. By the late 1850s the AJC was looking to move to a site where it could have some certainty of tenure, which would enable the club to provide better amenities and, in turn, attract more members, better horses and trainers and thereby better racing. The Randwick track had been rarely used since the late 1830s but was retained by the state as a racecourse reserve of 202 acres—it was selected as the venue for the AJC's home. The AJC returned and began a program of upgrades in 1858.

In 1860 a map shows the track was flanked on the northwest by the grandstand and its accompanying enclosures and to the southeast was a training ground (Figure 2.2). Two entrance gates are marked: one in present-day Doncaster Avenue known in 1860 as St Leger Street (near Ascot Street), the other in Alison Road (near Darley Road). The northern boundary does not extend along the entire Alison Road frontage as it does at present but instead follows a straight line from Alison Road across to Doncaster Avenue (leaving the northwest corner as part of the future Centennial Parklands area).

The first tramway extension from the city served the sporting grounds to the south of the city, namely the Cricket Ground, Sports Ground, Royal Agricultural Showground and the racecourse. It terminated on Alison Road outside the racecourse opposite the old main entrance. The line was built during 1880 and it was ready for use on the first day of the spring racing carnival on 4 September 1880.⁸

2.3 Subdivision of the Kensington Estate

In 1887, Busby's Bore ceased operation as Sydney's water supply, and the former Lachlan Swamp land was developed as Sydney's first 'planned' suburb—Kensington (Figure 2.3). The 1891 advertised plan of the first subdivision of Kensington shows small allotments of residential housing proposed along Doncaster Avenue. In 1893, a certificate of title for the real estate vendors shows the portioning of blocks for sale along Doncaster Avenue, Ascot Street and Centennial Park (Figure 2.4) with the racecourse land adjacent owned by Henry Cary Dangar but leased to the AJC.

The present-day Doncaster Avenue land was owned by the Australian Cities Investment Corporation Ltd. Covenants attached to the lots specified that the main building constructed on the lots be brick or stone with a value of no less than £300. The present day 10–18 Doncaster Avenue lots were created as part of this first subdivision.

In 1921, the trustees of the Solomon Estate of Kensington decided to sell some of their property in Doncaster Avenue between Ascot and Bowral Streets on the east side. The AJC committee proposed to buy the lots with a view to creating future motor car access to the site. The land was occupied by seven cottages in 1921. In 1922/23 a further four cottages and a shop were purchased in Doncaster

Avenue, which brought the AJC ownership to a total of 12 cottages, one shop and 50 feet (frontage) of vacant land in Doncaster Avenue.⁹

2.4 4–18 Doncaster Avenue

Despite the nearby racing activities, no development or other known activity occurred in association with the study area until subdivision of the Kensington Estate. Lots associated with 10–18 Doncaster Avenue were registered and sold in 1893, while Lots covering 4–8 Doncaster Avenue were registered and sold in 1904. Development within these lots occurred in a single phase with the construction of housing. The history of land use generally demonstrates a single phase of construction with limited demolition or redevelopment. The following development occurred:

- **4–8 Doncaster Avenue**—the creation of lots to the north of Lots 50 and 51 came about with the Centenary Park Sale Bill in 1904. A single-storey Federation Arts and Crafts style house was erected in 1914 for use by senior racecourse staff, including a manager of the Randwick Racecourse from 1916–1933.¹⁰ Outbuildings were constructed to the east of the house.

This house remains extant within the study area today and is proposed for demolition.

- **10–12 Doncaster Avenue**—a two-storey Victorian filigree semi-detached terrace constructed c1896. Stables or potentially a riding school was constructed within the lot, across the eastern portion of the yards. Sheds and a conservatory were also constructed at No. 12. Land titles indicate that proprietors included a 'horse owner' in the 1890s.

Historic Water Board plans show stables at the rear of No. 10 Doncaster Avenue in 1904. The 1930 aerial shows an outbuilding between 4–10 Doncaster Avenue which was demolished by 1943 (Figure 2.5).

The 1904 Water Board plan documents No. 12 Doncaster Avenue with a stable block, sheds, conservatory and an asphalt covered yard (Figure 2.5).

In 1908, No. 10 was described as a '2 storey House with large stabling.'¹¹

In 1957, the AJC bought No. 12 and then purchased No. 10 in 1974.¹²

These semi-detached terraces remain extant within the study area and will be conserved as part of the proposed development.

- **14–16 Doncaster Avenue**—initial development of a corrugated iron cottage named 'Mima' at 14 Doncaster Avenue c1896–1904, which was demolished c1910 for the construction of a Federation red face brick semi-detached cottage at Nos 14 and 16. Outbuildings and stables were present to the east of the house (Figure 2.7). None of the owners were associated with the Randwick Racecourse or its activities.

In 1958, the War Services Homes acquired the property and alterations to individual cottages were made.

These semi-detached terraces remain extant within the study area and will be demolished as part of the proposed development.

- **18 Doncaster Avenue**—a large single-storey brick and weatherboard house constructed c1895–1904. It was the residence of the Inspector of the Tramways. The land was transferred to the War

Services Commissioner in 1920 and then bought by the AJC in 1927 and used as through-access to the racecourse. The building was demolished after 1943 (Figure 2.10).

There has been no further notable development at these lots since the construction of the cottages currently extant within the study area or demolished to create a thoroughfare. During 2015, a new main sewer line was installed on the boundary between the Randwick Stabling Yard and Doncaster Avenue properties.

A review of a 1943 aerial of the study area (Figure 2.10) and comparison with a modern aerial photograph of the study area (Figure 1.2) indicates that the houses within the study area were present by 1943 and that many associated outbuildings have since been demolished.

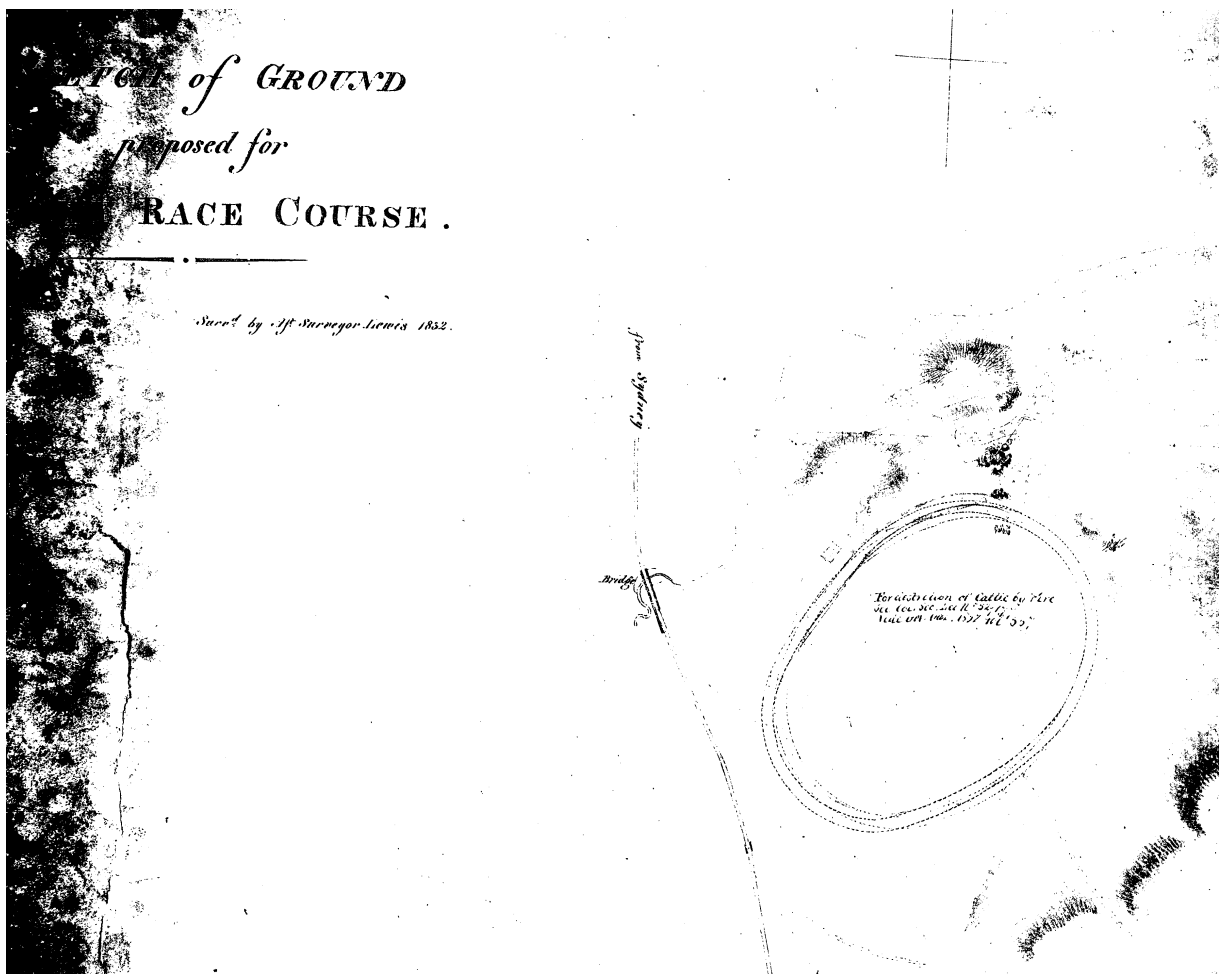


Figure 2.1 1832 plan of the Randwick Racecourse, Lachlan Swamp system, sand dune system showing the unnamed creek flowing into the swamp system. The road to the west of the racecourse follows the general course of the current Anzac Parade. (Source: State Records Map No. 5538)

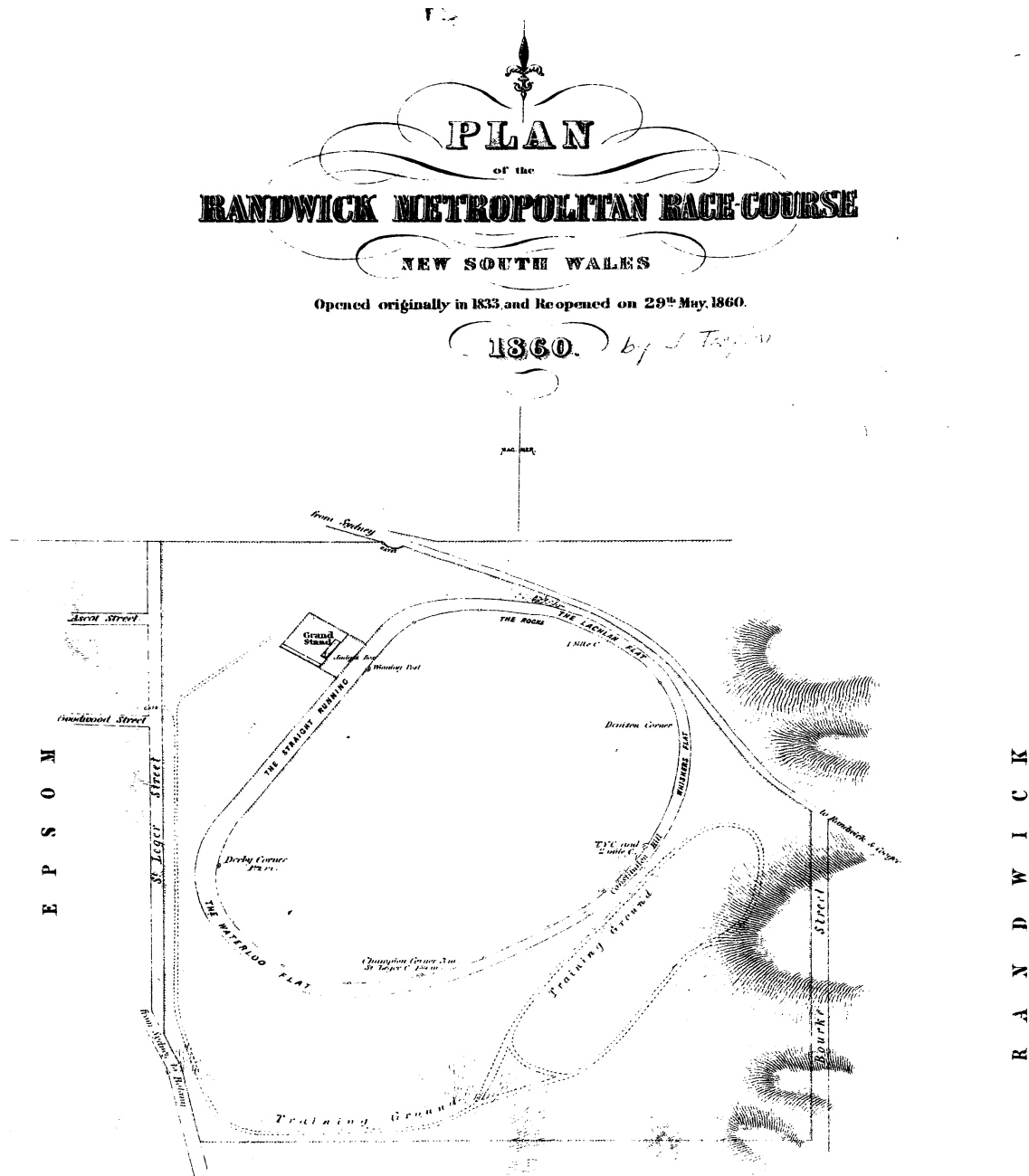


Figure 2.2 Randwick Racecourse in 1860, soon after it was reconstructed by the AJC. The Grandstand overlooks the course near where the current stands are positioned, while Constitution Hill is marked near the loop of the training track. Two entrances are also shown on this plan, one in St Leger Street (Doncaster Avenue) and one on the edge of the property line in what is now Alison Road. (Source: LPI)

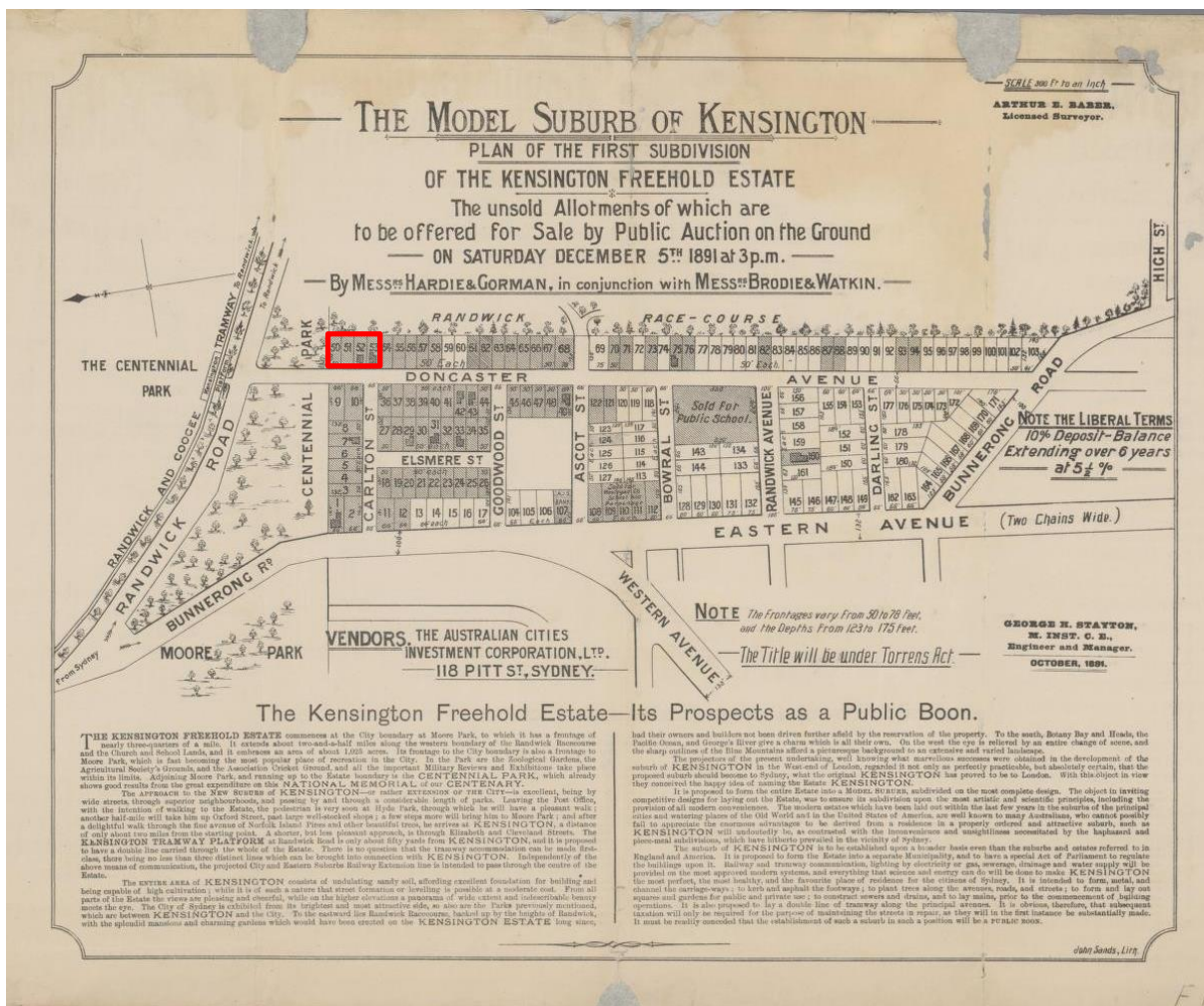


Figure 2.3 Plan of the first subdivision of Kensington, 1891. The approximate location of the study area is shown in the red rectangle.
 (Source: National Library of Australia)

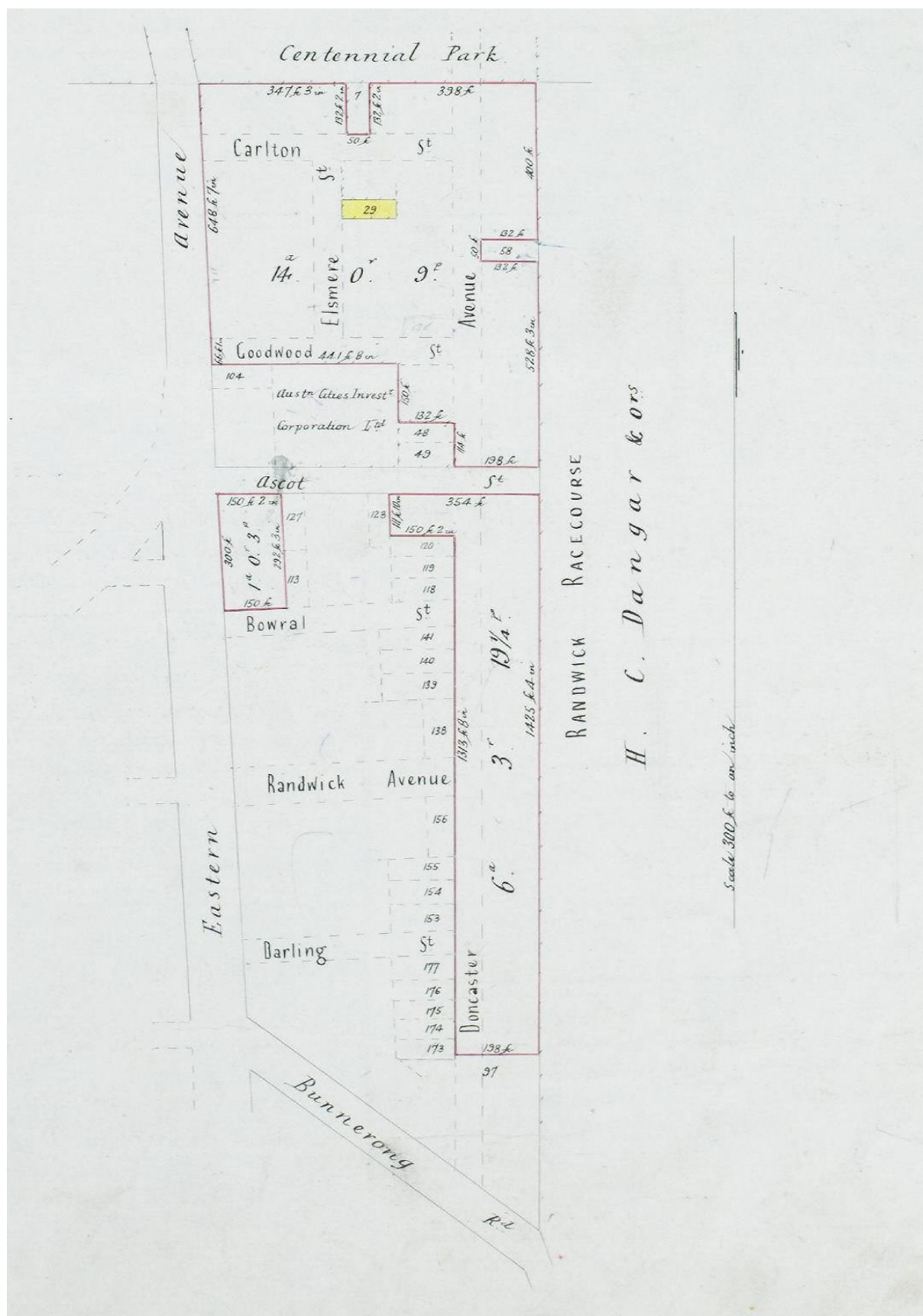


Figure 2.4 1893 Certificate Title of subdivision to vendors The Australian Cities Investment Corporation. (Source: Volume 1084, Folio 14, Land and Property Information NSW)

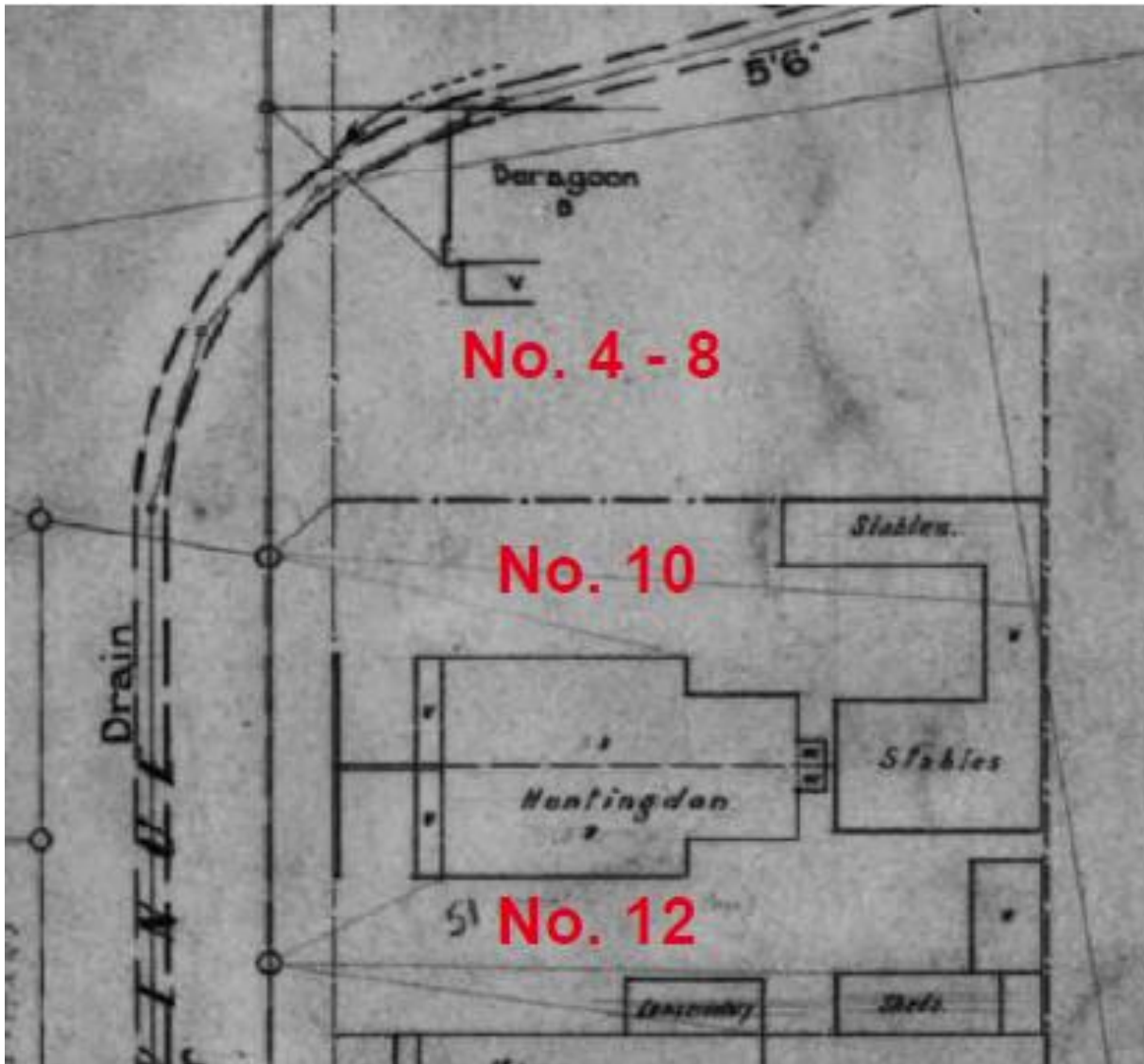


Figure 2.5 Sydney Water Board plan illustrating stable buildings at the rear of 10 and 12 Doncaster Avenue, 1904. (Source: Sydney Water Board, as reproduced in Graham Brooks and Associates SoHI 2015)



Figure 2.6 The 1930 aerial showing stables buildings to the east of 10 and 12 Doncaster Avenue, a building to the south of 12 Doncaster Avenue, toilet block at the rear of 14 Doncaster Avenue and larger block at the rear of 18 Doncaster Avenue. (Source: Land and Property Information NSW, as reproduced in Graham Brooks Associates SoHI 2015)

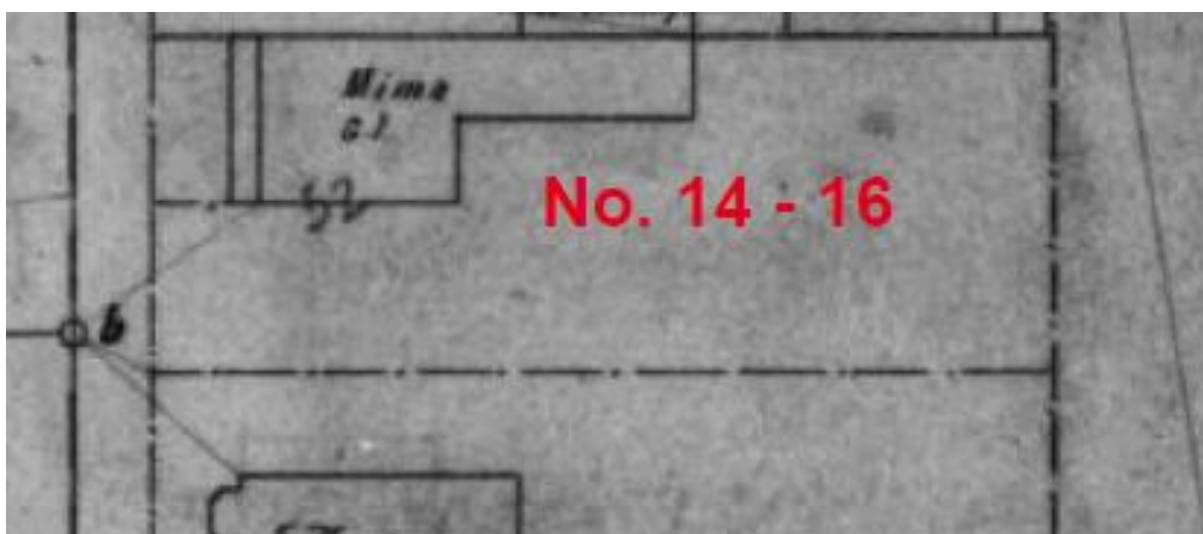


Figure 2.7 Sydney Water Board 1904 plan illustrating initial development before the current semi-detached cottages. (Source: Sydney Water Board, as reproduced in Graham Brooks and Associates SoHI 2015)

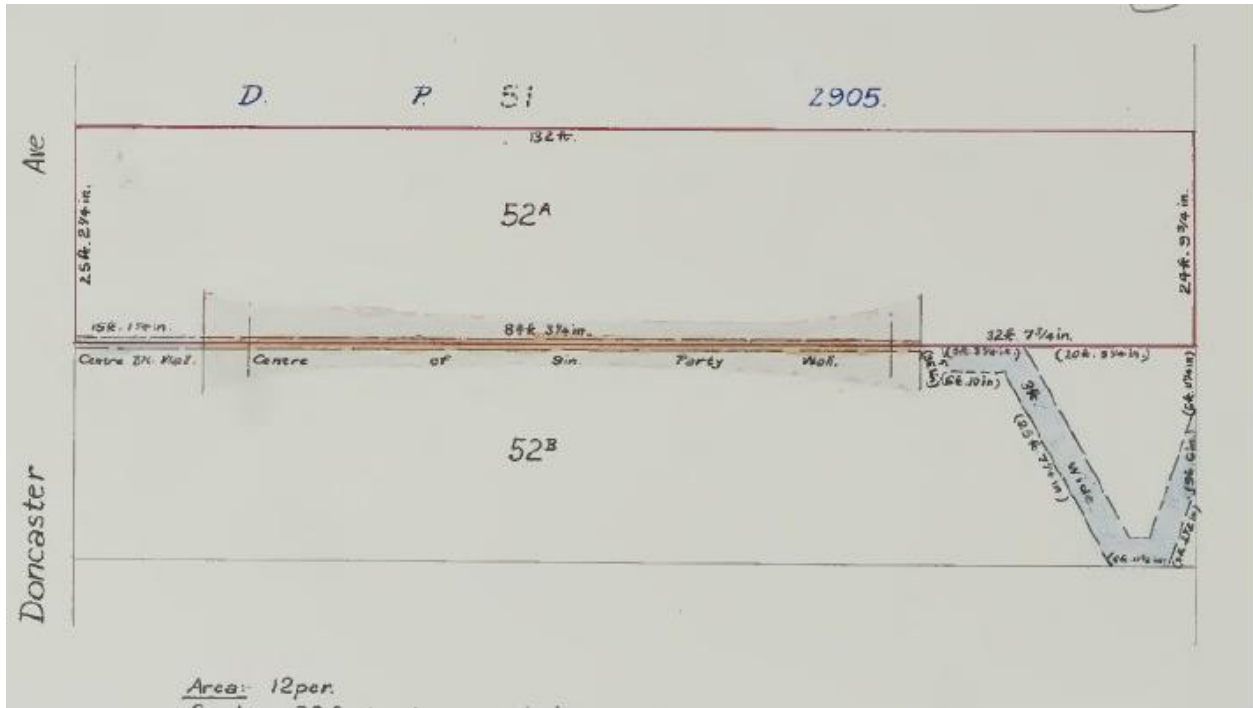


Figure 2.8 Lots 52A and B of 14–16 Doncaster Avenue showing drainage easements. (Source: Certificate of Title Volume 7923, Folio 137, Land and Property Information NSW, as reproduced in Graham Brooks Associates SoHI 2015)

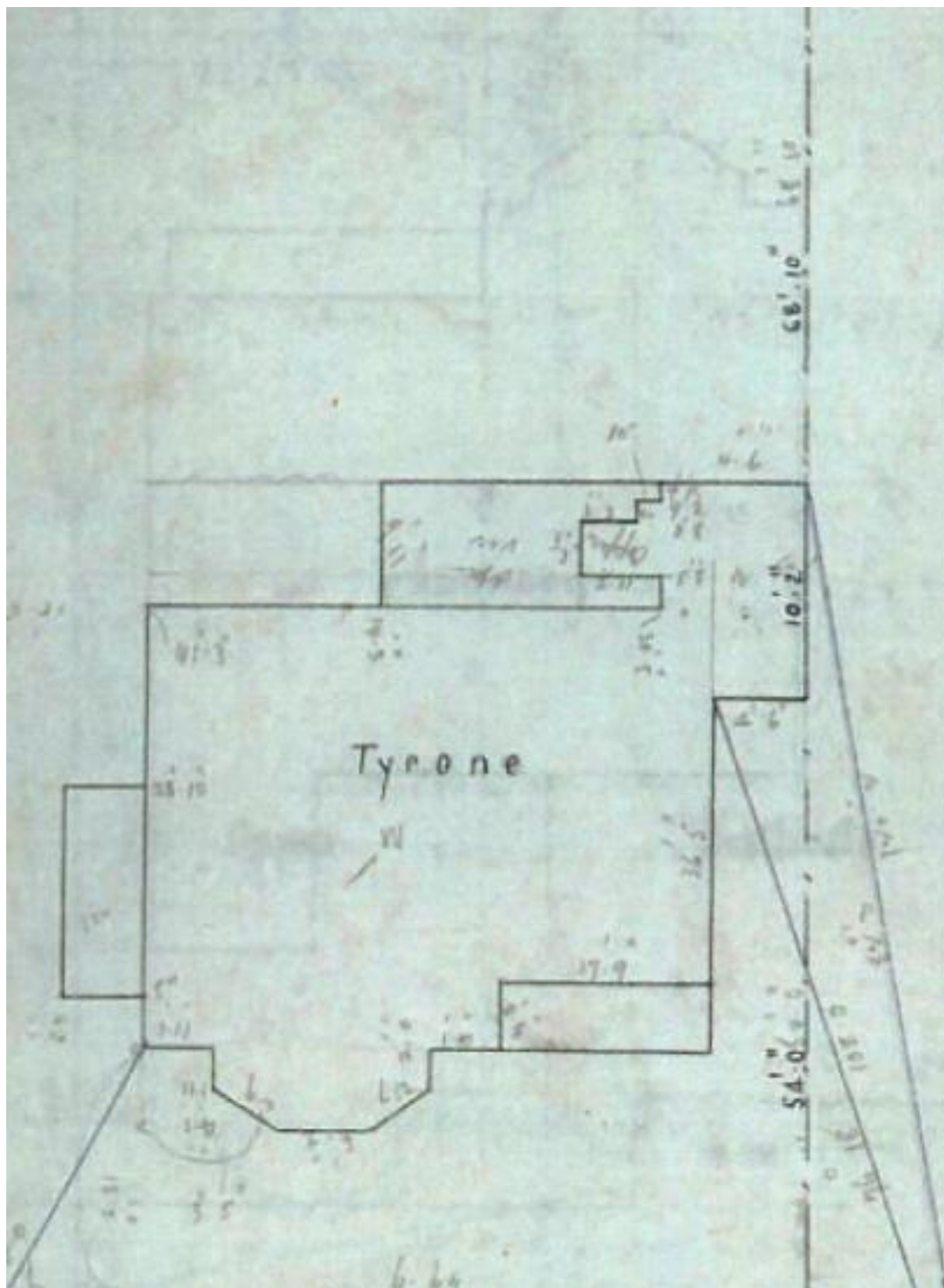


Figure 2.9 Water Board survey, showing the extent of dwellings on 18 Doncaster Avenue c1904. (Source: Sydney Water Board, as reproduced in Graham Brooks and Associates SoHI 2015)



Figure 2.10 Aerial photograph of the study area in 1943 illustrating that nearly all houses within the study area were present, although the house at 18 Doncaster Avenue has since been demolished. (Source: Six Maps with GML overlay)

3.0 Site Analysis

3.1 Site Inspection

A site inspection was undertaken by Lara Tooby on 4 December 2018, to observe current site conditions and record any evidence of former development activities that could be used to inform the assessment of the site's potential to contain archaeological remains.

The following observations were made:

- The property at 4–8 Doncaster Avenue contains one large house and an extensive backyard with some concrete paved surfaces and no current outbuildings. An asphalted access road is present extending through the property (Figures 3.1).
- A services pit approximately 1–2m deep was observed within the backyard.
- The properties at 10–12 Doncaster Avenue each contained a semi-detached house with separate access drives and large yards, as well as a shared timber shed (Figure 3.2).
- A septic tank was excavated in the rear yard of 12 Doncaster Avenue—a similar feature may be found behind 10 Doncaster Avenue.
- The properties at 14–16 Doncaster Avenue consists of semi-detached brick houses constructed on sandstone foundations with concrete access paths. Evidence of stormwater drainage channels were observed, though no other disturbance was visible.
- The property at 18 Doncaster Avenue has no house and contains only a small timber shed and remains of an extensive asphalt surface associated with use of the property as a thoroughfare through to the racecourse (Figures 3.3 and 3.4).
- The study area is generally level with no evidence of disturbance beyond localised impacts from the introduction of services and initial construction of the extant houses.
- The study area was found to be generally level with adjacent properties and roads, suggesting that it has not been subjected to extensive cutting or filling (Figures 3.5 and 3.6).
- No in situ archaeological remains were observed during the site inspection.

All photographs below were taken by GML Heritage in 2018 unless otherwise indicated.



Figure 3.1 View west across the rear yard towards the house at 4 Doncaster Avenue.



Figure 3.2 View north across the rear yard of 10 Doncaster Avenue.



Figure 3.3 View east across 18 Doncaster Avenue, showing the asphalted thoroughfare that formerly extended to the racecourse.



Figure 3.4 View west across 18 Doncaster Avenue and anticipated site of 'Tyrone' house.



Figure 3.5 View along Doncaster Avenue illustrating the consistent ground level between the sidewalk and adjacent properties.



Figure 3.6 View along Doncaster Avenue illustrating the consistent ground level between the sidewalk and adjacent properties.

4.0 Historical Archaeological Potential and Significance

4.1 Overview

This section assesses the site's potential to contain significant historical archaeological remains. The assessment of archaeological potential is based on examination of historical information related to the site's development and occupation, current site conditions and previous disturbance, and comparable archaeological studies to identify the archaeological potential of the site. The significance of the potential archaeology is assessed by considering its research potential and value within the NSW heritage criteria framework.

The term 'archaeological potential' is the likelihood that a site may contain physical evidence related to an earlier phase of occupation, activity or development. This term is different from 'archaeological significance' and 'archaeological research potential', which are more subjective statements related to the value of the archaeological resource in terms of levels of significance.

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

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

Archaeological significance and 'relics' in NSW are defined as being either local or state significant.

4.2 Historical Development

The following four main phases of historical development have been identified:

- Phase 1: Randwick Racecourse (1833–1860);
- Phase 2: Royal Randwick Racecourse (1860–1891);
- Phase 3: Kensington Estate Subdivision (1891–1957); and
- Phase 4: Changing Ownership and Use (1957–Present).

4.3 Relevant Archaeological Studies

4.3.1 GML Heritage, 2018—Newmarket Stables, Randwick

GML is currently completing historical archaeological excavations at the site of Newmarket Stables in Randwick. Excavation across several parts of the site has encountered archaeological evidence of market garden activities at the site from c1830, including the remains of a slab hut and agricultural deposits, as well as later nineteenth-century structural remains and sealed artefact deposits associated with establishment of the site for horse training and sales from the 1860s. Excavation within c1880s

domestic and stabling allotments at Struggletown has uncovered archaeological evidence associated with the spread of industry from the Royal Randwick Racecourse and people working to service it.

Archaeological remains across the site have been generally found to be more intact and extensive than originally anticipated.

4.3.2 Cultural Resources Management, 2011—Prince of Wales Hospital Medical Research Institute Project Stage 2a

In 2011 prior to construction of the Neurosciences Research Australia building, in the southwestern corner of the Prince of Wales Hospital site, a program of archaeological investigation was undertaken which recorded remains of four late-nineteenth century Destitute Children's Asylum cottages.¹³ Remains of the cottages were found to have survived beneath and between the basement and pillar foundations of the villa building which had been constructed on the site in the 1980s and was partially demolished as part of the redevelopment of this area. Although later development of the site had removed entire sections of some of the properties, enough remains survived to allow identification of the buildings' layouts which comprised four rooms with a corridor leading to a kitchen and outbuildings at the rear.¹⁴

In addition to the cottages themselves, evidence for a timber paling fence was identified to the west of the westernmost cottage, and in an area of vacant land to the west of the buildings, a number of rubbish pits were uncovered containing a mixture of domestic rubbish from the cottage occupants, and deposits of material associated with the change of site use after 1915 when the site became used as the Military Hospital.¹⁵

4.3.3 Casey and Lowe, 2012—Prince of Wales Hospital Comprehensive Cancer and Blood Disorder Development

In 2012 excavation was undertaken prior to construction of a new Comprehensive Cancer and Blood Disorder Clinic (CCNDC) at the Prince of Wales Hospital in the northeast corner of the site adjacent to the extant Edmund Blacket Building and Superintendent's Residence.¹⁶ The investigation comprised of eight trenches, situated to the west, east and south of the Superintendent's Cottage, which were excavated by machine. No evidence for in situ historical activity in the form of structures, cut features or deposits was identified in any of the trenches, with only a few ceramic fragments of mid-late nineteenth or early twentieth century date recovered from secondary contexts.¹⁷ The stratigraphic profile observed in all trenches was indicative of extensive modification of the area during the mid-late twentieth century.

4.4 Analysis of Site Disturbance

The study area has been subjected to little or no disturbance following development of the site from c1893 in Phase 3. Many of the houses constructed in Phase 3 remain extant within the study area or have been demolished and their lots remain as open thoroughfares with no further development. Archaeological evidence of the corrugated iron cottage Mima first constructed at 14 Doncaster Avenue would likely have been relatively ephemeral, and later construction of the extant brick semi-detached cottage on the same location likely removed the southern portion of the earlier structure.

The sewerage line installed along the eastern site boundary would have removed any archaeological evidence within its footprint.

4.5 Archaeological Potential

The following discussion focuses on the potential subsurface archaeological remains such as structural elements, occupational deposits, yards and paths in relation to the historic phases of development and use within the study area.

4.5.1 Phase 1: Randwick Racecourse (1833–1860)

The first Randwick Racecourse was established in the vicinity of the study area by Governor Richard Bourke in 1833. No associated development was identified within the study area and historical use of the study area during this phase was most likely limited to ephemeral activities unlikely to result in substantial historical archaeological evidence.

The study area has low potential for archaeological evidence associated with establishment of the first Randwick Racecourse to the east of the study area. Evidence is likely to be limited to ephemeral remains of transient activities, such as isolated artefacts lost or discarded while traversing the study area. A range of such artefacts were recovered during the archaeological excavations of site RSY1 to the east.

4.5.2 Phase 2: Royal Randwick Racecourse (1860–1891)

The Royal Randwick Racecourse was re-established in proximity to the study area in 1860 by the AJC. No associated development was identified within the study area and historical use of the study area during this phase was most likely limited to ephemeral activities unlikely to result in substantial historical archaeological evidence.

The study area has low potential for archaeological evidence associated with establishment of the Royal Randwick Racecourse to the east of the study area. Evidence is likely to be limited to ephemeral remains of transient activities, such as isolated artefacts lost or discarded while traversing the study area.

4.5.3 Phase 3: Kensington Estate Subdivision (1891–1957)

Most of the study area has moderate to high potential for historical archaeological evidence associated with subdivision and development of the site in the late-nineteenth and early-twentieth century. Preparation of the lots may have included clearing of vegetation and introduction of fill deposits to facilitate construction of the houses, outbuildings and any gardens on the loose, sandy substrate characteristic to the area. Evidence from the RYS1 site (to the immediate east) indicates a substantial process of fill importation to create a level surface for subsequent building and development. Multiple fills between 300mm to 1m have been observed.

Many of the houses constructed remain extant within the study area, though the first house, Mima, at 14 Doncaster Avenue and Tyrone at 18 Doncaster Avenue have since been demolished. There is high potential for the structural remains of Tyrone and the northern portion of Mima beyond the footprint of the existing house at 14 Doncaster Avenue.

A large portion of the outbuildings constructed in Phase 3 were later demolished in Phase 4. Given that no additional construction appears to have occurred on the site since there is high potential for remains of previously mapped stables, toilet blocks, sheds and conservatories within the study area, as well as unmapped early twentieth-century outbuildings postdating the Sydney Water Plan.

There is low potential for sealed artefact deposits within the study area resulting from this phase of use. The study area was connected to water and sewerage by 1896 or 1904 so it is unlikely the site contained features such as wells or cesspits that were historically used for opportunistic disposal. After the bubonic

plague outbreak in Sydney in 1901, appropriate disposal of rubbish became a primary public health concern and rubbish management was increasingly centralised, with rubbish commonly incinerated. Most of the houses were constructed and occupied from the turn of the century and it is unlikely that rubbish pits were cut and filled on the property—rubbish was more likely to be disposed of in a central location. Finally, with the widespread use of tongue-and-groove floorboards at the turn of the century, there is low potential for underfloor deposits associated with any of the houses constructed within the study area during this phase.

4.5.4 Summary

The study area has low potential for ephemeral historical archaeological evidence (likely limited to isolated artefacts) associated with construction and use of the first and second Randwick Racecourses to the east of the study area in Phases 1 and 2. The study area has high potential for structural remains of houses at 14 and 18 Doncaster Avenue while the entire study area has high potential for structural remains of outbuildings, including stables, conservatories, toilet blocks, and sheds, as part of the Kensington Estate subdivision in Phase 3. There is also high potential for evidence of landscape modification and preparation for construction across the study area in Phase 3. There is low potential for sealed artefact deposits associated with construction and use of the properties within the study area as part of Phase 3.

Table 4.1 Potential Historical Archaeological Remains Likely to be Present within the Study Area.

Phase	Possible Archaeological Remains	Potential
Phase 1: 1833–1860 and Phase 2: 1860–1891	<ul style="list-style-type: none"> isolated artefacts resulting from loss or discard; and small (single-use) rubbish pits deposited opportunistically adjacent to a recreation area. 	Low
Phase 3: 1891–1957	<p>Evidence of land clearing and site preparation, including:</p> <ul style="list-style-type: none"> introduced fills; tree boles; and wash deposits. <p>Structural remains:</p> <ul style="list-style-type: none"> brick footings of Tyrone at 18 Doncaster Avenue; timber post and sill footings of Mima at 14 Doncaster Avenue; and timber, brick or stone footings for recorded and unrecorded outbuildings on all properties. <p>Landscaping elements:</p> <ul style="list-style-type: none"> paths, access drives and other paved areas; gardens including edging; and drains. <p>Services:</p> <ul style="list-style-type: none"> septic tanks at 10 and 12 Doncaster Avenue; cisterns; and service lines and pipes. 	<p>High</p> <p>Moderate</p> <p>Moderate</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>Low</p> <p>High</p>

Phase	Possible Archaeological Remains	Potential
	Sealed artefact deposits:	Moderate
	• kitchen garden deposits;	Low
	• underfloor deposits;	Low
	• cut and filled rubbish pits; and	Low
	• opportunistic dumping in wells or cesspits.	

5.0 Assessment of Archaeological Significance

5.1 Archaeological Significance Assessment

Archaeological significance refers to the heritage significance of known or potential archaeological remains. In NSW, archaeological remains are managed in accordance with their assessed levels of significance in line with *Assessing Significance for Historical Archaeological Sites and 'Relics'*, published by the NSW Heritage Branch (now Heritage Division, OEH) in 2009. The framework for assessing archaeological research potential developed by Bickford and Sullivan in 1984¹⁸ is considered in addressing criterion E.

Archaeological deposits assessed as being of local or state significance would be considered 'relics' under the Heritage Act. Impacts to archaeological relics must be mitigated.

This significance assessment specifically considers the historical archaeological resource of the study area and is presented in Table 5.1 below.

Table 5.1 Assessment of Potential Archaeological Remains within the Study Area against the NSW Heritage Criteria.

Criterion	Response
<i>(a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the local area)</i>	Archaeological evidence associated with development and use of the residences on Doncaster Avenue represents part of the continued growth of the Randwick region, particularly in response to the Royal Randwick Racecourse. The Kensington Estate subdivision reflects ongoing expansion of subdivision and construction of housing within the region—it does not necessary reflect a significant event or pattern in the cultural history of NSW or the local area. The anticipated historical archaeological resource is unlikely to meet the threshold for local significance under this criterion.
<i>(b) an item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the local area)</i>	No strong or special associations likely to be evident in historical archaeological evidence was encountered during the assessment of the subject site. The occupants of several houses were identified, with staff from the racecourse and tram company represented, though the historical context of the site does not warrant their being considered of particular importance in the cultural history of NSW or the local area. The anticipated historical archaeological resource is unlikely to meet the threshold for local significance under this criterion.
<i>(c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>	Anticipated historical archaeological remains are unlikely to demonstrate aesthetic characteristics or creative or technical achievement. The anticipated historical archaeological resource is unlikely to meet the threshold for local significance under this criterion.
<i>(d) an item has strong or special association with a particular community or cultural group in NSW for social, spiritual or cultural reasons (or the local area)</i>	The study area is located in close proximity to the Royal Randwick Racecourse and many of the former inhabitants worked at the site or owned horses. No strong or special association with the racing community was identified, however, as part of this assessment—though a formal social significance assessment has not been completed. The anticipated historical archaeological resource is unlikely to meet the threshold for local significance under this criterion.

Criterion	Response
<i>(e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area)</i>	<p>The anticipated archaeological resource has limited research potential. Most of the houses remain extant within the study area and the houses, associated outbuildings and yard spaces are unlikely to contain sealed artefact deposits which might provide new information relating to the lifeways of former occupants. The site layout has been recorded historically through plans and aerial photographs and limited information is likely to be gained from exploring the remains of twentieth-century outbuildings.</p> <p>The anticipated historical archaeological resource is unlikely to meet the threshold for local significance under this criterion.</p>
<i>(f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area)</i>	<p>No aspects of the anticipated historical archaeological resource would be considered to be rare in the context of NSW or the local area—houses of comparable age and function remain extant in the Randwick LGA.</p> <p>The anticipated historical archaeological resource is unlikely to meet the threshold for local significance under this criterion.</p>
<i>(g) an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or the local area)</i>	<p>The anticipated historical archaeological resource would not be considered important in demonstrating principal characteristics of a class of cultural places in NSW or the local area. As turn-of-the-century residences with low potential for sealed artefact deposits, they would be best demonstrated through the extant examples relatively common to the area.</p> <p>The anticipated historical archaeological resource is unlikely to meet the threshold for local significance under this criterion.</p>

5.1.1 Statement of Historical Archaeological Significance

This assessment has identified that the anticipated historical archaeological resource within the study area, comprised of turn-of-the-century houses and outbuildings, does not meet the threshold for local significance.

6.0 Impact Assessment

6.1 Summary of Proposed Works

The proposed development will involve construction of a three-storey student accommodation block with a basement carpark on the south end of the site, as well as two courtyard spaces (Figures 6.1 through 6.3). The proposed development would incorporate the existing semi-detached terrace houses at 10 and 12 Doncaster Avenue. The following would likely be required as part of the proposed development:

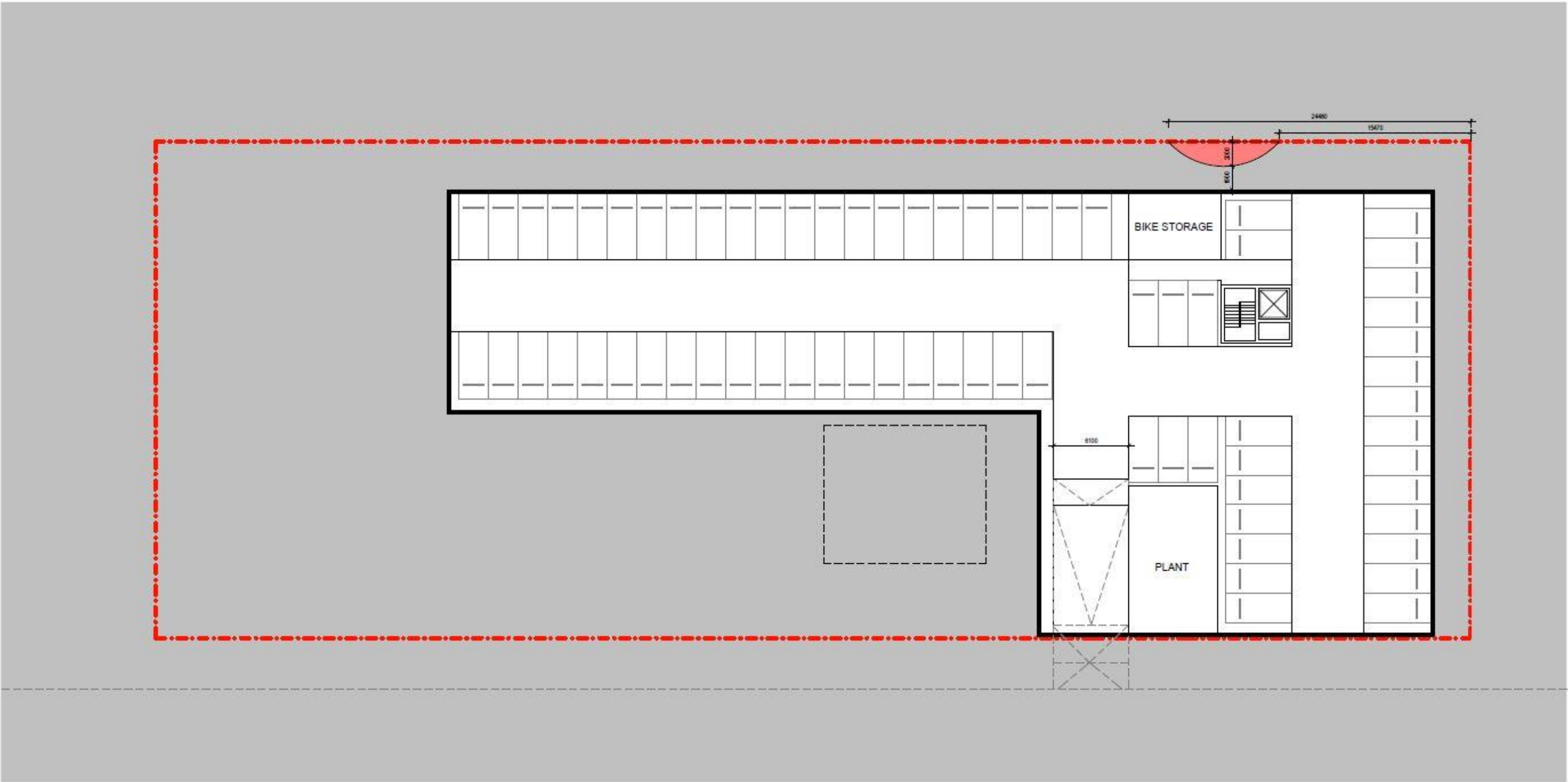
- demolition of the existing houses at 4–8, 14 and 16 Doncaster Avenue, as well as associated structures or outbuildings;
- demolition of the large shed at the rear of 10 and 12 Doncaster Avenue;
- bulk earthworks and remediation (if required) to prepare the site for construction;
- piling the perimeter of the apartment and prior to excavation of the basement carpark;
- construction of the accommodation block and associated structures; and
- landscaping of the courtyards and exterior spaces.

6.2 Potential Archaeological Impacts

The study area is unlikely to contain significant historical archaeological remains. As a result, the proposed development is unlikely to impact on significant historical archaeological remains or ‘relics’, as defined by the Heritage Act.

6.3 Mitigation Measures

No further mitigation, as it relates to the site’s historical archaeological resources, is recommended.



Basement Area:	1,960m ²
67 x Double Stacked Spaces:	134
Staff Parking:	4
Total:	138

Figure 6.1 Proposed basement level layout for 4–18 Doncaster Avenue, Kensington. (Source: Hayball, August 2018)



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7.0 Conclusions and Recommendations

7.1 Conclusions

- The study area has high potential for historical archaeological evidence relating to subdivision and development of the site from c1893 (Phase 3). This is likely evident through structural remains of former houses at 14 and 18 Doncaster Avenue, along with numerous outbuildings.
- The assessment of the significance of the potential historical archaeological remains has identified that the likely structural remains hold little or no archaeological significance. Anticipated remains are unlikely to meet the threshold for local significance and would not be considered 'relics', as defined by the Heritage Act.
- Since the proposed development at 4–18 Doncaster Avenue, Kensington, is unlikely to impact on significant historical archaeological relics, no further historical archaeological mitigation would be required.

7.2 Historical Archaeological Recommendations

- If potentially significant historical archaeological remains not identified in this assessment are encountered during works, works should cease in the immediate area and a qualified historical archaeologist should be contacted to inspect them and assess their significance.
- If the archaeological remains are assessed as being of local or state significance by the archaeologist, the Heritage Division should be notified under Section 146 of the Heritage Act.
- In this instance, an archaeological mitigation strategy would need to be developed, including an archaeological research design, excavation methodology and the need for post-excavation reporting and possibly interpretation.

8.0 Endnotes

- ¹ Heritage Office and Department of Urban Affairs & Planning 1996, *NSW Heritage Manual*, Department of Urban Affairs and Planning, Sydney.
- ² Heritage Branch, December 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*, Heritage Branch of the Department of Planning, Sydney.
- ³ Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC.
- ⁴ Tench, W 1789, *A Narrative of the Expedition to Botany Bay*, pp 13–84, in Flannery, T (ed) 2012, *Watkin Tench: 1788*, the Text Publishing Company, Melbourne, p 53.
- ⁵ Irish, P 2017, *Hidden in Plain View. The Aboriginal People of Coastal Sydney*, UNSW Press, Sydney.
- ⁶ City Plan Heritage, Draft Conservation Management Plan: The Toll House, Moore Park, report prepared for the Centennial Park and Moore Park Trust, 2003.
- ⁷ *Sydney Gazette and New South Wales Advertiser*, 5 October 1811.
- ⁸ Keenan, DR 1982, *The South Eastern Lines of the Sydney Tramway System*, Transit Press, Sydney, p 67.
- ⁹ Australian Jockey Club Annual Reports 1921–1923.
- ¹⁰ Graham Brooks and Associates, 4–18 Doncaster Avenue, Kensington: Statement of Heritage Impact, December 2015, p 10.
- ¹¹ *Sydney Morning Herald*, April 1908 as quoted in 4–18 Doncaster Avenue, Kensington: Statement of Heritage Impact, Graham Brooks and Associates, December 2015, p 11.
- ¹² Graham Brooks and Associates, 4–18 Doncaster Avenue, Kensington: Statement of Heritage Impact, December 2015, p 10.
- ¹³ Cultural Resources Management Pty Ltd, *Prince of Wales Hospital Medical Research Institute Project Stage 2A: Archaeological Investigation*, report prepared for Winton Associates on behalf of the Prince of Wales Medical Research Institute, August 2011.
- ¹⁴ Cultural Resources Management Pty Ltd, *Prince of Wales Hospital Medical Research Institute Project Stage 2A: Archaeological Investigation*, report prepared for Winton Associates on behalf of the Prince of Wales Medical Research Institute, August 2011, pp 9–10.
- ¹⁵ Cultural Resources Management Pty Ltd, *Prince of Wales Hospital Medical Research Institute Project Stage 2A: Archaeological Investigation*, report prepared for Winton Associates on behalf of the Prince of Wales Medical Research Institute, August 2011, p 11.
- ¹⁶ Casey & Lowe Pty Ltd, *Prince of Wales Hospital CCBDC Development: Results of Archaeological Testing for European Remains*, prepared for Worley Parsons on behalf of Thinc Projects, May 2012.
- ¹⁷ Casey & Lowe Pty Ltd, *Prince of Wales Hospital CCBDC Development: Results of Archaeological Testing for European Remains*, prepared for Worley Parsons on behalf of Thinc Projects, May 2012, pp 11, 23.
- ¹⁸ Bickford, A and Sullivan S 1984, 'Assessing the Research Significance of Historic Sites', in Sullivan S and Bowdler S (eds), *Site Surveys and Significance Assessment in Australian Archaeology*, Proceedings of the 1981 Springwood Conference on Australian Prehistory, Department of Prehistory, Research School of Pacific Studies, the Australian National University, Canberra.