

## Landscape Master Plan

The Landscape Master Plan prepared by Terras Landscape Architects incorporates thoughtful references to the history of the site and the significance of waterways which have shaped the greater Lismore area.

Endemic plant species, integrated art, and educational plaques are used to foster inclusivity and learning. A rich, ecologically reflective colour scheme allows the built environment to harmonise with its natural surroundings. Locally sourced materials such as granite, rhyolite, Red Cedar, and Paper Bark timber celebrate native vegetation and underscore the importance of reforestation for these diminished species.

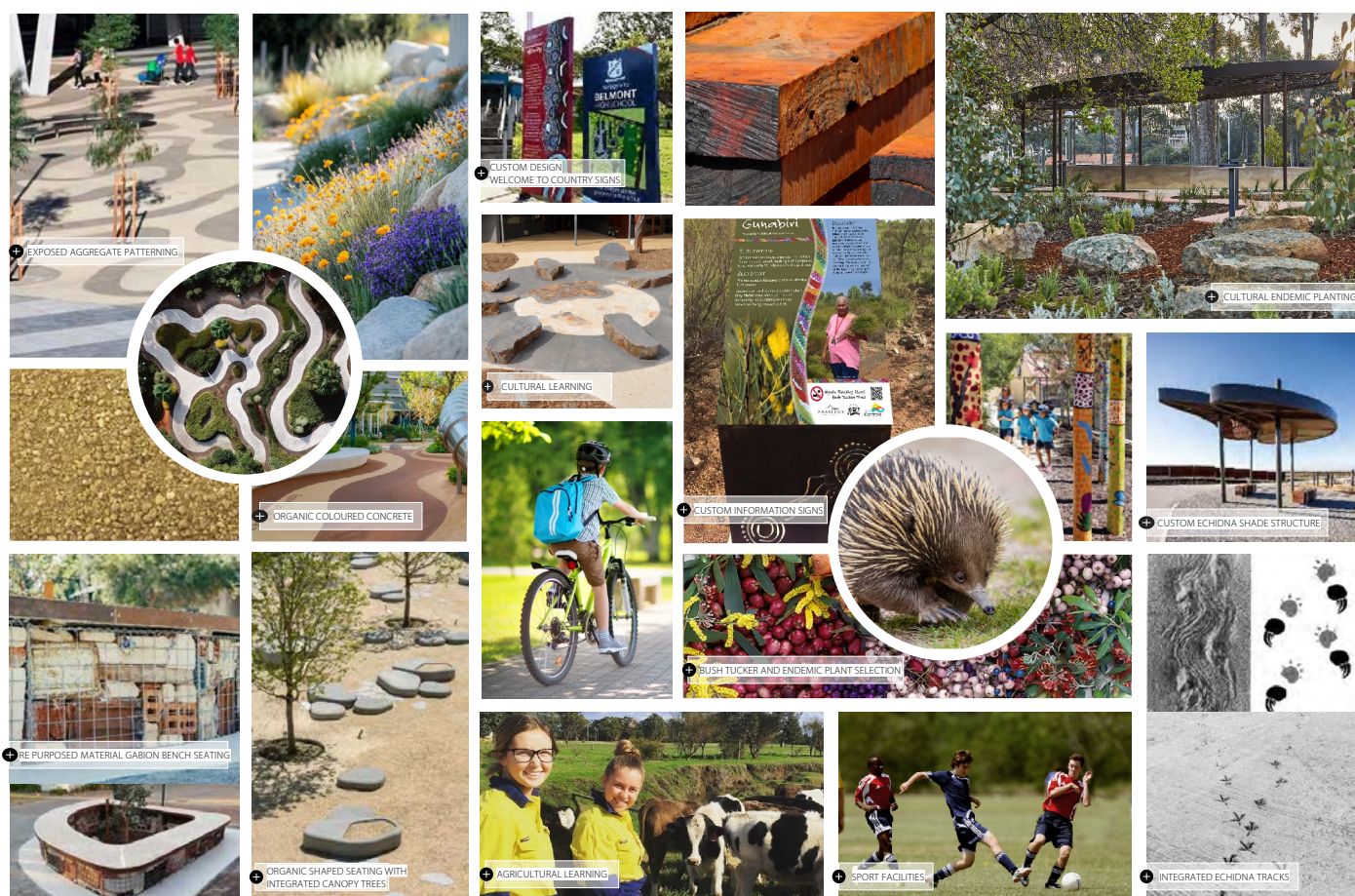


Figure 107: Proposed Landscape Materials Palette.  
Source: Terras Landscape Architects, 2025.



Figure 108: Landscape Master Plan.  
Source: Terras Landscape Architects, 2025.

### Notes

1. Main Assembly Area - Cola
2. Main Pedestrian Access Ramp- The Ant Trail
3. Steep Batter Mass Planting
4. Ball Courts
5. Turf Batter
6. Outdoor Learning Space imprinted Echinda footprint concrete features connecting to the ant trail and perimeter bench seats to provide opportunities for outdoor learning.
7. Outdoor classroom and main hall backstage spill area for performances with concrete bleacher seating and canopy shading.
8. Rugby Field
9. Soccer Field
10. Cricket Nets x 4
11. Custom Echidna shade structure with organic exposed aggregate seating pockets set in decogranite serounds interspersed by native canopy shade trees.
12. Yarning Circle 1
13. Natural Water Course
14. Bush Tucker Walk
15. Cultural Dance Space
16. Yarning Circle 2
17. Potential Pedestrian Access from Dunoon Road
18. Netball Courts
19. Bike Parking
20. Main School Entry- Entry Signs and Welcome To Country Walk
21. Kiss and Drop Feature Plants and Flag Poles
22. Agricultural Area
23. School Entry Feature Sign
24. Main school entry ramp access
25. Car Park
26. Agricultural Shed



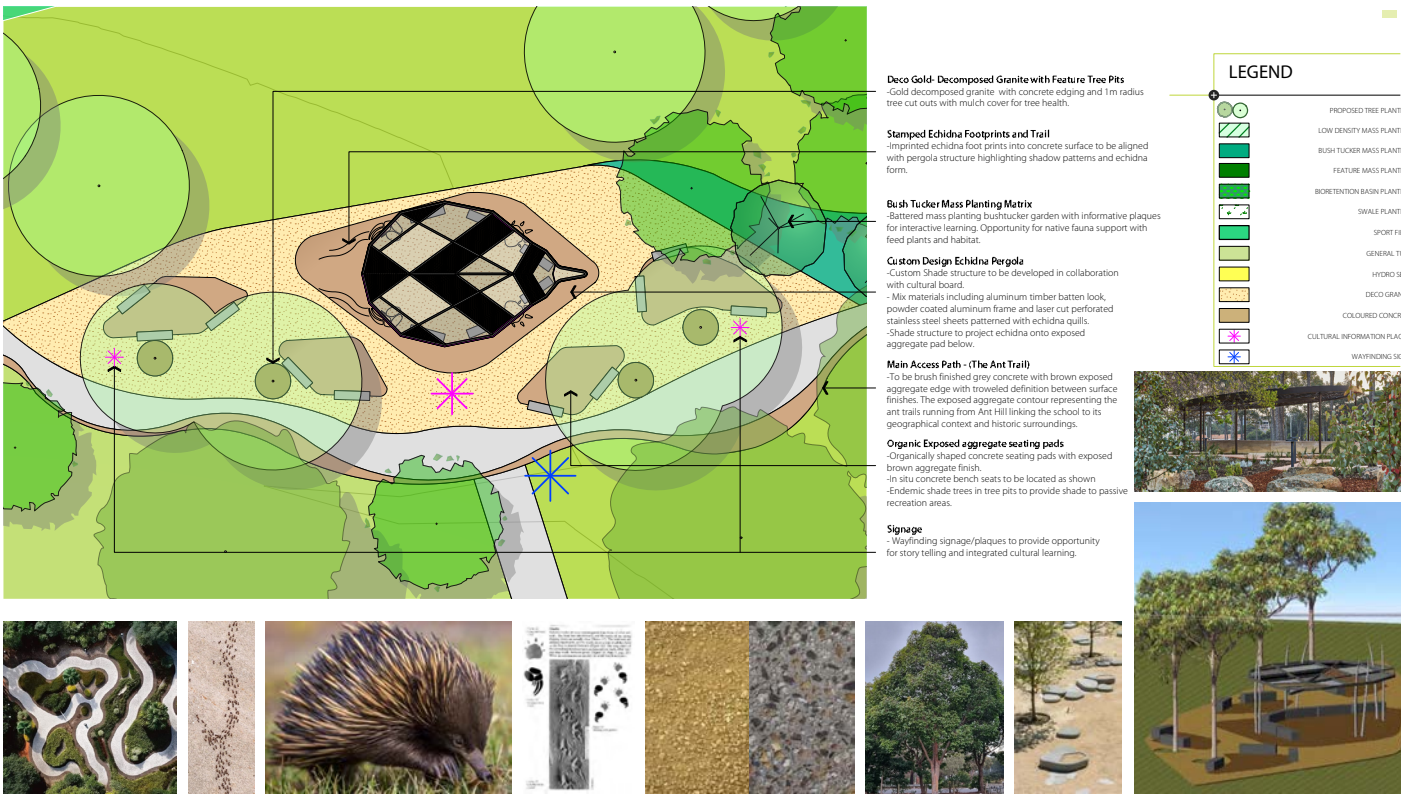


Figure 109: Buninj Detail Plan.

Source: Terras Landscape Architects, drawing supplied by SINISW.



Figure 110: Yarning Circle Detail Plan.

Source: Terras Landscape Architects, drawing supplied by SINISW.





Figure 111: Entry Detail Plan.  
Source: Terras Landscape Architects, drawing supplied by SINSW.



Figure 112: Feature Planting Palette.  
Source: Terras Landscape Architects, drawing supplied by SINSW.



The Proposal

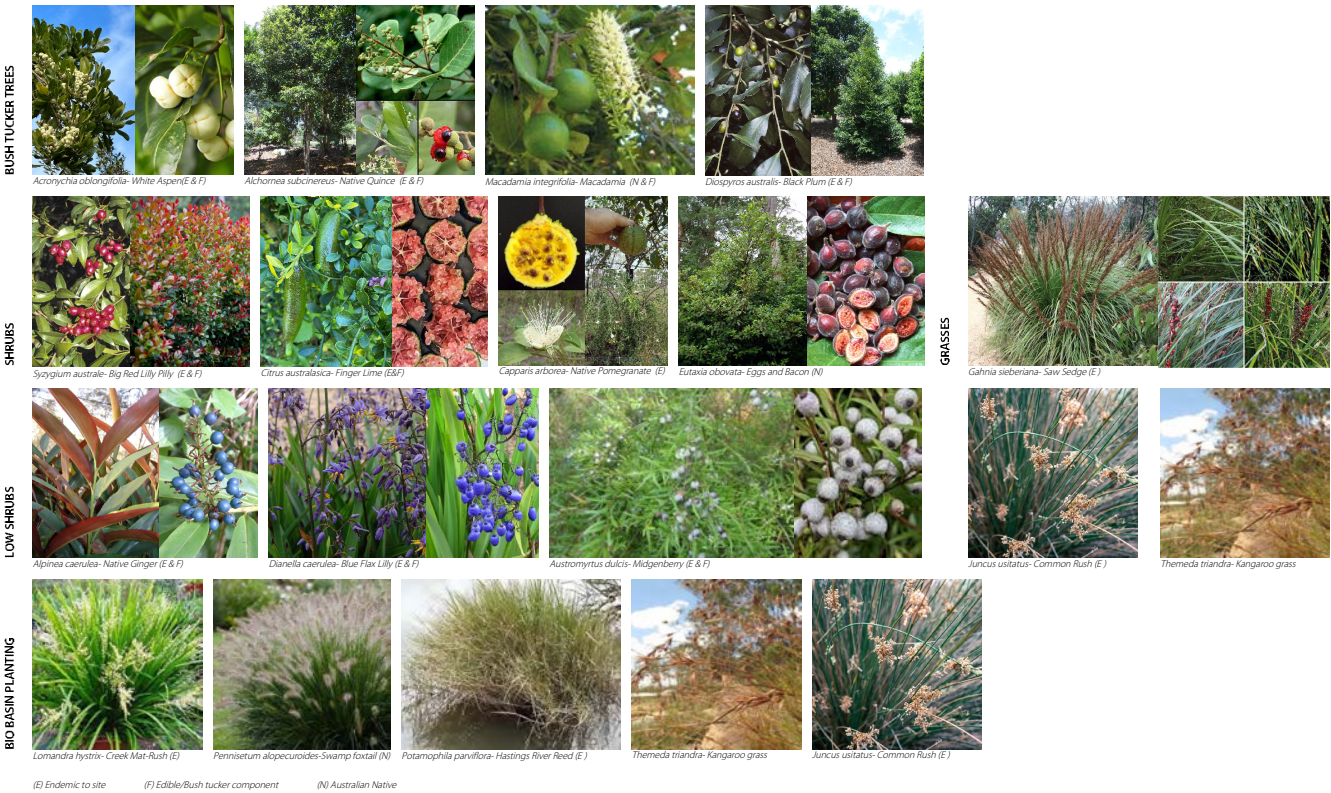


Figure 113: Bush Tucker Planting Palette.  
Source: Terras Landscape Architects, drawing supplied by SINSW.



Figure 114: Swale Planting Palette.  
Source: Terras Landscape Architects, drawing supplied by SINSW.



## 6.1 Options Considered

### 6.1.1 2024 Schematic Design

The new school buildings were previously proposed to be located at the northern end of the site which would be located above the PMF and included a new access road from Dunoos Road. This design option included five school buildings. Sports fields, bus stop and car parking would be located at the northeast corner and agricultural fields at the southeast corner.

Access to the school was proposed via a new secondary road located north of the site. This design, however, was discarded due to landslip risks at the north west corner of the site along with ongoing negotiations with Transport for NSW regarding site access to the school.



Figure 115: Overall Site Context Plan.

Source: EJE Architects, drawing supplied by SINSW.



## 6.1.2 Preliminary Concept Designs

Early options explored the potential to reconstruct the school at the Lake Street site. These were discounted due to the potential for reoccurring flood events in the area and that the condition of the original school buildings, including the heritage-listed Main Administration Building, were beyond repair.

An early option proposed construction of a new primary and preschool at the southern end of the site together with the new high school - refer to **Figure 116**. Further development of this option was abandoned as the preferred option for the primary school was for it to be rebuilt at its existing site.

Options to retain Farmhouse 1 in the current proposal were discounted because there is no justifiable use for the building as part of the redevelopment of the school. The building is considered a surplus asset and therefore, the ongoing cost of maintaining it would not be commercially viable for the Department.

Another option explored the adaptive reuse of Farmhouse 1 as a service facility for the agricultural areas of the new school, however, construction of a purpose-built structure in keeping with School Infrastructure NSW Pattern Book was preferred to ensure the project could be delivered in one stage.

The current proposal is a further iteration of the preliminary master plan for the school - refer to **Figure 117**. This option located the new school buildings at the northern end of the site, above the 2022 flood levels, and proposed agricultural and sports fields along Dunoon Road.

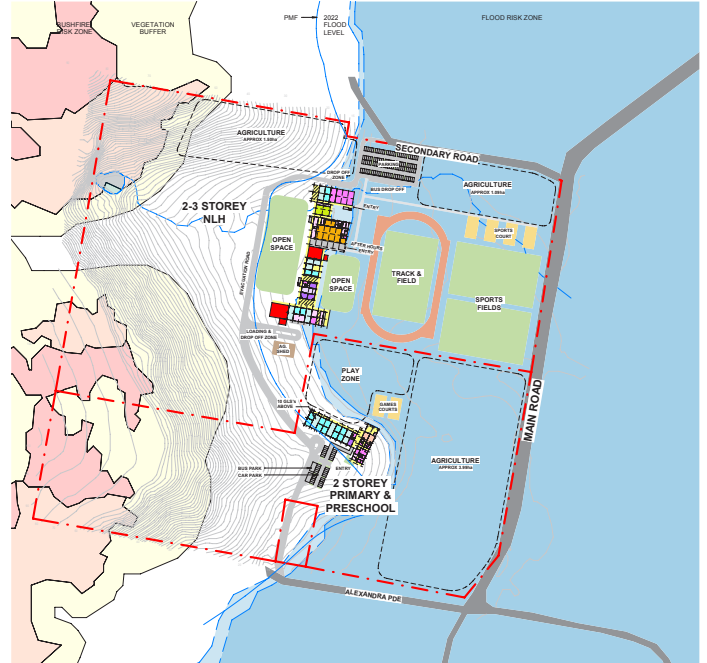


Figure 116: Early option showing construction of a new primary school at the southern end of the site.

Source: Supplied by SINSW.

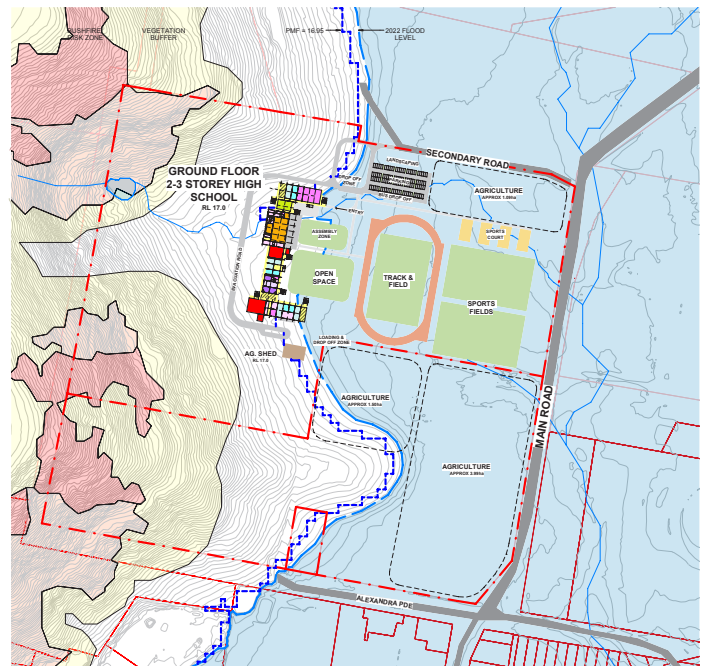


Figure 117: Preliminary master plan.

Source: Supplied by SINSW.

# 07 Policy Context

## Introduction

In this section, the heritage impact of the proposal is assessed against the relevant heritage Statutory Controls, Conservation Policies and Guidelines contained in the following documents:

- Lismore Local Environmental Plan (LEP) 2012, and
- Lismore Development Control Plan (DCP) 2012.

## 7.1 Lismore Local Environmental Plan 2012

Schedule 5 of Lismore LEP identifies Heritage Items, Conservation Areas and Archaeological sites. The study site is located within the vicinity of the Railway Viaduct, Alexandra Parade, North Lismore Archaeological Site (A7), which is of state significance.

Part 5.10 of Lismore LEP sets out controls related to Heritage Conservation. The proposal is addressed below in relation to the relevant clauses of the Lismore LEP.

Clause Lismore LEP 2012	Comment
<b>5.10 Heritage Conservation</b>	
<p><b>(1) Objectives</b></p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Lismore,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>(a) The site is not listed in Lismore LEP, however, it is located in the vicinity of Heritage Items.</p> <p>(b) The proposed activity would have no impact on the heritage-listed Railway Underbridges and Viaduct which is located near the subject site on Alexandra Parade.</p> <p>(c) The site is not identified as an archaeological site, however, it is located in the vicinity of the Railway Viaduct on Alexandra Parade. Refer to the Historical Archaeological Assessment prepared by AMAC Group which forms an appendix to this report.</p> <p>(d) Refer to the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage, which accompanies the REF submission.</p>
<p><b>(2) Requirement for Development consent is required for any of the following:</b></p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <ul style="list-style-type: none"> <li>– (i) a heritage item,</li> <li>– (ii) an Aboriginal object,</li> <li>– (iii) a building, work, relic or tree within a heritage conservation area,</li> </ul> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(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,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land—</p> <ul style="list-style-type: none"> <li>(i) on which a heritage item is located or that is within a heritage conservation area, or</li> <li>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</li> </ul>	<p>This Statement of Heritage Impact accompanies the REF for the Richmond River High Campus proposed at the subject site.</p> <p>The site is not listed in Lismore LEP however it is located in the vicinity of Heritage Items.</p> <p>The site contains two farmhouses and farm outbuildings which are associated with the Murray family, the former owners. The existing structures do not meet the threshold for listing as heritage items and are proposed to be demolished.</p>



Clause Lismore LEP 2012	Comment
<b>(3) When consent not required</b>	
However, development consent under this clause is not required if—	(a) This Statement of Heritage Impact accompanies the REF to rebuild Richmond River High Campus at the subject site.
(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—	(i) Not applicable. (ii) The proposed activity would have no impact on the heritage-listed Railway Underbridges and Viaduct on Alexandra Parade.
(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and	
(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or	
(b) the development is in a cemetery or burial ground and the proposed development—	(b) Not applicable. The proposed development is not located in a cemetery or burial ground.
(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and	
(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or	
(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or	(c) Not applicable.
(d) the development is exempt development.	(d) The proposed activity is considered to be a 'declared project' under the provisions of the <i>Reconstruction Authority Act 2022</i> (RA Act) and would be undertaken by the NSW Department of Education. The REF has been prepared to support an approval for the RRHC development under Section 68 of the <i>RA Act</i> .
<b>(4) Effect of proposed development on heritage significance.</b>	
The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.	This Statement of Heritage Impact assesses the impact of the proposal on the heritage significance of the Heritage Items located in the vicinity of the site.
This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	

Clause Lismore LEP 2012	Comment
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This Statement of Heritage Impact accompanies the REF and assesses the extent to which carrying out the proposed activity would affect the heritage significance of Heritage Items in the vicinity of the site.</p>
<p><b>(6) Heritage conservation management plans</b></p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>Not applicable. The subject site is not identified as a heritage item in Schedule 5 of Lismore LEP.</p>
<p><b>(7) Archaeological sites</b></p> <p>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)—</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>The subject site is not identified as an archaeological site.</p> <p>A Historical Archaeological Assessment prepared by AMAC Group is appended to this report.</p>
<p><b>(8) Aboriginal places of heritage significance</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>A Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage accompanies the REF.</p>



Clause Lismore LEP 2012	Comment
<p><b>(9) Demolition of nominated State heritage items</b></p> <p>The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>Not applicable. The site does not contain any buildings nominated as State heritage items.</p>
<p><b>(10) Conservation incentives</b></p> <p>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p> <p>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</p> <p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>	<p>The site does not contain any heritage items. The existing buildings on the subject site do not meet the threshold for heritage listing.</p> <p>The site, however, is located in the vicinity of heritage items.</p> <p>(a) The proposal would have no impact on the conservation of the heritage-listed Railway Underbridges and Viaduct on Alexandra Parade.</p> <p>(b) The heritage management of the Lismore Railway Underbridges and Viaduct remain unaffected by the proposal.</p> <p>(c) The existing dwellings and outbuildings on the subject site do not meet the threshold for heritage listed and there is no use for them once the school is completed. Therefore, they are proposed to be demolished.</p> <p>(d) The proposed activity would have no impact on the setting of the Railway Underbridges and Viaduct on Alexandra Parade. These heritage items are visible from the top of the knoll and at the southeast corner of the site where agricultural fields are proposed to be established.</p> <p>(e) Reinstatement of a school in North Lismore would improve the amenity of the local community. Currently, students are required to travel to the other side of Lismore to a temporary campus.</p> <p>The Lake Street site is beyond repair and has remained vacant since the 2022 flood event. A fire at the former campus in March 2025 caused the collapse of the Main Administration block which was considered to be a heritage building.</p>

## 7.2 Lismore Development Control Plan (LDCP) 2012

### Chapter 12 - Heritage Conservation

The Heritage Objectives and Principles outlined in this chapter of Lismore DCP applies to buildings, items, archaeological sites and heritage conservation areas which are identified in Schedule 5 of the Lismore LEP 2012.

The subject site is not listed as a heritage item nor located within a heritage conservation area, however, it is located in the vicinity of the Lismore Railway Underbridge and Viaduct on Alexandra Parade, which is a heritage-listed item.

Section 12.5 of the DCP provides guidance for sympathetic alterations and additions within historic contexts and with a focus on residential development.

Although the proposal is for the construction of a educational facility, it has been evaluated against the overall heritage conservation aims and objectives of this Chapter.

Lismore DCP 2012	Comment
<b>12.1 - Objectives</b> <ol style="list-style-type: none"> <li>1. To protect the significance and setting of heritage items, heritage conservation areas and archaeological sites in the Lismore City Council area;</li> <li>2. To integrate heritage conservation into planning and development controls;</li> <li>3. To allow sympathetic changes to occur;</li> <li>4. To provide detailed polices which encourage well designed extensions and infill development;</li> <li>5. To encourage and promote public awareness, appreciation and knowledge of the value of heritage items and conservation areas.</li> </ol>	<p>The SHR heritage-listed Lismore Railway Underbridges and Viaduct are located 300m from the site on Alexandra Parade. The proposed activity would not have an impact on the significance or setting of the heritage item.</p> <p>The existing farmhouses and outbuildings on the subject site are not listed as heritage items nor do they meet the threshold for listing. These structures are proposed to be demolished as there is no use for these structures once the school is completed.</p> <p>Although the site is located in a rural location, the North Lismore Plateau has been identified as a suitable area for development. Rebuilding Richmond River High Campus at the site would be in keeping with the North Lismore Plateau Urban Release Area and the desired future character of the area. The open sports fields and agricultural paddocks proposed along the eastern boundary would reflect the existing rural character of the area.</p> <p>The proposal involves construction of three-storey school buildings of a standardised design from the School Infrastructure Pattern Book. A combination of Pattern Book elements allow for site responsive design to ensure new school buildings are appropriate for their context.</p> <p>The proposal involves rebuilding Richmond River High Campus at the subject site. Interpreting the history of the site and the school, including its connection to the former campus on Lake Street would enhance public awareness.</p>
<b>12.4 Heritage Principles</b> <p><b>Good Conservation Principles</b></p> <p>The 'Burra Charter' is the Australian national set of principles and guidelines on heritage conservation and management. It represents best practice for all people who provide advice, make decisions or carry out works to places of heritage value.</p> <p>Before preparing a development application, it is recommended that these principles are carefully considered.</p>	<p>The school buildings at the heritage-listed Lake Street campus are beyond repair and reconstruction of the school in a flood prone area would not be safe. A fire in March 2025 caused further damage to the Main Administration Block, resulting in the building's collapse. Currently students are learning from a temporary campus in East Lismore.</p> <p>Richmond River High Campus is proposed to be rebuilt at the subject site. While the school buildings would adopt a standardised design the new school would be built on a like-for-like basis to ensure the same amenities and facilities are provided at the new site including a new theatre building and agricultural fields.</p>



Lismore DCP 2012	Comment
<p><b>Understanding Heritage Value</b></p> <p>Conservation is not just about preserving or restoring a building to its former details, but also ensuring that heritage values are not lost or eroded in the process.</p> <p>Lack of maintenance, badly designed alterations, incorrect materials, inappropriate subdivisions which detract from the setting of a building, and unsympathetic colour schemes all result in the loss of heritage value. It is therefore important to understand why a building or place is important before changes are considered.</p>	<p>The subject site lies on Bundjalung Country, within a rural landscape. The proposed colours and materials palette for the new buildings and landscape design have been carefully selected to reflect the natural environment of the local area. Use of granite and rhyolite features, Red Cedar and Paper Bark in the timber landscape elements and the use of endemic planting enhance the connection country.</p> <p>Further opportunities to interpret the European history of the site including the historical connection to the Murray family and the Lake Street campus are proposed as mitigation measures.</p>
<p><b>Original Fabric</b></p> <p>The physical material of a building or place (known as fabric) contains evidence of its history and how it may have changed. Care and skill are needed to make decisions about the care and management of a heritage building or place and it is recommended that these actions are followed:</p> <ul style="list-style-type: none"> <li>– Understand the properties of traditional materials before making changes, for example use correct mortars with old bricks.</li> <li>– Obtain advice from Council regarding access to a Heritage Advisor/Officer and information on traditional materials such as metal and timber.</li> <li>– Seek advice from skilled tradesmen with heritage experience.</li> <li>– Beware of irreversible changes such as painting of brickwork.</li> <li>– Consider a range of solutions when planning upgrades for safety, access and fire protection.</li> <li>– Regular maintenance is essential to look after an old building, and can prevent more costly repairs.</li> </ul>	<p>The subject site is not listed in Schedule 5 of Lismore LEP.</p> <p>The existing farmhouses and outbuildings do not meet the threshold for heritage listing and are proposed to be demolished.</p>
<h2>12.5 Design Guidelines</h2>	
<p><b>General Streetscape Context</b></p> <p>It is important that alterations, new additions or new buildings are 'good neighbours' and are consistent with the character of the locality. Understanding this context helps when designing a new building or alterations.</p>	
<p><b>Design elements which characterise the historic areas of Lismore:</b></p> <ul style="list-style-type: none"> <li>– weatherboard buildings, mainly single storey with galvanised metal roofing;</li> <li>– consistency of scale, height, and bulk within residential streets;</li> <li>– steeper roof pitches, often with complex hip and gables ;</li> <li>– long slender proportions to windows, especially those facing the street;</li> <li>– projecting gables to the street;</li> <li>– verandahs generally on front or side elevations;</li> <li>– informal grass verges with consistent street tree planting;</li> <li>– front fences of low to medium height;</li> <li>– masonry and stone restricted mainly to large churches and key civic and commercial buildings.</li> </ul>	<p>The subject site lies within a rural location in the North Lismore Plateau, which is characterised by rolling hills and agricultural paddocks. The area immediately north and west of the site have also been identified as a suitable location for future urban development. The subject site is also located opposite areas of public recreation on Dunoon Road.</p> <p>The proposal strikes a balance between the existing and desired future character of the area. The new school buildings are of a larger scale, ranging from two to three storeys. To mitigate impacts, there is a generous street setback and new trees would provide partial screening.</p> <p>Open sports and agricultural fields are proposed along Dunoon Road in keeping with the prevailing streetscape context. New rural post and rail fencing would be detailed to match the existing.</p>

Lismore DCP 2012	Comment
<p><b>Sympathetic Change</b></p> <p>Heritage protection is not intended to freeze historic properties in time. The need to upgrade older homes to modern standards is accepted but these changes should take place in the most sympathetic way possible. Those elements which led to a property being protected must be maintained.</p> <p><b>Basic principles to be observed:</b></p> <ul style="list-style-type: none"> <li>– Maintain the general scale, height and bulk and proportions of traditional buildings in the streetscape.</li> <li>– Do not overwhelm the original building with an extension. Consider creating two separate buildings with a linkage. This helps retain the integrity of the original.</li> <li>– Do not alter original front facades of buildings in conservation areas. Additions are best sited to the side or rear.</li> <li>– Keep floor levels similar to adjoining buildings.</li> <li>– Avoid making a replica copy of a heritage building for infill development, but follow proportions and scale.</li> <li>– Keep it simple by not using a mixture of features from different eras or adding historic features to new buildings.</li> </ul>	<p>Despite a history of flooding, Richmond River High Campus has been located at the Lake Street site for over 130 years. The extent of damage caused by the 2022 flood event has rendered the site unsafe for use as a school. A recent fire at the Lake Street site has caused further damage to the Main Administration Building.</p> <p>The subject site does not contain any heritage items. Nevertheless, the proposed change would enable the reinstatement of the school at North Lismore. The current students have been relocated to a temporary school in East Lismore.</p> <p>Construction of new three-storey school buildings which have been designed in accordance with the SINSW Pattern Book are proposed on the subject site. These school buildings would adopt a standardised design including a modular facade, low angled roof and external walkways.</p> <p>The buildings would be arranged along the natural contours of the site with localised areas of cut and fill. A significant increase in tree canopy is proposed to provide shade and to screen views of the new buildings.</p>
<p><b>Roof Pitch and Form</b></p> <p>Roof pitch has a major impact on the appearance of a building. Historic buildings have distinctive traditional roof forms including hipped roofs, later developments with projecting gables and gambrel roofs, and complex roof forms on more sophisticated residences. Roof pitch tended to decrease in the interwar and Californian bungalow styles. Although there are a variety of roof shapes, there is a general consistency of scale, height and bulk.</p> <p>Preferred:</p> <ul style="list-style-type: none"> <li>– Ensure that roof pitch, proportion and orientation to the street is compatible with traditional roofs in the surrounding streetscape.</li> <li>– Use uncoloured galvanised steel where possible or reinstate a painted roof where evidence of this exists.</li> <li>– Use correct gutters in the maintenance of older buildings. Quad, half round and ogee gutters are the most appropriate profiles, depending on original details.</li> </ul> <p>Not encouraged:</p> <ul style="list-style-type: none"> <li>– Modern material such as 'colorbond' on heritage items. Avoid concrete tiles or contemporary colours such as blues, etc in metal roofing on non-heritage items as this is incompatible with the character of the streetscape in heritage conservation areas.</li> <li>– Perforated box gutters as they are not correct in a historic context.</li> </ul>	<p>The site does not contain any heritage items.</p> <p>The surrounding development is rural in character with pitched and gable roof forms.</p> <p>The design of the school buildings incorporates low pitch, skillion roofs with eaves that extend beyond the external walkways. This is in accordance with the SINSW Pattern Book.</p>

## Lismore DCP 2012

## Comment

**Verandahs**

Verandahs are an essential element of traditional Australian houses and occur widely in the heritage conservation areas. They are an important design element and are functional for cooling and providing shaded outdoor living spaces.

## Preferred:

- Include verandahs into the design of new development.
- Use a simple skillion style as it integrates well with new buildings.
- Conserve verandahs with original timber detailing.
- Open up enclosed verandahs where possible and re-instate missing details.

## Not Encouraged;

- Bullnose style, lace ironwork, decorative fretwork or federation brackets to posts on modern buildings, as it lacks historic context. These features may be re-instated to a historic building, where it can be shown that they previously existed.

The new school buildings incorporate external corridors which open out to sports fields. The eaves of the new roof extend over the walkway with galvanised steel flat bar balustrades in accordance with the SINSW Pattern Book. At the former Lake Street campus, covered timber external walkways connected the various wings of the building whilst providing students with shade.

**Windows and Doors**

Windows and doors also have a major impact on the appearance of a building. Many buildings in the heritage conservation areas have traditional double hung, sash or casement timber windows. These provide a strong vertical element in the streetscape.

## Preferred:

- Use strong vertical proportions to windows in new development and additions.
- Use timber windows for restoration of traditional buildings.
- Use timber windows without glazing bars for infill development where possible as it is consistent with the character of the streetscape. Aluminium windows with a suitable frame size and proportions will be considered for new work but have a different aesthetic character and limit the ability to vary colour schemes.

## Not Encouraged:

- Aluminium windows on heritage items or significant buildings.

The new school buildings adopt a modular design comprising standardised facade components from the SINSW Pattern Book. The pattern of fenestration is based on a facade module of 3.6m and comprises a combination of compressed fibre cement sheet, fixed glazing, mechanical louvres and sunshading.

The size and proportion of the windows and doors relate to a standard grid and adopt a distinctly contemporary aesthetic.





## Lismore DCP 2012

## Comment

## Building Materials

It is important to use the right materials to maintain the integrity and character of heritage buildings and streetscapes. Weatherboard cladding and metal roofing are the most commonly used building materials in residential heritage conservation areas. The heritage conservation areas in the city centre which contain many public buildings tend to be dominated more by masonry buildings.

## Preferred:

- Use matching materials for restoration and additions to existing buildings.
- Use lightweight materials such as timber, compressed sheeting, or cement profiled weatherboards for infill development in a frontage dominated by timber buildings. The use of masonry is only acceptable in a mixed street frontage of timber and masonry buildings where less than half the buildings are of timber construction.
- Paint or render new masonry (where acceptable) for infill development in a plain colour and texture, in preference to face brick.

## Not Encouraged:

- Textured paint type finishes.
- White, light, multi coloured, or double height bricks or imitation sandstone blocks.

The new school buildings will utilise a distinctly contemporary palette of materials which have been selected from the SINSW Pattern Book including:

- Corrugated metal roof sheeting,
- Compressed fibre cement panels,
- Perforated metal screens,
- Galvanised steel balustrades, and
- Concrete painted with artwork.

The proposal does not include textured paint type finishes, white, light, multi coloured, or double height bricks or imitation sandstone blocks.



## Colours

Traditional colour schemes complement older homes and provide much character to the streetscape. Usually the roof and walls are light, with dark contrasts to gutters, joinery and trims. A paint scrape behind a meter box or protected area may reveal the original colour scheme.

## Preferred:

- Use a traditional colour scheme for an old building. Seek advice from Council, paint companies, and numerous books on this subject. Contrasting colour schemes which use dark walls with light trims can also be very effective, but be careful in colour selection and ensure that it will be sympathetic in the streetscape.
- Use variations to traditional colours for new development but still maintaining light colours for wall and roof and dark to trims, which will be harmonious in the streetscape. Colour scheme details for new development will be required with the development application.

## Not Encouraged:

- Typical traditional colour schemes such as Cream, Indian Red and Brunswick Green for new development.
- Bold primary colours, black or white.

The proposed colour scheme draws inspiration from the earthy tones of the hinterland and the colours found within native flora to interpret the surrounding natural environment and connect to country. The colours of the building range from eucalypt greens to earthy browns and oranges.

MATERIAL PALLETTE		
BAL.01	GALVANISED BALUSTRADE	
CONC.	CONCRETE	
FB.01	FACEBRICK - WHITE	
FB.02	FACEBRICK - RED	
FC.01	FIBRE CEMENT - GENESIS - SERENE	
FC.02	FIBRE CEMENT - GENESIS - RAW, CLAY	
FC.03	FIBRE CEMENT - GENESIS - DEPTH, JADE	
FC.04	FIBRE CEMENT - GENESIS - RAW, COPPER BROWN	
FC.05	FIBRE CEMENT - GENESIS - RAW, MUSTARD	
FC.06	FIBRE CEMENT - JH - OBLIQUE, LEXICON	
MRS.01	METAL ROOF SHEETING - SHALE GREY	
MRS.02	METAL ROOF SHEETING - PALE EUCALYPT	
MRS.03	METAL ROOF SHEETING - MANOR RED	
MRS.04	METAL ROOF SHEETING - GULLY	
MS.01	METAL WALL SHEETING - IMPERIAL - DOVER WHITE	
MS.02	METAL WALL SHEETING - KLIPLOK - PALE EUCALYPT	
PC.01	POWDERCOAT	
PC.02	POWDERCOAT	
PC.03	POWDERCOAT	
PC.04	POWDERCOAT	
PC.05	POWDERCOAT	
PC.06	POWDERCOAT - SCULPTIFORM - TIMBER LOOK ALUMINIUM	
PC.07	POWDERCOAT	
PC.08	POWDERCOAT	
PC.09	POWDERCOAT	
SC.01	CHAINLINK	

Lismore DCP 2012	Comment
<p><b>Setbacks and Orientation</b></p> <p>Setbacks for new development should comply with Council's requirements.</p> <ul style="list-style-type: none"> <li>– Variations will only be considered where it can be demonstrated that the setback is consistent with adjoining development and that the new building will not be intrusive in the streetscape.</li> <li>– Minimum setbacks may need to be increased to protect the setting of a heritage item, where new development is adjacent.</li> </ul>	<p>The school buildings are required to be located above the prescribed flood level, clear of the bushfire buffer zone and located away from landslip prone areas to the north. As a result, there are generous setbacks from Dunoon Road.</p> <p>New trees planted throughout the site would provide screening to minimise potential visual impacts.</p>
<p><b>Fences</b></p> <p>Front fences are important for defining public and private spaces and add character to heritage areas.</p> <p>Preferred:</p> <ul style="list-style-type: none"> <li>– Be consistent with traditional fences in the streetscape. They are generally a modest height, and not solid to allow a view of the garden and the front of the house.</li> <li>– Choose a fence style and materials which is consistent with the age and style of the dwelling. Examples include picket fences, low post and rail fences and low walls with galvanised pipe common to the 1920s and 30s.</li> <li>– Use a simple fence style for new development that will harmonise in the streetscape.</li> </ul> <p>Not Encouraged:</p> <ul style="list-style-type: none"> <li>– Metal panel fences, pool fencing, spear tops, aluminium lace panels and bagged masonry fences as they are inconsistent with the character of heritage items or heritage conservation areas.</li> <li>– Fencing higher than 1.2 metres forward of the front building line. Elsewhere the maximum height is 1.8 metres.</li> </ul>	<p>The existing rural boundary fence along the western end of the site will be retained.</p> <p>A 2.1m high security top palisade fencing is required for security and are marked on the architecture plans in red. The security fencing will enclose the school buildings including the access road behind, the sports and games courts and Sports Field 1.</p> <p>A 1.5m high post and rail fence is proposed around the eastern sides of the property and will be detailed to match the rural style fencing of the surrounding area. The proposed fence exceeds the maximum height prescribed for areas forward of the front building line (1.2m), however, the taller fence is necessary to secure the larger farm animals while keeping feral animals out.</p>
<p><b>Outbuildings and Swimming Pools</b></p> <p>Swimming pools and additional shed space should generally be located at the rear of properties.</p> <p>Preferred:</p> <ul style="list-style-type: none"> <li>– Ensure that they are well positioned to respect the setting and spaces around the building, especially in relation to heritage items.</li> <li>– Respect original garden layouts retaining mature trees, shrubs, plants and pathways.</li> <li>– Locate swimming pool safety fencing at the rear of properties where it will be screened from public view and add landscaping to soften the impact on a historic house.</li> </ul>	<p>The proposal includes a new maintenance building adjacent to the existing agricultural sheds which are proposed to be retained. The proposed building would have no heritage impact.</p> <p>The proposal does not include a swimming pool.</p>

Lismore DCP 2012	Comment
<p><b>Signage and Advertising</b></p> <p>Signage on commercial or civic buildings can contribute to the character of the streetscape provided that it is visually sympathetic.</p> <p>Preferred:</p> <ul style="list-style-type: none"> <li>– Use signs of an appropriate size and in appropriate locations, e.g. hanging signs or signs within a fascia.</li> <li>– Use traditional hand painted signage, or individually mounted letters in preference to pre-cut vinyl lettering.</li> <li>– Use colour schemes that are effective and readable through the use of contrast.</li> </ul> <p>Not Encouraged:</p> <ul style="list-style-type: none"> <li>– Signs in locations, which detract from a building such as above parapets, large projections or over-large fascias.</li> <li>– Bold primary, fluorescent or neon colours. Council may require bold corporate colour schemes to be adapted to make them acceptable on heritage items or in conservation areas.</li> <li>– Internally illuminated signs such as box signs or neon letters as they are inconsistent with heritage buildings and precincts and will not be approved. Consider externally illuminated signage with spotlights subject to development consent.</li> </ul>	<p>The proposal includes standard school signage with dual language incorporated - Aboriginal and English, where possible.</p> <p>A digital information sign is proposed at the main entry at Dunoon Road and at the corner of Dunoon Road and Alexandra Parade which will provide to the wider community about school events and student achievements.</p>



# 08 Assessment of Heritage Impacts

## 8.1 Discussion of Heritage Impacts

The following discussion of heritage impacts uses the terms *Major*, *Moderate*, *Minor*, *Negligible*, *Neutral* and *Positive* to describe their extent.

These terms are based on the *ICOMOS Guidelines on Heritage Impact Assessments* (2011) and is in accordance with Heritage NSW guidelines for Statements of Heritage Impact.

Grading	Definition
<b>Major</b>	<p>Actions that would have a long-term and substantial impact on the significance of a heritage item.</p> <p>Actions that would remove key historic building elements, key historic landscape features, or significant archaeological materials, thereby resulting in a change of historic character, or altering of a historical resource.</p> <p>These actions cannot be fully mitigated.</p>
<b>Moderate</b>	<p>Actions involving the modification of a heritage item, including altering the setting of a heritage item or landscape, partially removing archaeological resources, or the alteration of significant elements of fabric from historic structures.</p> <p>The impacts arising from such actions may be able to be partially mitigated.</p>
<b>Minor</b>	<p>Actions that would result in the slight alteration of heritage buildings, archaeological resources, or the setting of an historical item.</p> <p>The impacts arising from such actions can usually be mitigated.</p>
<b>Neutral</b>	Actions that would have no heritage impact.
<b>Positive</b>	Actions that would be beneficial to the significance of heritage buildings, archaeological resources, or the setting of an historical item.

Proposal	Heritage Impact	Heritage Impact Discussion
<b>Excavation and Demolition</b>		
Excavation for structural footings and foundations.	<b>Neutral</b>	The school buildings have been carefully located above the prescribed flood levels and setback from the bushfire buffer zone and areas prone to landslip. The buildings have been positioned in relation to the natural topography.
Localised cut and fill across the site.		Excavation for structural footings and foundations and localised areas of cut and fill may be required, however, this would have no heritage impact. Refer to the Historical Archaeological Assessment prepared by AMAC Group which accompanies the REF.
Demolition of all existing structures.	<b>Minor</b>	<p>The subject site is associated with the Murray family, the previous owners. Farmhouse 1 is associated with William Murray, who acquired the Crown Grant for the property in 1874, and is evidence of his family's long standing occupation in the area.</p> <p>While there is a strong family connection to the site, the farmhouse does not meet the threshold for heritage listing. There is no suitable use for the building as part of the new school and therefore, demolition is proposed. This would have minimal impact on the significance of the site or heritage items in the vicinity.</p>
<b>Additions / Infill Development</b>		
Building a new school at the subject site.	<b>Neutral</b>	Richmond River High Campus has been located at the Lake Street site for over 130 years. The 2022 flood caused extensive damage to the school buildings and with the potential for reoccurring floods, the site was deemed unsafe for use as a school. A fire in the Main Administration building in March 2025 has caused further damage. The new site for the school on Dunoon Road, however, is located 800m west of the original site which allows the school to maintain its historic connection with the North Lismore Plateau.
	<b>Positive</b>	Interpreting the history of the school, as part of a Heritage Interpretation Strategy outlined in <b>Section 8.4</b> of this report, would enhance the public's understanding of the connection between the former and subject school sites.
Construction of four, three-storey school buildings and a single storey maintenance building at the southeast corner of the site.	<b>Minor (visual)</b>	The new school will be constructed at the southeast portion of the subject site, which is in the vicinity of the SHR-listed railway underbridge and viaduct on Alexandra Parade.
Located in the vicinity of a heritage item.		The surrounding area is characterised by low scale, rural development comprising generally of one to two storey farmhouses and farm outbuildings. Construction of a new school, which includes new buildings ranging in height from two to three storeys, would have a minor visual impact on the rural character of the surrounding area.
		To mitigate impacts, the school buildings are set back from the main road and the apparent bulk of these buildings would be partially screened by new trees and landscaping throughout the site.
	<b>Neutral</b>	
	<b>Positive</b>	The new additions are located north of the existing structures with generous setbacks from the main road. Construction in this location would have minimal affect on the heritage items on Alexandra Parade, which are not visible from this part of the site. Views from the heritage item towards the new school buildings are screened by the pavilion buildings at Lismore Showground.

Proposal	Heritage Impact	Heritage Impact Discussion
Standardised design in accordance with the SINSW Pattern Book.	<b>Neutral</b>	The new school buildings have been designed in accordance with the SINSW Pattern Book and adopt a contemporary design. The design of the new buildings include a modular facade, a low pitch, skillion roof with extended eaves over the external walkways.
Contemporary colours, materials and finishes palette.	<b>Neutral</b>	A proposed materials palette comprises face brickwork, corrugated roof sheeting, compressed fibre cement panels, fixed glazing, mechanical louvres and perforated metal screens. The selected materials are robust and in keeping with the rural character of the surrounding area.
	<b>Positive</b>	The proposed colour scheme also draws inspiration from the earthy tones of the hinterland and the colours found within native flora to interpret the surrounding natural environment and connect to Country.
<b>Landscaping</b> – tree planting  – Boundary treatments		The subject site is situated within a rural location characterised by open fields on rolling hills and agricultural paddocks. The site is also located opposite Lismore Showground and Speedway on Dunoon Road.
	<b>Positive</b>	The proposed landscape design would retain existing trees where possible and provide additional planting of endemic species. This would provide shade and partially screen views of the new school buildings.
	<b>Positive</b>	The proposed landscape materials palette interprets the natural history of the site by incorporating granite and rhyolite features, Red cedar and Paper Bark in the timber elements and the use of endemic planting. This would enhance the setting of the site within the surrounding rural landscape.
		Bush tucker gardens are also proposed along the path into the school from Dunoon Road. Educational signage would provide information relating to the plant properties and their traditional uses.
	<b>Minor (visual)</b>	A 2.1m high security-top palisade fencing is required around the school, which would have a minor visual impact. To mitigate impacts, the security fencing would be limited to the immediate school complex.
	<b>Neutral</b>	A 1.5m high, post and rail style fence is proposed along Dunoon Road and part of the north and south boundaries. A taller fence is required to contain the larger farm animals kept on the school site whilst keeping feral animals out. To minimise impacts, the proposed fence would be detailed to match the rural style used in the surrounding area.
<b>Outdoor spaces</b> including assembly zones, agricultural spaces, sports fields, games courts, dancing circles, yarning and dancing circles, seating and shade structures.	<b>Neutral</b>	The existing rural boundary fence at the western end of the property is proposed to be retained.
	<b>Positive</b>	The open sports fields and agricultural paddocks proposed along Dunoon Road are in keeping with the rural character of the surrounding area.
	<b>Positive</b>	Views of the natural landform features known as the 'Jumping Ant Hill' and the connection to the 'Buninj-Echidna' are interpreted in the landscape design with a shade structure and the ant trail network of paths throughout the school.
		Bora Rings to mark yarning circles and a cultural dance space have also been incorporated into the landscape design to connect to the cultural significance of the site.



Proposal	Heritage Impact	Heritage Impact Discussion
<b>Public Domain Works</b>	<b>Neutral</b>	The existing entry to the site is via an unpaved road off Alexandra Parade. Following discussions with Transport for NSW, the new entry to the school site is proposed off Dunoon Road. This includes a new access road and a separate shared bicycle/pedestrian paths towards the covered walkway entry to the school. Part of the existing road would be upgraded to provide vehicle access to the school buildings including retaining walls and a fire truck turning bay.
<ul style="list-style-type: none"> <li>Access road off Dunoon Road, comprising a separate shared bicycle/pedestrian pathway, and internal access roundabout</li> </ul>	<b>Neutral</b>	<p>The new school entry would not be visible from the railway underbridge and viaduct on Alexandra Parade and would have no heritage impact.</p> <p>A dedicated bus and kiss and ride drop-off and pick up zones are proposed at the southeast corner of the site including covered walkway, internal access roads and roundabout.</p>
<ul style="list-style-type: none"> <li>Kiss and ride drop-off and pick up zones.</li> </ul>	<b>Minor (visual)</b>	The new additions in this part of the site have the potential for minor visual impacts on the setting and views of the Alexandra Parade underbridge and viaduct. However, the new additions would be located behind the agricultural field and screened by new tree planting throughout the site.
<ul style="list-style-type: none"> <li>On-site carparking, including accessible spaces and provision for EV charging spaces.</li> </ul>	<b>Minor (visual)</b>	The on-site car parking for 130 vehicles is proposed at the southeast corner of the site. This would have a minor visual impact on the views to and from the underbridge and viaduct on Alexandra Parade. New shade trees and buffer planting along the access road and along the eastern boundary are proposed to mitigate potential visual impacts. Refer to the Visual Impact Assessment Report prepared by Terras which accompanies the REF submission.



Figure 118: Overall Site Context Plan showing proximity to the heritage item on Alexandra Parade (hatched in red).

Source: Landchecker with TZG overlay.

## 8.2 Heritage Impact Assessment

Description	Heritage Impact
<b>Demolition of a Heritage Item</b>	
Not applicable - the subject site does not contain any heritage items.	
Demolition of all of the existing structures is proposed including the Murray family farmhouse (Farmhouse 1) and remnant farm outbuildings.	
<i>If demolition is proposed, why is it necessary?</i>	Although Farmhouse 1 has a strong connection to the Murray family, who have occupied the site since 1874, the building does not meet the threshold for heritage listing. With no suitable use for the building as part of the new school, demolition is proposed.
<i>Have options for retention and adaptive re-use been explored? If yes, set out why these options have been discarded?</i>	There is an opportunity to use the farmhouses as temporary site offices during construction, however, this option was discarded as the buildings do not meet any thresholds for heritage listing and there is no use for them once the school is completed.
<i>Has technical advice for demolition been obtained?</i>	Not applicable.
<i>Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.</i>	Salvage of the rusticated timber weatherboard linings and Red Cedar panelled doors and windows could be used as part of the Heritage Interpretation Strategy for the site. This may include incorporating the salvaged elements into the design of the new school buildings.
<b>Partial Demolition</b>	
Not applicable - demolition of all existing structures is proposed.	
<i>Is the partial demolition essential for the heritage item to function?</i>	Not applicable.
<i>If partial demolition is proposed because of the condition of the fabric, can the fabric be repaired?</i>	Not applicable.
<i>Are important features and elements of the heritage item affected by the proposed partial demolition (e.g. fireplaces in buildings)?</i>	Not applicable.
<i>Will the proposed partial demolition have a detrimental effect or pose a risk to the heritage item and its significance? If yes, what measures are proposed to avoid/mitigate the impact?</i>	Not applicable.
<i>Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.</i>	Not applicable.



Description	Heritage Impact
<b>Subdivision or Boundary Adjustment</b>	
The proposal includes consolidation of the three allotments.	
<i>Will the proposed subdivision retain an adequate setting or context for the heritage item?</i>	The subject site does not contain any heritage items but is located in the vicinity of the Alexandra Underbridge, which is heritage listed. Located on a separate site, consolidation of the subject site will have no impact on the setting or context of the heritage item.
<i>Could the proposed subdivision compromise the heritage significance of the heritage item?</i>	The subject site does not contain any heritage items. The subject site has been previously consolidated and subdivided.
<i>Do the proposed works comply with the Subdivision and NSW State Heritage Register items policy (Heritage NSW 2019)?</i>	Not applicable. The subject site does not contain any heritage items.
<b>Conservation Works</b>	
Not applicable. The subject site does not contain any heritage-listed items.	
<i>Have previous (including original) materials been investigated (through archival and physical research)?</i>	Not applicable.
<i>Is a previous material being reinstated?</i>	Not applicable.
<i>Will the works effect the conservation of the fabric of the heritage item?</i>	Not applicable.
<i>Are all details in keeping with the heritage significance of the item?</i>	Not applicable.
<i>Has the advice of a heritage consultant or skilled tradesperson (e.g. carpenter) been sought?</i>	Not applicable.

Description	Heritage Impact
<b>Alterations and Additions</b>	
Construction of five new school buildings ranging in height from one to three storeys.	
<i>Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)?</i>	<p>Richmond River High Campus has been located at the Lake Street campus for more than 130 years, however, the site was significantly damaged in the 2022 flood. Many of the school buildings are beyond repair which has rendered the site unsafe for use as a school. A fire in the Main Administration Building in March 2025 has caused further damage. Currently, students are learning out of a temporary campus in East Lismore.</p> <p>The proposal generally complies with Article 22 of the Burra Charter in relation to new work. The new school buildings adopt a distinctly contemporary, modular design which is complemented by a sensitive landscape approach to interpret and connect to the cultural history of the site. Further opportunities to interpret the European history of the site including the historical connection to the Lake Street campus and the Murray family are proposed as mitigation measures.</p>
<i>Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?</i>	<p>The site is situated in a rural location with low scale development comprising one to two storey farmhouses and a scattering of farm outbuildings. The pavilion buildings at Lismore Showground are also of a similar scale.</p> <p>The new school buildings are of a larger scale which would have a minor visual impact on the rural setting. The new buildings adopt the standardised design prescribed in the SINSW Pattern Book and are simple, rectangular forms with low-pitch, skillion roofs. The proposed colours and materials palette incorporates earthy tones that reflect the surrounding natural environment and connect to country.</p>
<i>Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?</i>	<p>The existing farmhouses and outbuildings do not meet the threshold for heritage listing and are proposed to be demolished. The subject site, however, is located in the vicinity of the SHR-listed railway underbridge and viaduct on Alexandra Parade.</p> <p>Due to the flood, bush fire and landslip risks, the new school buildings are proposed to be built near the existing farmhouses. Construction in this part of the site would have no impact on the setting or views of the heritage items in the vicinity. However, the new additions range in height from one to three storeys which would have a minor heritage impact on the rural setting of the surrounding area.</p>
<i>How have the impact of the alterations/additions on the heritage item been minimised?</i>	<p>There are limited areas where new additions can be constructed at the subject site. The new school building will need be located above the prescribed flood levels and setback from the bushfire buffer zone and areas prone to landslip. These requirements limit the suitable building zone towards the centre of the site which results in generous setbacks from the main road to mitigate potential visual impacts.</p> <p>The proposed landscape masterplan includes new trees and buffer planting throughout the site. While offering shade, the new trees would also screen the apparent bulk of the new additions to minimise visual impacts on the Railway Viaduct on Alexandra Parade, which is heritage-listed and the surrounding rural setting.</p> <p>Use of granite and rhyolite features, Red cedar and Paper Bark in the timber elements and the use of endemic planting interpret the surrounding natural environment and connect to Country.</p>
<i>Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?</i>	<p>A Historical Archaeological Assessment prepared by AMAC Group is appended to this Statement of Heritage Impact. The report concludes that the subject site does not contain any known archaeological relics of significance and that any archaeological remains associated with the use of the wider site area for cattle grazing or land cultivation would not meet the threshold of local or State significance.</p>

Description	Heritage Impact
<b>Physical Changes to Fabric Identified as Significant</b>	
Not applicable. There is no significant fabric on the site.	
The existing buildings, including the two farmhouses, have all been altered over time. Major restoration works to Farmhouse 1 were undertaken in the 1980s and 1990s. Immediately prior to this, the building was used to store hay.	
Demolition of the existing building are proposed.	
<i>Has the fabric that will be impacted by the proposed works been assessed and graded according to its significance?</i>	The potential heritage value of Farmhouse 1 is assessed in <b>Section 5.4</b> of this report. It concludes that the dwelling's significance is limited to its connection with the Murray family and that it does not meet the threshold for individual heritage listing.
<i>Has specialist advice from a heritage professional, architect, archaeologist or engineer been sought?</i>	<p>A Summary Report of Initial Site Investigations was prepared by TZG Heritage in April 2024 and was accompanied by an investigation of the archaeological potential of the site prepared by AMAC Group.</p> <p>These investigations identified potential heritage values related to Farmhouse 1 as evidence of the Murray family's occupation of the site and historic use of the site as a farm, however, it concluded that the overall site did not meet the threshold for listing as a heritage item.</p>
<b>Change of Use</b>	
The subject site is not identified as a heritage item and is currently zoned as RU1 Primary Production. The site will be rezoned, subject to a separate application, to allow for the development of a new school.	
<i>Does the existing use contribute to the significance of the heritage item? Why is the change of use proposed?</i>	The proposal for the new school includes agricultural fields along the eastern boundary which relate to the historic use of the site as a farm.
<i>Will the change of use have an impact on the significance of the heritage item?</i>	Not applicable.
<i>Will the change of use require changes to the fabric or significant elements? How does that impact significance of the heritage item?</i>	Not applicable.



Description	Heritage Impact
<b>Painting</b>	
Not applicable. The existing structures are proposed to be demolished.	
<i>Will repainting affect the conservation of the significant fabric of the heritage item?</i>	Not applicable.
<i>Does the existing colour scheme contribute to the heritage significance of the heritage item? If yes, will the same scheme be used in the proposed painting works? If not, why not?</i>	The site does not contain any significant colour schemes - the existing farmhouses have been altered over time including internal and external colour schemes. The proposed colour scheme relate to the surrounding natural landscape. There are opportunities for painted artwork on the concrete lift shaft and at base of the stairs.
<i>Have previous (including original) colour schemes been investigated? Is an earlier scheme being reinstated?</i>	The original colour schemes are unknown. In photographs of Farmhouse 1 dating from c1900 and 1980s, the walls to be a light colour while the metal roof, doors and windows are generally unpainted.
<i>Is the proposed paint type chemically compatible with existing materials? Will it affect the breathability of the heritage fabric?</i>	Not applicable.
<i>Will the existing paint finish be removed from the originally unpainted brick and stone surfaces? If not, why not? If yes, will the process for paint removal avoid/minimise damage to the fabric?</i>	Not applicable.
<b>Reroofing and Recladding</b>	
The new school buildings are proposed to be clad in compressed fibre cement panels with a corrugated metal roof.	
<i>Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?</i>	The original farmhouse appears to comprise rusticated timber weatherboard cladding and corrugated metal roof sheeting which can be seen in an early photo of the building from c1900.
<i>Will previous significant material be reinstated? If not, will the proposed material match the original material in detail and materiality?</i>	The existing structures are proposed to be demolished.  The proposed materials have been selected from the SINSW Pattern Book and are robust selections that would complement the surrounding rural context. This includes concrete, face brickwork, metal roof and wall sheeting and fibre cement cladding.
<i>Will re-cladding affect conservation of the heritage item?</i>	Not applicable.
<i>Are roof details consistent with the heritage significance of the heritage item (guttering and downpipes, cladding profiles, fixings, etc.)?</i>	Not applicable.  The new roofs have been designed in accordance with the SINSW Pattern Book.
<i>Has the advice of a skilled tradesperson (e.g. roof slater) been considered?</i>	Not applicable.

Description	Heritage Impact
<b>New Services and Service Upgrades</b>	
The proposal includes the installation of new services as part of the construction of the new school.	
<i>Are any of the existing services of significance? In what way are they affected by the proposed works?</i>	There are no known services of heritage significance at the subject site.
<i>How have the impacts of the installation of new services on heritage significance been minimised?</i>	Not applicable.
<i>Are any known or potential archaeological deposits affected by the proposed new services?</i>	The site does not contain any known or potential archaeological deposits which would be affected by new services. Refer to Historical Archaeological Assessment appended to this report.
<i>Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?</i>	A Summary Report of Initial Site Investigations was prepared by TZG Heritage in April 2024 and was accompanied by investigation of the archaeological potential of the site prepared by AMAC Group. These reports did not identify any known heritage significant services.
<b>New landscape works and features</b>	
The proposed landscape design includes a multi-purpose courtyard for assembly gatherings and performances, two track and sport fields, four cricket nets and a multiple games courts. Existing site vegetation would be supplemented by additional tree planting to provide shade, visual buffer planting and to establish passive play areas.	
<i>How has the impact on the heritage significance of the existing landscape been minimised?</i>	<p>The cultural significance of the site has been interpreted in the proposed Landscape Masterplan for the site. Buninj and the Jumping Ant Hill are interpreted with a shade structure and the ant trail network of paths throughout the site while Bora Rings mark yarning circles and a dancing circle in the landscape. Dual language signage is proposed throughout the school. The proposed design would be developed in consultation with traditional owners and knowledge holders.</p> <p>An Aboriginal Cultural Heritage Assessment prepared by GML Heritage and Landscape Design prepared by Terras Landscape Architects accompanies the REF submission.</p>
<i>Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?</i>	Localised areas of cut and fill are required to provide compliant pathways to connect the various parts of the school.
<i>Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?</i>	The existing landscape is predominantly open fields for grazing which relate to the historic use of the site as a farm. The design for the new school retains the open paddocks as agricultural learning areas while the bush tucker gardens interpret the Aboriginal cultural significance of the site.
<i>Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?</i>	The site does not contain any known or potential archaeological relics that would be affected by the proposed landscape works. Refer to Historical Archaeological Assessment appended to this report.
<i>Do the proposed works impact views to, from and within adjacent heritage items?</i>	The proposed landscape works would improve views to and from the heritage items on Alexandra Parade. In particular, new trees are proposed to be planted throughout the site to provide shade but the increase in tree canopy would also provide screening to mitigate potential visual impacts on the rural setting.

Description	Heritage Impact
<b>Fire Protection</b>	
Not applicable. The western portion of the subject site is identified as bushfire prone which includes a vegetation buffer.	
<i>Are any of the existing fire services of significance? In what way will they be affected by the proposed works?</i>	The site does not contain any existing fire services of significance.
<i>How has the impact of the proposed works for fire protection on the heritage item's heritage significance been minimised?</i>	The bushfire buffer zone prohibits the construction of new buildings at the northwest and southwest corners of the site.
<i>Has the advice of a fire services consultant been sought to investigate options with the least impact on the heritage item?</i>	A Bushfire Hazard Assessment prepared by GEOLink accompanies the REF submission.
<b>New Signage</b>	
The proposal includes standard school signage comprising a combination of identification and wayfinding signs. Dual language is proposed - Aboriginal and English.	
<i>How has the impact of the new signage on the significance of the heritage item been minimised?</i>	The site does not contain any heritage items.
<i>Have alternative signage forms been considered (e.g. free-standing)? Why were these alternatives rejected?</i>	The standard school signs will include the school name and logo incorporated into the covered entry and at the entry at Dunoon Road.
<i>Is the signage in accordance with required local planning provisions?</i>	The proposed school signs have been designed in accordance with the SINSW Pattern Book.
<i>Will the signage visually dominate or obscure the heritage item or streetscape of a heritage area?</i>	The proposed school signs will be carefully designed to minimise potential visual impacts while clearly identifying the Richmond River High Campus. The new signs would not affect the setting or views of the SHR-listed railway underbridge and viaduct on Alexandra Parade.
<i>Can the signage be externally illuminated rather than internally illuminated?</i>	The proposal includes digital information signs at the main entry to the school and at the corner of Dunoon Road and Alexandra Parade. The signs will be carefully designed to minimise visual impacts while providing information of upcoming school events and student achievements.



Description	Heritage Impact
<b>Tree Removal or Replacement</b>	
The proposal includes removal of existing trees to accommodate the new school. New trees are proposed to be planted throughout the site.	
<i>Does the tree proposed to be removed contribute to the heritage significance of the heritage item?</i>	Nine trees with a high retention value were identified in the Aboricultural Impact Assessment prepared by GHD. This includes six <i>Eucalyptus tereticornis</i> (forest red gum) trees and an early mature <i>Lophostemon suaveolens</i> (swamp box) which will be retained and protected.
<i>Why is the tree being removed?</i>	19 trees are affected by the proposed construction, 7 trees are considered to be weed species and 2 dead trees are proposed to be removed. These trees have a low retention value or are recommended for removal.
<i>Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?</i>	An Aboricultural Impact Assessment prepared by GHD accompanies the REF submission.
<i>Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?</i>	<p>The Arborist report prescribes a Tree Protection Plan which includes establishment of a Tree Protection Zone (TPZ) and clear signage of existing trees to be retained. Together with new tree planting, these trees at the southeast corner of the site will provide screening to minimise potential visual impacts on the adjacent heritage item.</p> <p>The existing trees to be removed are generally located at the northern end of the site which would not affect the adjacent heritage item.</p>
<i>Is the tree being replaced? Where will it be replaced and with what species? Why?</i>	<p>The proposed Landscape Masterplan includes a significant increase in new trees to provide shade throughout the school site. Use of endemic species is proposed.</p> <p>Refer to the Landscape Plans prepared by Terras Landscape Architects which accompany the REF.</p>
<b>Access</b>	
The proposal includes DDA compliant access throughout the site including lift access and a network of covered walkways.	
<i>Will the heritage item be accessed by the public? If so, has the advice of an access consultant been sought to investigate options of Disability Discrimination Act compliant access that may have least impact on the heritage item?</i>	<p>The site does not contain any heritage items.</p> <p>An Accessibility Assessment prepared by Group DLA accompanies the REF submission.</p> <p>Accessible pathways throughout the site would not affect the setting or views of the adjacent heritage item. The pathway connections throughout the school have been designed as interpretive ant trails.</p>

Description	Heritage Impact
<b>Interpretation</b>	
The proposal interprets the natural landscape and rural setting of the subject site and the cultural connection to Bundjalung Country.	
<i>Will the proposed works contribute to a continued understanding of the heritage item's history and significance?</i>	Opportunities to interpret the European history of the site within the design of the new school include painted artworks around the lift shafts and at the base of the stairs. Potential interpretive themes include the connection to the original campus at Lake Street and the Murray family who owned the site from 1874 to 2024.
<i>Can interpretive features be integrated into the design?</i>	The proposal includes interpretive features that have been integrated into the design. The proposed Landscape Masterplan incorporates sculptures, endemic planting and feature path edging to connect the site to Bundjalung Country while the colours and materials of the new school buildings interpret the surrounding natural landscape.
<b>Response to Climate Change</b>	
The proposal to rebuild Richmond River High Campus at the subject site, rather than at the original Lake Street campus, is a result of the damage caused by the 2022 flood events.	
<i>Are the proposed works in response to a threat posed to the heritage item from a changing climate? Will the proposed works impact on the significance of the heritage item?</i>	<p>The original school buildings at the Lake Street site including the heritage-listed Main Administration Building sustained extensive damage during the 2022 flood. Further damage to the heritage-listed building was caused by a fire in March 2025. The remaining buildings are beyond repair and with the potential for reoccurring flooding, the site is no longer safe for use as a school.</p> <p>The impact of the flood events in 2022 and the recent fire in 2025 have had adverse impacts on the Lake Street campus and are likely to have diminished the significance of the heritage item.</p> <p>The proposed activity, to rebuild the school at a new site, would allow for the continued operation of the school and reinstate the historic connection of the school to the North Lismore area. Currently students are learning out of a temporary campus in East Lismore.</p>
<i>Are the proposed works intended to improve the energy efficiency of the heritage item? If yes, will the proposed works impact the way in which the heritage item was designed to function climatically?</i>	<p>The proposal utilises a standardised design from the SINSW Pattern Book which was developed to optimise the energy efficiency of glazing, ventilation and shading elements in new schools. These building components comply with the Department of Education's Educational Facilities Standards and Guidelines (EFSG) and the Technical Standards to ensure compatibility, interoperability, safety and efficiency in the design, development, and operation of the school-built environment.</p> <p>Nominated zones for photovoltaic panels are proposed on the roofs of the school buildings and would have no impact on the setting or views of the SHR-listed railway underbridge and viaduct on Alexandra Parade.</p>
<i>Will the proposed energy efficiency upgrade work impact on the significance of the heritage item? If yes, how have the impacts of the proposed works been minimised?</i>	The new school buildings will occupy the centre of the site as they are required to be located above the prescribed flood levels and setback from the bushfire buffer zone and areas prone to landslip.

Description	Heritage Impact
<b>Disaster Risk Mitigation</b>	
Richmond River High Campus at Lake Street was adversely impacted by the 2022 floods. The school is proposed to be rebuilt at the subject site as the original site is no longer safe to use as a school.	
<i>Are the proposed works designed to minimise or mitigate the risks of natural disasters to the heritage item?</i>	<p>Despite a history of flooding, Richmond River High Campus has been located at the Lake Street site for over 130 years. The proposal to rebuild the school at a different location is a necessary disaster risk mitigation.</p> <p>There are limited areas suitable for the construction of new buildings at the subject site. The new buildings will be located above the prescribed flood levels and setback from the bushfire buffer zone along the western boundary and areas prone to landslip at the northern end of the site.</p> <p>The REF is accompanied by a Bushfire Hazard Assessment, Flood Impact Assessment and Flood Emergency Response Plan and, Geotechnical Engineering Report to support the construction of a new school at the subject site.</p>
<i>Will the proposed works impact on the significance of the heritage item? If yes, how have the impacts of the proposed works been minimised?</i>	<p>The subject site does not contain any heritage items but is located in the vicinity of the SHR-listed railway underbridge and viaduct on Alexandra Parade.</p> <p>Due to the restrictions of the site, the new school buildings are proposed to be constructed at the centre of the site. To minimise potential visual impacts on the setting and views of the heritage item, the new buildings would be screened by new trees and buffer planting throughout the site.</p>
<b>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</b>	
The site is located in the vicinity of one of the Lismore Railway Underbridges and Viaducts on Alexandra Parade which is identified as heritage items in Schedule 5 of Lismore LEP. Lismore Railway Underbridges is also a SHR-listed item (SHR #01044).	
<i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i>	<p>The adjacent heritage items are located approximately 300m southeast of the site on Alexandra Parade.</p> <p>The new school buildings would be located at the centre of the site with new tree planting throughout to partially screen the apparent bulk of the new additions.</p> <p>The proposal will also establish agricultural paddocks at the southeast corner in keeping with the surrounding landscape. This would not have an impact on the heritage significance of the Railway Underbridges and Viaduct.</p>
<i>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</i>	<p>The Railway underbridge and viaduct are visible from the top of the knoll, adjacent the existing farmhouse, and at the southeast corner of the site.</p> <p>The proposal includes a bus zone, carpark and kiss and ride zones via a new internal access road in this part of the site which have the potential to impact on the views to and from the heritage item. New trees and buffer planting alongside the access road will provide shade and screening to mitigate impacts.</p>
<i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i>	Not applicable.



### 8.3 Statement of Heritage Impact

Despite a history of flooding, Richmond River High Campus has been located at the Lake Street site for over 130 years. The former school site is identified as a Heritage Item in Lismore LEP 2012 (#I92) and on the Department of Education's Section 170 Heritage Register (SHI #4640357). In particular, the Main Administration Building on Lake Street is identified as a significant building.

The Lake Street campus was severely damaged during the 2022 flood events which has rendered the buildings unsafe for use as a school. As a result, students have been relocated to a temporary campus in East Lismore. In December 2023 the Department of Education confirmed that the school would be rebuilt at a different site. A fire at the Lake Street site in March 2025 caused further damage resulting in the partial collapse of the Main Administration Building.

The subject site, also known as 163 and 170 Alexandra Parade, North Lismore, is not identified as a heritage item but is located in the vicinity of the SHR listed Lismore Railway Underbridge and Viaduct on Alexandra Parade (SHR #01044). The subject site is situated in a rural location characterised by agricultural fields with small pockets of residential developments to the south of the site, on Tweed and Terania Streets. The built form in the area ranges from one to two storey farmhouses and outbuildings. The commercial developments on the other side of Dunoon Road and Alexandra Parade are of similar scale with the exception of large grandstands at Lismore Showgrounds.

The subject site contains two farmhouses and remnant farm outbuildings. While there is a strong Murray family connection to the site, particularly the original farmhouse, the existing buildings does not meet the threshold for heritage listing. These structures are proposed to be demolished and would have minimal impact on the heritage items in the vicinity.

The proposed activity involves rebuilding Richmond River High Campus at the subject site on Dunoon Road. The new school would occupy the southeast corner of the site, approximately 300m from the heritage items on Alexandra Parade. However, due to the constraints of the site, construction of the new school buildings is limited to the centre of the site. This part of the site is located above the prescribed flood level and setback from the bushfire buffer zones and landslip prone areas. As a result, the new buildings would have generous setbacks from the Dunoon Road and would have minimal visual impacts on views of the heritage item on Alexandra Parade.

The proposed buildings have been arranged to relate to the natural topography of the site but excavation for structural footings and localised areas of cut and fill may be required to provide compliant paths throughout the school. This would have no heritage impacts.

The design of the new school has been developed in accordance with the School Infrastructure Pattern Book. The proposed school buildings adopt a contemporary, modular design using a combination of standardised Pattern Book components. The scale of the proposed buildings, ranging from one to three storeys, would have a minor visual heritage impact on the rural setting. However, the proposed palette of materials including concrete, perforated metal, compressed fibre cement cladding, corrugated metal roofing complement the surrounding context. Use of earthy tones is also proposed to reflect the natural environment and the colours found in native flora of the area.

A 2.1m high security top palisade fencing is required, however, to minimise visual impacts, this type of fence is limited to the immediate school grounds. Open sports fields and agricultural paddocks are proposed along the eastern boundary with 1.5m high post and rail fence detailed to match the rural character of the surrounding area. This would have a positive heritage impact.

The proposed landscape masterplan includes a significant increase in tree canopy to provide shade throughout the school. The new trees and buffer planting would also provide screening to break up the apparent bulk of the new school buildings. Use of endemic species is also proposed and will have a positive heritage impact.

A new site entry is proposed on Dunoon Road which will lead to a bus zone, kiss and ride drop-off zone and car parking area at the southeast corner of the site. These structures have the potential to have a minor visual impact on the railway underbridge and viaduct. Trees and buffer planting along the access road and at the entry to the site are proposed to mitigate impacts.

The proposed landscape design incorporates granite and rhyolite features and the use of Red cedar and Paper Bark in timber elements which interpret the natural history of the site. This will enhance the setting of the site within the surrounding rural landscape. Bunjinj - Echidna and views of the 'Jumping Ant' Hill are interpreted in the landscape as a shade structure and in the ant trail network of paths. Bora Rings are also incorporated in the landscape design to mark yarning circles and cultural dancing spaces. Dual language signage is proposed throughout the school to connect to Country which will have a positive heritage impact.

The proposed activity ensures the continued operation of Richmond River High Campus in North Lismore and will have minimal visual impact on the heritage items on Alexandra Parade and on the rural character of the surrounding area. The proposal will not substantively alter the character of the Dunoon Road and is generally consistent with the desired future character of the adjacent North Lismore Plateau Urban Release Area. Together with the proposed landscape design, the mitigation measures outlined in Section 8.4 of this report are recommended to minimise the potential impacts associated with the proposed activity.

On balance, the proposal is supported and recommended for approval.

### 8.3.1 Assessment of Archaeological Heritage Impact

The Historical Archaeological Assessment prepared by AMAC Group states:

The proposed activity to rebuild the Richmond River High Campus at the study site includes proposed demolition of all existing structures, including Farmhouse 1 and Farmhouse 2. As these domestic spaces link to 20th century occupation, exposure of archaeological relics are not expected to occur among these locations. An assessment of archaeological potential (Section 3.2) and significance (Section 4.0) has concluded that although there is low potential for known archaeological remains and material relating to the late 19th and 20th century use of the site for agricultural activities, these remains are not considered relics under the Heritage Act 1977.

The known archaeological resource is not considered to be locally or State significant and thus redevelopment of the site can occur without further archaeological involvement. It is recommended that an Unexpected Finds Protocol is prepared for the proposed activity to mitigate and manage exposure of undocumented remains that may exist on the study site. This is particularly pertinent for archaeological evidence relating to late 19th century domestic occupation of the site, whereby the original dwelling location remains unknown. If secure and intact, any undocumented occupation deposits that can be connected to late 19th century occupation of the site would be considered a locally significant relic for its research potential to provide data regarding domestic lives in regional New South Wales contexts, which is considered a limited historical archaeological resource. The Unexpected Finds Protocol would detail mitigative management procedures regarding such finds.

### Evaluation of Environmental Impacts

The proposed activity to rebuild the Richmond River High Campus at the study site includes proposed demolition of all existing structures, including Farmhouse 1 and Farmhouse 2. As these domestic spaces link to 20th century occupation, exposure of archaeological relics are not expected to occur among these locations. Although there is low potential for known archaeological remains and material relating to the late 19th and 20th century use of the site for agricultural activities, the assessment of heritage significance has concluded that these remains are not considered a relic under the Heritage Act 1977. The expected archaeological remains are not considered to be locally or State significant and thus redevelopment of the site will not impact on any known historical archaeological relics.

The proposed activity will not have a significant impact on the environment with respect to historical archaeology.

8.4 Mitigation Measures

8.4.1 Recommended Measures

Mitigation measures are actions taken to minimise, avoid, or compensate for potential adverse effects on the environment.

The following measures are recommended to mitigate the adverse impacts associated with rebuilding Richmond River High Campus at the subject site.

8.4.2 Evaluation of Environmental Impacts

The proposed activity will not have a significant impact on the environment in relation to European Heritage.

Mitigation Name	Aspect/Section	Mitigation Measure	Reason for Mitigation Measure
Heritage Interpretation	Phase 4 - Design Development	<p>Preparation of a Heritage Interpretation Strategy should be prepared for the site. This document would identify the relevant historic themes and opportunities to interpret the European history of the subject site, the Murray family ownership between 1874 and 2024, and its connection to Richmond River High Campus at Lake Street. This should be prepared in accordance with Heritage NSW guidelines and prepared by a suitably qualified heritage consultant.</p> <p>Opportunities for interpretive artwork can be incorporated into the detailed design of the school buildings.</p>	<p>Interpretation can strengthen and sustain the relationships between the community and its heritage.</p> <p>For places and agricultural landscapes undergoing significant change, interpretation provides a way for people to appreciate the significance of the place before its use changes.</p>
Unexpected Finds Protocol	Prior to commencement of excavation work.	An Unexpected Finds Protocol should be prepared by a qualified archaeologist and remain in place for the duration of site redevelopment to mitigate and manage exposure of undocumented relics that may occur on the study site.	Providing protection to undocumented occupation deposits related to late 19th century domestic occupation that can be considered a relic, as well as other unexpected archaeological relics which may be present on site.
Head Contractor/ Site Foreman	During construction phase.	The head contractor and/ or site foreman is responsible for ensuring the Unexpected Finds Protocol is adhered to during all excavation works on site.	Providing protection to undocumented or unexpected archaeological relics which may be present on the site.

Table 3: Recommended mitigation measures



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