

# Statement of Heritage Impact

Version 4 - Final for REF submission

## Northern Rivers Flood Recovery - Richmond River High Campus Redevelopment

### Acknowledgement of Country

TZG acknowledges the traditional owners and custodians of the land on which we work and pay our respects to Elders past and present. We are committed to a just, equitable and reconciled Australia and support the Uluru Statement from the Heart.

Always was, always will be.

### Front Cover 1979 Aerial Photograph.

Source: State Library of New South Wales

# TZG Heritage+AdaptiveReuse

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# 01 Introduction

## 1.1 Background

This Statement of Heritage Impact has been prepared to support a Review of Environmental Factors (REF) for the rebuild of Richmond River High Campus (the activity) (RRHC). The REF has been prepared to support an approval for the RRHC development under Section 68 of the *NSW Reconstruction Authority Act 2022* (RA Act).

The activity will be carried out at Dunoon Road, North Lismore, also known as 163 and 170 Alexandra Parade, North Lismore (the subject site).

The subject site is not listed as a heritage item in Lismore Local Environmental Plan 2012, however it is located in the vicinity of the following heritage-listed items:

- Lismore Railway Underbridges (SHR #01044). Also listed as an Archaeological Site, Railway Viaduct, Alexandra Parade (LEP A7, State Significance)
- Richmond River High School (LEP #I92, Local Significance). Also listed as Richmond River High School (S170 #4640357)
- Richmond River High School Grounds (LEP #I30186, Local Significance)

This report has been prepared in accordance with Heritage NSW guidelines and will assess the impacts associated with the proposed activity on the heritage-listed items located in the vicinity of the subject site.

### Project Details

**Address** Dunoon Road, also known as 163 and 170 Alexandra Parade North Lismore NSW 2480

**Real Property Description** Lot 1 DP 539012; Lot 2 DP 539012; Lot 1 DP 376007

**Current Zoning** RU1 - Primary Production

**Heritage Listings** Subject site is not heritage listed.  
Located in the vicinity of Lismore LEP 2012 heritage items.

### Authorship

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**Proponent** The Department of Education (the department) is the landowner, and proponent pursuant to Section 5.1 of the *Environmental Planning and Assessment Act 1979 (the Act)*. The activity will be determined by the Reconstruction Authority (RA) under the Ministerial powers in Section 68 of the *NSW Reconstruction Authority Act 2022 (RA Act)*.

**Contract No.** DDWO05366/23

## 1.2 Limitations

This Statement of Heritage Impact is limited to an assessment of the potential impacts associated with the construction of a new school at the subject site. Any potential changes to the former school at the Lake Street site fall outside the scope of the REF and have not been assessed.

Assessments of cultural significance made by others have been adopted for this report. In the opinion of the author, the recommendations in this report would not be materially altered by any further primary research.

## 1.3 Definitions

The following definitions, extracted from Article 1 of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (The Burra Charter), have been adopted in this report.

- 1.1 **Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- Cultural significance is embodied in the **place** itself, its **fabric, setting, use, associations, meanings, records, related places** and **related objects**.
- Places may have a range of values for different individuals or groups.
- 1.3 **Fabric** means all the physical material of the **place** including elements, fixtures, contents and objects.
- 1.4 **Conservation** means all the processes of looking after a place so as to retain its cultural significance.
- 1.5 **Maintenance** means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves **restoration** or **reconstruction**.
- 1.6 **Preservation** means maintaining a **place** in its existing state and retarding deterioration.
- 1.7 **Restoration** means returning a **place** to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 **Reconstruction** means returning a **place** to a known earlier state and is distinguished from restoration by the introduction of new material.
- 1.9 **Adaptation** means changing a **place** to suit the existing use or a proposed use.
- 1.10 **Use** means the functions of a **place**, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
- 1.11 **Compatible use** means a use which respects the **cultural significance** of a **place**. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 **Setting** means the immediate and extended environment of a place that is part of or contributes to its **cultural significance** and distinctive character.
- 1.13 **Related place** means a **place** that contributes to the **cultural significance** of another place.
- 1.14 **Related object** means an object that contributes to the **cultural significance** of a place but is not at the place.
- 1.15 **Associations** mean the connections that exist between people and a **place**.
- 1.16 **Meanings** denote what a **place** signifies, indicates, evokes or expresses to people.
- 1.17 **Interpretation** means all the ways of presenting the **cultural significance** of a place.

## 1.4 Abbreviations

Commonly used abbreviations in this report include:

AEP	Annual Exceedence Probability	RRHC	The Rivers Secondary College - Richmond River High Campus
DCP	Development Control Plan	SINSW	School Infrastructure New South Wales
DOE	Department of Education (NSW)	SLNSW	State Library of NSW
EFSG	Educational Facilities Standards and Guidelines	SHR	State Heritage Register
LEP	Local Environmental Plan	SOHI	Statement of Heritage Impact
PMF	Probable Maximum Flood		
REF	Review of Environmental Factors		

## 1.5 Location

The subject site is located on the North Lismore Plateau, north of Leycester Creek. The site is approximately 1.8km northwest of the main township of Lismore and is located opposite Lismore Showgrounds on Dunoon Road.

The former Richmond River High Campus site, also known as the Lake Street campus, is located 900m southeast of the site.



Figure 1: Location Map - subject site outlined in red.  
Source: Landchecker, 2024.

## 1.6 The Site

The site is located at Dunoon Road, North Lismore and is also known as 163 and 170 Alexandra Parade, North Lismore. The site comprises three lots. Dunoon Road and Alexandra Parade form the east and south boundaries respectively.

The site is legally described as Lot 1 DP 539012, Lot 2 DP 539012 and Lot 1 DP 376007. The site area is approximately 33.53 hectares.

The proposed activity would be generally located at the northeast portion of the site.

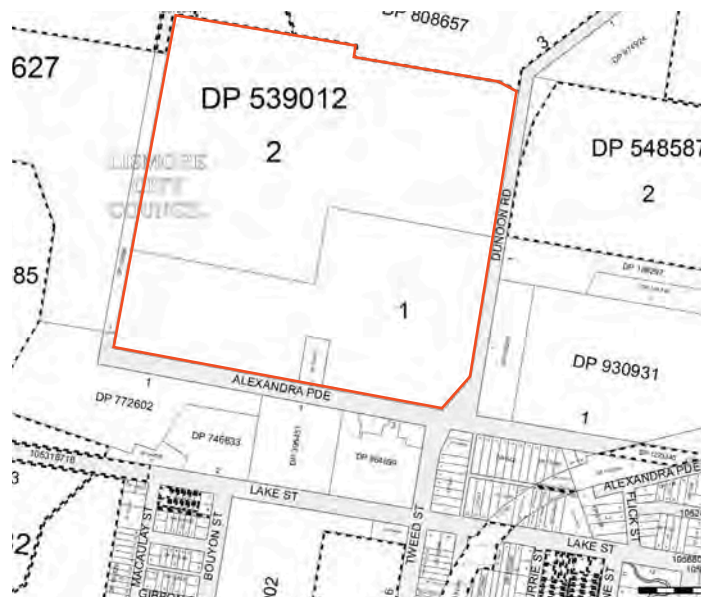


Figure 2: Cadastral Plan showing Lots 1/539012, 2/539012 and 1/367007 North Lismore, County of Rous. The subject site is contained within these lots.  
Source: NSW Land Registry Service.

# 02 Statutory Context

## 2.1 Environment Protection & Biodiversity Conservation Act 1999

Environmental heritage in NSW is protected and managed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the *NSW Heritage Act 1977* and the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act).

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the principal environmental Act at a Commonwealth level. It provides for the protection and management of nine matters of national environmental significance as defined in the Act.

Matters of national environmental significance include but are not limited to flora, fauna, ecological communities and heritage places of national and international importance.

In addition, the EPBC Act applies to actions with a significant impact on the environment where the actions affect, or are taken on, Commonwealth land, or are carried out by a Commonwealth agency, (even if that significant impact is not on one of the nine matters of 'national environmental significance').

The EPBC Act requires approval from the Minister for actions with a significant impact on places included on the National Heritage List or Commonwealth Heritage List.<sup>1</sup>

### National Heritage List

The National Heritage List was established under the *EPBC Act* to protect places of outstanding significance to Australia.<sup>2</sup>

The site is not listed on the National Heritage List.

### Commonwealth Heritage List

The Commonwealth Heritage List was established under the *EPBC Act* to protect places owned and managed by Commonwealth agencies.

There are no places on the Commonwealth Heritage List within or near the proposal area.

## 2.2 The Heritage Act 1977

The *NSW Heritage Act 1977* (Heritage Act) is the principal Act for the management of the environmental heritage of NSW. It establishes the State Heritage Register (SHR) and includes provisions for Interim Heritage Orders, Orders to Stop Work and the management of archaeological relics. It also requires government agencies such as The Department of Education to maintain a Heritage and Conservation Register.<sup>3</sup>

To assist management of NSW's environmental heritage, the *Heritage Act* distinguishes between assets of state and local significance.

### State Heritage Register

The State Heritage Register (SHR) identifies places and objects of importance to the whole of NSW.

There are no places on the State Heritage Register within or near the proposal area.

### Section 170 Heritage and Conservation Register

Section 170 of the *Heritage Act* requires government agencies to establish a Heritage and Conservation Register that identifies all assets of environmental heritage that it owns or occupies.

Government agencies are required to provide the NSW Heritage Council notice of any intention to remove an asset from a Section 170 Heritage and Conservation Register, transfer ownership of an asset included on a Section 170 Heritage and Conservation Register, cease to occupy an asset on a Section 170 Heritage and Conservation Register or demolish an item included on a Section 170 Heritage and Conservation Register and assets must be maintained with due diligence in accordance with the State Agency Heritage Guide (NSW Heritage Office 2005).

Proposals to alter or demolish assets of State significance must be referred to the NSW Heritage Council.

The school was originally located on Lake Street, which is listed on the Department of Education's S170 Register (SHI #4640357) as *The Rivers Secondary College - Richmond River High Campus - Building B00A and Significant Trees*. It is located within 800m of the subject site where the school is proposed to be rebuilt.

1: EPBC Act 1999, <http://www.environment.gov.au/topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999/about-epbc>

2: National Heritage List, <http://www.environment.gov.au/heritage/places/national-heritage-list>

3: Heritage Act 1977, [http://www6.austlii.edu.au/cgi-bin/viewdb/au/legis/nsw/consol\\_act/ha197786/](http://www6.austlii.edu.au/cgi-bin/viewdb/au/legis/nsw/consol_act/ha197786/)



## Archaeology

Historical archaeological resources or ‘relics’ are defined by the *Heritage Act*. A relic is an archaeological deposit, resource or feature that has heritage significance at a local or State level. The definition is no longer based on age. A ‘relic’ is defined by the *Heritage Act* as:

Any deposit, object or material evidence:(a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) which is of State or Local significance.

Section 139 protects archaeological ‘relics’ from being ‘exposed, moved, damaged or destroyed’ by the disturbance or excavation of land. This protection extends to the situation where a person has ‘reasonable cause to suspect’ that archaeological remains may be affected by the disturbance or excavation of the land. It applies to all land in New South Wales that is not included on the SHR.<sup>4</sup>

The subject site is located within 300m of the *Lismore Railway Underbridges* which is identified as an archaeological site (SHR #01044).

## 2.3 National Parks & Wildlife Act 1974

Aboriginal objects (including archaeological sites) are protected under the *National Parks and Wildlife Act 1974 (NSW)*, (as amended) (NPW Act).

The *NPW Act* is administered by Heritage NSW (Department of Climate Change, Energy, the Environment and Water), formerly the National Parks and Wildlife Service (NPWS). The Chief Executive is the authority responsible for the protection of all Aboriginal objects and place in NSW, whether they are on national park estate or not.

Under Section 90 of the *NPW Act* it is an offence to harm, deface, damage, remove or desecrate, an Aboriginal object or place without prior written consent of the Aboriginal Heritage Regulation Team (Heritage NSW). It is also an offence, under Section 86 of NPW Act to disturb or excavate land for the purpose of discovering an Aboriginal object, or disturb or move an Aboriginal object on any land, without first obtaining a permit (preliminary research permit, excavation permit, collection permit or rock art recording permit) under Section 87 of the NPW Act. Under Section 91 of the NPW Act, it is also a requirement to notify the Chief Executive of Heritage NSW of the location of an Aboriginal object identified during any phase of works.

Refer to the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage, which accompanies the REF submission, for further information regarding Aboriginal Cultural Heritage.

## 2.4 New South Wales Reconstruction Authority Act 2022

The *NSW Reconstruction Authority Act 2022* (RA Act) was established to improve disaster resilience and recovery in NSW, particularly in the wake of events like the Northern Rivers Region floods. The Act provides a framework for the NSW Reconstruction Authority to lead disaster prevention, preparedness, and adaptation, as well as recovery and reconstruction efforts.

### 68 Ministerial authorisations

(1) The Minister may, by order (a Ministerial authorisation), authorise the undertaking of development without the need for—

(a) an approval or assessment under the Environmental Planning and Assessment Act 1979, or

#### **Example—**

*an approval or environmental assessment under the Environmental Planning and Assessment Act 1979, Part 5*

(b) consent from any person.

(2) A Ministerial authorisation may be given only—

(a) in accordance with subsection (3), or

(b) in the exceptional circumstances in subsection (4).

(3) For subsection (2)(a), a Ministerial authorisation under subsection (1) may be given only if—

(a) the chief executive officer has asked that the authorisation be given in circumstances, or on the basis of a ground, mentioned in paragraph (b)(i) or (ii), and

(b) the authorisation is given—

(i) during a state of emergency declared under the State Emergency and Rescue Management Act 1989, or

(ii) in relation to a declared project, reconstruction area or disaster prevention area, and

(c) the chief executive officer has advised, and the Minister is satisfied—

(i) the authorisation is necessary to protect the safety and welfare of members of the public—

(A) following a disaster that resulted in the declaration of the state of emergency, or

(B) because of the disaster or likely disaster that resulted in the declaration of the declared project, reconstruction area or disaster prevention area, and

(ii) the development is in a part of the State that has been, or is likely to be, directly or indirectly affected by the disaster.

(4) For subsection (2)(b), a Ministerial authorisation may be given only if the Minister is satisfied—

(a) exceptional circumstances exist, and

(b) immediate action is required to protect the safety and welfare of members of the public, and

(c) no other mechanism available under this Act would be appropriate in the circumstances.<sup>5</sup>

4: Heritage Act 1977, Section 139 Excavation permit required in certain circumstances, [http://www6.austlii.edu.au/cgi-bin/viewdoc/au/legis/nsw/consol\\_act/ha197786/s139.html](http://www6.austlii.edu.au/cgi-bin/viewdoc/au/legis/nsw/consol_act/ha197786/s139.html)

5: NSW Reconstruction Authority Act 2022 No 80, <https://legislation.nsw.gov.au/view/whole/html/inforce/current/act-2022-080>

## 2.6 The Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979 (EP&A Act)* establishes a framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The *EP&A Act* requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits.

Part 5 of the EP&A Act allows for activities that are carried out by government departments or agencies to be undertaken without consent provided the environmental impacts of the activity are assessed through a Division 5.1 assessment referred to as a Review of Environmental Factors (REF).

The *EP&A Act* also requires that Local Governments prepare planning instruments, such as Local Environmental Plans (LEPs) and Development Control Plans (DCPs), in accordance with the Act to provide guidance on the level of environmental assessment required.<sup>8</sup>

The current study area falls within the boundaries of Lismore Local Government Area.

### Lismore LEP 2012

Lismore LEP is the principal legal instrument for controlling development and guiding land-use planning decisions made by local Council. The LEP lists items of heritage significance within the LGA and includes aims and objectives to be addressed in any development application.

Clause 5.10 outlines the provisions which apply to heritage conservation and requirements in relation to development applications affecting a heritage item or within a conservation area. Schedule 5 of Lismore LEP lists Items of Environmental Heritage with heritage items listed in Part 1, Heritage Conservation areas listed in Part 2 and Archaeological Sites listed in Part 3.

The subject site is not listed as a Heritage Item however it is located 300m from the Railway Viaduct on Alexandra Parade, which is identified as an Archaeological Site of State significance (A7). The heritage item is visible from the subject site.

The former school, located 800m away on Lake Street, is a heritage-listed item of Local significance (I92) and includes a separate heritage listing for the school grounds (I30186).

Refer to **Figure 3** Lismore LEP Heritage Map overleaf.

### Lismore DCP 2012

Lismore DCP provides detailed objectives and controls to guide future developments and covers access and parking, landscaping and signage along with heritage. Heritage conservation and archaeology is addressed in Part A, Chapter 12 – Heritage Conservation.

As the study site does not contain any heritage listed items, the Heritage controls specified within the DCP are not applicable.

8: The EP&A Act, <http://www.environment.gov.au/topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999/about-epbc>

## 2.5 Non Statutory Listings

Listing on non-statutory registers does not provide any legal protection to heritage items or sites, however it demonstrates their recognised heritage value.

### Register of the National Trust

The Register of the National Trust was established in 1949 and is maintained by the National Trust of Australia. Following its survey and assessment of the natural and cultural environment, the National Trust of Australia (NSW) maintains a Register of landscapes, townscapes, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation.<sup>6</sup>

Currently, there are some 12,000 items listed on the Trust's Register.

The subject site is not identified on the National Trust Register.

The former school at Lake Street is listed on this register as *Richmond River High School*.

### Register of the National Estate

The Register of the National Estate is a list of some 13,000 places of natural, Indigenous and historic significance throughout Australia that was originally established under the Australian Heritage Commission Act 1975. The Register of the National Estate ceased to be a statutory register in 2012 and is now maintained on a non-statutory basis as a publicly available archive and educational resource.<sup>7</sup>

The subject site or the former school are not included on this register.

### Australian Institute of Architects Register

The Register of Significant Buildings in NSW is prepared by the Heritage Committee of the Australian Institute of Architects - New South Wales Chapter.

The subject site or the former school are not listed on this register.

6: Register of the National Trust, <http://www.nationaltrust.org.au/nsw/heritage-register>

7: Register of the National Estate, <http://www.environment.gov.au/topics/heritage/heritage-places/register-national-estate>

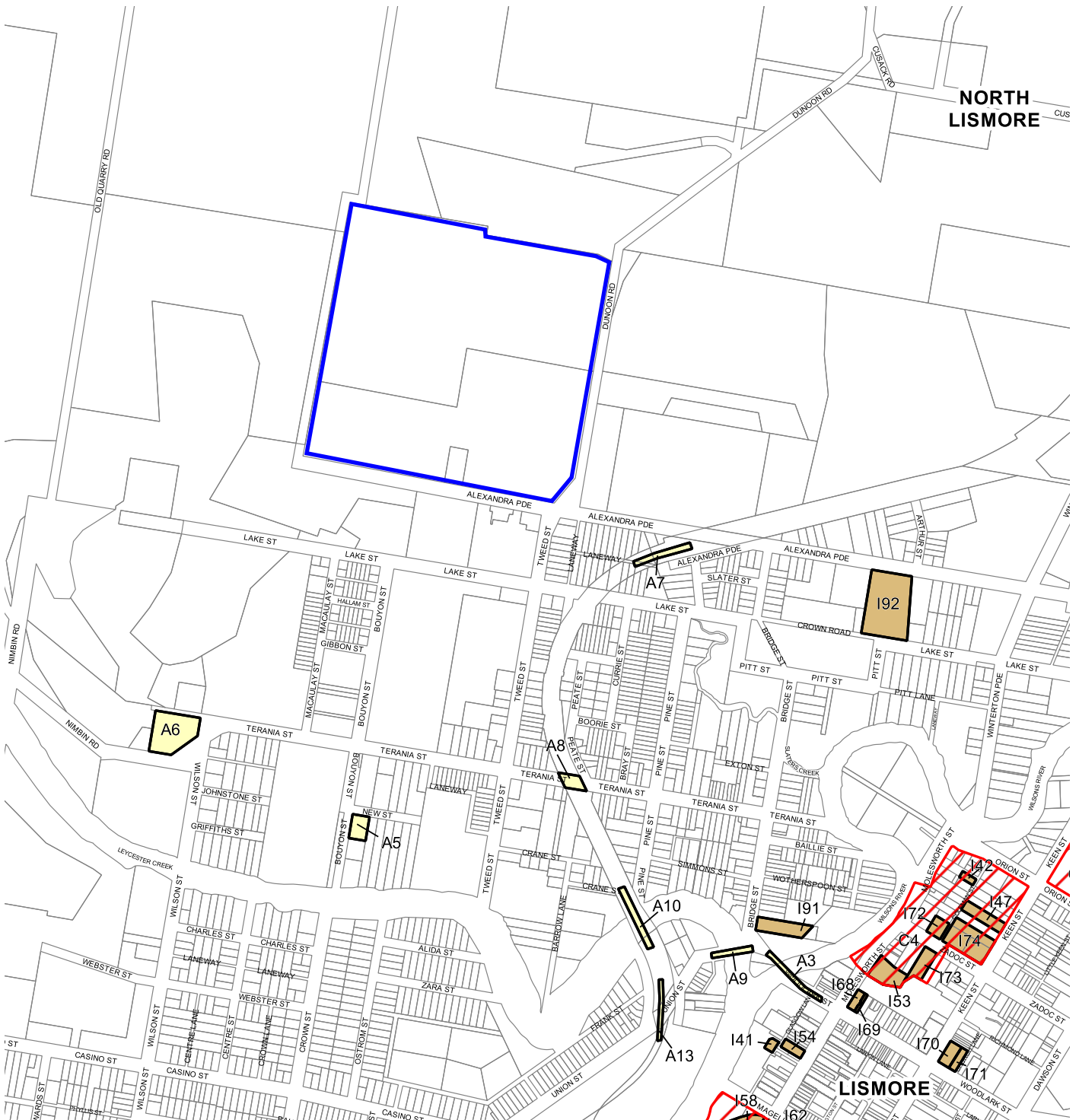


Figure 3: Lismore LEP Heritage Map 020.  
Source: Lismore LEP 2012.



- Legend - Heritage Map**
- Subject site
  - Heritage Item
  - Heritage Item
  - ⊘ Heritage Conservation Area

# 03 Historical Context

## 3.1 Flood History of Lismore

Lismore has experienced numerous significant flood events throughout its history. The Richmond River region, where Lismore is situated, is historically affected by heavy rainfall and river surges.

The first recorded major flood was in 1861, during which large quantities of logs swept downriver. The late 19th and early 20th centuries saw recurring floods, with notable peaks in 1893 and 1917. The 1893 flood was particularly disastrous, with river levels rising unexpectedly after a brief drop, causing widespread damage. The 1931 flood saw local residents taking refuge at the Lismore Showground, highlighting community efforts to support evacuees.

In 1945, one of the most devastating floods coincided with World War II, temporarily overshadowing war news. Emergency services and local residents showed remarkable bravery, with fishermen from nearby Ballina using their boats to rescue trapped families. Subsequent decades, particularly the 1950s and 1970s, continued to bring severe flooding, including notable events in 1954 and 1974. Each flood event has been marked by both hardship and stories of resilience, community cooperation, and even humour in the face of adversity.<sup>9</sup>

A historical chronology which summarises the European History of the Richmond River and Lismore areas is contained in **Appendix B**.



**1921**

Figure 4: 23 July 1921 flood event.

Source: Flickr. <https://www.flickr.com/photos/hwmobs/22917570545>



**1938**

Figure 5: Lismore flood.

Source: State Library of NSW, File no. 15589737.

9: Richmond River Historical Society, 'Floods - The Human Touch' by Margaret Henderson (1861-1974). <https://www.richhistory.org.au/lismore-history/district-history/floods/> The information was originally written as part of a school project published for the Lismore City Council website in 2002.

### 2022 February Flood Event

Three rain episodes took place over the course of the four days leading up to the 2022 flood tragedy. Each would have produced a considerable flood under normal circumstances, but when combined, they caused a catastrophe. The Wilsons River, located to the east of the site, exceeded its levee height of 10.6 meters. It peaked at an unprecedented 14.4 meters on 28 February 2022, surpassing the previous flood level of 12.27 meters in 1954.

The State Emergency Service and the Bureau of Meteorology did not mention the probable scope of this catastrophe in their official warnings and instructions. The scale of the disaster overwhelmed emergency services leaving many residents relying on community-led efforts for evacuation and help.

Local residents moved their cars to land that had always been above flood levels. Most families moved their belongings to the upper level of their homes in the belief that they would be secure. According to a NSW Flood Enquiry, the water levels had risen two metres higher than anticipated.

Thousands of homes and businesses were inundated, with many completely submerged, and critical infrastructure and communication networks severely damaged or destroyed.



**2022**

Figure 7: 2022 Lismore flood.

Source: State Library of NSW, File no. 20554281.



**2022**

Figure 6: Block A, Richmond Rivers High School.

Source: <https://www.dailytelegraph.com.au/news/nsw/lismore/rivers-secondary-college-in-lismore-beyond-repair-after-floods/news-story>



Figure 8: Aerial view of Richmond River High School during the February flood event.

Source: <https://www.abc.net.au/news/2022-12-16/northern-rivers-flood-students-outstanding-results-year-12/101780468>



Figure 9: Aerial view of Lismore following the 2022 February flood.

Source: Northern Rivers Community Gateway, <https://nrcg.org.au/support-lismore-flood-recovery/>



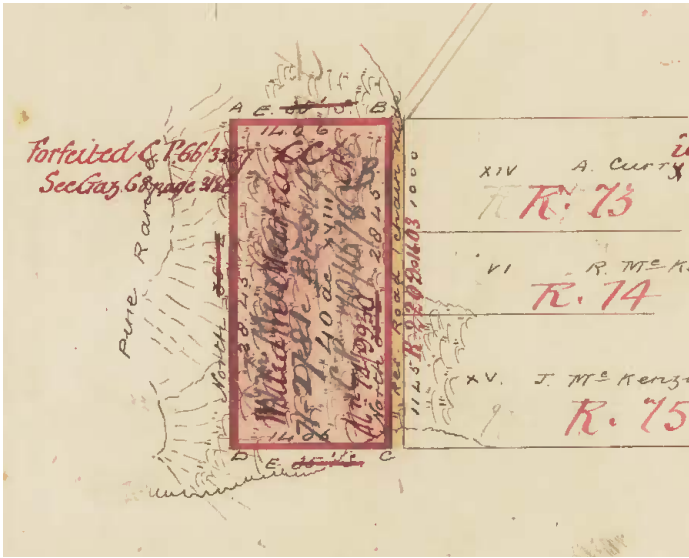
Figure 10: Damage caused in the aftermath of the 2022 February flood.

Source: <https://www.lismorecitynews.com.au/story/8399130/new-school-plans-for-richmond-river-high-campus-in-lismore/>

### 3.2 Historic Mapping

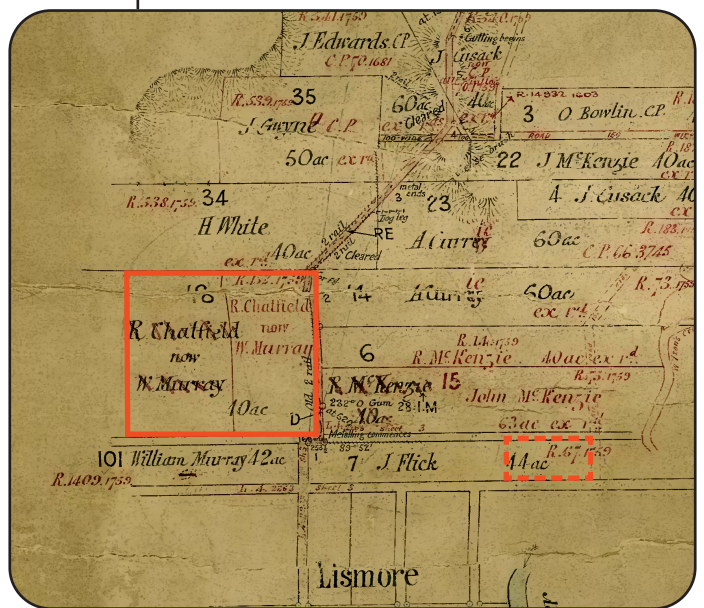
Early Crown Plans prepared prior to the sales show a pine range to the west of Section 18, later purchased by William Murray, and a steep and rocky ascent along the western boundary of Portion 47, purchased by James Gwynne.

The reservation for a road along the eastern boundary of Section 18 in the 1866 Crown Plan would later become Dunoon Road. The 1871 Crown Plan shows the closed road which was later sold to William Murray in 1939.



1866

Figure 12: Crown Plan 152-1759, Section 18. Survey of the 40 acre parcel in preparation for the sale of the land.  
Source: NSW Land Registry Services.



1871

Figure 13: Crown Plan 152-1759, Lot 48. Survey of the 40 acre parcel in preparation for the sale of the land.  
Source: NSW Land Registry Services.

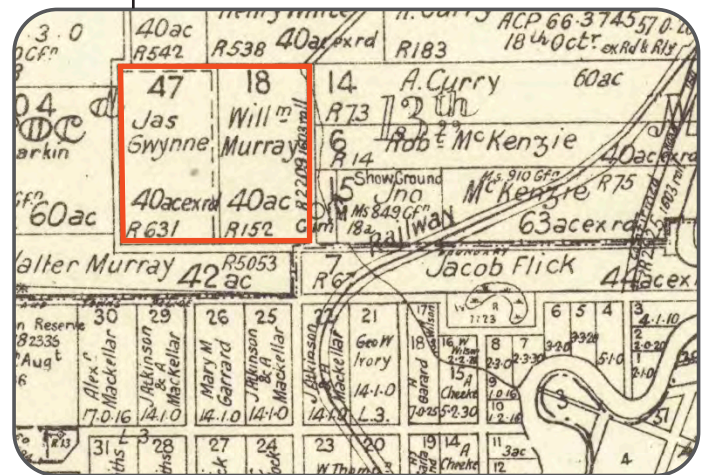
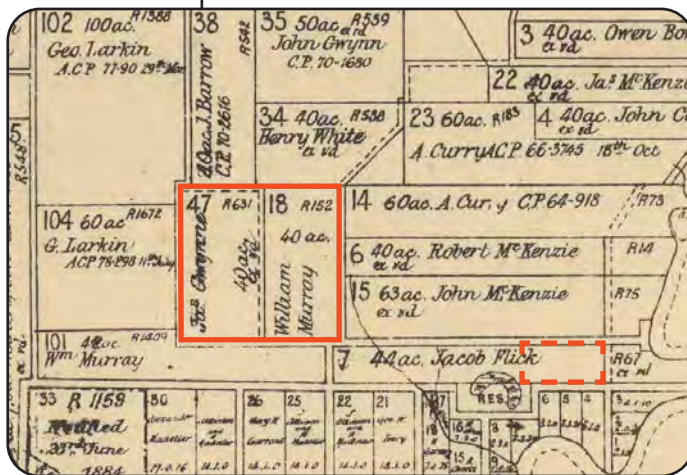
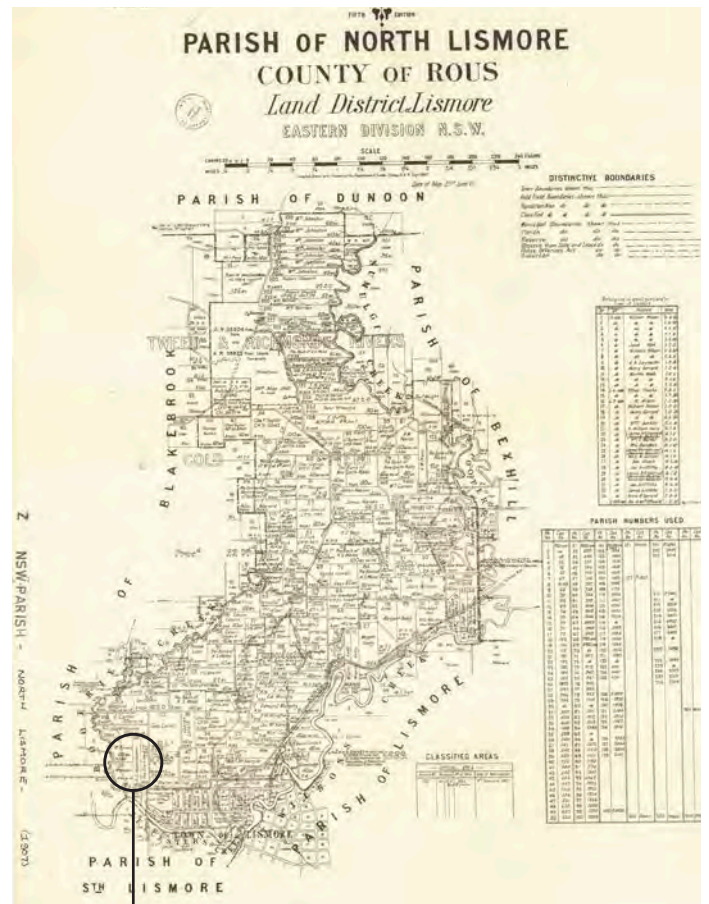
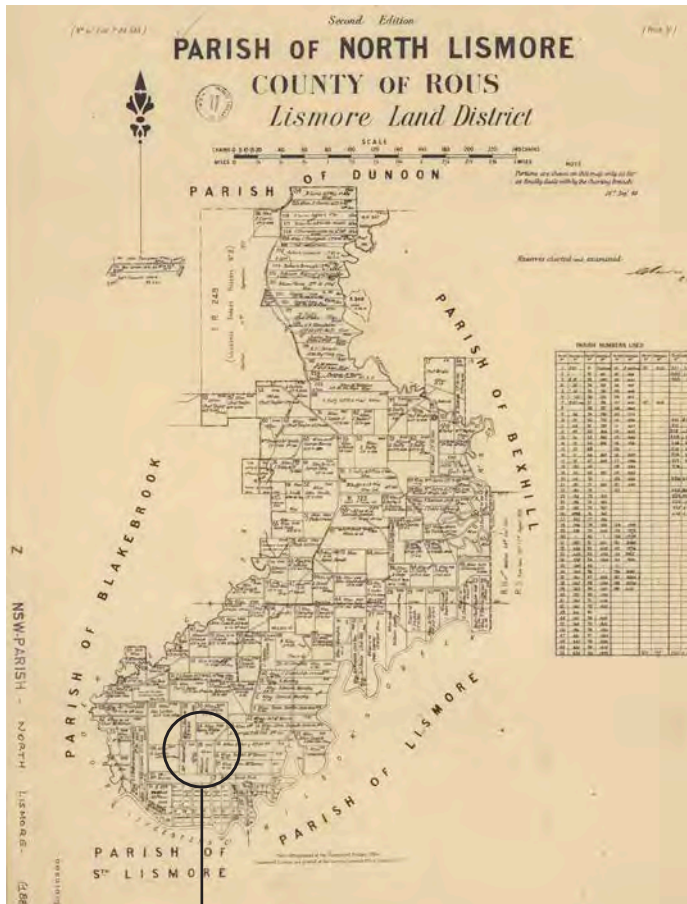
1881

Figure 11: Crown Plan 2209-1603. Subject site highlighted in red and former Richmond River High Campus site dashed in red.  
Source: NSW Land Registry Services.

Historical Context

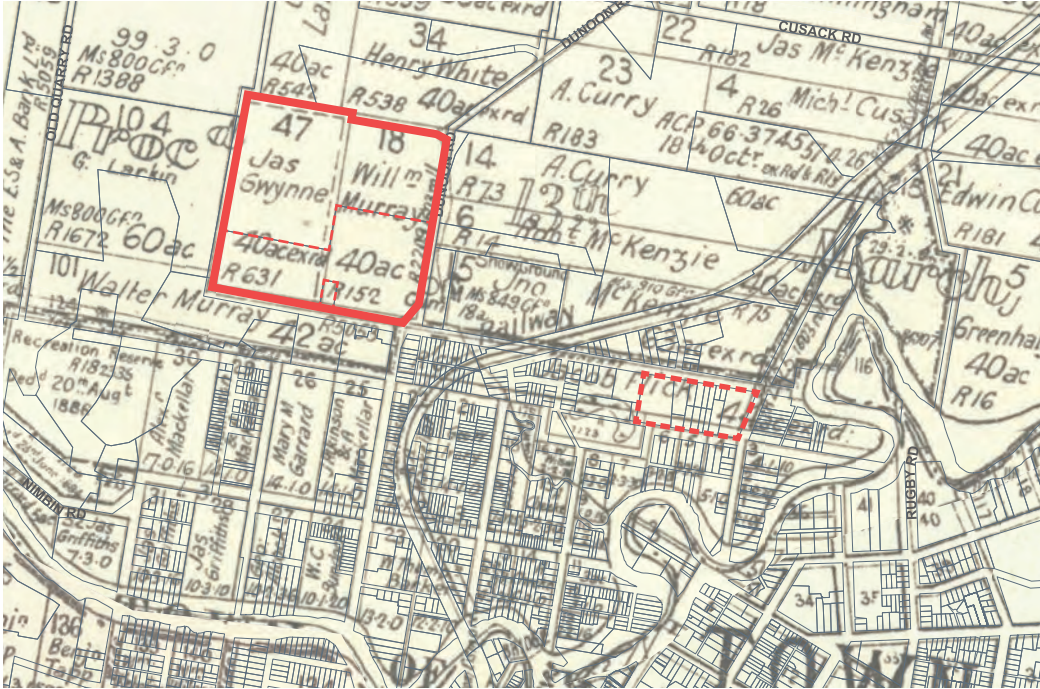
The early Parish Maps of North Lismore shows the subject site comprising of the original 40 acre purchased by James Gwynne (Section 47) and William Murray (Section 18).

The Casino to Murwillumbah railway line, located southeast of the site, appears in the 1907 Parish Map.



**1884** Figure 14: 1884. Parish of North Lismore showing subject site in red.  
Source: State Library of NSW, File no: FL20450446.

**1907** Figure 15: 1907. Parish of North Lismore showing subject site in red.  
Source: State Library of NSW, File no: FL20450446.



The 1908 Parish Map of North Lismore showing the formation of Dunoon Road to the east of the subject site.

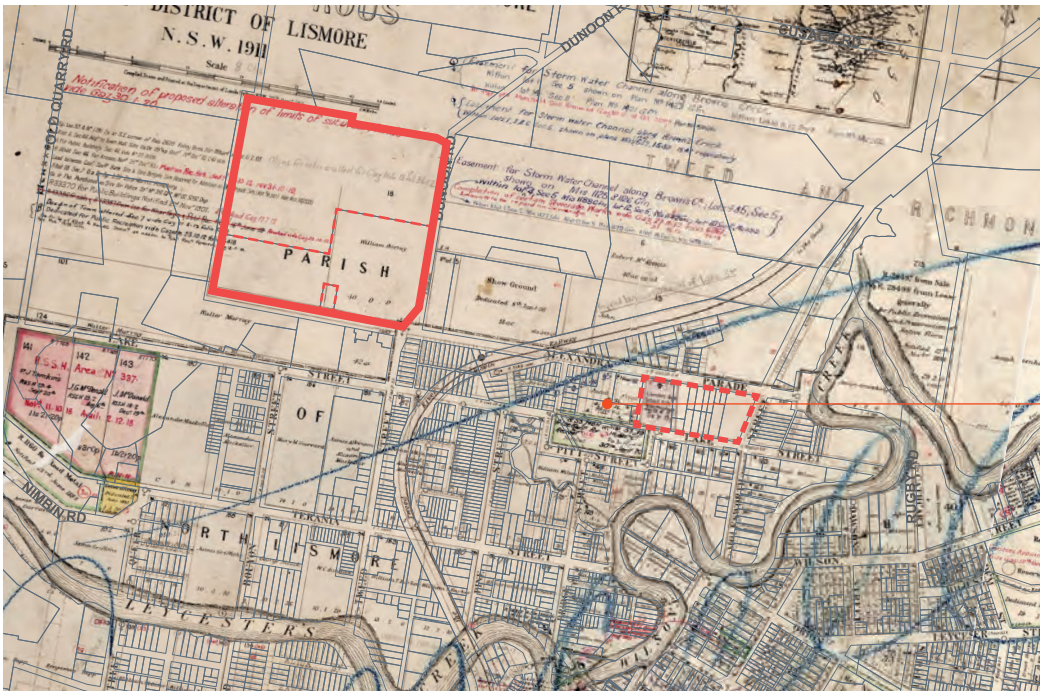
Lismore Showground formed out of the eastern portion of John McKenzie's grant (Section 15).

The former RRHC site occupies the eastern portion of Jacob Flick's lot.

1908

Figure 16: Composite Parish Maps of Lismore, North Lismore, and South Lismore. Subject site highlighted in red and former Richmond River High Campus site dashed in red.

Source: NSW Land Registry Services with TZG overlay.



A portion of Jacob Flick's subdivision, southeast of the subject site is proposed as a site for Lismore High School.

1911

Figure 17: Parish of Lismore, North Lismore, and South Lismore. Subject site highlighted in red and former Richmond River High Campus site dashed in red.

Source: NSW Land Registry Services with TZG overlay.

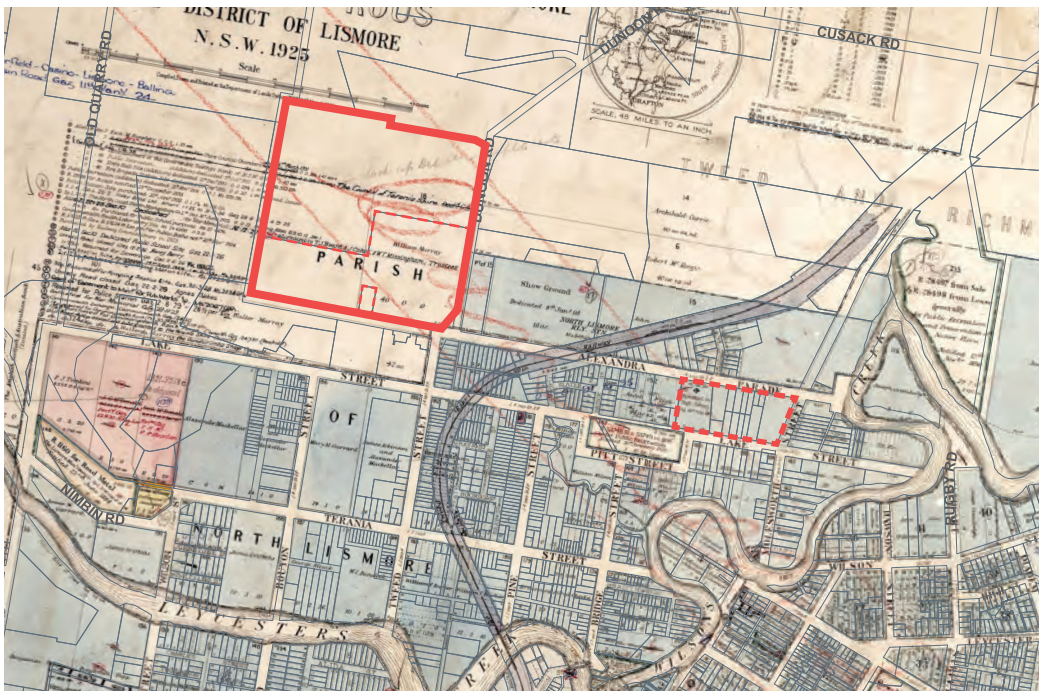




1920s

Figure 18: Parish of Lismore, North Lismore, and South Lismore. Subject site highlighted in red and former Richmond River High Campus site dashed in red.

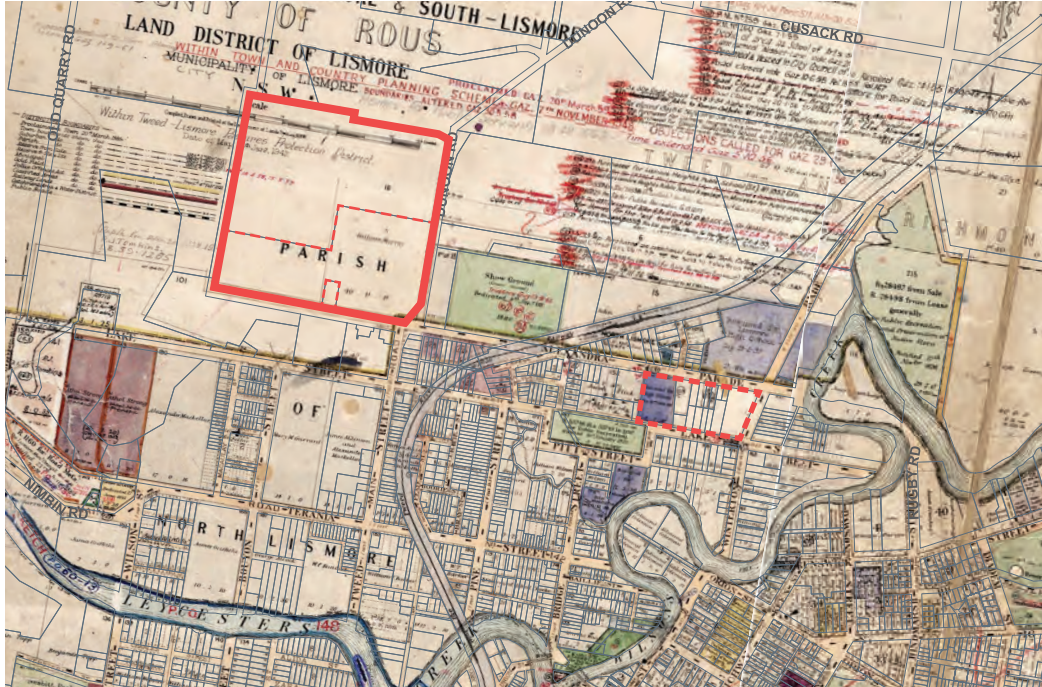
Source: NSW Land Registry Services with TZG overlay.



1925

Figure 19: Parish of Lismore, North Lismore, and South Lismore. Subject site highlighted in red and former Richmond River High Campus site dashed in red.

Source: NSW Land Registry Services with TZG overlay.

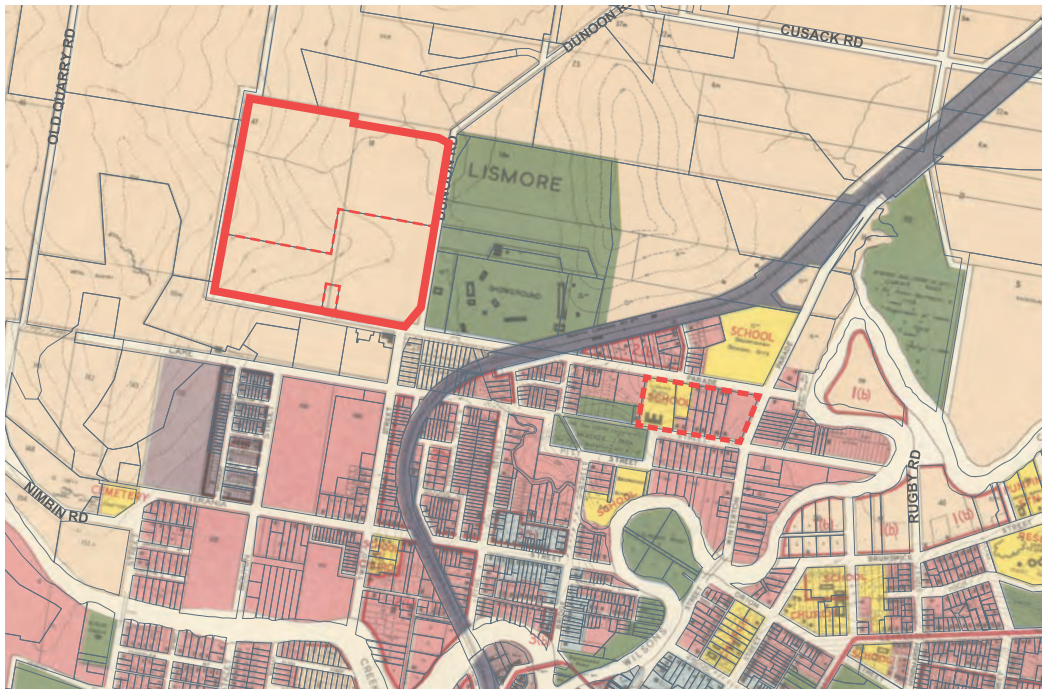


Subdivision of the surrounding area is concentrated around the railway precinct.

Additional land north of Alexandra Parade resumed for Lismore High School.

1942

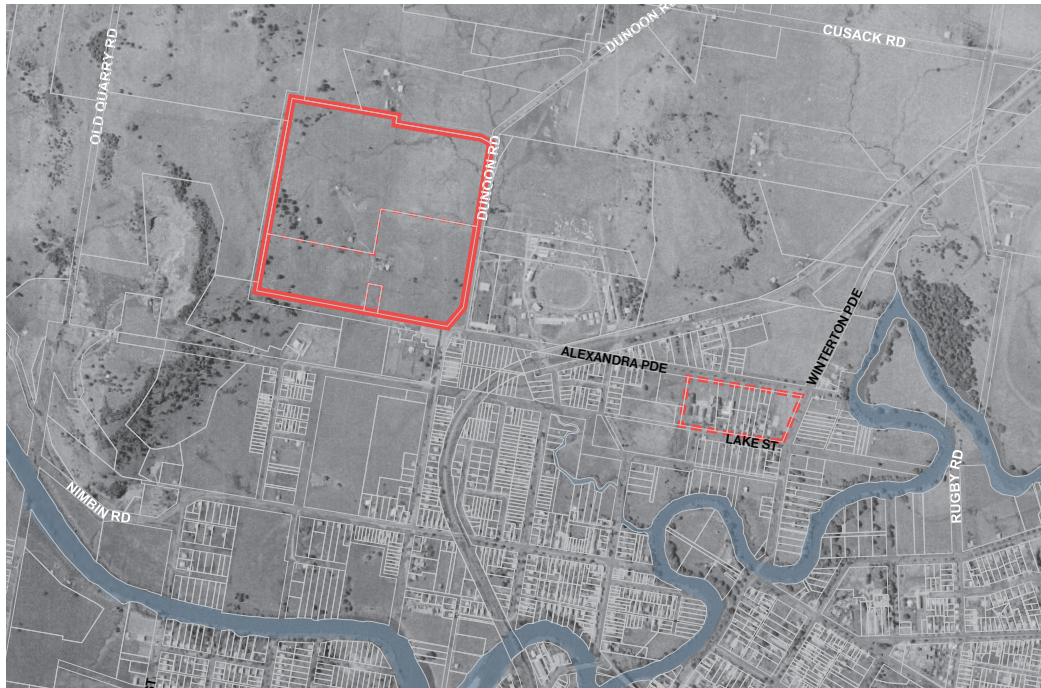
Figure 20: Parish of Lismore, North Lismore, and South Lismore. Subject site highlighted in red and former Richmond River High Campus site dashed in red.  
Source: NSW Land Registry Services with TZG overlay.



The subject site and adjacent lots are predominantly zoned 'Non-Urban A' with residential development along the railway line.

1958

Figure 21: Lismore Planning Scheme Map. Subject site highlighted in red and former Richmond River High Campus site dashed in red.  
Source: NSW Land Registry Services with TZG overlay.

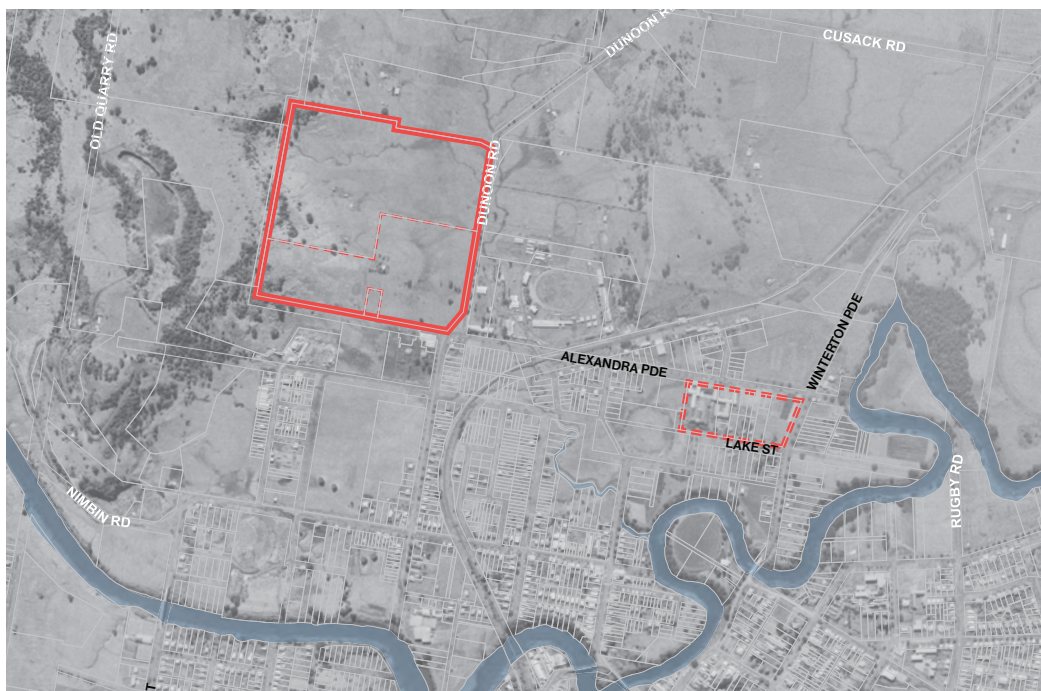


The site appears to contain a dwelling on Portion 47 and 18. A private access road extends north between the two portions and terminates at a grouping of smaller structures.

A number of pavilion structures can be seen on the Lismore Showground site, east of Dunoon Road.

1958

Figure 22: Subject site highlighted in red and former Richmond River High Campus site dashed in red. Source: NSW Spatial Services, Historical Imagery with TZG overlay.

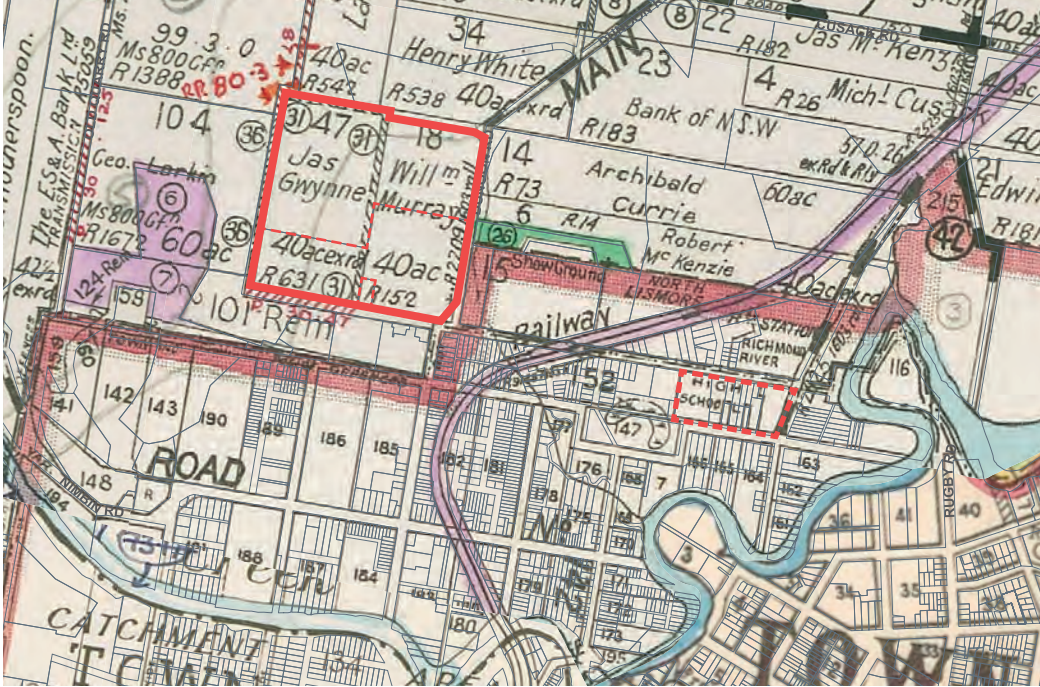


The appears to be no further development on the subject site.

Additional school buildings can be seen at Richmond River High Campus along Lake Street.

1971

Figure 23: Subject site highlighted in red and former Richmond River High Campus site dashed in red. Source: NSW Spatial Services, Historical Imagery with TZG overlay.

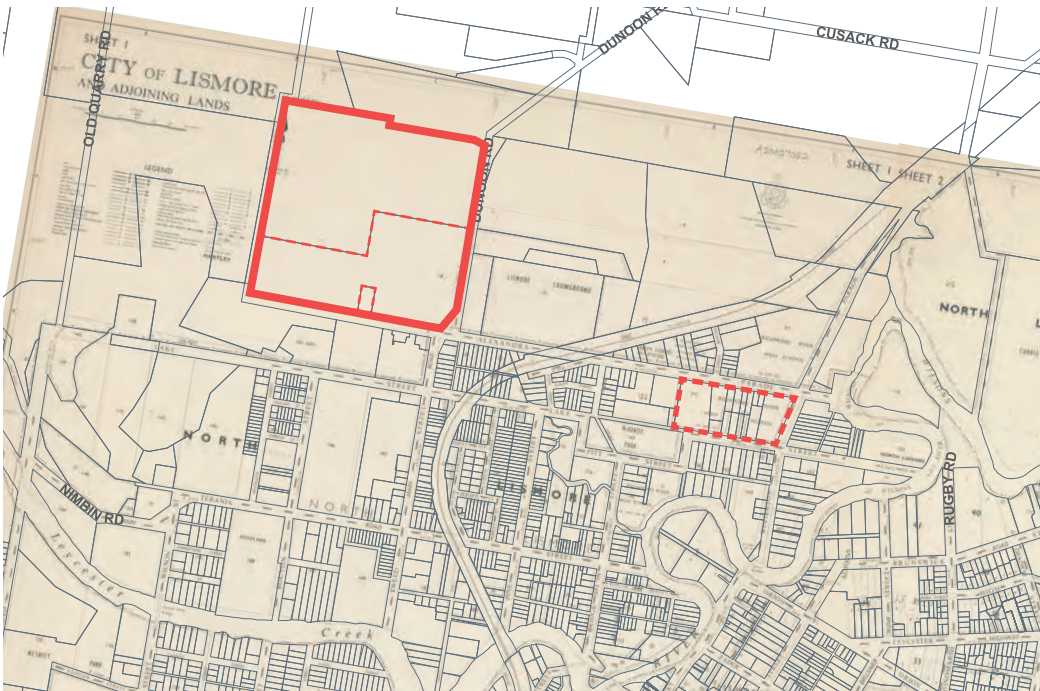


The Lismore Showgrounds extends north. Closed roads around the perimeter of Section 47.

Lismore High School renamed 'Richmond River High School.'

1972

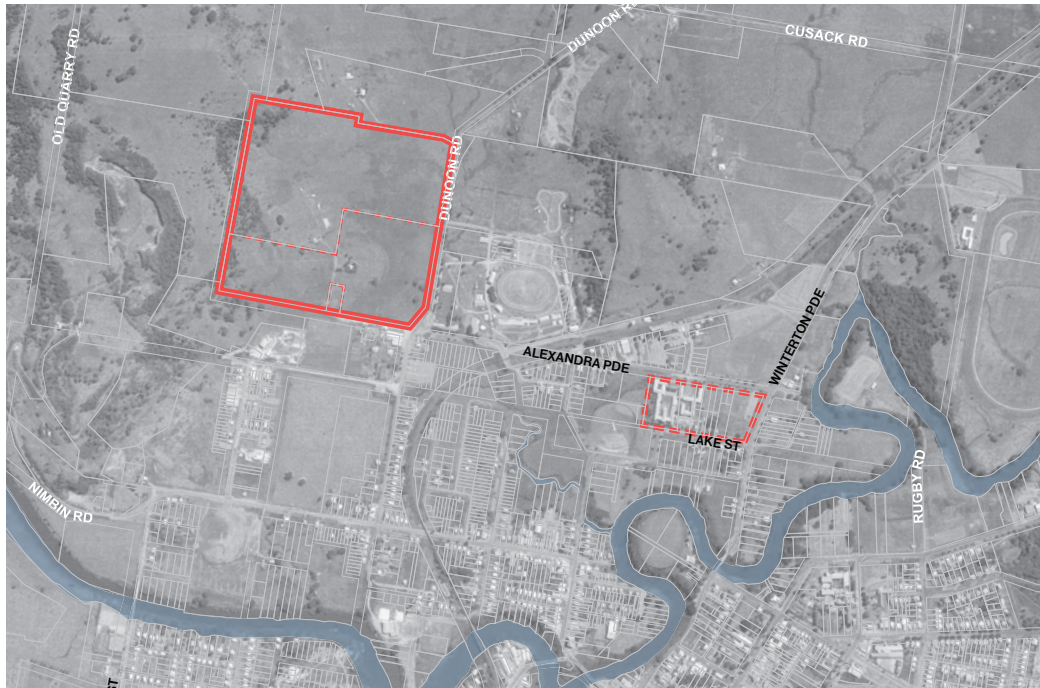
Figure 24: Parish of Lismore, North Lismore, and South Lismore. Subject site highlighted in red.  
Source: NSW Land Registry Services with TZG overlay.



1979

Figure 25: Parish of Lismore, North Lismore, and South Lismore. Subject site highlighted in red.  
Source: NSW Land Registry Services with TZG overlay.

## Historical Context

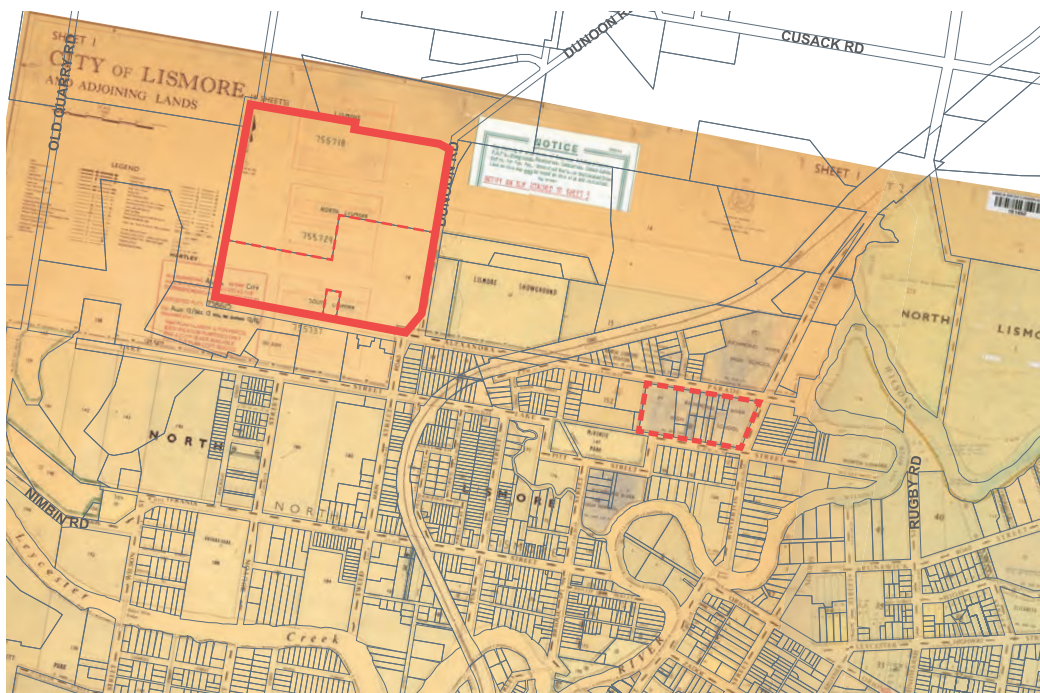


Additional buildings appear to have been constructed along the private access road on Portion 47.

A small track at Lismore Speedway is accessed from a new road off Dunoon Road.

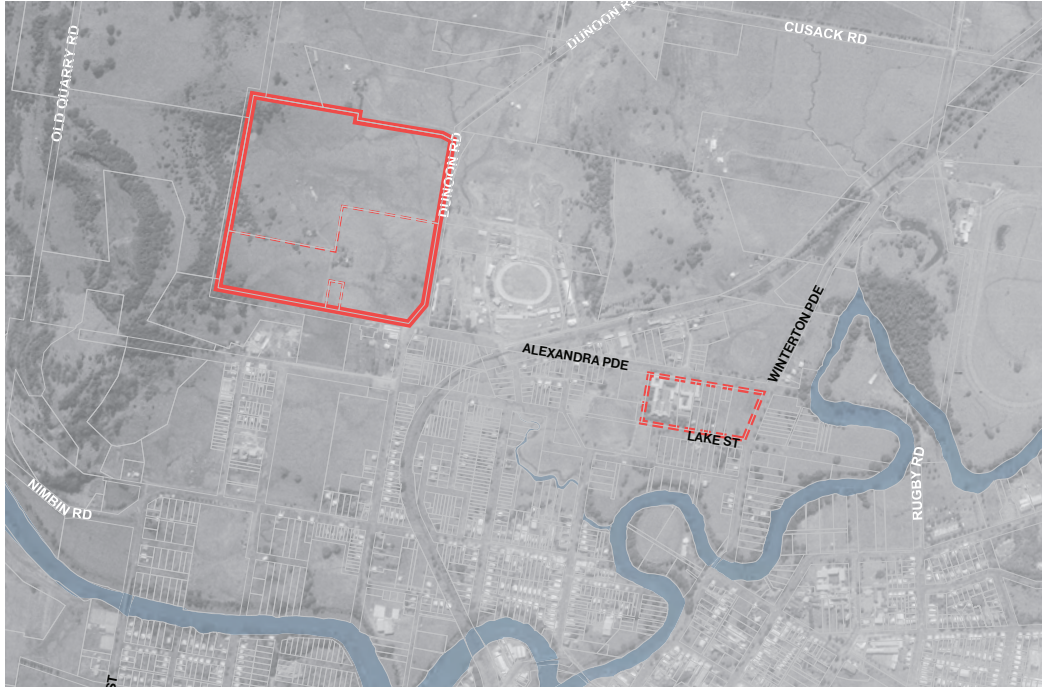
**1979**

Figure 27: Subject site highlighted in red and former Richmond River High Campus site dashed in red. Source: NSW Spatial Services, Historical Imagery with TZG overlay.



**1984**

Figure 26: Parish of Lismore, North Lismore, and South Lismore. Subject site highlighted in red. Source: NSW Land Registry Services with TZG overlay.



The appears to be no further development on the subject site.

The track at Lismore Speedway appears to have been extended and additional buildings constructed on the site.

**1987**

Figure 28: Subject site highlighted in red and former Richmond River High Campus site dashed in red. Source: NSW Spatial Services, Historical Imagery with TZG overlay.

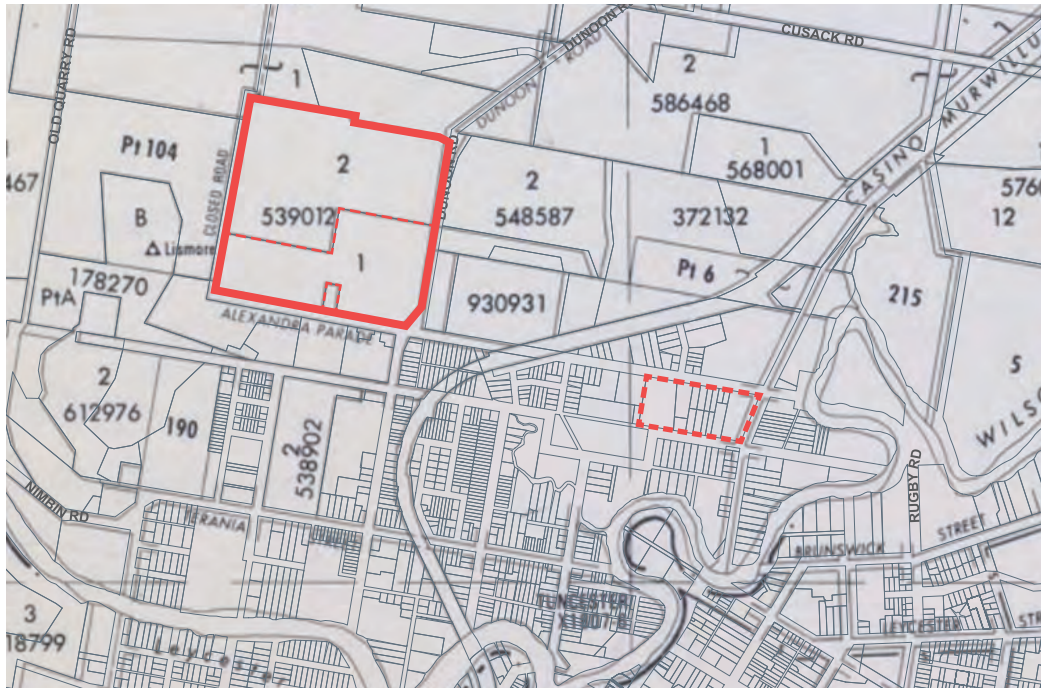


There appears to be no further development on the subject site.

The track at Lismore Speedway appears to have been extended west towards Dunoon Road.

**1990**

Figure 29: Subject site highlighted in red and former Richmond River High Campus site dashed in red. Source: NSW Spatial Services, Historical Imagery with TZG overlay.



Subject site appears to have been consolidated and subdivided with two lots addressing Dunoon Road.

**1993**

Figure 30: Charting Map. Subject site highlighted in red and former Richmond River High Campus site dashed in red.

Source: NSW Land Registry Services with TZG overlay.



There appears to be no further development on the subject site or of the surrounding area.

**1997**

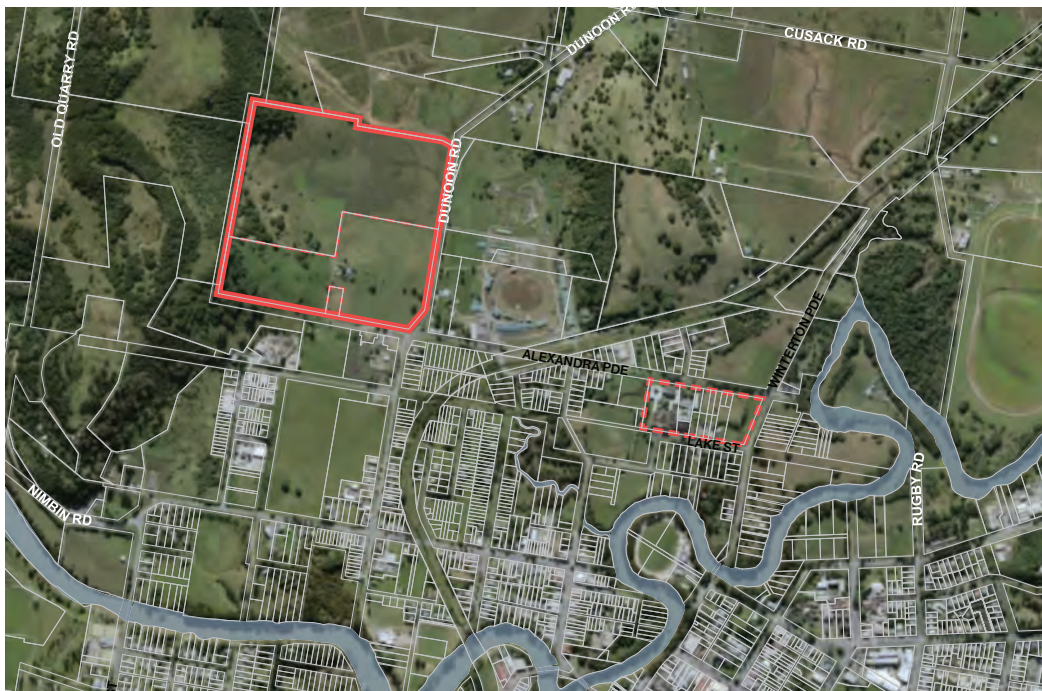
Figure 31: Subject site highlighted in red.

Source: NSW Spatial Services, Historical Imagery with TZG overlay.



**2020**

Figure 32: Subject site highlighted in red and former Richmond River High Campus site dashed in red.  
Source: Landchecker with TZG overlay.



**2022**

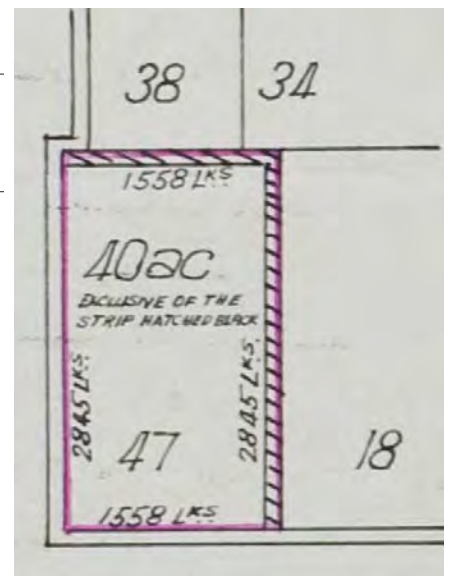
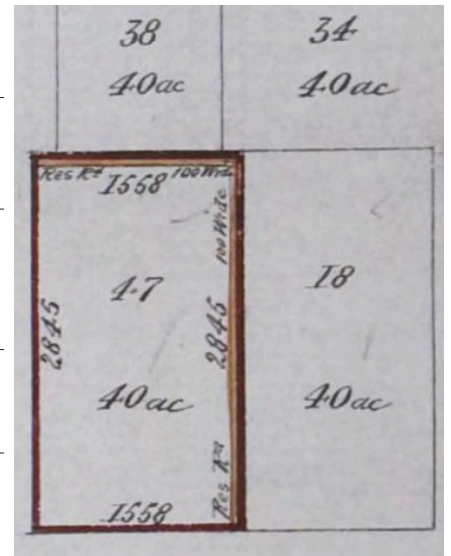
Figure 33: Subject site highlighted in red and former Richmond River High Campus site dashed in red.  
Source: Landchecker with TZG overlay.




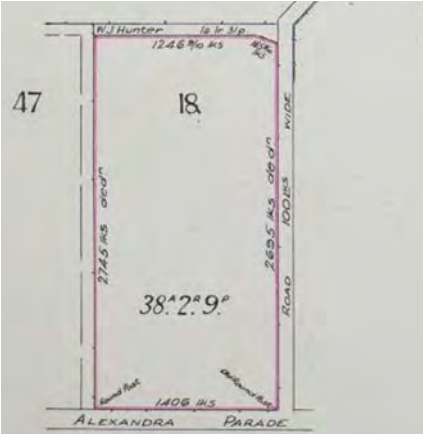
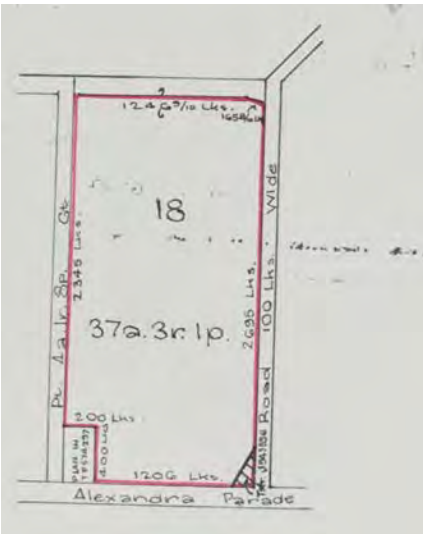
### 3.3 History of Site Ownership and Subdivision

#### 3.3.1 Portion 47 Lismore North

Date	Owner	Reference	Image/Notes
04/08/1870	James Gwynne	<b>Volume 213 Folio 214</b>	Crown Grant - Portion 47, 40 acres.
15/05/1904	Mary Ann Gwynne, widow and John Gwynne		Application by Transmission 19397
09/09/1910	Mary Dugan, wife of Lawrence Dugan, farmer		
11/03/1921	William Murray of North Lismore, farmer		
8/9/1939	William Murray	<b>Volume 5151 Folio 214</b>	Closed Road, Rds 38-530. 4ac. 1r. 8p.
		<b>Volume 213 Folio 214</b>	Prior title
08/04/1946	John William Murray	<b>Volume 5567 Folio 187</b>	
12/09/1963			Leased to Kenneth John Murray, farmer and Margaret Andrewina Murray, his wife.

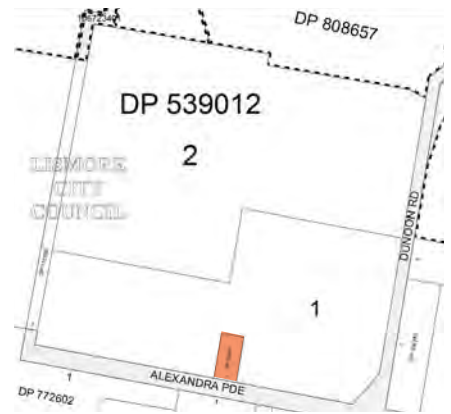
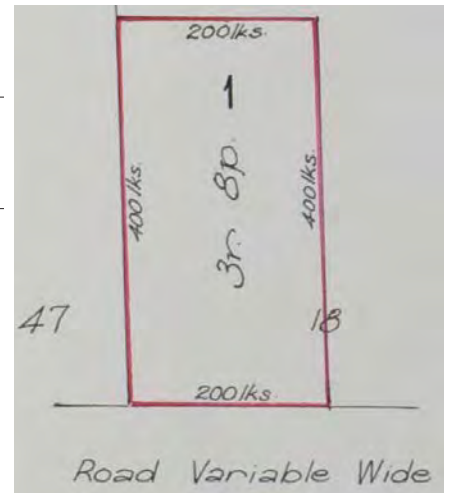


3.3.2 Portion 48 Lismore North

Date	Owner	Reference	Image/Notes
01/12/1874	William Murray	Volume 216 Folio 125	Crown Grant - Portion 18, 40 acres. 
26/01/1916	William Murray Junior, farmer		Application by Transmission A225190.
17/09/1918	William James Hunter (part)		Refer Volume 2882 Folio 75
10/10/1918	William Murray Junior, farmer	Volume 2883 Folio 23	38 acres 2 roods 9 perches 
17/01/1946	John William Murray, farmer		Application by Transmission D451662
09/11/1951	E.J. Eiggins Pty Limited		Subject to covenant. Residual Volume 6494 Folio 42.
		Volume 2883 Folio 23	Prior title 
21/05/1952	John William Murray	Volume 6494 Folio 42	
02/09/1963			Lease to Kenneth John Murray, farmer and Margaret Andrewina Murray, his wife. 1/DP223661
01/03/1965			Lismore City Council Surrender of area shown with black hatch 16/12/1964.

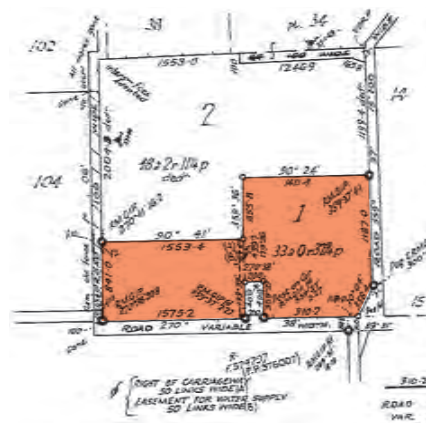
3.3.3 Lot 1 DP 376007

Date	Owner	Reference	Image/Notes
		Volume 2883 Folio 23	Prior title
20/02/1952	E.J. Eggins Pty Limited	Volume 6450 Folio 85	3 roods 8 perches
25/06/1980	Kenneth John Murray, auctioneer and Margaret Andrewina Murray, his wife		
	Craig Kenneth Murray	1/DP376007	
09/08/2024	Minister for Education and Early Learning	1/DP376007	Current Title



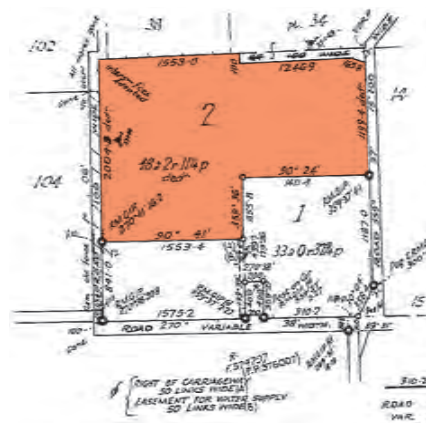
3.3.4 Lot 1 DP 539012

Date	Owner	Reference	Image/Notes
	John William Murray, Numulgi, farmer	Volume 11320 Folio 49	Prior Title
21/08/1984	Craig Kenneth Murray	DP539012	Subdivision of Portion 47 and part portions 18 and closed road 15/08/1969.
	Craig Kenneth Murray	1/DP539012	
09/08/2024	Minister for Education and Early Learning	1/DP539012	Current Title



3.3.5 Lot 2 DP 539012

Date	Owner	Reference	Image/Notes
14/11/1969	Kenneth John Murray, auctioneer and Margaret Andrewina Murray, his wife	Volume 11320 Folio 50	Prior Title
	John William Murray, Numulgi, farmer	DP539012	Subdivision of Portion 47 and part portions 18 and closed road 15/08/1969.
	Fiona Janice Murray	2/DP539012	
09/08/2024	Minister for Education and Early Learning	2/DP539012	Current Title



## 3.4 Historical Associations

### 3.4.1 William Murray and family

The history of subdivision and ownership reveals the site's strong associations with William Murray. In 1921 the Murray family purchased the Gwynne grant and has maintained ownership of the subject site. William Murray and his descendants appear to have resided at the property since the purchase of land in 1874.

The subject site comprises the 40 acres Crown Grant granted to William Murray in 1874. The Murray's are considered to be one of the pioneering families of Lismore.

The property has remained in Murray family ownership since 1874, with small sections of the site sold off and subdivided over time. The southwest corner was sold to E. J. Eiggins Pty Ltd in 1952, but later purchased by Kenneth John Murray in 1980. The small portion of the southwest corner was surrendered to Lismore City Council in 1965 for the realignment of Dunoon Road. The property appears to have been consolidated and re-subdivided in 1969.

The former owners of the property were Craig Kenneth Murray and Fiona Janice Murray.

The existing farmhouse at 163 Alexandra Parade bears a close resemblance to an early photograph of William and Mary Murray, pictured in front of their farmhouse, dated c1900. The house and property was purchased by Kenneth John Murray and later sold to his son, Craig Murray. From 1980 to 1990 Craig carried out repair works to the farmhouse to reinstate it as the Murray family residence. This included construction of a rear wing and above-ground swimming pool. A brick fireplace, which can be seen in another photograph of the house in 1920, was part of a small annexe to the rear which was likely used as the farm kitchen.



Figure 34: Late W. and Mrs Murray, North Lismore.

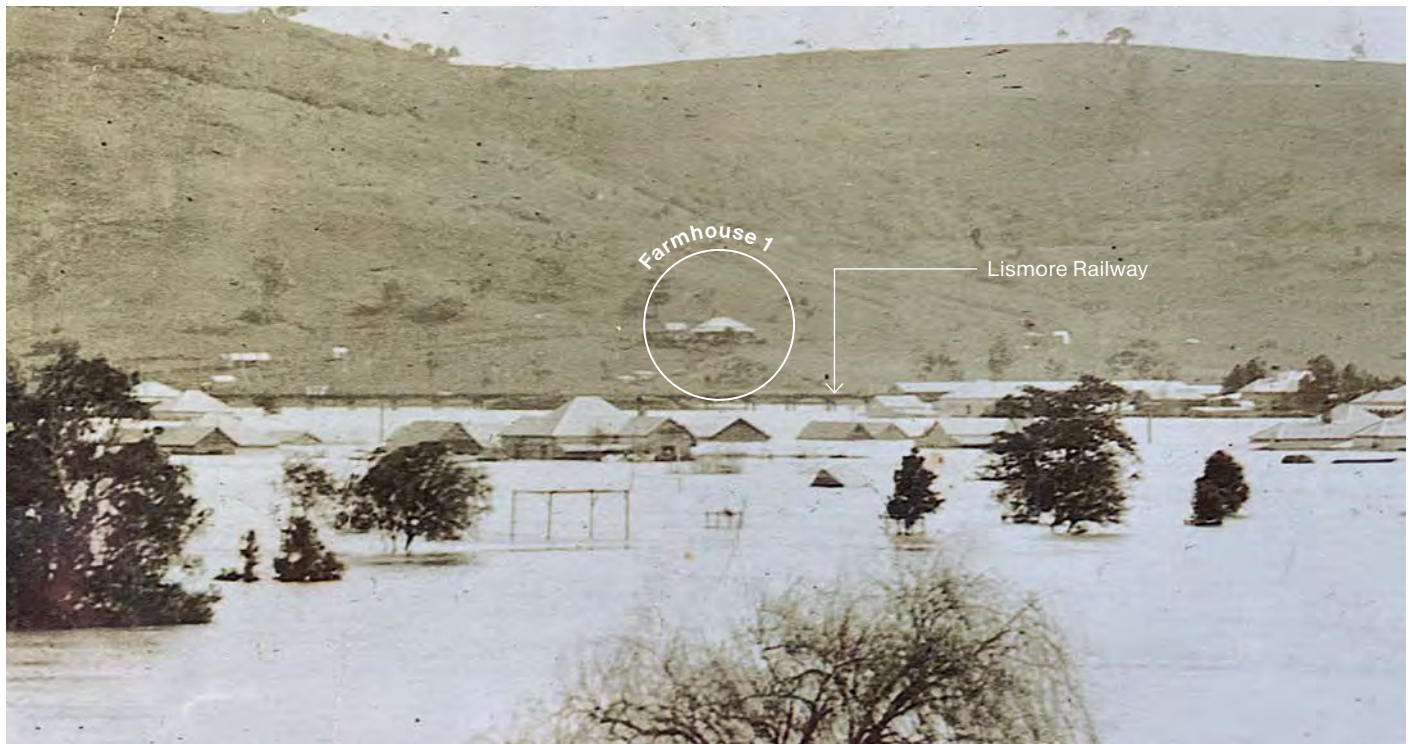
Source: Lismore Council. *Lismore - one hundred, 1879-1979: A Century of Local Government*, Lismore, NSW: Lismore City Council, 1979, p.82, <http://nla.gov.au/nla.obj-459266648>

10: Registration of Brands Act of 1866', New South Wales Government Gazette (Sydney, NSW: 1832 - 1900), 18 November 1881, p. 5953, <http://nla.gov.au/nla.news-article221696905>



**c1900**

Figure 35: Photo of William and Mary Murray in front of their farmhouse in North Lismore.  
Source: Photo supplied by Craig and Jane Murray.



**c1921**

Figure 36: 1921. Photo of 1921 flood event with Farmhouse 1 visible.  
Source: Photograph supplied by Craig and Jane Murray.

### 3.4.2 E. J. Eggins Pty Ltd

Eldred James 'Jim' Eggins (1898 - 1952) was a seed and agricultural merchant and Member for Lyne as part of the Australian Country Party. Eggins was born at Grafton in 1898 and served in the military in 1918. Prior to entering State Parliament, Eggins served as the Major of Lismore in 1932, 1935 and 1936.<sup>11</sup>

He established E. J. Eggins Pty Ltd in Lismore in 1923 and expanded the business to Casino in 1948 and in Kyogle 1952. The company were well known for their seed and feed stock as well as farm machinery. They were frequent exhibitors at the agricultural trade shows.

In addition to his farming interests, Eggins served as the President of the North Coast National Agricultural and Industrial Society, Lismore from 1934 to 1950, the Royal Agricultural Society from 1940 to 1952 and Chairman of the wartime Commonwealth Live Stock Disposal Committee.<sup>12</sup>



Figure 37: Eldred James 'Jim' Eggins

Source: Wikimedia Commons, [https://commons.wikimedia.org/wiki/File:James\\_Eggins.jpg](https://commons.wikimedia.org/wiki/File:James_Eggins.jpg)

### 3.4.3 James Gwynne

The subject site comprises the 40 acre Crown Grant granted to James Gwynne in 1870.

James Gwynne originated from Dongiven in County Derry, Ireland. His family arrived in New South Wales in 1855 and settled on a farm in the South Coast. James and his brother moved to the Richmond River area in 1870 and purchased land at Chilcott's Grass where he resided until his death on 31 August 1904. The Gwynne brand was registered for both horses and cattle in the NSW Horse and Cattle Brands from 1881 (see **Figure 38**).<sup>10</sup>

The property at Alexandra Parade was transferred to his wife Mary Ann Gwynne following James' death and remained in the family until 1921.

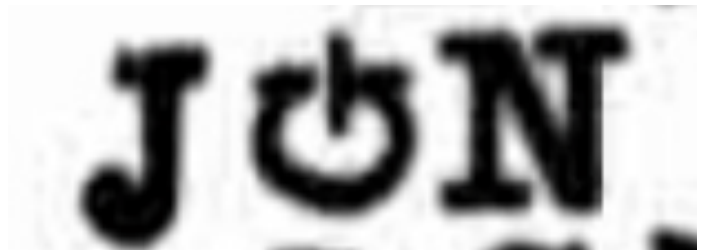


Figure 38: James Gwynne brand for horses and cattle.

Source: 'REGISTRATION OF BRANDS ACT OF 1866.', New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 18 November 1881, p. 5953, <http://nla.gov.au/nla.news-article221696905>

11: 'Death Of Jim Eggins', Daily Examiner (Grafton, NSW : 1915 - 1954), 30 January 1952, p. 2., <http://nla.gov.au/nla.news-article195515969>

12: Mr Eldred James EGGINS, Parliament of New South Wales, <https://www.parliament.nsw.gov.au/members/Pages/member-details.aspx?pk=1602>

### 3.4.4 Lismore Showground and Speedway

Lismore Showground and Lismore Speedway have played important roles in the history of the town. They are located opposite the subject site on Dunoon Road.

#### The Lismore Show (North Coast National)

In 1903 the Lismore Show Society purchased the site for the new Showground. The Lismore Show, a popular three-day agricultural show has been held at the Showground since 1905 and has increased in popularity each year. A new grandstand was constructed in 1909 to accommodate up to 1,000 people.<sup>13</sup> In 1932 the Lismore Show was renamed the 'North Coast National'.

The Show was briefly cancelled in 2020 and 2021 due to COVID restrictions, which marked the first time the show had been cancelled since World War II. The Lismore Show resumed at the Showground on 20 October, 2022.<sup>14</sup>

Lismore Showground has been a refuge for the residents of North Lismore. During previous flood events, temporary shelters were installed in the pavilions.<sup>15</sup>

#### Lismore Speedway

The Lismore Speedway was officially opened by the Member for Lismore Mr R.B. Duncan on 22 November 1969. A few race meetings were held at the Lismore Showground prior to the track's official opening which included races for Solo and Speedcar categories. The Speedway has hosted the Australian Titles for a variety of classes including V8 Dirt Modifieds, Modified Sedans, Speedcars, AMCA Nationals, Compact Speedcars, Formula 500s and Street Stockers with the major attraction being the East Coast Grand Nationals for the Super Sedans. The Castrol Lismore Speedway celebrated its 50th anniversary in 2019 and has weathered through the flooding events of 2018 and 2022. It continues to operate today.<sup>16</sup>



Figure 40: Subject site showing proximity to Lismore Showground.  
Source: Nearmaps with TZG overlay.

- 1 Lismore Showground
- 2 Lismore Speedway



Figure 39: 1970. The North Coast National at the Lismore Showground.  
Source: Daily Telegraph, 'Lismore: Photo Gallery 18-03-2016 16.02,' <https://www.dailytelegraph.com.au/news/photo-gallery-18032016-1602/image-gallery/48f87b5c6bb07efaae3f79d6676c2456?page=3>



Figure 41: Lismore Speedway.  
Source: "About Lismore Speedway," Lismore Speedway, <https://www.lismorespeedway.com.au/about-us/>

13: 'The Lismore Show,' *The Farmer and Settler (Sydney, NSW : 1906 - 1955)*, 26 November 1909, p. 4. , <http://nla.gov.au/nla.news-article115975891>

14: Cathy Adams, 'North Coast National will return to the Lismore Showground in October,' Lismore City News, 22 July 2022, 11:18am. <https://www.lismorecitynews.com.au/story/7830234/the-show-will-go-on-north-coast-national-is-back/>

15: Lismore Showground Aboriginal Heritage Signage Project Committee, *Banyam/Baigham Wandarahh: Reconnecting to Lismore Showground*, 2014, p.13.

16: Lismore Speedway, About Lismore Speedway, <https://www.lismorespeedway.com.au/about-us/>



### 3.4.5 The Rivers Secondary College

The former school formed part of the Rivers Secondary College, a multi-campus government-funded co-educational comprehensive secondary school located in the Northern Rivers region of New South Wales. The College was formed in 2016 with the amalgamation of Richmond River High School, Lismore High School and Kadina High School.

The former site of the Richmond River High Campus, at 89 Lake Street, originally formed part of Captain Dumaresq's land holding, which he had acquired in 1843. This land holding became a part of the Lithgow run, which was managed by the Wilson family from 1845. During this phase, the majority of land in the area was used for the grazing of sheep and cattle.

By 1873 the parcel of land was granted to Jacob Flick. Flick was a German-born native who first found work at Lismore station upon arrival in Australia, which at the time was owned by W. O'Brien Wilson. Flick eventually moved into the timber industry and settled in North Lismore, where he built a cottage that was later destroyed by a flood.

Flick subdivided and sold his properties in North Lismore during the 1880s. The central portion of the Lake Street campus was resumed by the Minister of Public Instruction on behalf of his Majesty King George in 1917. Adjoining allotments were progressively resumed in the 1950s and 1960s as the school expanded.

#### Richmond River High Campus

High schools in New South Wales had their origins in 1883 but had a limited role in the education system until a major restructuring took place in 1910, as documented by the NSW Government in 2019. Initially, secondary education in NSW was characterized by a diverse range of courses and school types, all of which primarily provided academic instruction to a selective group of students, as indicated in the same NSW Government report.

The Department of Education took the initiative to establish comprehensive high schools starting in 1920 (see fig.27), and by the 1950s, these comprehensive high schools had become the predominant form of secondary education in the state. Additionally, starting in the late 1960s, high schools in NSW began the transition to becoming co-educational institutions, marking a significant change in the educational landscape of the state.

Starting in 1914, the residents of Lismore began petitioning the Department of Education to establish a comprehensive high school for their community. While the School Inspector supported the idea, there were significant challenges to overcome in bringing this high school to fruition, including the necessity for a separate building from the primary school and the availability of dedicated secondary educators.

Ultimately, approval for the high school was granted, and in 1915 the location for the school was chosen. The school's foundation stone was laid in 1918 by local member, Mr. G Nesbitt, and Lismore High School's doors were formally opened in 1920 with Mr. R Harvey as headmaster, becoming one of the first regional high schools to be founded in New South Wales.

In 1929 the school was upgraded to a *first class* school, the first country high school to achieve such a standard. In 1942 the High School moved to the former Lismore Public School site on Magellan Street. This building then became the North Lismore Public School.

In 1948, the former Lismore Public School underwent a transformation and was repurposed as a high school. Subsequently, the subject site was established as North Lismore Public School. However, it underwent another conversion in 1958 and reopened as the Richmond River High School.

The Richmond River High Campus comprised three separate parcels of land. The central portion on Lake Street contained most of the school buildings while the northern and southern portions were used as playing fields and known as Richmond River Park and McKenzie Park respectively.

The campus was significantly damaged during the flood event in February 2022 which caused widespread damage throughout the city of Lismore. Current students of RRHC have been relocated to a temporary campus in East Lismore since Term 3, 2022.

On December 2023, the Department of Education confirmed Richmond River High Campus would be rebuilt at a new site on Dunoon Road in North Lismore.

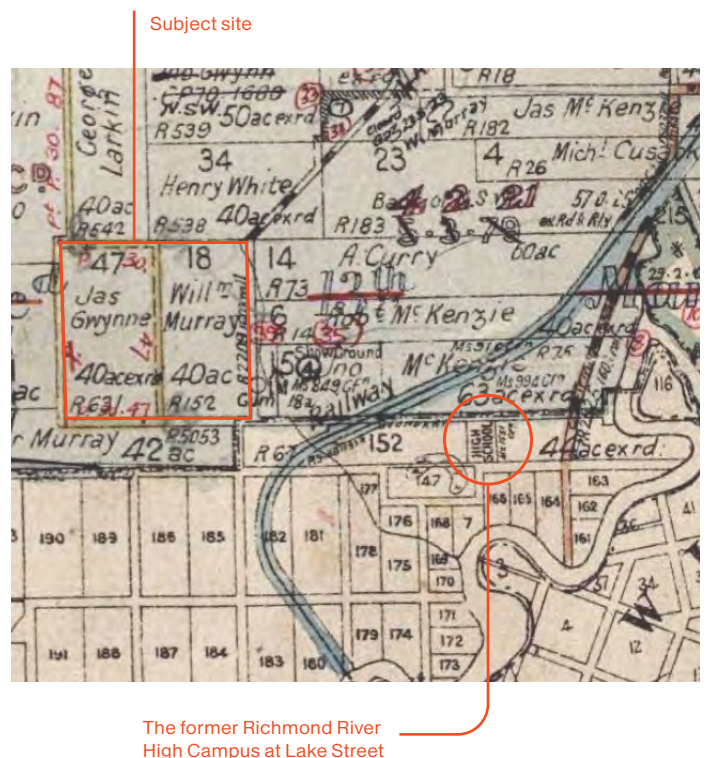
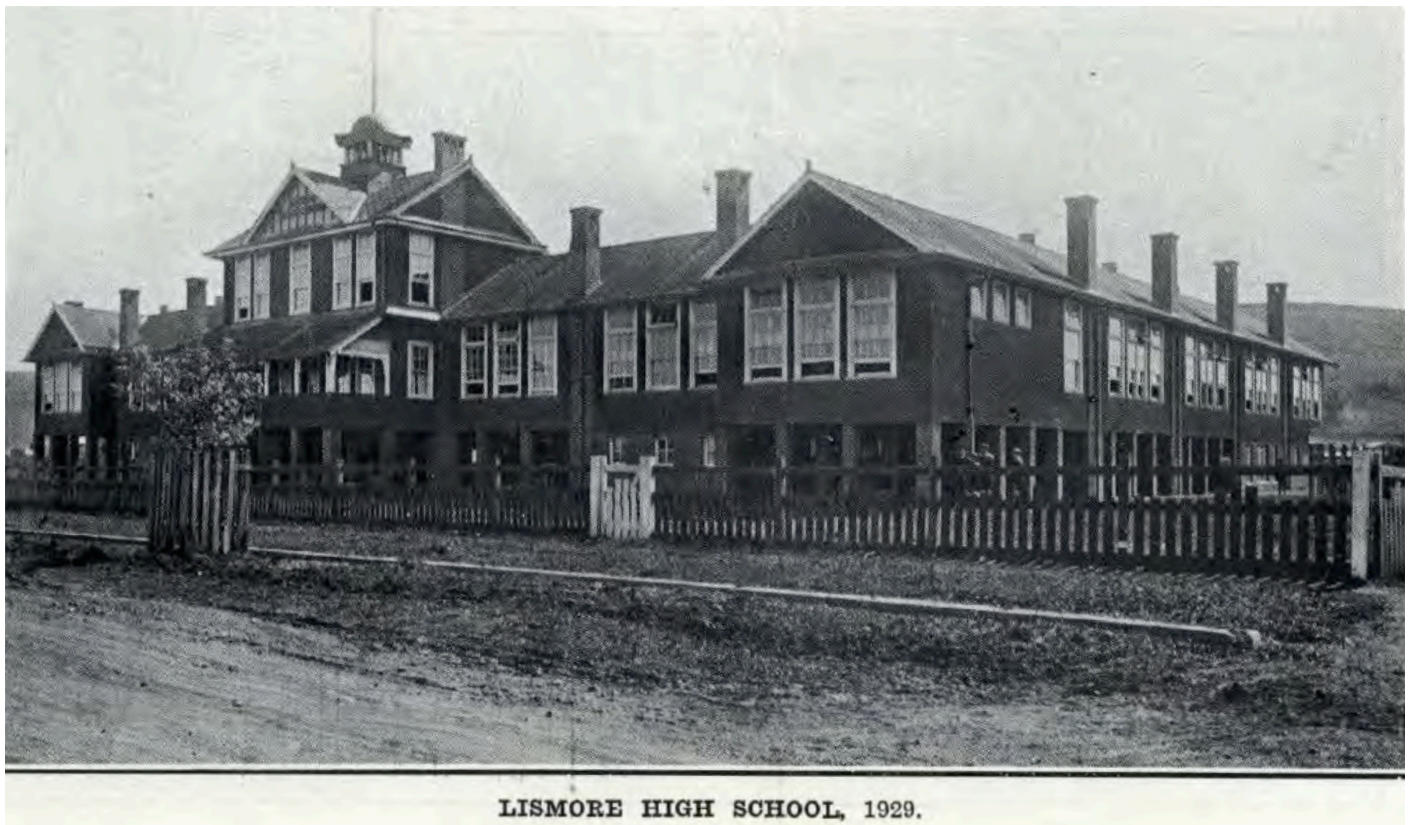


Figure 42: 1921 Parish Map of North Lismore. Source: Historical Land Records Viewer, <https://hlrv.nswlrs.com.au>.



**c1920**

Figure 43: c.1920 Lismore High School.  
Source: <https://www.flickr.com/photos/70994841@N07/51929763752>



**1929**

Figure 44: 1929 Lismore High School.  
Source: 1879-1929 Fifty Golden Milestones Lismore's Jubilee, p.59, National Library of Australia, nla.obj-459292397.

# 04 Site and Fabric Assessment

## 4.1 Northern Lismore Plateau

The subject site is located on North Lismore Plateau approximately 1.5 kilometres northwest of the Lismore CBD in the Northern Rivers Region. North Lismore Plateau is a new urban release area identified by Lismore Council as land potentially suitable for future urban development.

This Urban Release Area is located at the northern end of the Northern Lismore Plateau and is bounded by Dunoon Road and the subject site on the east, Pagotto Ridge Rural Residential Estate to the north and Boerie Creek on the northwest.

The subject site is located outside of the Urban Release Area but shares a boundary on the north and west.

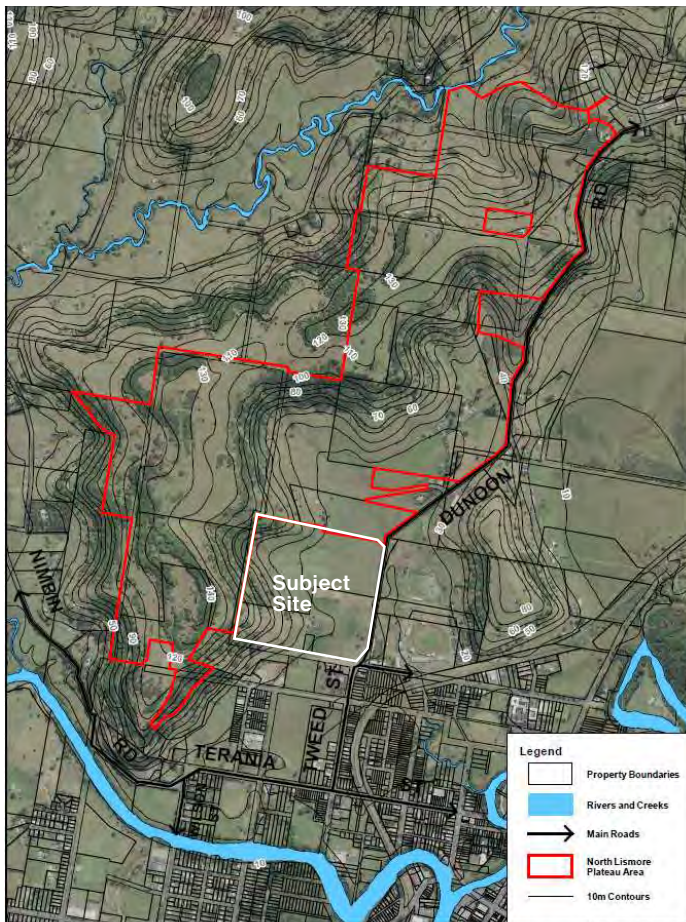


Figure 45: North Lismore Plateau Location Map.  
Source: Lismore DCP 2023.



## 4.2 Dunoon Road

Dunoon Road falls in a southerly direction towards Leycester Creek. The subject site is accessed via a long gravel driveway off Alexandra Parade. A combination of single and two storey dwellings are the predominant built at the southern end of Dunoon Road (where it becomes Tweed Street) while the farmhouses at the northern end are generally located at the end of long, unpaved driveways.



Figure 46: View of Dunoon Road, north of the subject site.  
Source: TZG Heritage, 2024.



Figure 47: Residential properties on Terania Street, south of the subject site.  
Source: Google Streetview.

### 4.3 The Site

The subject site is located at the northwest corner of the Dunoon Road and Alexandra Parade intersection. The site contains two existing farmhouses which are accessed via the gravel driveway.

The surrounding area comprises predominantly of agricultural fields with small pockets of residential developments to the south on Tweed and Terania Streets.

Lismore Showground and Speedway are located on the opposite side of Dunoon Road while a livestock sales yard and industrial area are located to the south. The north and west boundaries of the site are shared with the North Lismore Plateau where the site slopes steeply up to *Banyam Biagham*.



Figure 48: Ian Weir & Son Livestock Sale Yard on Alexandra Parade. Source: Google Streetview.



Figure 49: View of Lismore Showground from Dunoon Road. Source: TZG Heritage, 2024.



Figure 50: North Lismore Boral Concrete plant at the corner of Lake Street. Source: Google Streetview.



Figure 51: Grandstand building at Lismore Showground. Source: TZG Heritage, 2024.



Figure 52: View of the subject site from Lismore Showground. Source: TZG Heritage, 2024.

### 4.3.1 Farmhouse 1 - 163 Alexandra Parade

Farmhouse 1 is located in a prominent spot at the top of a knoll with expansive views of Lismore Showground to the east and the rolling hills along Dunoon Road to the north. The existing dwelling is a single storey, timber framed building with a pitched roof, wrap-around verandah and a lean-to addition at the western end. The new wing includes an original brick fireplace from a kitchen annexe which has been demolished.

The dwelling is clad in eight inch rusticated weatherboard cladding, and has a corrugated metal roof and timber framed doors and windows. The reconstructed verandah wraps around the dwelling on three sides and comprises of timber decking, timber verandah posts and corrugated metal roof which adopts a new bullnosed profile.

Installation of aluminium framed screens throughout, kitchen fitout and swimming pool are recent additions along with the replacement of the corrugated metal roof sheeting following each major flood and storm event.

The entry to the dwelling is through the new addition containing the main living spaces which leads to three bedrooms located off the main hallway. Internally, the walls and ceilings of the main house are lined with five inch timber boards and timber floorboards.



Figure 54: View of the farmhouse from Alexandra Parade screened by trees.  
Source: TZG Heritage, 2024.



Figure 55: View facing east.  
Source: TZG Heritage, 2024.



Figure 53: View of the farmhouse from Dunoon Road facing west.  
Source: TZG Heritage, 2024.



Figure 56: View of the rear addition.  
Source: TZG Heritage, 2024.



Figure 57: View facing west from the reconstructed verandah.  
Source: TZG Heritage, 2024.



Figure 58: View facing north from the reconstructed verandah.  
Source: TZG Heritage, 2024.



Figure 59: French timber doors behind aluminium framed screens. The doors are believed to have been constructed from local cedar.  
Source: TZG Heritage, 2024.



Figure 60: Rusticated timber weatherboard cladding. Eight inch boards were used to clad the exterior while five inch boards are used for interior linings.  
Source: TZG Heritage, 2024.

Interior



Figure 61: Main corridor showing early internal finishes retained.  
Source: TZG Heritage, 2024.

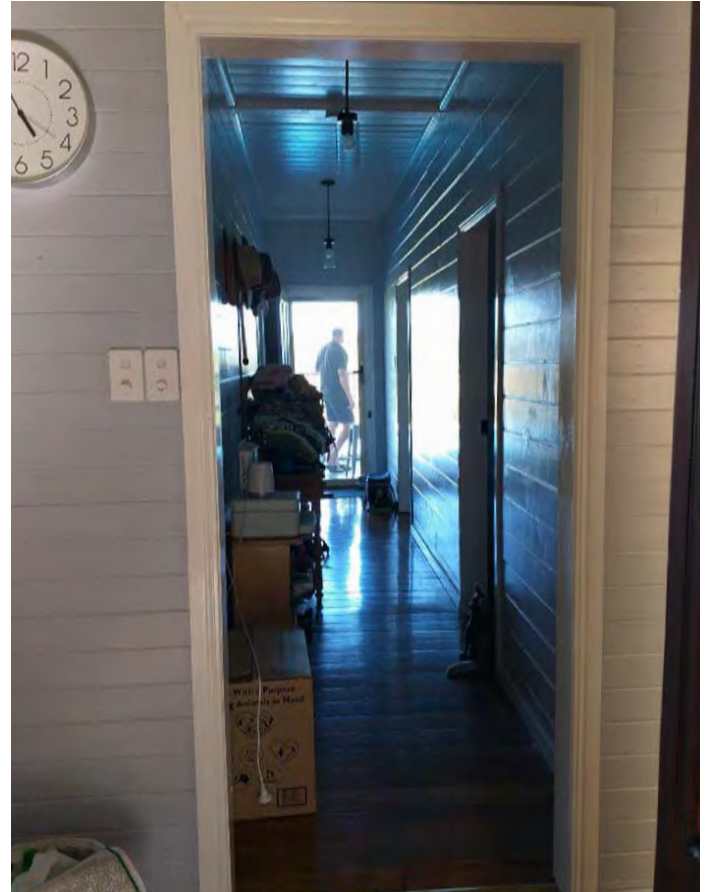


Figure 62: Main corridor from the rear additions.  
Source: TZG Heritage, 2024.



Figure 63: Detail view of timber board lined ceiling.  
Source: TZG Heritage, 2024.

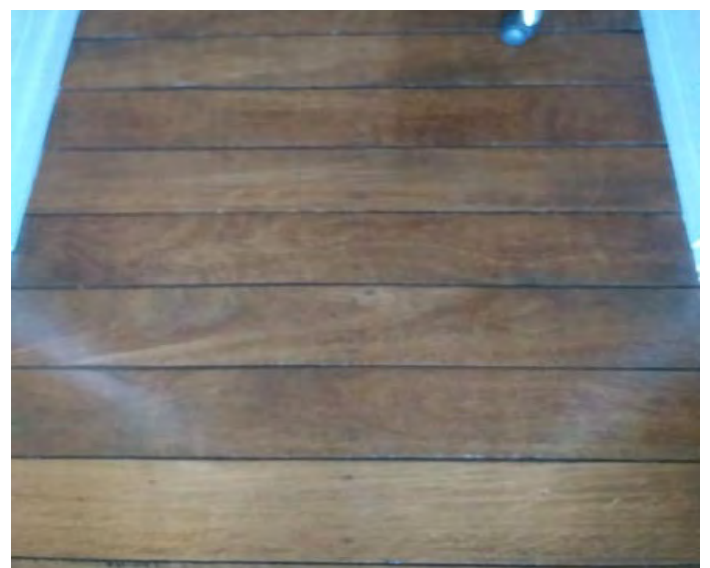


Figure 64: Detail view of existing timber floorboards.  
Source: TZG Heritage, 2024.



Figure 65: Original timber board lining and floorboards in the main bedroom.  
Source: TZG Architects, 2024.

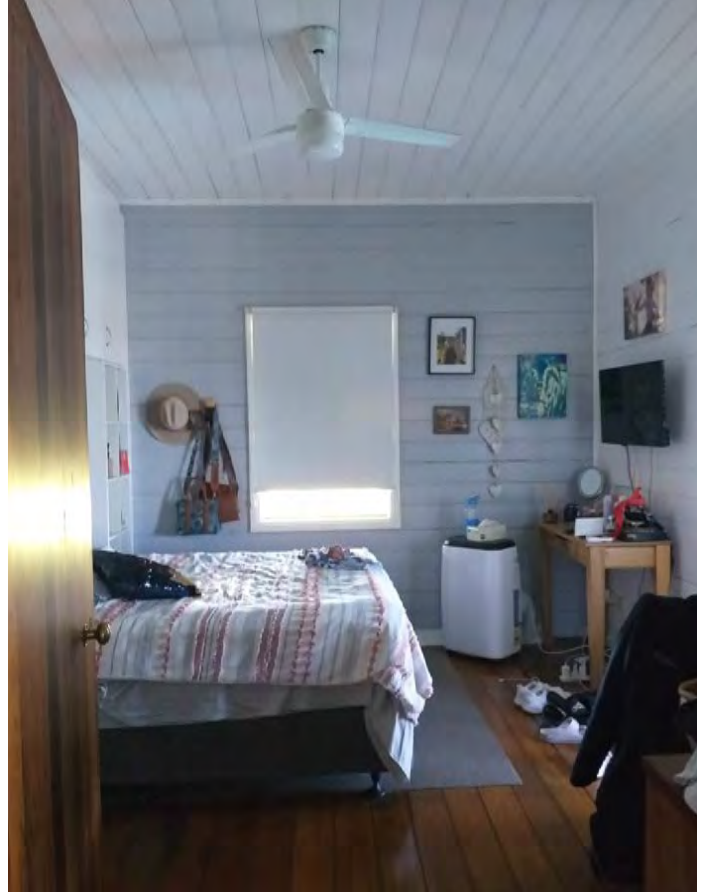


Figure 66: Internal timber wall, ceiling lining and flooring in bedroom.  
Source: TZG Architects, 2024.



Figure 67: Brick fireplace, part of the kitchen annex.  
Source: TZG Architects, 2024.



Figure 68: View from the lean-to addition facing north.  
Source: TZG Architects, 2024.



### 4.3.2 Farmhouse 2 - 170 Alexandra Parade

Farmhouse 2 is built into the hill with the two storey portion at the eastern end of the house containing the garage and internal stair and entrance. The house is clad with weatherboard and metal sheeting.

The date of the farmhouse is unknown as it is not visible in any early photographs of the site, however, it appears to be of recent construction face brickwork basement and multiple flat roof additions.



Figure 69: View from the driveway facing west.  
Source: TZG Heritage, 2024.



Figure 70: View of the house facing south.  
Source: TZG Heritage, 2024.



Figure 71: View facing east.  
Source: TZG Heritage, 2024.



Figure 72: View facing northeast.  
Source: TZG Heritage, 2024.

### 4.3.3 Farm outbuildings

The site contains remnant farm outbuildings at the northern end of the site which include a former Dairy Shed and attached holding yard and a storage shed.

The outbuildings are in poor condition and did not appear to be in use.

#### Former Dairy Shed

The dairy shed is a rectangular, single storey structure with a verandah to one side. It is constructed of timber framing on top of low, concrete walls and is clad with timber weatherboard and corrugated metal roof sheeting.

#### Storage Shed

The shed is a rectangular, single storey structure of timber framed construction and clad with corrugated metal sheeting. It was previously used to store machinery used on the farm.



Figure 73: View of remnant farm outbuildings.  
Source: TZG Heritage, 2024.



Figure 74: Former Dairy Shed.  
Source: TZG Heritage, 2024.



Figure 75: Storage Shed.  
Source: TZG Heritage, 2024.