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URBIS

HISTORICAL ARCHAEOLOGICAL IMPACT ASSESSMENT

Keighery Hotel
47-51 Rawson Street
Auburn NSW

Prepared for
REDCAPE HOTEL GROUP
29 September 2021

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Project Code	P0021977
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EXECUTIVE SUMMARY

Urbis has been engaged by Equity Development Management on behalf of Redcape Hotel Group ('the proponent') to conduct a Historical Archaeological Impact Assessment (HAIA) of the Keighery Hotel at 47-51 Rawson Street, Auburn, Lot 1 DP 655963 and Lot 1 DP 978290 ('the subject area').

It is understood that the proponent is proposing a 14 to 15 storey mixed use development at the rear of the subject area.

It is further understood that although a Heritage Impact Statement (HIS) was submitted with the DA (DA2021/0132), which identified low archaeological potential for the site, Council has requested that an independent assessment be undertaken to assess potential impacts to historical archaeological resources. This HAIA has been prepared in response to this condition.

This HAIA has been undertaken in accordance with the principles and guidelines of *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS Incorporated, 2013) ('Burra Charter') and as described in the following publications:

- *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Archaeological Assessments* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch of the Department of Planning, 2009).
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning, 2006).

This HAIA has included the following:

- Historical research on the subject area including analysis of historic mapping and imagery.
- Searches of statutory and non-statutory heritage listings.
- Analysis of relevant archaeological assessments.
- Assessment of archaeological potential.
- Assessment of archaeological significance.
- Archaeological impact assessment.

Archaeological Potential

This HAIA has established that there is:

- nil-low potential for evidence of the early land grants and initial European settlement of the Auburn area;
- moderate potential for evidence of the early 20th century cottage within the northern portion of the site; and
- moderate potential for evidence of the four-car garage and outbuildings erected to the rear of the hotel throughout the 20th century.

Archaeological Significance

In light of subsequent disturbance, there is nil-low potential for archaeological resources associated with Thomas Francis' occupation of the site. Should intact and legible deposits be encountered, however, these may have local or State significance as rare evidence of the initial European settlement of the Auburn area which cannot be garnered from historical sources.

The early 20th century date of the cottage suggests that there is low potential for artefact-rich deposits which may reveal additional information about the occupation of the site during this period. Structural remains of the cottage and outbuilding are unlikely to yield additional information to that which is presently available through historical sources. Evidence of the cottage would not be considered rare within the context of the Auburn area. While evidence of the cottage may demonstrate the historical subdivision pattern which was established in the early 20th century, this is still reflected in the existing lot configurations which constitute the site.

Renowned local jockey, William Henry Smith, purchased four of the five lots which constitute the subject area in 1903 and resided there until his death in 1911. It is unlikely that archaeological resources could demonstrate a clear link with Smith's ownership and are therefore unlikely to meet the threshold for local significance on this basis.

Evidence of earlier iterations of the Keighery Hotel, including the four-car garage and outbuildings, were neither technically nor aesthetically remarkable and would not further contribute to an understanding of the hotel or its historical context.

Based on the above, no historical archaeological resources have been identified within the subject area which would meet the threshold for either local or state significance.

Impact Assessment

The proposal would require that excavation works be undertaken to a depth of approximately 13 metres within the northern portion of the subject area to accommodate a 4-level basement. Overlays confirm that both the early 20th century cottage and later garage were located within the proposed basement footprint.

Structural evidence of these earlier buildings may be encountered during the proposed excavation works, however, as these have not been attributed any significance, they do not meet the definition of 'Relics' under the *Heritage Act 1977*.

In summary, this HAIA has determined that the proposal is unlikely to result in an impact to historical archaeological relics and the works should proceed as outlined in the recommendations below.

Recommendations

Recommendation 1 – Unexpected Finds Procedure

Where substantial intact archaeological relics of State or local significance, not identified in this HAIA are unexpectedly discovered during excavation, work must cease in the affected area and Urbis be immediately notified. Depending on the nature of the discovery, Heritage NSW may be notified in writing in accordance with section 146 of the *Heritage Act 1977*. Additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

Recommendation 2 – Archaeological Induction

Prior to the commencement of works, an archaeological induction should be delivered by Urbis to all relevant construction personnel for the purpose of establishing:

- heritage obligations of all project personnel;
- how to identify archaeological relics of State or local significance;
- what to do in the event that potential relics are uncovered; and
- how the Unexpected Finds Procedure works in practice.

1. INTRODUCTION

Urbis has been engaged by Equity Development Management on behalf of Redcape Hotel Group ('the proponent') to conduct a Historical Archaeological Impact Assessment (HAIA) of the Keighery Hotel at 47-51 Rawson Street, Auburn ('the subject area') (Figure 1 and Figure 2).

The proponent is proposing a 14 to 15 storey mixed use development at the rear of the subject area.

It is understood that although a Heritage Impact Statement (HIS) was submitted with the DA (DA2021/0132), which identified low archaeological potential for the site, Council has requested that an independent assessment be undertaken to assess potential impacts to historical archaeological resources. This HAIA has been prepared in response to this condition.

1.1. SUBJECT AREA

The subject area is located within the Cumberland Council LGA.

The subject area is located at 47-51 Rawson Street, Auburn NSW. The site is legally described as Lot 1 DP 655963 and Lot 1 DP 978290.

1.2. PROPOSED WORKS

It is understood that the proposed works will include:

- alterations and additions to the existing building (Keighery Hotel)
- demolition of select structures; and
- construction of a 15-storey mixed use building comprising 96 residential units, ground floor retail tenancies, and basement car parking.

1.3. METHODOLOGY

This HAIA has been undertaken in accordance with the principles and guidelines of *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS Incorporated, 2013) ('Burra Charter') and as described in the following publications:

- *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Archaeological Assessments* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch of the Department of Planning, 2009).
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning, 2006).

This HAIA has included the following:

- Historical research on the subject area including analysis of historic mapping and imagery.
- Searches of statutory and non-statutory heritage listings.
- Analysis of relevant archaeological assessments.
- Assessment of archaeological potential.
- Assessment of archaeological significance.
- Archaeological impact assessment.

1.4. AUTHORSHIP

The present report has been prepared by Alexandra Ribeny (Heritage Consultant/ Archaeologist) with review and quality control undertaken by Balazs Hansel (Associate Director).

Alexandra Ribeny holds a Bachelor of Arts (Honours - First Class in Archaeology) from the University of Sydney and a Master of Archaeological Science from the Australian National University and is currently a PhD candidate at the Australian National University.

Balazs Hansel holds a Masters (History) and Masters (Archaeology and Museum Studies) from the University of Szeged (Hungary) and is currently completing a PhD (Archaeology) at the University of Sydney.

1.5. LIMITATIONS

The HAA was undertaken to investigate historical archaeological heritage within the subject area. It does not consider Aboriginal archaeological remains or built heritage items.

Due to Covid-19 restrictions a site inspection was not undertaken in the preparation of this report.

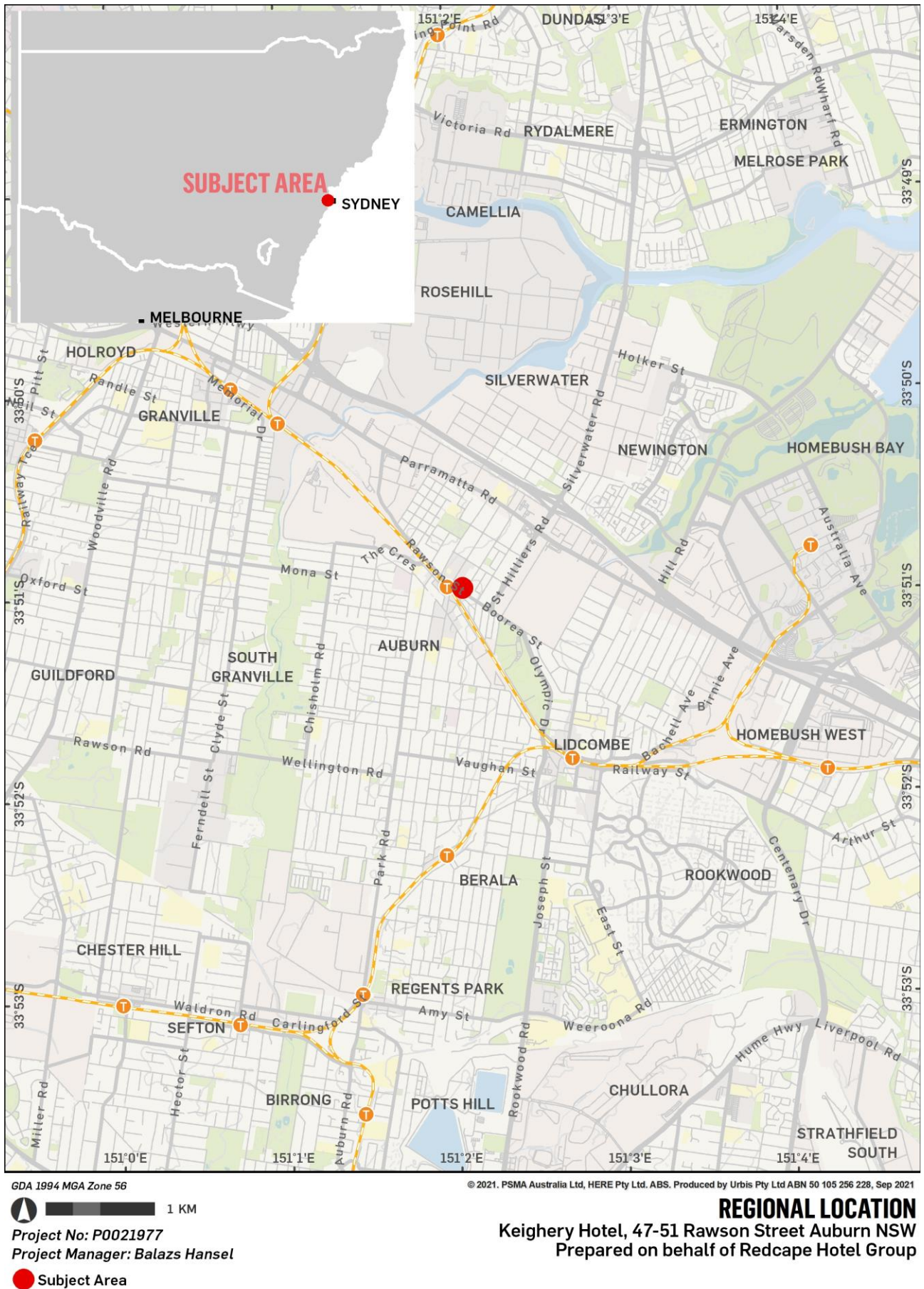


Figure 1 – Regional location of the subject area



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Project No: P0021977

Project Manager: Balazs Hansel

 Subject Area — Contours

Location of the Subject Area
 Keighery Hotel, 47-51 Rawson Street Auburn NSW
 Prepared on behalf of Redcape Hotel Group

Figure 2 – Location of the subject area

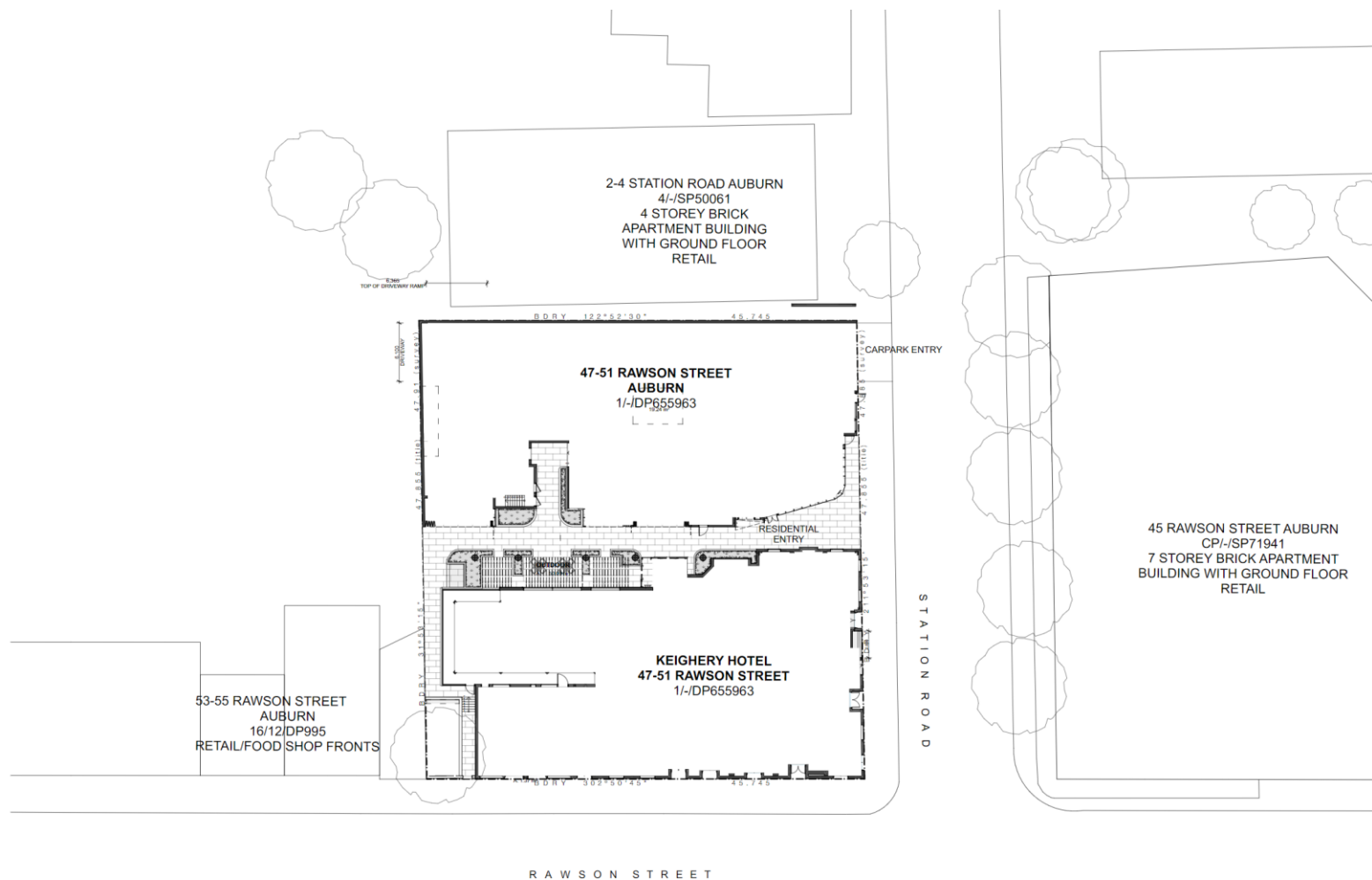


Figure 3 – Site Plan

Source: IDG, 12 February 2021, DA-0100

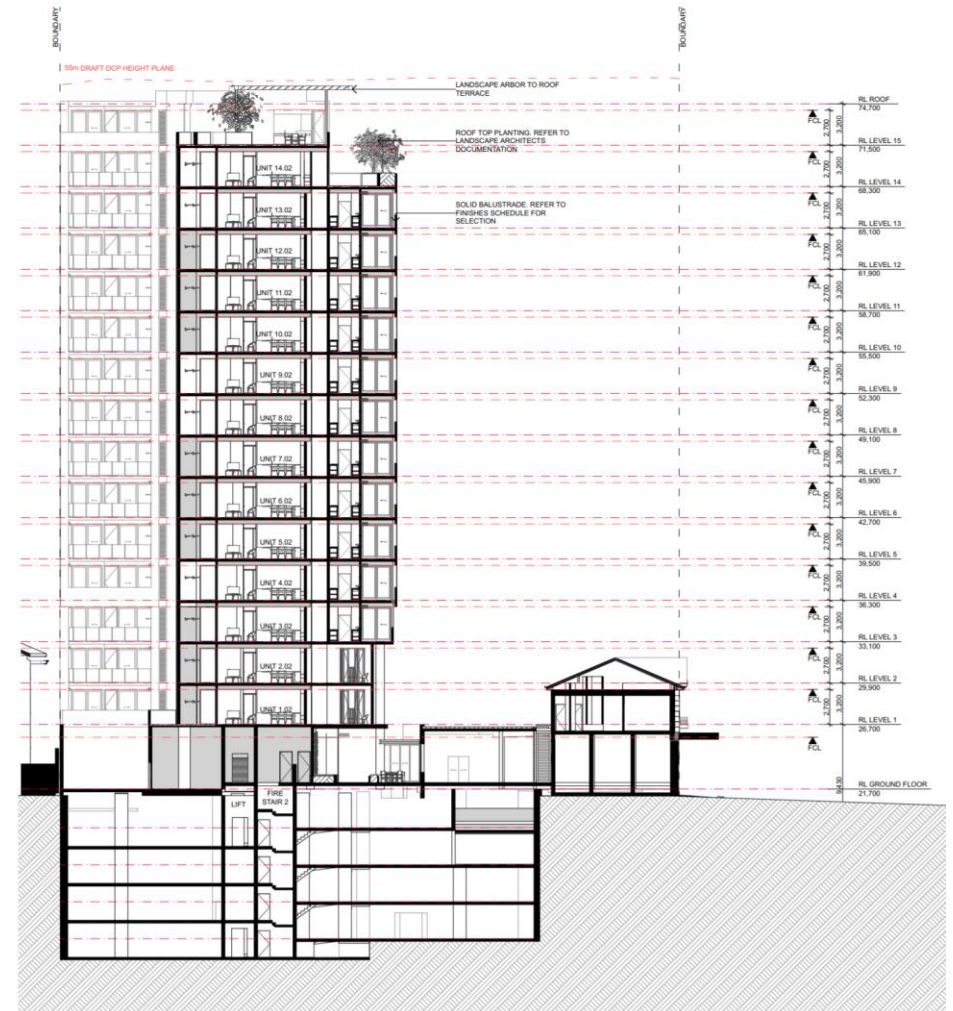
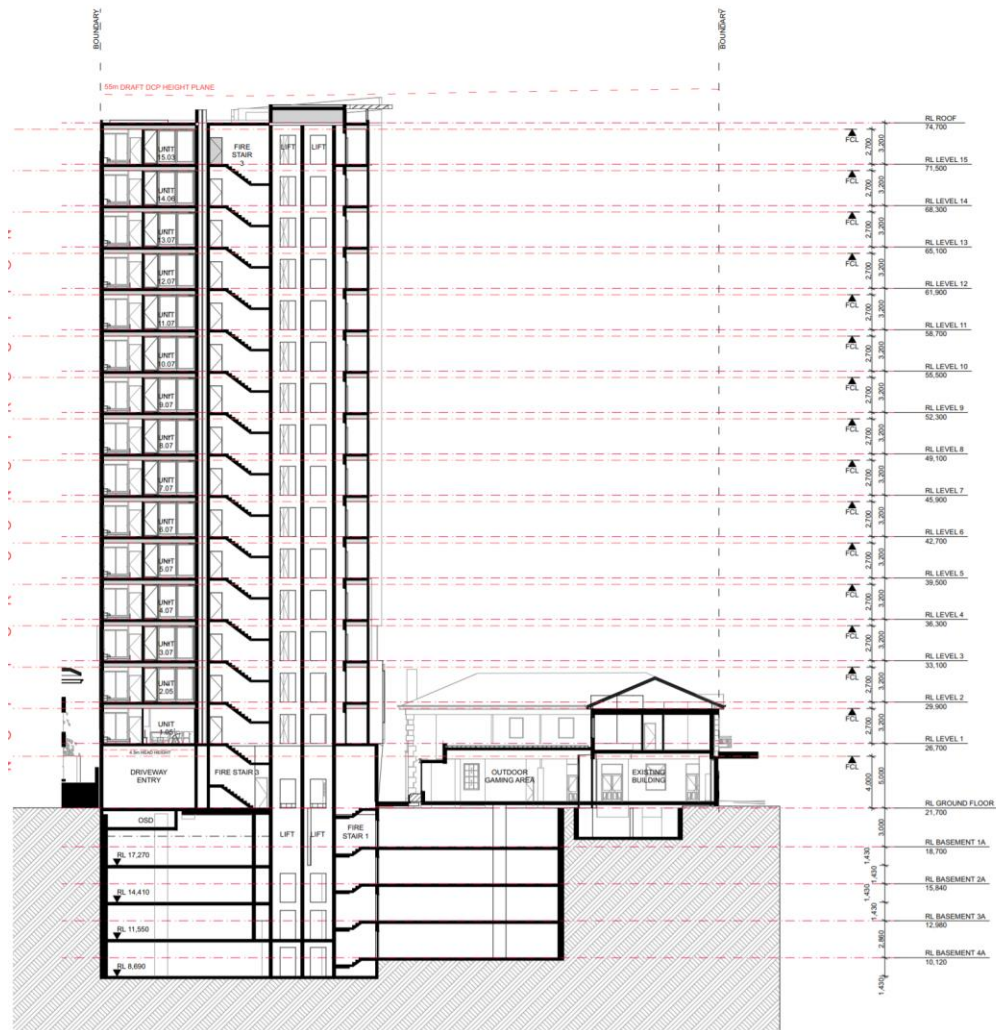


Figure 4 - Sections

Source: IDG, 12 February 2021, DA-3000



Figure 5 – Basement 1 plan

Source: IDG, 12 February 2021, DA-1001



Figure 6 – Basement 2 plan

Source: IDG, 12 February 2021, DA-1002



Figure 7 – Basement 3 plan

Source: IDG, 12 February 2021, DA-1003



Figure 8 – Basement 4 plan

Source: IDG, 12 February 2021, DA-1004

2. STATUTORY CONTEXT

2.1. NATIONAL LEGISLATION

Environment Protection and Biodiversity Conservation Act 1999

In 2004, a new Commonwealth heritage management system was introduced under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The National Heritage List (NHL) was established to protect places that have outstanding value to the nation. The Commonwealth Heritage List (CHL) was established to protect items and places owned or managed by Commonwealth agencies. The Australian Government Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the NHL or CHL.

Commonwealth Heritage List

The (CHL) was established by the EPBC Act to protect Indigenous, historic, and natural heritage places owned or controlled by the Australian Government. The CHL and EPBC Act contain provisions for the management and protection of listed places under Commonwealth ownership or control. There are no items on the Commonwealth Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

The subject area does not contain, nor is it located within proximity of, any items which are listed on the CHL.

National Heritage List

The National Heritage List (NHL) was established by the EPBC Act to protect places of significant natural or cultural heritage value at a National level. The EPBC Act requires NHL places to be managed in accordance with the National Heritage Management Principles. Under sections 15B and 15C of the EPBC Act, a referral must be made to the Department of the Environment and Energy for actions that are likely to have a significant impact on National Heritage listed properties. There are no items listed on the National Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

The subject area does not contain, nor is it located within proximity of, any items which are listed on the NHL.

2.2. STATE LEGISLATION

New South Wales Heritage Act 1977

The NSW Heritage Act 1977 (the Heritage Act) provides protection to items of environmental heritage in NSW. This includes places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, social, aesthetic, scientific, archaeological, architectural, cultural or natural values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

Under Section 57(1) of the Heritage Act Heritage Council approval is required to move, damage, or destroy a relic listed in the State Heritage Register, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

The Act defines a 'relic' as:

Any deposit, object or material evidence

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

(b) *which is 50 or more years old. A Section 60 application is required to disturb relics on an SHR listed site.*

Under section 139 of the *Heritage Act*, an excavation permit is required to disturb or excavate 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*”. This section of the *Heritage Act* identifies provisions for items /relics outside of those on the State Heritage Register or subject to an Interim Heritage Order (IHO).

State Heritage Register

The *Heritage Act* is administered by the Office of Environment and Heritage. The purpose of the *Heritage Act 1977* is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act.

The subject site is located within proximity of a State heritage item listed under the *Heritage Act 1977* as ‘Electricity Substation No. 167’ (SHR no. 01790).

Section 170 Heritage and Conservation Register

The *Heritage Act* also requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the *Heritage Act*, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the *Heritage Act* all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

The subject site does not contain, nor is it located within proximity of, any sites which are listed on a S.170 Register.

Environmental Planning and Assessment Act 1979

Local Environmental Plans (LEPs) are made under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Auburn Local Environmental Plan 2010

The *Environmental Planning and Assessment Act 1979* (EP&A Act) requires each LGA to produce a Local Environment Plan (LEP). The LEP identifies items and areas of local heritage significance and outlines development consent requirements.

The subject area falls within the Cumberland Council LGA and is subject to the provisions of the Auburn LEP 2010. Under Section 5.10, Clause 2 of the Auburn LEP 2010, development consent is required when:

(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.

Under Section 5.10, Clause 7 it is specified that:

(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 of 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.

The subject area contains a local heritage item listed under Part 1 of Schedule 5 of the Auburn LEP 2010 as ‘Keighery Hotel’ (item no. I16).

The subject area is located in proximity to a number of heritage items of both local and State significance listed under Part 1 of Schedule 5 of the Auburn LEP 2010, as identified in Table 1 below:

Table 1 - Heritage items located within proximity of the subject area – Auburn LEP 2010

Item Name	Item No.	Address	Level
Auburn Ambulance Station	I1	54 Queen Street	Local
Dwelling	I8	31 Gelibolu Parade	Local
Jack Lang Plaque	I15	4 Auburn Road	Local
St Joseph's Hospital (former Duncraggan Hall)	I18	Southwest corner of Alice Street and Normanby Road	Local
St Phillips Anglican Family Church	I19	48 Hall Street (corner of Macquarie Road and Hall Street)	Local
Electricity Substation No 167	I1790	93 Parramatta Road and 2 Silverwater Road	State

The subject area is also located within proximity of the following historical archaeological items listed under Part 3 of Schedule 5 of the Auburn LEP 2010.

Table 2 – Historical archaeological items located within proximity of the subject area – Auburn LEP 2010

Item Name	Item No.	Address	Level
Auburn War Memorial	A49	Northumberland Road, RSL car park (opposite the Auburn RSL)	Local
Clyde Marshalling Yards	A50	Rawson Street	Local
Canalisation of Haslams Creek south of Parramatta Road	A55	Haslams Creek at Parramatta Road	Local

2.3. SUMMARY OF HERITAGE CONTEXT

This section has established that the subject area:

- contains a local heritage item listed under Part 1 of Schedule 5 of the Auburn LEP 2010 as 'Keighery Hotel' (item no. I16).
- is located in proximity to a number of heritage items of both local and State significance listed under Part 1 of Schedule 5 of the Auburn LEP 2010, as identified in Table 1; and
- is located within proximity of a number of historical archaeological items listed under Part 3 of Schedule 5 of the Auburn LEP 2010, as identified in Table 2.



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Project No: P0021977

Project Manager: Balazs Hansel

Subject Area Item - General Item - Landscape

Contours Item - Archaeological

Historical Heritage Items

Keighery Hotel, 47-51 Rawson Street Auburn NSW
Prepared on behalf of Redcape Hotel Group

Figure 9 – Heritage items near the subject area

3. ARCHAEOLOGICAL CONTEXT

3.1. HISTORICAL OVERVIEW

A timeline of important dates and events of relevance to the subject area is provided in Table 3 below.

Table 3 – Important dates and events

Date	Event
1 January 1806	50 acres granted to Thoms Francis
1811	Parramatta Road established to the north of the subject area.
1878	Estate owned by John Yelverton Mills surveyed and subdivided for the railway line.
1881	Subject area sold off as partial Lots 13, 14 and 15 of Section 12 of the Auburn Estate.
1883	John Coulston Glue purchases multiple lots of the Auburn Estate, including the subject area.
1894	Land transferred to Samuel Edward Lees
1895	13, 14 and 15 of Section 12 sold to Enos Dyer
31 January 1900	2 roods 30 perches, part of section 12, sold to Sophia Harriet Gilbert.
1903	2 roods, 3 ¼ perches, approximately four of the five lots, sold to jockey, William Henry Smith.
1911	Auburn Parade officially renamed Rawson Street.
c.1914	Small cottage dwelling erected within northern portion of subject area (Lot 1 DP 655963).
1929	Subject area sold to Alfred James Beszant, company manager, and Frank Lee Alexander, surveyor, as an equal half share.
July 1930	Hotelkeeper Greg Keighery purchases subject area from Alfred James Beszant and Frank Lee Alexander.
1930-1931	Keighery Hotel constructed within the southern portion of the subject area (Lot 1 DP 978290).
1954	Freda Keighery purchases Keighery Hotel.
1958	Tooth & Co purchases Keighery Hotel.
1959	Minor works undertaken including conversion of parlour to bottle department, conversion of four car garage into beer garden, resurfacing and construction of retaining wall and new fence.
1980	Alterations and additions undertaken including removal of original bar, internal modifications and bottle shop placed in shop units.
c.1991	Fibro extension constructed to rear garages.
1998	Alterations and additions to provide a new gaming area.
2001	Repairs to existing awning.
2007-2008	Alterations and additions including additions to the hotel, demolition of outbuildings, minor internal wall removal, construction of new internal walls, new Colorbond roof over northern entry, new smoking area to rear, extension of carpark and landscaping.

3.2. HISTORICAL PHASES OF DEVELOPMENT

The following history has been extracted from the 2021 Heritage Impact Statement (HIS) prepared by GBA Heritage¹ for the subject area. Where required, supplementary material has been provided.

3.2.1. Phase 1: Early Land Grants (1806-1880)

The Keighery Hotel is located within the 50 acres of land initially granted to ex-convict Thomas Francis on 1st January 1806 (Figure 10). The land parcel extended from Macquarie Road to Station Road, bordered by Parramatta Road to the north and near the future railway line to the south.

The major thoroughfare of Parramatta Road was established to the north of the subject area by 1811. Regular coach services ran along the road from 1823, which led to the increased accessibility of the area. A number of hotels and inns appeared to accommodate travellers along Parramatta Road.²

By 1828 the area encompassing the subject area was sparsely populated. The soil quality was too poor for the purpose of establishing agriculture. Consequently, Auburn became the focus of industrial activities, including timbergetting and brickmaking activities, during its early history.³

The pre-contact landscape of Auburn would have consisted of tall open-forest (wet sclerophyll forest) and open-woodland (dry sclerophyll forest).⁴ Thomas Francis may have established a dwelling on the site during this period, however, the precise location is unknown. Houses constructed during the early 19th century were often rudimentary and were constructed with timber from the surrounding forest. Construction techniques included log slab, wattle-and-daub and thatching. It is unlikely that the site was further developed, with the exception of vegetation clearance and minor improvements, such as fencing.

In 1878, a large estate owned by John Yelverton Mills (1841-1924) was surveyed and subdivided for the railway line. Mills wanted to name this subdivision 'Burford', after the Oxfordshire town his parents came from, however, this was rejected to avoid confusion with the suburb of Burwood. Mill therefore named the subdivision Auburn in honour of the village of which Oliver Goldsmith wrote in his well-known poem, "The Deserted Village" (*What's in a name*, 1859).⁵ An undated (post-1877) parish map (Figure 11) indicates that Auburn Station had been established to the south of the subject area by this time.

¹ GBA Heritage, 2021, *Statement of Heritage Impact: 47-51 Rawson Street, Auburn*

² Kass, T. 2008, *Sydney Suburbs: Auburn*, p.88

³ Ibid

⁴ *Blacktown*, New South Wales Office of Environment and Heritage, accessed 21 September 2021, available at <https://www.environment.nsw.gov.au/Salis5app/resources/spade/reports/9130bt.pdf>

⁵ Tsang, A. 2020, *Auburn – A Brief History*, Parramatta History and Heritage. Accessed 20 September 2021, available at <https://historyandheritage.cityofparramatta.nsw.gov.au/research-topics/suburbs/auburn-brief-history>



Figure 10 – 1877 plan of Parish of Liberty Plains with approximate location of subject area indicated with arrow

Source: SLNSW, Plan of 160 acres, Parish of Liberty Plains on the Parramatta Road [cartographic material], FL9190611, <https://collection.sl.nsw.gov.au/record/74VvyE3r4JKZ/qZD6E2xdJQdKL>

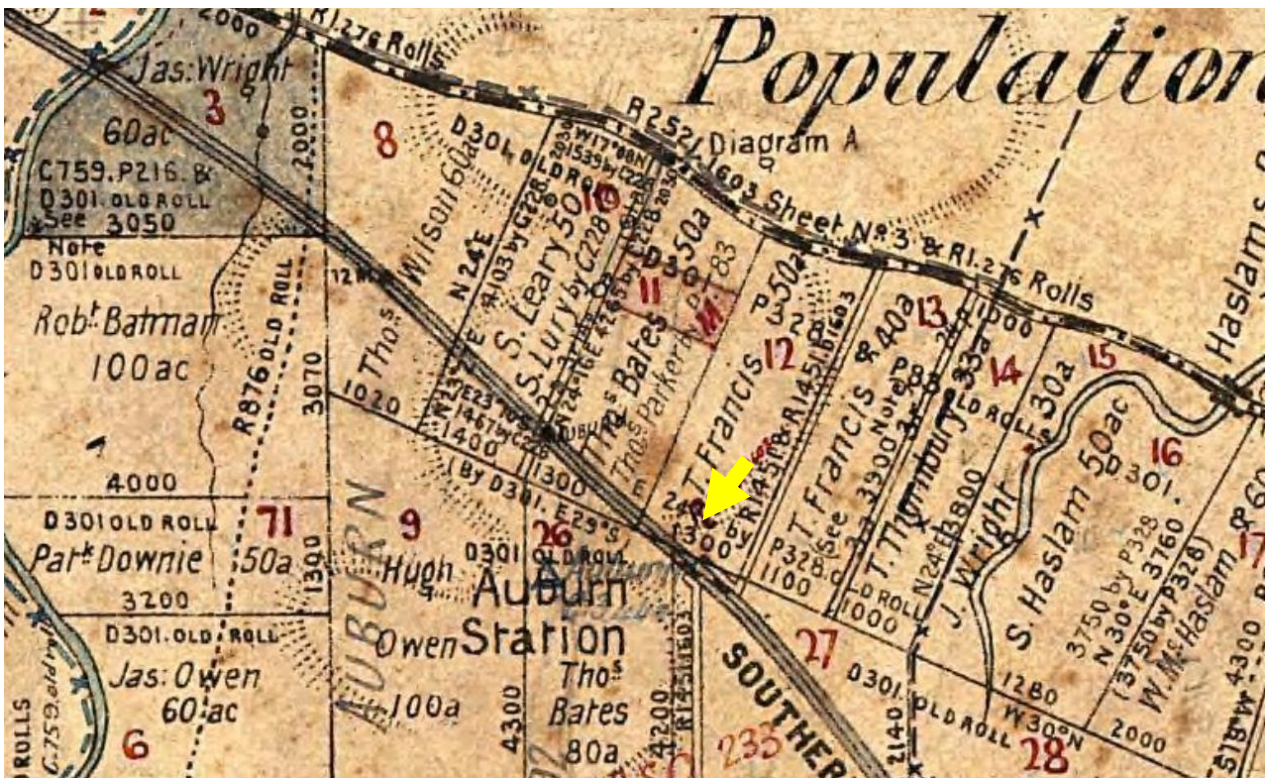


Figure 11 – Undated parish map with approximate location of subject area indicated with arrow

Source: HLRV, County of Cumberland, Parish of Liberty Plains, 14091901.jp2

3.2.2. Phase 2: Subdivision and Sale (1881-1930)

This land parcel, along with Francis' adjoining 40 acres and Thomas Thornbury's adjoining land, formed the Auburn Downs Estate subdivision sold in 1881 (Figure 12). 47-51 Rawson Street constitutes part of Lots 13, 14 and 15 of Section 12 (Figure 13), which each had a 50-foot frontage to Auburn Parade (now Rawson Street).

Sydney landowner, John Coulston Glue, purchased multiple lots of the Auburn Downs Estate in May 1883.⁶ Upon his death in 1894, his land was transferred to Samuel Edward Lees who then sold lots 13, 14 and 15 of Section 12 and lots 18, 19 and 20 of Section 13 to Enos Dyer in July 1895. The sale to Dyer was conveyed in two separate Certificates of Title. The first showed the lots as originally subdivided fronting Auburn Parade (Rawson Street) and the second showed the lots newly subdivided into five smaller lots to front Station Road (Figure 14). A rear service lane was shown running along the length of the five lots.

On the 31st January 1900, Dyer sold two roods and 30 perches, part of section 12, to Sophia Harriet Gilbert, wife of hotel keeper George Gilbert. Gilbert then sold two roods, three and a quarter perches of the land, approximately four of the five lots, to Auburn jockey William Henry Smith in 1903 (Figure 15). In 1911, a second Certificate of Title for Smith showed the land parcel as originally aligned with part of lots 13, 14 and 15 again facing Auburn Parade (Rawson Street) (Figure 16).

It is unclear when the site was first built upon, although it likely remained undeveloped into the early twentieth century. In the 1899 Sydney Sands Postal Directory only 7 occupants were listed on Auburn Parade between Rookwood and Hampstead Road, along with the stationmaster and the post office. Just two occupants are listed between Rookwood Road and the train station, suggesting the site remained undeveloped in 1899. This is confirmed by the 1905 Sands Directory entry, which indicates the only occupant between Dartbrook Road to the east of the subject area and Northumberland Road to the west as 'Auburn Police Station'.

Auburn Parade was officially renamed Rawson Street in 1911, from which time the corner of Station Road was listed in Sands along with the police station, built in 1910, and a number of occupants. A Sydney Water Plan from 1914 showed the corner lot as vacant despite the surrounding lots being almost entirely developed (Figure 17). To the north of the vacant site was a small cottage dwelling, the location of which now constitutes the existing hotel carpark and one of the two lots that form 47-51 Rawson Street.

In 1929, Smith sold the land to Alfred James Beszant, company manager, and Frank Lee Alexander, surveyor, as an equal half share. The corner lot presumably remained undeveloped prior to the Keighery Hotel. The earliest available aerial image in 1930 showed the site was still vacant, or cleared, prior to the Hotel's construction (Figure 18).

⁶ HLRV, Vol. 644 Fol. 12



Figure 12 – 1892 plan of Auburn showing the Auburn Downs subdivision to the north of the railway line and south of Parramatta Road. The approximate location of the subject site is indicated in red.

Source: Municipality of Rookwood, Auburn Library LH Map P007

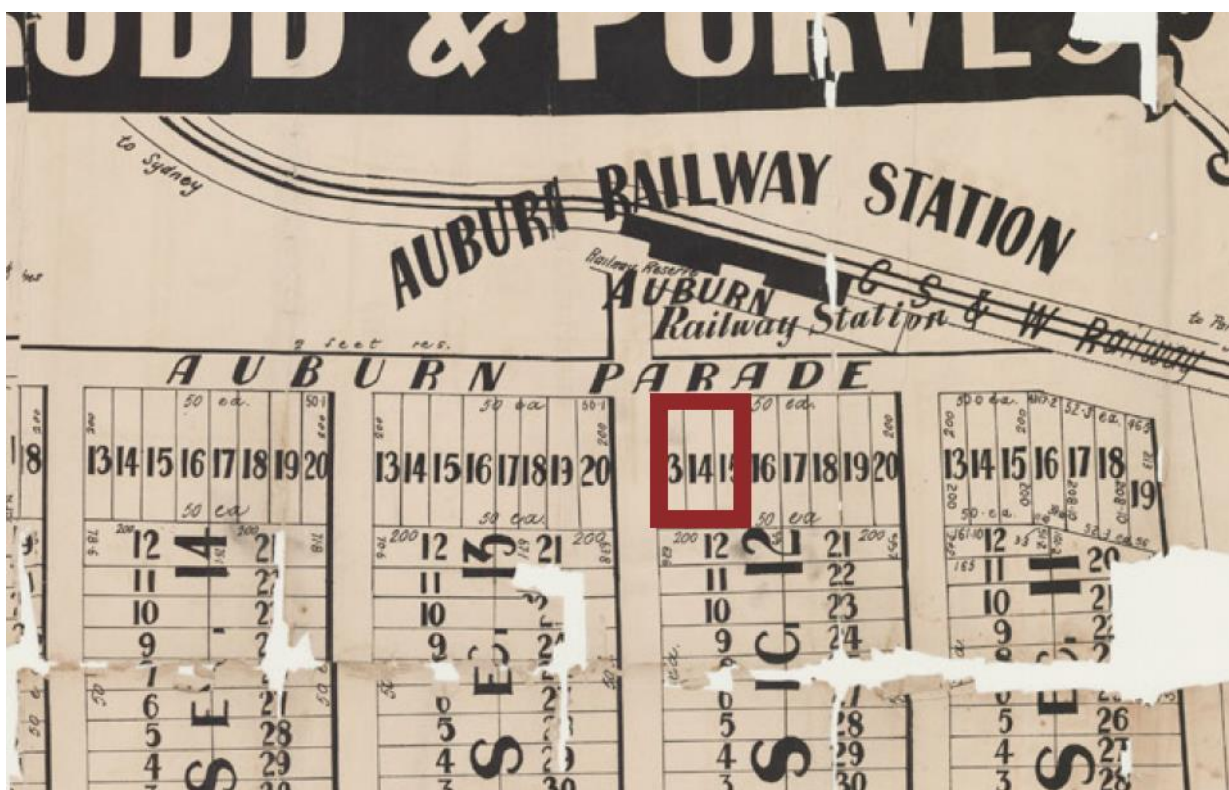


Figure 13 – 1881 subdivision map of Auburn Downs showing the railway station to the south. Lots 13, 14 and 15 of Section 12 are outlined.

Source: SLNSW SP_A10

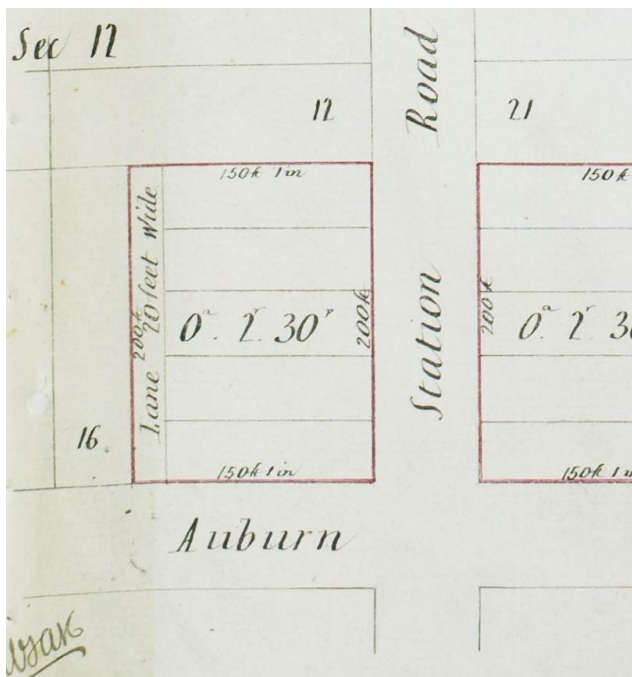


Figure 14 – Survey of Enos Dyer's land realigned to front Station Road as five smaller lots with rear service lane.

Source: HLRV, Vol. 1169 Fol. 53

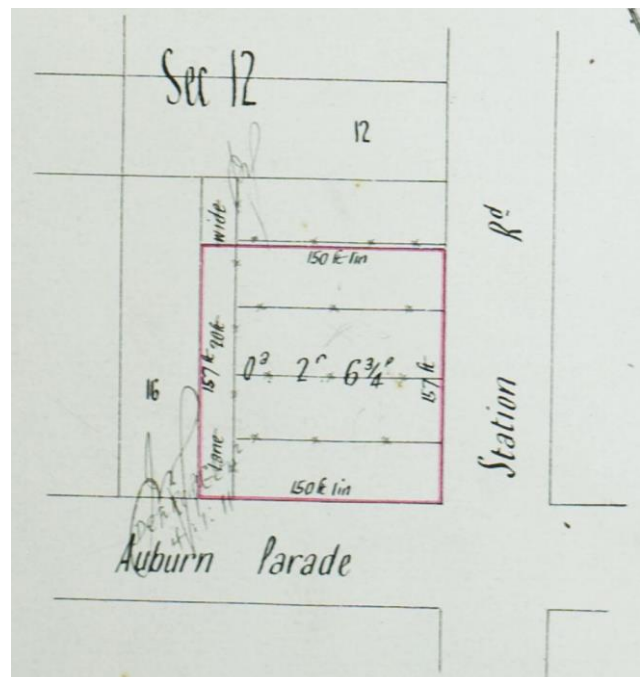


Figure 15 – Survey of William Henry Smith's purchased land being approximately four of the five narrower lots fronting Station Road.

Source: HLRV, Vol. 1483 Fol 206

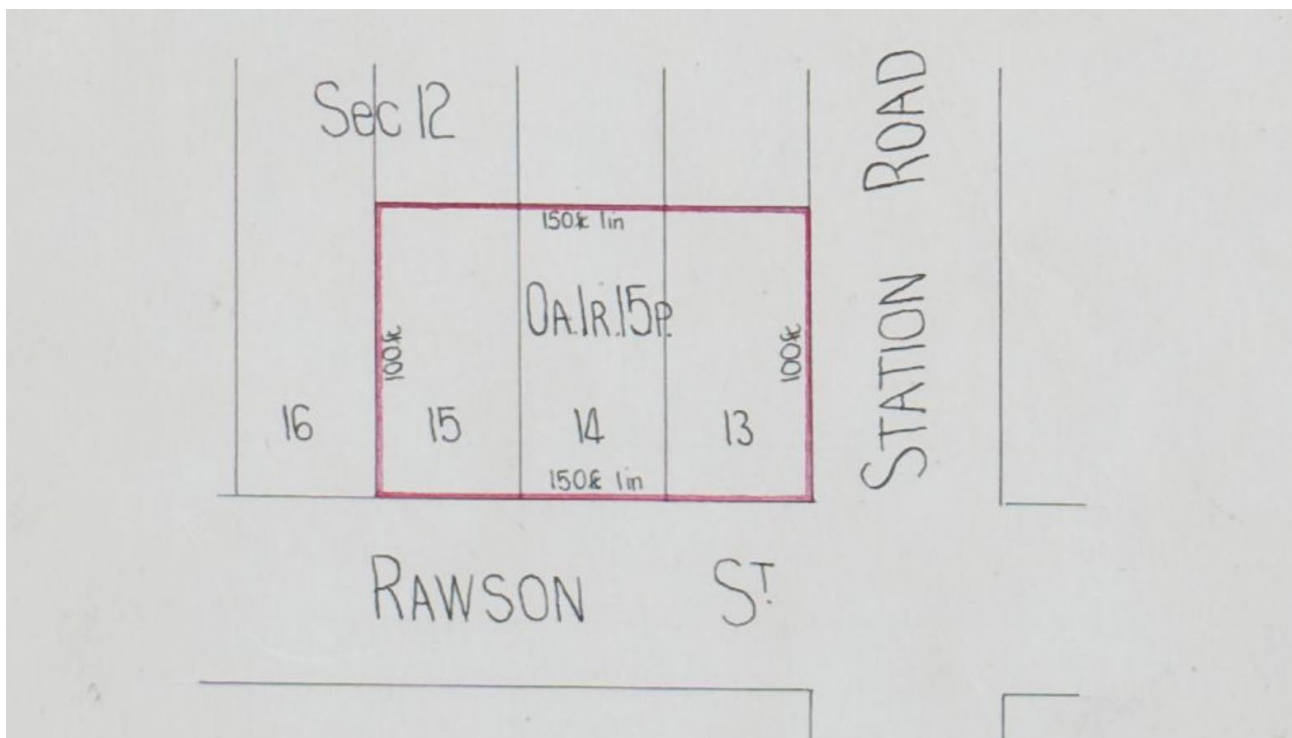


Figure 16 – Survey of William Henry Smith's purchased land being approximately four of the five narrower lots fronting Station Road.

Source: HLRV, Vol. 2113 Fol. 134

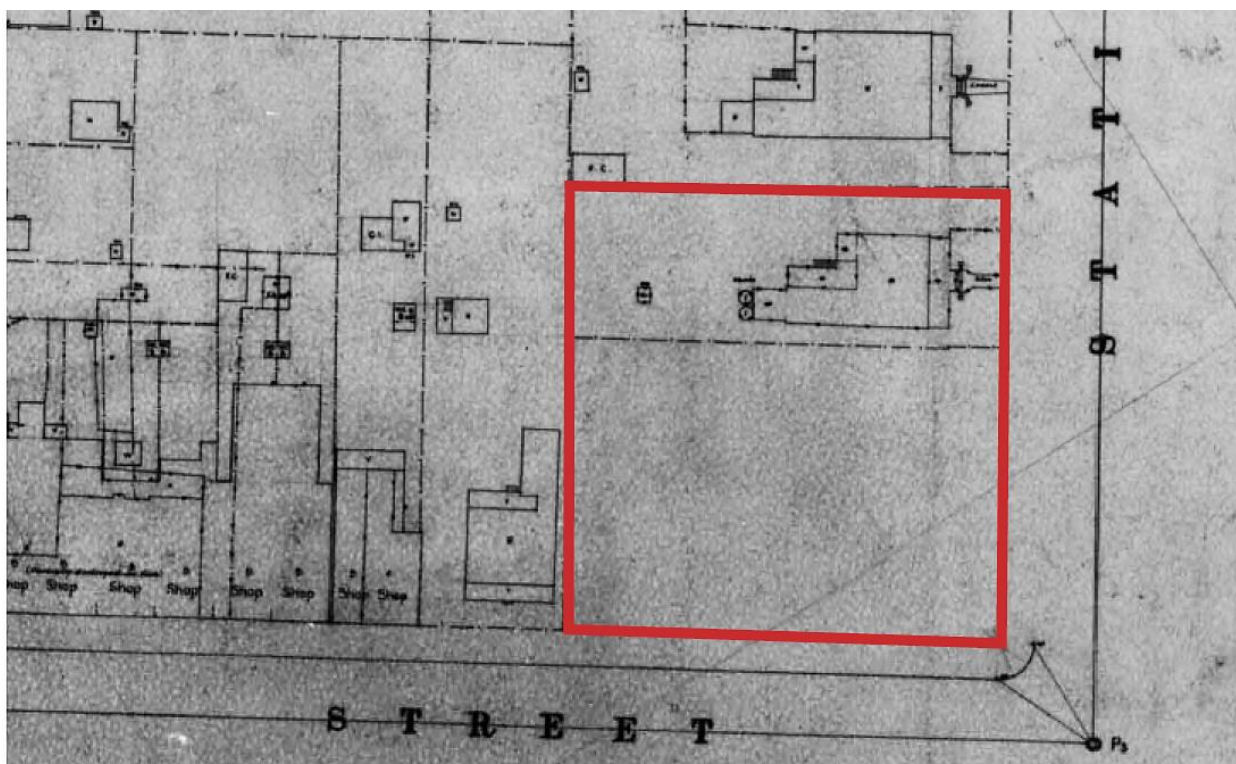


Figure 17 – A 1914 Sydney Water plan showing the corner site vacant and a small cottage on what is today the hotel carpark. The subject site (comprising two lots) is outlined in red.

Source: Sydney Water Archives



Figure 18 – 1930 aerial photograph with subject area indicated in red. It appears that the cottage had been demolished in preparation for the construction of the Keighery Hotel by this date.

Source: NSW Spatial Services

3.2.3. Phase 3: Construction of the Keighery Hotel (1930-1952)

In July 1930, hotelkeeper Greg Keighery purchased 47-51 Rawson Street from Alfred James Beszant and Frank Lee Alexander. Keighery was an experienced hotelkeeper, formerly working as licensee of the old Her Majesty's Hotel in Pitt Street, Sydney and the Auburn Hotel in the 1920s. Keighery engaged prominent NSW architects Rudder and Grout to design a new hotel for the site in July 1930. The firm were known for their many hotels and public buildings designed during the twentieth century. They commonly worked with major NSW brewers Tooth & Co who acquired numerous breweries and hotels throughout the state. In December 1930, Keighery mortgaged the property to Tooth & Co with Keighery to serve as licensee. He maintained a strong presence at the Hotel and was very much the face of the business, as reflected in the name.

Rudder and Grout designed the hotel in a Georgian Revival style, taking advantage of the prominent corner position. The original plans show the L-shaped layout of the two-storey plus basement building (Figures 2.12-2.14). A driveway was shown along the northern boundary off Station Road which accessed four car garages to the rear with an additional wide pedestrian entry off Rawson Street. The carpark to the north was not incorporated into the site until after 1943. Uniquely, to Rawson Street there were two shop fronts built into the development. A newspaper article from June 1931 reported that the hotel had recently opened, built by the Mayor (Alderman Briggs) at a cost of £30,000 and was claimed to be "the most up-to-date in the state".⁷

The building had 40 rooms that were elaborately furnished and contained all the latest conveniences.⁸ It had public and saloon bars, parlours, inside lavatory, 20 bedrooms on the first floor accessed via an "old-fashioned type" staircase made of Queensland maple, fitted-in wardrobes, two lounges, an additional private lounge for guests, 34 by 20-foot dining room, and three bathrooms fitted with showers. The building also featured electric lighting and hot and cold water.

When Keighery passed away in 1953, an obituary in The Daily Telegraph noted that the hotel was his home, where he had passed away surrounded by family. Keighery would have lived in the first-floor hotelkeeper's flat.

⁷ The Cumberland Argus and Fruitgrowers Advocate, Mon 15 July 1931

⁸ Ibid



Figure 19 – The Keighery Hotel in June 1936, 5 years after its opening. Top image from the corner of Rawson Street and Station Road, bottom image from Rawson Street.

Source: ANU Archives

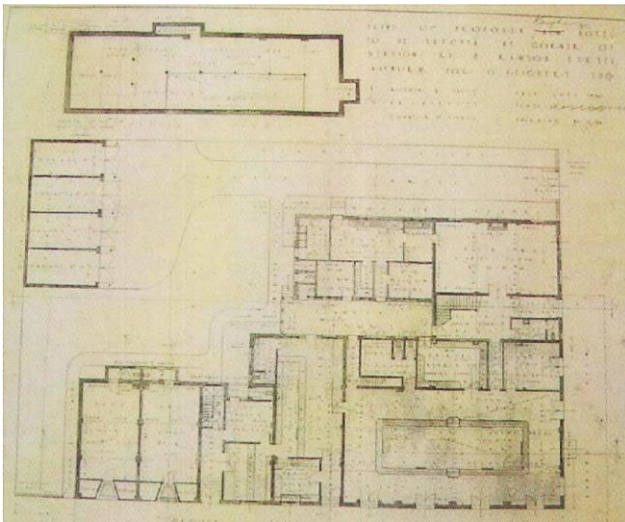


Figure 20 - Original ground and cellar floor plan of the Keighery Hotel by Rudder and Grout Architects, dated July 1930.

Source: *The Keighery Hotel Heritage Impact Statement*, John Oultram Heritage & Design, 2008

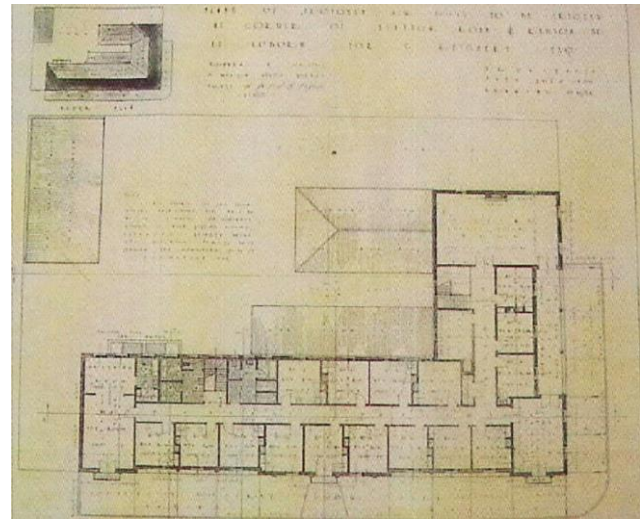


Figure 21 - Original first floor plan of the Keighery Hotel by Rudder and Grout Architects, dated July 1930.

Source: *The Keighery Hotel Heritage Impact Statement*, John Oultram Heritage & Design, 2008

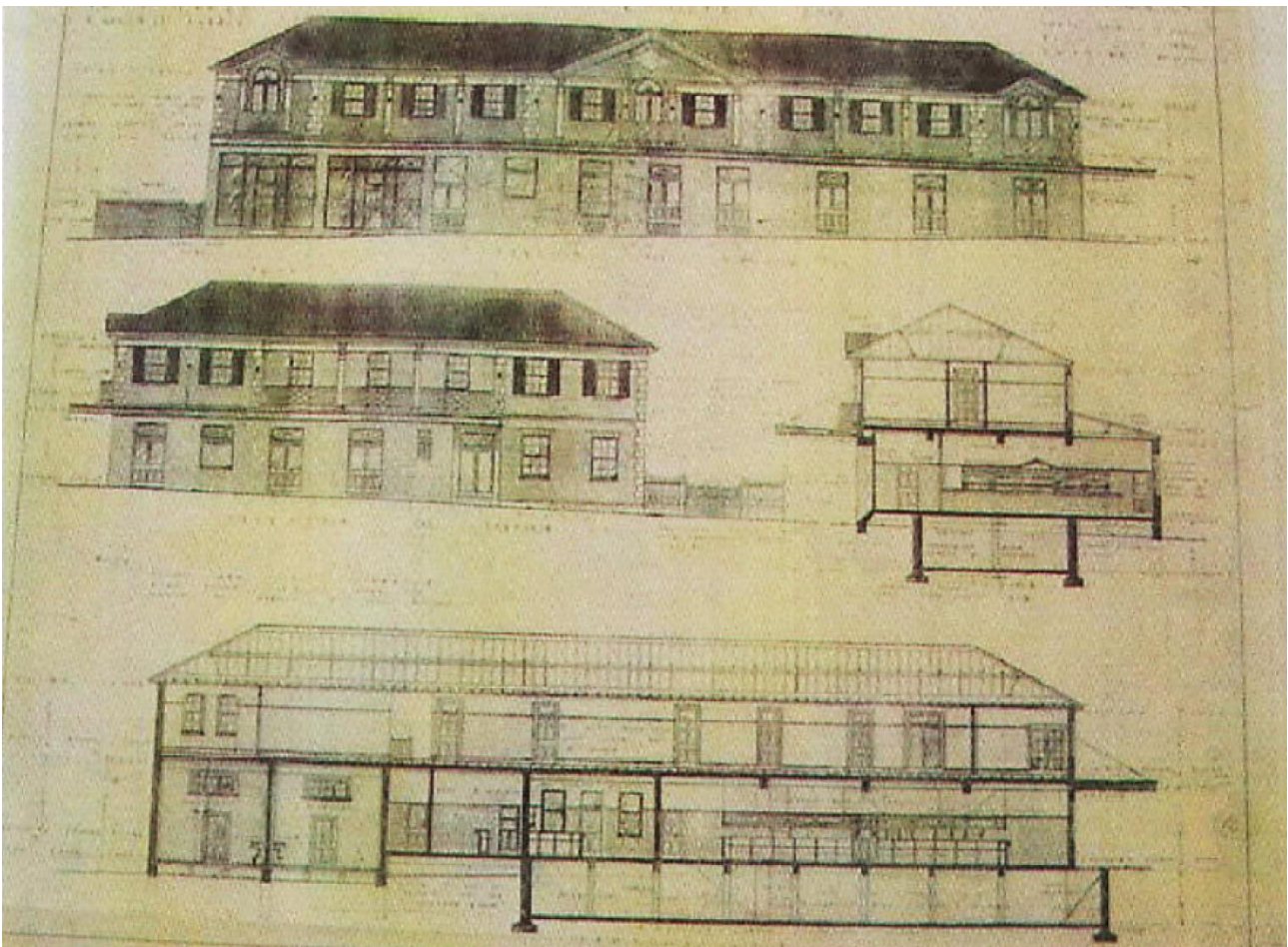


Figure 22 - Original elevations and sections of the Keighery Hotel by Rudder and Grout Architects, dated July 1930.

Source: *The Keighery Hotel Heritage Impact Statement*, John Oultram Heritage & Design, 2008

3.2.4. Phase 4: Alterations and Additions (1953-Present)

Since its construction, the Keighery Hotel has undergone multiple phases of development with various internal alterations and rear additions. There have also been a number of proposals for high density mixed-use development to the rear carpark that were either never approved or constructed. Each phase of development is outlined below.

1953-1970

Following Greg Keighery's death in 1953, daughter Freda Keighery purchased the hotel in 1954. However, four years later in 1958, Tooth & Co repurchased the property as a freehold. They then leased the hotel to Raymond Bernard Tasker, licensed publican of Auburn, between 1958-1962 and Frederick Thomas Ralph Scott, also a licensed publican of Auburn, from 1963-1968 when he passed away. The final licensee recorded under Tooth & Co's ownership was Cecil Malcolm Curran of Narrabeen from 1968 to an unknown date.

Remarks on a Tooth & Co index card indicated that in 1959 works were done to fit glass washing machines and racks in the saloon bars, convert a parlour into an additional bottle department, and resurfacing and partial covering of a beer garden including construction of a retaining wall and new fence. Later plans indicate that the beer garden was a conversion of the original four car garage in the rear car park. In 1960, it was noted that the hotel had a double garage in a later building constructed to the north eastern corner, as shown in later plans (Figure 24). In 1965, unspecified internal repairs and renovations were undertaken that were presumably minor, costing £443. In 1967, works were completed for new panel walls, new front counter of the saloon bar, acoustic ceilings, and electrical works. It is unclear how long the property remained in ownership of Tooth & Co however, the company was deregistered in 2013.

1980

The next known major phase of development was in 1980 when Pollit, Green and Pichler Architects were engaged to undertake alterations and additions to the hotel. The works included the removal of the original bar, other internal modifications and a bottle shop placed in the shop units (Figure 24). Further details of the works are unclear. The 2008 Keighery Hotel Heritage Impact Statement by John Oultram contained another set of undated later plans proposing the opening up of the ground floor and an extension to the rear garages. While the interior works were unlikely to have been carried out, a proposed fibro extension was added to the garages prior to 1991.

1991

In 1991 a Development Application (DA) was submitted by Graham Vaughan Architects for proposed alterations and additions including removal of internal walls for a new entertainment area and new lounge bar. On the plans, an existing garden bar was shown to the rear utilising the original four car garage and later fibro extension, with no proposed changes (Figure 24). The later double garage to the north east corner is also shown, as well as a northern addition to the original garage. No changes were proposed to the shop fronts on Rawson Street. A building permit was approved for the DA in March 1991, however, later plans indicate that the works were not carried out.

1998

In 1998, a DA was approved for alterations and additions to provide a new gaming area. The approved plans could not be found, as such, further details of the works are unknown. It is unknown if the works were carried out.

2001

In 2001, drawings prepared by Lyon Thomas Design were submitted for a minor works application to repair the existing awning. The works were approved and subsequently carried out. It is likely that the pressed metal soffit was removed at this time.

2007-2008

In November 2007, Pufflet Associates submitted a DA for alterations and additions to the hotel, including demolition of the outbuildings, minor internal wall removal, construction of new internal walls, new Colorbond roof over northern entry, new compliant smoking area to the rear, extension of the carpark and landscaping. The works were wholly located in the rear carpark and ground floor level, with no changes proposed to the first floor. The application was approved in August 2008.

In September 2008, Pufflet Associates submitted a Section 96 (S96) application to modify the approved DA (Figure 25 - Figure 27). The amended design proposed the construction of a new outdoor gaming area adjoining the rear of the hotel and minor internal changes for new accessible toilet, male toilets, bar, office and cool room as well as alterations to the landscape design. The new outdoor gaming area was proposed to be single storey with low pitched skillion roof and fixed aluminium louvres to the northern elevation. The S96 was approved in January 2009.

The approved works have since been carried out and the rear of the hotel now mostly comprises the c.2009 additions while the ground floor interior resembles the multiple phases of internal alterations between 1980 to 2009. The first floor of the hotel has mostly remained unchanged and is currently in poor condition due to its disuse.

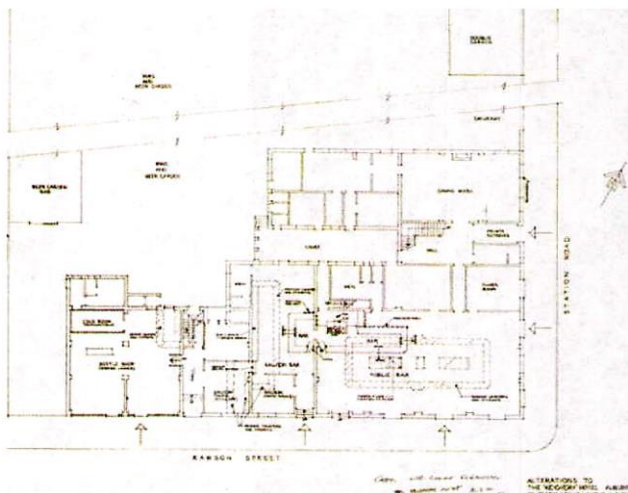


Figure 23 - Proposed Ground Floor Plan from 1980 showing removal of the original bar.

Source: Pollit, Green and Pichler Architects, March 1980. Sourced from *The Keighery Hotel Heritage Impact Statement*, John Oultram Heritage & Design, 2008



Figure 24 - Proposed Ground Floor Plan from 1991 showing the garden bar and later double garages.

Source: Pollit, Green and Pichler Architects, March 1980. Sourced from *The Keighery Hotel Heritage Impact Statement*, John Oultram Heritage & Design, 2008

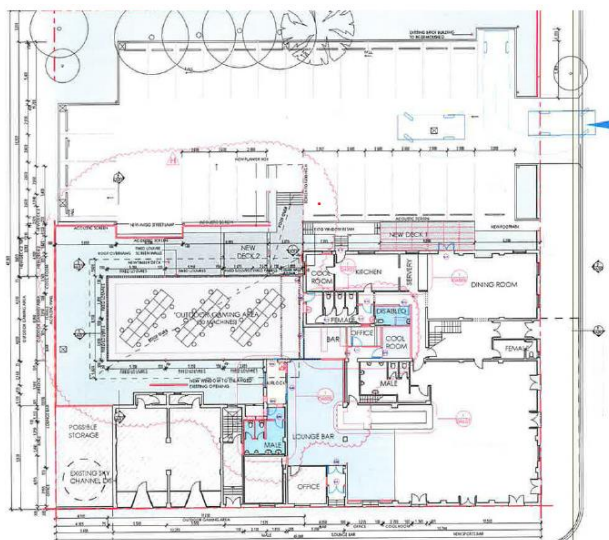


Figure 25 - Revised Ground Floor Plan approved in the 2007 S96.

Source: Pufflet Associates Architects, 2008, via Cumberland Council

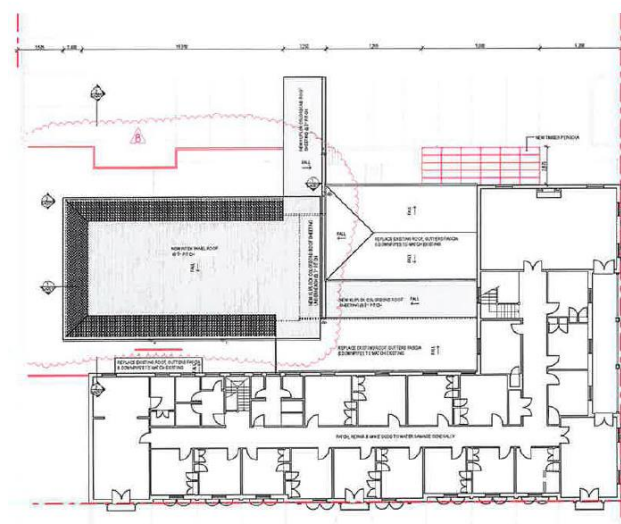


Figure 26 - Revised First Floor Plan approved in the 2007 S96.

Source: Pufflet Associates Architects, 2008, via Cumberland Council



Figure 27 - Revised Elevations approved in the 2007 S96.

Source: Pufflet Associates Architects, 2008, via Cumberland Council



GDA 1994 MGA Zone 56



50 M

Project No: P0021977

Project Manager: Balazs Hansel

Subject Area

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HISTORICAL AERIAL PHOTOGRAPHS
Keighery Hotel, 47-51 Rawson Street Auburn NSW
Prepared on behalf of Redcape Hotel Group

Figure 28 – Historical aerals. Clockwise from top-left: 1943 – Northern portion of subject area contains a vacant lot. Four-car garage can be observed at north-western boundary (indicated with arrow); 1951 – No changes; 1970 – Four-car garage had been demolished and beer garden installed. Carpark extended to north of subject area; 1986 – No changes.

3.3. PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in a given area. A summary of relevant assessments is provided below.

3.3.1. Archaeological Reports which include the Subject Area

Neustein & Associates, 1996, *Auburn Heritage Study: Draft Final Report, Volumes 1-3*

The Auburn Heritage Study (AHS) was commissioned by Auburn Council in April 1995. For the purposes of the AHS, the study area encompassed the then administrative boundaries of Auburn Council.

The central aims of the AHS were to:

- precisely and comprehensively identify those characteristics and components of Auburn which together comprise its environmental heritage; and
- make recommendations for the appropriate conservation and management of these heritage resources.

Volume 1.4 of the AHS contains an Historical Archaeological Report. Archaeological sites were identified by site survey, with the assistance of the thematic history, heritage listings and relevant documentary material.

42 historical archaeological sites were individually recorded. A number of these sites were located within proximity of the subject area and are now listed under Part 1 of Schedule 5 of the Auburn LEP 2010, as shown in Table 4 below:

Table 4 - Historical archaeological sites identified in the AHS and listings under the Auburn LEP 2010

Item Name	Item No.	AHS No.	Historical Theme – State	Historical Theme - Local
Auburn War Memorial	A49	15	32. Death 22. Defence	Defending the nation
Clyde Marshalling Yards	A50	9	13. Transport 18. Technology	Laying down transport routes

In general terms, Auburn was identified as having archaeological significance in the sense that it

‘possesses a range of sites which demonstrate its historical sequence of settlement, land use and development, as well as its contribution to the Sydney Region, New South Wales or Australia as a whole.’

3.3.2. Comparative Archaeological Reports

Previous archaeological investigations of similar contexts to the subject area may provide information on the potential nature and distribution of archaeological resources. A summary of relevant assessments is provided below.

Cosmos Archaeology Pty Ltd, 2008, *Auburn Hospital Redevelopment: Excavation of the Arthur Stone Annex & Monitoring of Areas 1a and 3*

This report documents the findings of archaeological excavation and monitoring on the grounds of the Auburn Hospital in 2007. The archaeological investigations were recommended on the basis of the findings of the Archaeological Impact Statement prepared by Cosmos Archaeology in March 2007. The site is located approximately 1 kilometre north of the subject area.

The excavation and monitoring of the Arthur Stone Annex revealed that there remained no evidence of the outbuildings to the north of Moolabin House. It was theorised that these were removed during expansions to Moolabin House under the ownership of the Auburn District Hospital. The remains of a below ground cistern were located between the location of the two buildings. Excavations also established that the layout of the garden bed and driveway conformed to an earlier alignment; potentially the original carriageway and turning circle.

Subfloor deposits were found within the original layout of Moolabin House, including a predominance of toys and educational aids from the 1960s, suggesting that the orphanage had potentially operated on the site until this time.

Monitoring within Area 1a, in the vicinity of the former Nurses' Quarters, yielded fewer archaeological remains. Remnants of the footings of the western wall of the former Quarters were found and recorded. The absence of evidence of this facility was attributed to the high disturbance which resulted from the redevelopment of the hospital in the 1960s.

Cosmos Archaeology Pty Ltd, 2007, *Auburn Hospital Redevelopment: Archaeological Impact Assessment & Mitigation Strategy*

Cosmos Archaeology Pty Ltd was commissioned by Multiplex Constructions Ltd to undertake an Archaeological Impact Assessment at the Auburn Hospital Site, Auburn. The site is located approximately 1 kilometre north of the subject area.

Historical research revealed that the site was not settled until quite late in the 19th century because the immediate locality lacked water resources and was some distance from the rail line. The hospital was established on the site in the early 20th century. The location of the site on a low eroding knoll within an undulating shale-derived landscape was assessed as indicative of a thin surface soil profile and sparse bush cover at the time of initial European settlement. It was felt that the land was cleared early in the historic period (perhaps by 1820s-30s), suggesting that the area contained farms. The scale and intensity of farming in this location and its impact on the natural soil stratigraphy could not, however, be determined based on the limited evidence available. Nor was it possible to identify the location of any structures relating to this early period of the site's development. The archaeological potential which was identified therefore related specifically to the 20th century use of the site.

The assessment established that there were three locations which had potential for remains of the footings associated with earlier structures, including:

- the 1943 Nurses Quarters in Area 1a;
- Hospital Cottage and appended buildings in Area 1b; and
- outbuilding and original northern wall of the Arthur Stone Annex in Area 2.

These potential historical archaeological resources were assessed as having significance at a local level.

The Archaeological Management Plan recommended that archaeological excavations be undertaken within the vicinity of the Arthur Stone Annex and that monitoring be undertaken in Areas 1-3.

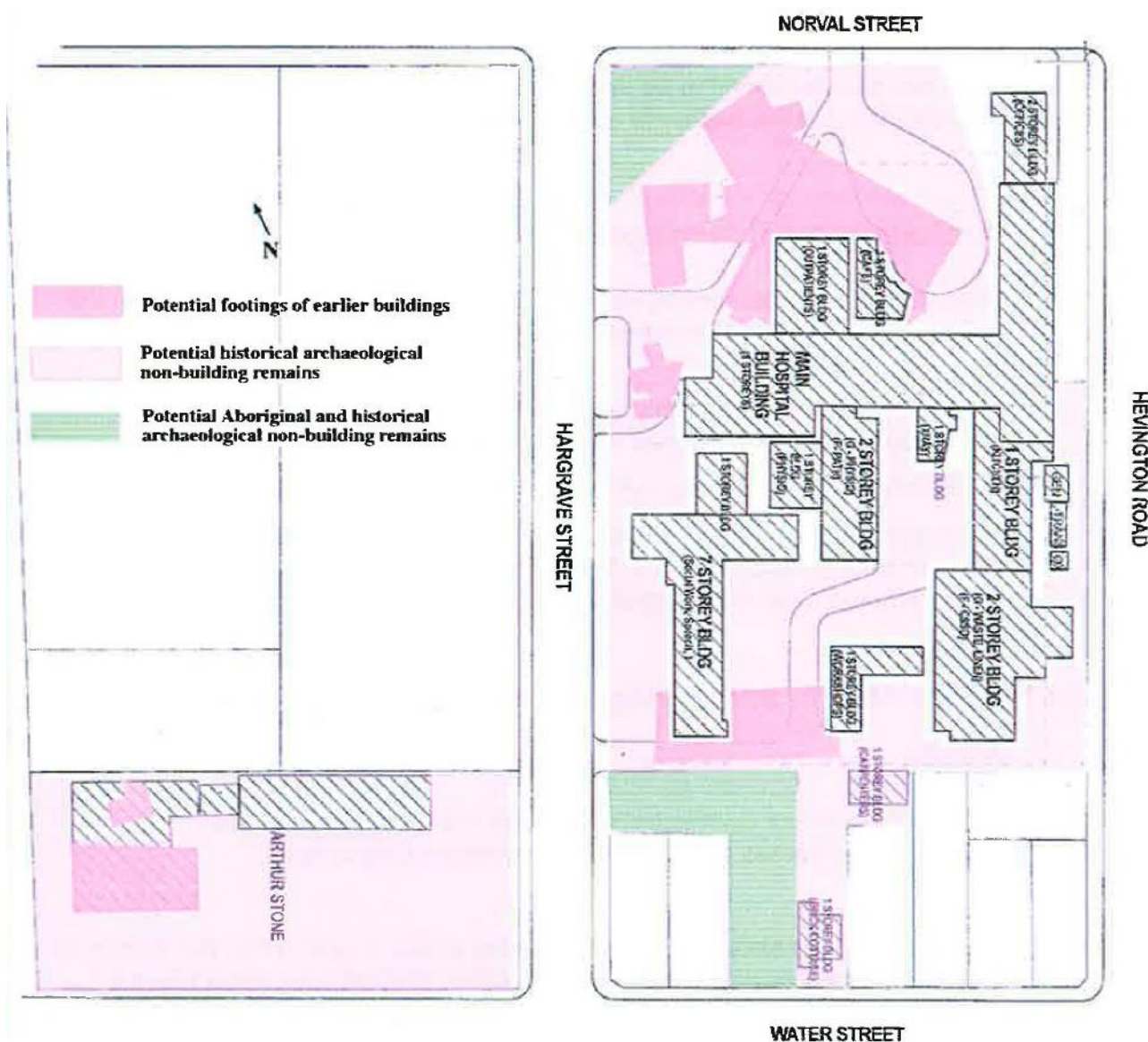


Figure 29 – Areas of archaeological potential.

Source: Cosmos Archaeology Pty Ltd 2007

History Works & JCIS Consultants, 2007, *Heritage and Archaeological Assessment: Rolling Stock Maintenance PPP, Former Clyde Wagon Works Site, Auburn*

In December 2006 John Holland Pty Ltd engaged History Works, in association with JCIS Consultants, to prepare a Heritage and Archaeological Assessment for the former Clyde Wagon Works Site, Auburn. The site is located on the downside of the Main Western Line and adjacent to what is now the UGL Unipart Rail Services facility. The site is approximately 800 metres north-east of the subject area.

A total of 25 features were identified, including evidence of the relief line, yard sidings and former wagon works. The research potential of these features was evaluated in accordance with the three tests advocated by Bickford and Sullivan (1984).

The assessment established that, while many features had the potential to contain archaeological material, none of them had more than a low level of archaeological research potential. This finding was attributed to the fact that the site did not incorporate a large component of the main Clyde works site. It was also noted that industrial sites often have limited archaeological potential as so much of the site's archaeology occurs above ground.

3.3.3. Conclusions from Previous Investigations

While the above assessments relate to contextually varied sites, there are some points of relevance for the present assessment.

The Auburn Hospital site (Cosmos Archaeology 2007, 2008) retained a high integrity and legible archaeological record, despite the site having been completely redeveloped in the 20th century. The archaeological resources which were encountered through a program of archaeological monitoring and investigation (Cosmos Archaeology 2008) aligned closely with the predictions made in the 2007 archaeological assessment.

The former Clyde Wagon Works Site presents a very different picture, given that the majority of its archaeological record remains extant and above-ground. This has less implications for the present assessment.

3.4. GEOTECHNICAL INVESTIGATIONS

Douglas Partners, 2020, *Report on Preliminary Geotechnical Investigation: Keighery Hotel Auburn Development, 51 Rawson Street, Auburn*

Douglas Partners was engaged by Equity Development Management Pty Ltd on behalf of Redcape Hotel Group to undertake preliminary geotechnical investigations at the subject area.

The investigations included the drilling of two rock-cored boreholes to approximately 20 metres depth (Figure 30), two augered boreholes into weathered rock, measurement of the groundwater level within a monitoring well and laboratory testing of soil and rock samples.

The subsurface conditions encountered consisted of (Figure 31):

- Pavement material: 60-100 mm thick asphaltic concrete underlain by roadbase gravel to 0.1 metres (in BH1 only); underlain by
- Fill: mostly silty clay fill to depths of 0.6-1.1 metres;
- Residual clay: medium to high plasticity, with ironstone gravel, stiff to hard silty clay and clay extending to depths of 3-5 metres.
- Ashfield shale: very low strength shale to depths of 6.6 metres and 5.7 metres over medium and high strength interbedded sandstone and silt stone then laminate to the base of the boreholes at 20 and 20.3 metres.

No free groundwater was encountered during augering in any of the four boreholes.

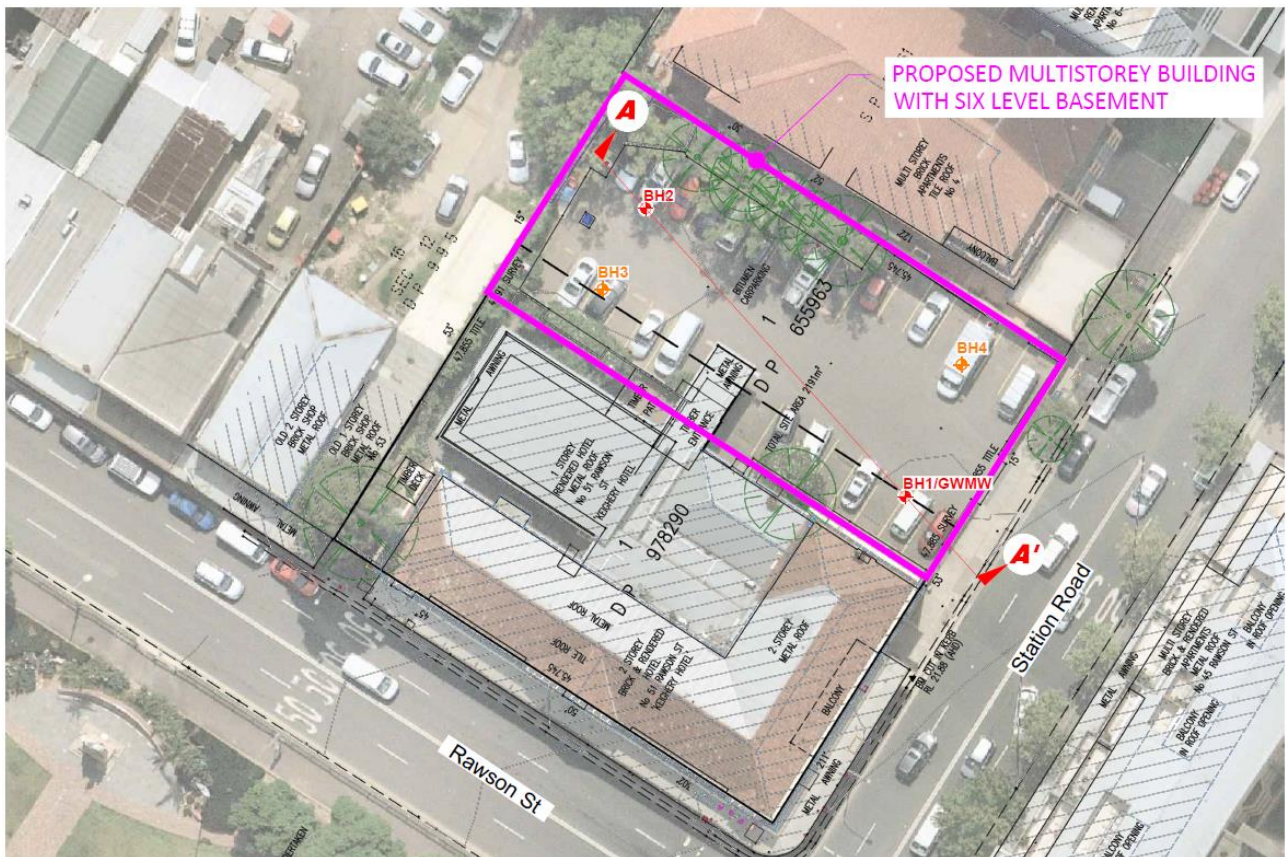


Figure 30 – Borehole location plan

Source: Douglas Partners 2020

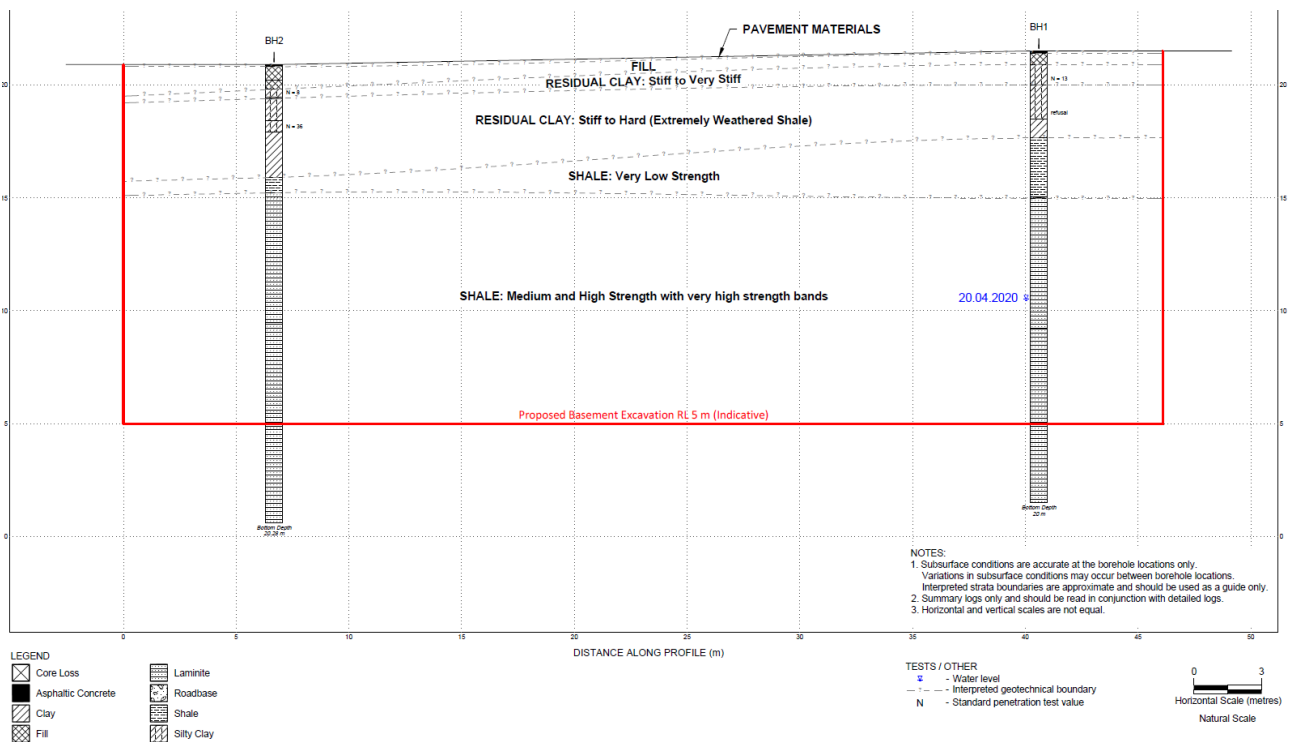


Figure 31 – Interpreted geotechnical cross-section A-A

Source: Douglas Partners 2020

4. ARCHAEOLOGICAL POTENTIAL

4.1. FRAMEWORK FOR ASSESSMENT

The *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996) defines historical archaeological potential as:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.

Archaeological research potential of a site is the extent to which further study of relics likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites, archaeological resources or available historical evidence. The potential for archaeological relics to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there.

The archaeological potential of the subject area is assessed based on the background information presented in Section 3 and graded according to the following scheme:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or archaeological excavation has already occurred and removed any potential resource.
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas; however, deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to deeper sub-surface features.
- **High Potential:** substantially intact archaeological deposits could survive in these areas.

The potential for archaeological remains or 'relics' to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (e.g. phases of building construction) and the activities that occurred there. The following definitions are used to consider the levels of disturbance:

- **Low Disturbance:** the area or feature has been subject to activities that are likely to have had a minor effect on the integrity and survival of archaeological remains.
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. While archaeological evidence may be present, they are likely to have been disturbed.
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence are likely to be significantly disturbed or destroyed.

The following assessment of archaeological potential of the present subject area has been undertaken based on the above framework.

4.2. HISTORICAL DISTURBANCE

The subject area was subject to relatively low levels of disturbance prior to the construction of the Keighery Hotel in 1931. Historical sources reveal that the site was initially incorporated within Thomas Francis' 1806 land grant. The soil quality was very poor in this location, rendering it unsuitable for agriculture. Disturbance during this initial period of occupation was likely limited to vegetation clearance and the construction of a dwelling, fencing and other minor landscape modifications.

Although the site was sold off as part of the Auburn Estate in 1881, there is no evidence which suggests that the site was developed until the early 20th century. By 1914 a cottage had been constructed within the northern portion of the site. Based on the date of construction, this dwelling likely contained brick foundations without a basement level. The 1914 Sydney Water map (Figure 17) indicates the presence of a driveway and outbuilding to the rear of the dwelling, suggesting that minor improvements and landscaping works had been undertaken on the property. The southern portion of the site remained vacant at this time. A 1930 aerial, which immediately predates the construction of the Keighery Hotel, confirms this.

The greatest degree of disturbance within the subject area was associated with the construction of the Keighery Hotel in 1930. The hotel included a partial basement within the south-eastern portion of the building, which would have required significant excavation work in this location.



Figure 32 – Areas of historical disturbance within the subject area.

4.3. DISCUSSION OF ARCHAEOLOGICAL POTENTIAL

Early Land Grants (1806-1880)

The subject area was initially incorporated within Thomas Francis' 1806 land grant. Historical maps do not indicate the presence of structures on the site during this period, however, it can be assumed that Francis would have established a dwelling. Houses during this early period were often constructed using timber from the surrounding forests. Owing to the organic and ephemeral character of timber construction, the potential for archaeological traces is reduced. There may, however, be some potential for post holes or foundation/irrigation trenches relating to this period. Although the poor quality of the soil did not accommodate agricultural activities, minor landscape modifications may have been undertaken, including fencing and vegetation clearance. These would be evidenced by post holes and archaeobotanical deposits.

The potential for evidence of this phase depends upon the degree of subsequent disturbance, which has been identified as high within the southern portion of the site and moderate within the northern (see Figure 32). In light of the ephemeral nature of the anticipated archaeological record, there is nil-low potential for archaeological resources relating to this phase.

Subdivision and Sale (1881-1930)

In 1881 Thomas Francis' 40 acres was sold off as part of the Auburn Downs Estate. Sands Directory entries appear to indicate that the subject area remained undeveloped until the early 20th century. From 1911 a number of occupants are listed at the corner of Rawson Street and Station Road, however, a Sydney Water Plan from 1914 shows the corner lot as vacant (Figure 13). By this time the northern portion of the subject area, which equates with the existing carpark, contained a small cottage dwelling which fronted Station Road. There is no evidence to suggest that anything was erected within the southern portion of the subject area until the Keighery Hotel was constructed in 1930.

The archaeological potential relating to this phase therefore relates exclusively to evidence of the early 20th century cottage dwelling within the northern portion of the subject area. The cottage had been demolished by 1930, as evidenced by an aerial photograph (Figure 18). The site remained vacant until the late 20th century when it was converted into an open-air bitumen carpark.

The low level of subsequent disturbance in this location suggests that there may be some potential for evidence of this earlier structure, including brick footings, foundations and services. Foundations of an outbuilding to the west of the cottage, as depicted in the Sydney Water map (Figure 13), may also survive, as well as casual finds and evidence of landscaping. The early 20th century date of the cottage suggests that it is likely to have incorporated plumbing and services, reducing the potential for outhouses and yard deposits. Likewise, flooring is likely to have been tongue and groove, which reduces the potential for subfloor deposits.

Construction of the Keighery Hotel (1931-1952)

In 1930 the Keighery Hotel was constructed at the corner of Station and Rawson Streets. The original design consisted of a 2-storey L-shaped brick building with a partial basement level within the eastern portion. A driveway was located along the northern boundary off Station Road which accessed four car garages to the rear.

Although the hotel remains extant, a number of these original features have been removed through subsequent improvements, including the conversion of the four-car garage into a beer garden in 1959 and demolition of various outbuildings in 2007-2008. In light of the low level of subsequent disturbance in this location, there is moderate potential for subsurface evidence of these former structures.

Alterations and Additions (1953-Present)

From 1953 onwards various alterations and additions were made to the Keighery Hotel, including the erection of a fibro extension to the rear garages, new smoking area, extension of the carpark and landscaping. Evidence of these activities remains extant.

4.4. SUMMARY OF ARCHAEOLOGICAL POTENTIAL

An assessment of archaeological potential associated with each phase of development of the subject area is provide in Table 5 below. The assessment of archaeological potential within the subject area is mapped in Figure 33 below.

Table 5 – Assessment of Archaeological Potential

Phase	Potential Archaeological Resource	Integrity	Archaeological Potential
1. Early Land Grants (1806-1880)	Postholes, footings and foundations/irrigation trenches relating to early timber structures. Post holes and archaeobotanical deposits as evidence of vegetation clearance and minor improvements.	The subject area was initially incorporated within Thomas Francis' 1806 land grant. Historical maps do not indicate the presence of structures on the site during this period, however, it can be assumed that Francis would have established a dwelling on the site and undertaken minor landscape modifications, including fencing and vegetation clearance. Evidence of this phase may therefore include postholes, footings and foundations of early structures and occupational deposits, including subfloor deposits, yard and privy deposits. The potential for evidence of this phase depends upon the degree of subsequent disturbance.	Nil-Low
2. Subdivision and Sale (1881-1930)	Brick footings, foundations and services associated with early 20 th century cottage, foundations of outbuilding to west of cottage, casual finds and evidence of landscaping.	<p>In 1881 the Francis' 40 acres was sold off as part of the Auburn Downs Estate. Sands Directory entries appear to indicate that the subject area remained undeveloped until the early 20th century. By 1914 the northern portion of the subject area, which equates with the existing carpark, contained a small cottage dwelling. There is no evidence to suggest that anything was erected within the southern portion of the subject area until the Keighery Hotel was constructed in 1930.</p> <p>The low level of subsequent disturbance within the northern portion of the subject area suggests that there may be some potential for evidence of the early 20th century cottage, including brick footings, foundations and services. Foundations of an outbuilding to the west of the cottage, as depicted in the Sydney Water map (Figure 13), may also survive, as well as casual finds and</p>	Moderate

Phase	Potential Archaeological Resource	Integrity	Archaeological Potential
		evidence of landscaping. The early 20th century date of the cottage suggests that it is likely to have incorporated plumbing and services, reducing the potential for outhouses and yard deposits. Likewise, flooring is likely to have been tongue and groove, which reduces the potential for subfloor deposits.	
3. Construction of the Keighery Hotel (1930-1952)	Keighery Hotel (extant).	In 1930 the Keighery Hotel was constructed at the corner of Station and Rawson Streets. The original design consisted of a 2-storey L-shaped brick building with a partial basement level. A driveway was located along the northern boundary off Station Road which accessed four car garages to the rear.	High (extant)
	Footings and foundations of four-car garage and outbuildings.	Although the hotel remains extant, a number of original features have been removed through subsequent improvements, including the conversion of the four-car garage into a beer garden in 1959 and demolition of a number of outbuildings in 2007-2008. In light of the low level of subsequent disturbance in this location, there is moderate potential for subsurface evidence of these former structures.	Moderate
4. Alterations and Additions (1953-Present)	Existing configuration of the subject area (extant).	From 1953 onwards various alterations and additions were made to the Keighery Hotel, including the erection of a fibro extension to the rear garages, new smoking area, extension of the carpark and landscaping. Evidence of these activities remains extant.	High (extant)



Figure 33 – Areas of archaeological potential within the subject area.

5. SIGNIFICANCE ASSESSMENT

5.1. FRAMEWORK FOR ASSESSMENT

The concept of archaeological significance is independent of archaeological potential. For example, there may be 'low potential' for certain relics to survive, but if they do, they may be assessed as being of (State) significance.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential: a site or resource is said to be scientifically significant when its further study may be expected to help answer questions. Whilst the research potential of an archaeological site is an essential consideration, it is one of a number of potential heritage values which a site or 'relic' may possess. Recent changes to the *Heritage Act 1977* (Section 33(3) (a)) reflect this broader understanding of what constitutes archaeological significance by making it imperative that more than one criterion be considered.

The below assessment of archaeological significance considers the criteria, as outlined in the NSW Heritage Branch publication *Assessing Significance for Historical Archaeological Sites and 'Relics'*. Sections which are extracted verbatim from this document are italicized.

For the purposes of this assessment, significance is ranked as follows:

- **No Significance** – it is unlikely that any archaeological resources recovered will be attributed significance in accordance with the assessment criteria on a state or local level.
- **Local Significance** – it is likely that archaeological resources recovered will be significant on a local level in accordance with one or more of the assessment criteria.
- **State Significance** – it is likely that archaeological resources recovered will be significant on a state level in accordance with one or more of the assessment criteria.

5.2. ASSESSMENT OF SIGNIFICANCE

An assessment of archaeological significance associated with each phase of development of the subject area is provided below.

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).

In light of subsequent disturbance, there is nil-low potential for evidence of Thomas Francis' occupation of the subject area. Archaeological resources, including post holes, footings and foundations of early structures, may have local or State significance for their ability to reflect the initial European settlement of the Auburn area.

Evidence of the early 20th century cottage may demonstrate the historical subdivision pattern which was established here during the same period. This was one of many iterations which the subject area underwent from 1881 onwards and would not therefore meet the threshold for local significance.

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).

Renowned local jockey, William Henry Smith, occupied purchased four of the five lots which constitute the subject area in 1903 and resided there until his death in 1911. It is unlikely that archaeological resources could demonstrate a clear link with Smith's ownership and are therefore unlikely to meet the threshold for local significance on this basis.

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).

No evidence has come to light which satisfies this criterion.

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).

Archaeological resources associated with Thomas Francis' occupation of the subject area and initial European settlement of the Auburn area, including post holes, footings and foundations of early structures, may have local or State significance for their ability to yield information which cannot be garnered from historical sources. Archaeobotanical evidence of land clearing and agricultural activities may further augment this history.

The early 20th century date of the cottage suggests that there is low potential for artefact-rich deposits which may reveal additional information about the occupation of the site during this period. Structural remains of the cottage and outbuilding are unlikely to yield additional information to that which is presently available through historical sources.

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 highly developed character of the Auburn area has resulted in the removal of physical traces which evidence the earliest phase of European settlement. Should intact, legible archaeological resources be uncovered which date to this period, these may have significance at a local or state level.

Evidence of the 20th century cottage would not be considered rare within the context of the Auburn area. An initial period of residential development following the establishment of the railway was followed by the industrialisation of the area, resulting in the demolition of many early 20th century houses.

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).

No evidence has come to light which satisfies this criterion.

5.3. STATEMENT OF SIGNIFICANCE

In light of subsequent disturbance, there is nil-low potential for archaeological resources associated with Thomas Francis' occupation of the site. Should intact and legible deposits be encountered, however, these may have local or State significance as rare evidence of the initial European settlement of the Auburn area which cannot be garnered from historical sources.

The early 20th century date of the cottage suggests that there is low potential for artefact-rich deposits which may reveal additional information about the occupation of the site during this period. Structural remains of the cottage and outbuilding are unlikely to yield additional information to that which is presently available through historical sources. Evidence of the cottage would not be considered rare within the context of the Auburn area. While evidence of the cottage may demonstrate the historical subdivision pattern which was established in the early 20th century, this is still reflected in the existing lot configurations which constitute the site.

Renowned local jockey, William Henry Smith, purchased four of the five lots which constitute the subject area in 1903 and resided there until his death in 1911. It is unlikely that archaeological resources could demonstrate a clear link with Smith's ownership and are therefore unlikely to meet the threshold for local significance on this basis.

Evidence of earlier iterations of the Keighery Hotel, including the four-car garage and outbuildings, were neither technically nor aesthetically remarkable and would not further contribute to an understanding of the hotel or its historical context.

Based on the above, no historical archaeological resources have been identified within the subject area which would meet the threshold for either local or state significance.

6. IMPACT ASSESSMENT

It is understood that the proposed works will include:

- alterations and additions to the existing building (Keighery Hotel)
- demolition of select structures; and
- construction of a 15-storey mixed use building comprising 96 residential units, ground floor retail tenancies, and basement car parking.

The proposed residential tower would include four levels of basement car parking, as depicted in Figure 4- Figure 8. This would require that excavation works be undertaken to a depth of approximately 13 metres within the northern portion of the subject area. As seen in the overlay images below (Figure 34 & Figure 35), the basement footprint would encompass the whole of the site to the north of the existing Keighery Hotel. As indicated in Figure 34, this area has been subject to low-moderate levels of disturbance.

The assessment of archaeological potential (see Section 4) has established that there is nil-low potential for archaeological resources associated with the early European settlement of the Auburn area. Evidence of this period is likely to have been highly truncated and disturbed by subsequent development. The greatest potential for historical archaeological resources relates to remains of the early 20th century cottage within the northern portion of the site as well as a four-car garage which was erected in the western portion of the site in the 1930s. As seen in Figure 35 below, both former structures were located within the proposed basement footprint. Should any subsurface evidence of these structures remain, these would certainly be removed by the excavation process.

The assessment of archaeological significance (see Section 5) has established that evidence of the former cottage and garage would not meet the threshold for significance at a local or state level on the grounds that they were not important to the historical development of the area and are unlikely to yield additional information about the Keighery Hotel or Auburn area generally.

Structural evidence of these earlier buildings may be encountered during the proposed excavation works, however, as these have not been attributed any significance, they do not meet the definition of 'Relics' under the *Heritage Act 1977*.

In summary, this HAIA has determined that the proposal is unlikely to result in an impact to historical archaeological relics and the works should proceed as outlined in Section 7.4 below.



Figure 34 – Overlay of basement footprint relative to areas of historical disturbance.



Figure 35 – Overlay of basement footprint relative to areas of archaeological potential.

7. CONCLUSIONS & RECOMMENDATIONS

7.1. ARCHAEOLOGICAL POTENTIAL

This HAIA has established that there is:

- nil-low potential for evidence of the early land grants and initial European settlement of the Auburn area;
- moderate potential for evidence of the early 20th century cottage within the northern portion of the site; and
- moderate potential for evidence of the four-car garage and outbuildings erected to the rear of the hotel throughout the 20th century.

7.2. ARCHAEOLOGICAL SIGNIFICANCE

In light of subsequent disturbance, there is nil-low potential for archaeological resources associated with Thomas Francis' occupation of the site. Should intact and legible deposits be encountered, however, these may have local or State significance as rare evidence of the initial European settlement of the Auburn area which cannot be garnered from historical sources.

The early 20th century date of the cottage suggests that there is low potential for artefact-rich deposits which may reveal additional information about the occupation of the site during this period. Structural remains of the cottage and outbuilding are unlikely to yield additional information to that which is presently available through historical sources. Evidence of the cottage would not be considered rare within the context of the Auburn area. While evidence of the cottage may demonstrate the historical subdivision pattern which was established in the early 20th century, this is still reflected in the existing lot configurations which constitute the site.

Renowned local jockey, William Henry Smith, purchased four of the five lots which constitute the subject area in 1903 and resided there until his death in 1911. It is unlikely that archaeological resources could demonstrate a clear link with Smith's ownership and are therefore unlikely to meet the threshold for local significance on this basis.

Evidence of earlier iterations of the Keighery Hotel, including the four-car garage and outbuildings, were neither technically nor aesthetically remarkable and would not further contribute to an understanding of the hotel or its historical context.

Based on the above, no historical archaeological resources have been identified within the subject area which would meet the threshold for either local or state significance.

7.3. IMPACT ASSESSMENT

The proposal would require that excavation works be undertaken to a depth of approximately 13 metres within the northern portion of the subject area to accommodate a 4-level basement. Overlays confirm that both the early 20th century cottage and later garage were located within the proposed basement footprint.

Structural evidence of these earlier buildings may be encountered during the proposed excavation works, however, as these have not been attributed any significance, they do not meet the definition of 'Relics' under the *Heritage Act 1977*.

In summary, this HAIA has determined that the proposal is unlikely to result in an impact to historical archaeological relics and the works should proceed as outlined in the recommendations below.

7.4. RECOMMENDATIONS

Recommendation 1 – Unexpected Finds Procedure

Where substantial intact archaeological relics of State or local significance, not identified in this HAIA are unexpectedly discovered during excavation, work must cease in the affected area and Urbis be immediately notified. Depending on the nature of the discovery, Heritage NSW may be notified in writing in accordance with section 146 of the *Heritage Act 1977*. Additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

Recommendation 2 – Archaeological Induction

Prior to the commencement of works, an archaeological induction should be delivered by Urbis to all relevant construction personnel for the purpose of establishing:

- heritage obligations of all project personnel;
- how to identify archaeological relics of State or local significance;
- what to do in the event that potential relics are uncovered; and
- how the Unexpected Finds Procedure works in practice.

8. REFERENCES

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