

Appendices

Appendix A

Certificates of Title

SEARCH DATE	TIME	EDITION NO	DATE
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20/11/2024	3:03 PM	2	9/8/2024

LAND

LOT 1 IN DEPOSITED PLAN 376007

LOCAL GOVERNMENT AREA LISMORE

PARISH OF NORTH LISMORE COUNTY OF ROUS

TITLE DIAGRAM DP376007

FIRST SCHEDULE

MINISTER FOR EDUCATION AND EARLY LEARNING

(T AU318391)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 F574297 COVENANT

NOTATIONS

SEARCH DATE	TIME	EDITION NO	DATE
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20/11/2024	2:15 PM	6	9/8/2024

LAND

LOT 1 IN DEPOSITED PLAN 539012

LOCAL GOVERNMENT AREA LISMORE

PARISH OF NORTH LISMORE COUNTY OF ROUS

TITLE DIAGRAM DP539012

FIRST SCHEDULE

MINISTER FOR EDUCATION AND EARLY LEARNING

(T AU318391)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP539012 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/539012

SEARCH DATE	TIME	EDITION NO	DATE
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20/11/2024	2:15 PM	7	9/8/2024

LAND

LOT 2 IN DEPOSITED PLAN 539012

LOCAL GOVERNMENT AREA LISMORE

PARISH OF NORTH LISMORE COUNTY OF ROUS

TITLE DIAGRAM DP539012

FIRST SCHEDULE

MINISTER FOR EDUCATION AND EARLY LEARNING

(T AU318395)

Appendix B

Historical Chronology of the Area

Historical Chronology of the area

The following table summarises the European History of the Richmond River and Lismore areas based on the information contained in the Richmond River Historical Society website⁷ and online research. Events related to the subject site are highlighted in **bold** and former school are highlighted in [blue](#).

Year	Events
Pre-contact	Occupied by the Widjabal Waibal people of the Bundjalung Nation, the traditional custodians of the Mid-North Coast and Richmond River areas.
1818	Explorer John Oxley first came upon the northern rivers by land.
1828	Captain Henry John Rous in the frigate Rainbow explored and named the Richmond River.
1839	Squatters Clay and Stapleton become the first white settlers in the Richmond Valley, at Casino Station.
1842	Cedar cutters arrived in the Richmond River area, followed by shipbuilders.
1842 – 1848	Main stations established at Casino, Runnymede, Wooroowoolgen, Wyangarie, Dyraaba, Fairymount (1842), Tunstall and Lismore (1843).
1843	Conflict with settlers results in massacre of up to 100 Aboriginal People at Evans Head.
1846	First boiling-down plant in the district built at Fairymount.
1847	Long leases offered on land gave security of tenure for improvements.
early 1850s	First sawmill built, at Shaw's Bay, Ballina.
c1853	Reported massacre of 30-40 members of Ballina Tribe by Native Mounted Police.
1854	By this time, all good grazing land had been taken up with cattle replacing sheep.
1855	On 30 April 1855, surveyor F. S. Peppercorne was instructed to survey a town site which was to become the village of Lismore. By this time, William Wilson's house and slaughter yard were built in Lismore as was Brown's hotel on the North West corner of what was later Woodlark and Molesworth Streets. On the opposite corner of Molesworth Street there were buildings, plus huts along the river between Magellan and Woodlark Streets and the Twickenham sawmill opposite Wilson's property and some huts nearby. There were also a couple of huts along Leycester Creek. North Lismore was the major focus of settlement at that time.



Figure 119: Drogher Aggie towing a raft of pine logs, Richmond River.

Source: Richmond River Historical Society, <https://www.richhistory.org.au/lismore-history/photographs/>.

Year	Events
1856	Sale of lots in Lismore town centre. The town served cedar getters, with a store, inns and a sawmill.
1859	First postmaster of Lismore, William Percy, appointed in October. Clark Irving elected first member for the Clarence District which included the Richmond and Tweed River valleys.
1860s	Churches and a new school (1862) were built in Lismore.
1861	Three separate inundations of the Richmond River, resulted in a series of floods causing significant damage downstream. Enactment of Robertson Land Act resulted in settlers of moderate means flocking to the district and selecting land.
1862	First hearing of the Court of Petty Sessions in Lismore held in January. First steam drogher (tug) introduced to the Richmond River by W.T. Yeager.
1863-1864	Multiple flood events. Casino took the worst of the flooding while heavy downpours cause flooding in Lismore.
1871	James Reeves sets up first dairy, at Fairy Hill near Kyogle. James Gwynne acquires the 40 acres Crown Grant at Portion 47 North Lismore. This forms the western portion of the subject site.
1873	Jacob Flick acquires a 44 acre Crown Grant at Portion 8, North Lismore, which extends to the banks of the Wilsons River. The former school is located at the western end of Flick's property.
1874	30 students recorded attending school in Lismore. William Murray acquires the 40 acre Crown Grant at Portion 18 North Lismore. This forms the eastern portion of the subject site.
1879	Lismore becomes a municipality.
1870s-1880s	Many flooding incidents affected the region.
1881	Much of the pastoral land was put into freehold to protect it from selectors.
1884	300 students recorded attending school in Lismore.
1889	First dairy cooperative established at Springhill, Wollongbar.
1889	Notable flooding event occurred.
1890s	Gasworks and sewerage scheme installed in Lismore.
1893	Disastrous flood event in Lismore. The river initially crested at 8.92 metres, started to descend, and then suddenly surged once more to a peak of 10.44 metres.



Figure 120: Springhill Dairy.

Source: <https://www.richhistory.org.au/lismore-history/Richmond%20River%20Historical%20Society%20https://www.richhistory.org.au/lismore-history/photographs/photographs/>



Figure 121: c1921. Military parade in Molesworth Street, Lismore.

Source: Richmond River Historical Society, <https://www.richhistory.org.au/lismore-history/photographs/>.

Year	Events
1894	First train in the district runs between Lismore and Byron Bay.
1905	First Lismore Show held at the Showground.
1907	Dedication of St Carthage's Cathedral, Lismore.
1917	A portion of Jacob Flick's estate in North Lismore is resumed for a new High School, 'Lismore High School,' which formed the central portion of the former school at Lake Street. The school's foundation stone was laid by local member, Mr G Nesbitt, the following year.
1919	Construction of the school was completed including the Main Administration Building on Lake Street. Lismore High School formally opened the following year with Mr R Harvey as the headmaster.
1921	William Murray purchases the neighbouring lot, Portion 47, and at this time, he owns both of the two lots that comprise the subject site. The Murray family maintains continuous ownership of the site until it was acquired by the Department of Education.
1931	Major flood in Lismore. Lismore Showground provided refuge for the displaced along with the Railway Station Master who offered railway coaches as sleeping quarters.
1942	Additional portions of land to the north of Alexandra Parade and the south of Pitt Street were resumed for the High School. At this time Lismore High School was moved to a former public school site at the corner of Keen and Magellan Streets while Lismore North Public School occupied the Lake Street campus.
1945	WWII. Major flood in Lismore. Water supply cut off and food rationed.
1946	Lismore officially gazetted as a City.
1952	A small portion of the subject site on Alexandra Parade (3 roods 8 perches) is sold to Eldred James Eggins who was a local seed and agricultural merchant. The property was later purchased by Kenneth John Murray in 1980.
1954	Lismore no longer a port, as North Coast Steam Navigation Company ceases operations. Major flood in Lismore.
1958	Richmond River High School returned to the Lake Street campus.
1960s	First large-scale macadamia orchards planted.
1969	Lismore Speedway opened.
1970	Teachers College at Lismore opens.
Early 1970s	Major decline of dairying, with loss of 85% of dairy farmers in the North Eastern sector of NSW.
1973	Aquarius Festival held at Nimbin revitalised the village and was the catalyst for popularity of alternative cultures within the district.
1974	Major flood in Lismore.
1989	University of New England – Northern Rivers established at Lismore, later becomes Southern Cross University.
2022	February - Three rain episodes over the course of the four days contribute to the major flood tragedy in Lismore. June - With the exception of Block A, all the buildings at the Richmond River High School campus on Lake Street were determined to be beyond repair and unsalvageable.
2023	December - Confirmation that Richmond River High Campus would not be rebuilt at Lake Street. The Department of Education begins the search for alternative sites for the construction of the new school.
2024	In June, the Department of Education confirmed Richmond River High Campus would be rebuilt at Dunoon Road. The subject site is subsequently acquired by the Department. The new Richmond River High Campus concept designs revealed to the public at a community meeting in East Lismore. The construction of the new school is expected to be completed by 2027.
2025	March 28 - The central portion of the Main Administration Building at the Lake Street campus collapsed after a fire broke out at the abandoned site.

Appendix C

Additional Photographs

Farmhouse 1 Photographs

The following photographs of the farmhouse were supplied by Craig and Jane Murray.

They were taken c1980 after the couple purchased the property from their father, Kenneth John Murray, and prior to major restoration works.

At the time of the purchase, the farmhouse and kitchen annexe were in poor condition, the wrap around verandah had been demolished and the farmhouse was used to store hay for the farm.



Figure 122: View of the west facade of the dwelling showing the kitchen annexe on the left.

Source: Photo supplied by Craig and Jane Murray.



Figure 123: View of the west facade after the demolition of the kitchen annexe.

Source: Photo supplied by Craig and Jane Murray.



Figure 124: View of the north elevation showing the enclosed ends of the verandah already demolished.

Source: Photo supplied by Craig and Jane Murray.



Figure 125: View of southwest corner of the building showing the enclosed ends of the verandah already demolished.

Source: Photo supplied by Craig and Jane Murray.



Figure 126: View of the east facade showing the existing framed doors.
Source: Photo supplied by Craig and Jane Murray.



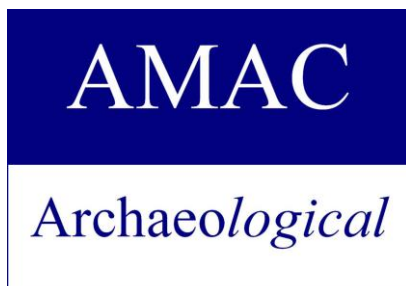
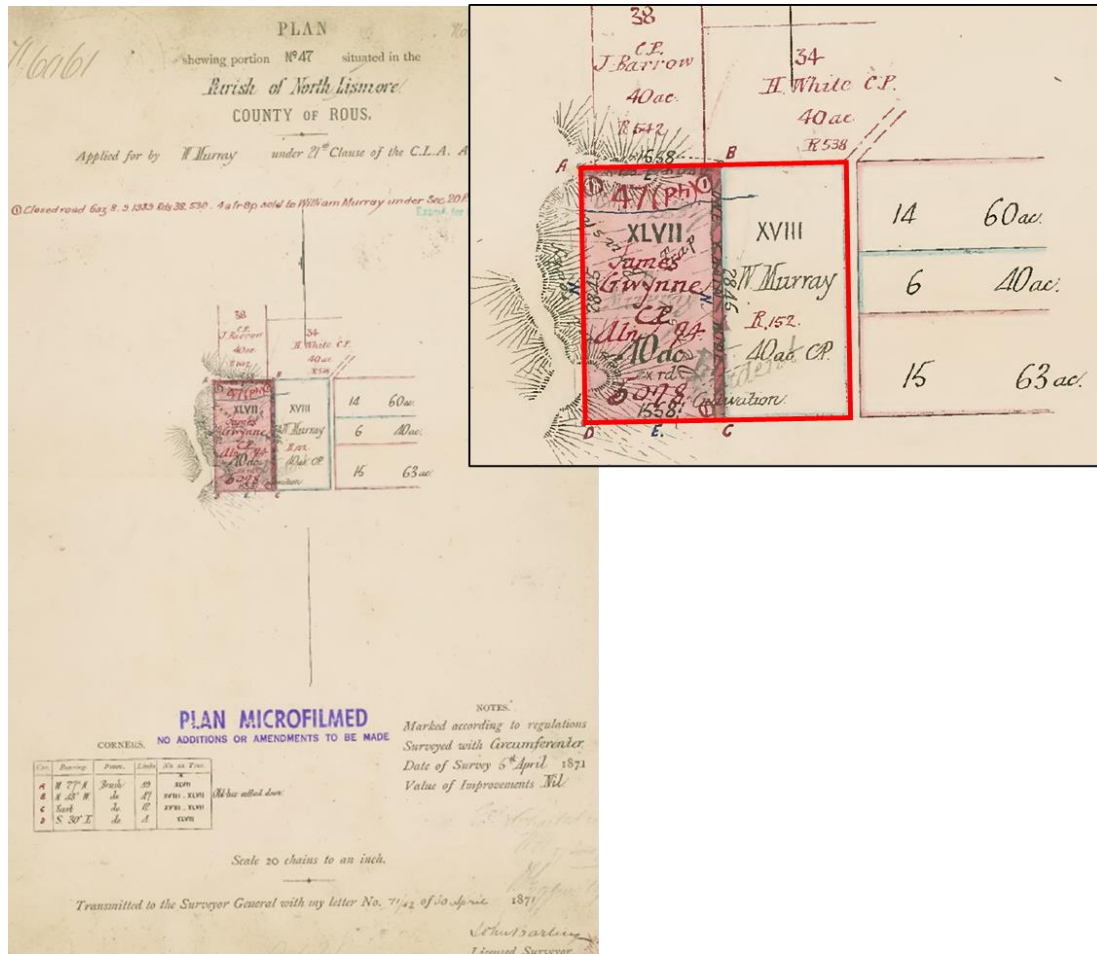
Figure 127: View of the northwest corner of the building showing remnant verandah post footings.
Source: Photo supplied by Craig and Jane Murray.

Appendix D

Historical Archaeological Assessment: Northern Rivers Flood Recovery – Richmond River High Campus Redevelopment

HISTORICAL ARCHAEOLOGICAL ASSESSMENT

Northern Rivers Flood Recovery – Richmond River High Campus Redevelopment



Kelly Strickland
& Martin Carney

Archaeological Management & Consulting Group

for

The Department of Education (DoE)

June 2025

Disclaimer

The veracity of this report is not guaranteed unless it is a complete and original copy.

This report may be inaccurate, incomplete, not original, or modified, if it appears in monochrome form and the signature below is a copy.

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Cover Image

*c.1871 Crown plan showing purchase claim for Portion 47 (shaded red).
NSW LRS, Crown Plan 631.1759.*

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29 th November 2024	Draft V.1	Draft issued for client feedback	Kelly Strickland
16 th December 2024	Draft V.2	Updated masterplan set (Appendix 8.1)	Kelly Strickland
17 th December 2024	Draft V.3	Amendments	Kelly Strickland
27 th , May 2025	Final V.4	Amendments	Martin Carney
26 th , June 2025	Final V.5	GYDE Amendments	Martin Carney

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EXECUTIVE SUMMARY

Documentary Research

- William Murray purchased original Portion 18 forming the east side of the study site from the crown in May 1870. He relocated to North Lismore with his family from Berry in the mid-1870s. The family is known to have domestically occupied Portion 18 and undertook cultivation activities and cattle grazing.
- James Gwynne purchased original Portion 47 forming the west side of the study site from the crown in August 1870. The Gwynne family never occupied Portion 47 domestically, and sold the property to William Murray in 1910.
- The Murray family owned the entire study site from 1910 onwards and continued to occupy it for cattle grazing and cultivation.

Physical Evidence

- There is nil to low archaeological potential for late 19th century undocumented occupation deposition to survive in a secure context.
- There remains low archaeological potential for undocumented occupation deposition associated with 20th century domestic occupation of the study site by the Murray family, which may survive in the surrounding curtilage of the current domestic dwellings (Farmhouses 1 and 2).
- The study site holds low to moderate potential for undocumented archaeological evidence of late 19th and 20th century agricultural activities to survive in a partly disturbed condition.

Significance

- The unknown location of the late 19th century domestic residence limits the research potential of the known archaeological resource.
- The known archaeological resource lies with undocumented 20th century evidence of domestic occupation across two dwellings on site, these remains are not considered of local or State significance.
- Disturbed or ephemeral archaeological remains associated with the known agricultural use of the wider site area for cattle grazing or land cultivation are not considered to form relics.

Archaeological Heritage Impact & Evaluation of Environmental Impacts

- 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 and 20th century domestic occupation, 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 effect on the environment with respect to historical archaeology.

Mitigative Measures

- The study site is not expected to contain intact known archaeological material considered a relic under the Heritage Act 1977. Therefore, no further historical archaeological works are required prior to site redevelopment occurring.
- A mitigation measure is that an Unexpected Finds Protocol is prepared and in place for the duration of site redevelopment to mitigate and manage exposure of 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.

GLOSSARY AND ABBREVIATIONS

The following definition of terms have mostly derived from the glossary provided in Heritage Office Department of Urban Affairs and Planning (1996) *Archaeological Assessments*.

Term	Definition
AMAC Group	Archaeological Management and Consulting Group
AMP	Archaeological Management Plan
AZP	Archaeological Zoning Plan
Archaeological feature	Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. On archaeological excavations the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).
Artefacts	An object produced by human activity. In historical archaeology the term usually refers to small object contained within occupation deposits. The term may encompass food or plant remains and ecological features (for example, pollen).
CMP	Conservation Management Plan
Conservation	The processes of looking after a place so as to retain its heritage significance.
Contact sites	Sites which are associated with interaction between Aboriginal and non-Aboriginal people.
DCP	Development Control Plan
DP	Deposited Plan
Heritage NSW	Formerly known as the Heritage Division, Heritage Branch. Now also governing body managing Aboriginal cultural heritage, previously known as Office of Environment and Heritage (OEH)
Historical Archaeology	The study of the human past using both material evidence and documentary sources. In Australia 'historical archaeology' excludes Aboriginal archaeology prior to non-indigenous occupation but may include 'contact' sites.
LEP	Local Environment Plan
LGA	Local Government Area
LTO	Land Titles Office
NPW Act	National Parks and Wildlife Act 1974
OEH	Now Heritage NSW (see above)
Post-contact	A term used to refer to study archaeological sites dating after European occupation in 1788.
Relic	Defined by the NSW Heritage Act (see Section 1.5.3) as: "any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance"
S57	Refers to definition of Section 57 in the NSW Heritage Act 1977
S60	Refers to definition of Section 60 in the NSW Heritage Act 1977
S139	Refers to definition of Section 139 in the NSW Heritage Act 1977
S140	Refers to definition of Section 140 in the NSW Heritage Act 1977
SOHI	Statement of Heritage Impact
SHI	State Heritage Inventory
SHR	State Heritage Register
Work	Archaeological material related to road and rail infrastructure which is not considered a relic in terms of the NSW Heritage Act 1977, though may retain archaeological significance independent of the statutory definitions. The interpretation of a 'work' has been previously defined in consultation with the Heritage Division.

1.0 INTRODUCTION

1.1 BACKGROUND

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

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

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

The purpose of this report is to assess the potential historical archaeological relics within the proposed activity footprint to produce a set of recommendations that are optimal for the project under the Heritage Act 1977 (NSW). Recommendations may range from: no further action, collaboration with designers to conserve significant archaeology, or an appropriate approvals strategy to permit excavation as guided by archaeological fieldwork.

The Historical Archaeological Assessment can act as a standalone document. If it is found that the development activities will impact the site's historical archaeological heritage, the Assessment may recommend archaeological fieldwork requiring Section 60 approval (for sites on the State Heritage Register), a Section 140 excavation permit or Section 139 Exception from the requirement for an excavation permit. Application for approvals under Section 60 or Section 140 will require the preparation of a Research Design and Archaeological Excavation Methodology. An Archaeological Research Design and Work Method Statement is required to be prepared by a qualified archaeologist for works occurring under Section 139 Non-Notifiable Exception as part of the self-assessment process.¹

1.2 STUDY AREA

The site is located at Dunoon Road, North Lismore, also known as 163 and 170 Alexandra Parade, North Lismore. The site comprises of 3 separate lots, located to the north of Alexandra Parade, with Dunoon Road running parallel to the eastern boundary of the site.

The site is legally described as:

- Lot 1 DP 539012
- Lot 2 DP 539012
- Lot 1 DP 376007

¹ Heritage NSW, Excavation Permit Exception S139(4), <https://www.heritage.nsw.gov.au/applications/historical-archaeology/excavation-permit-exception-s1394/>

The site area is approximately 33.53 hectares. The proposed activity will be undertaken mainly within the north eastern portion of the site. The site is outlined in Figure 1.1 below.

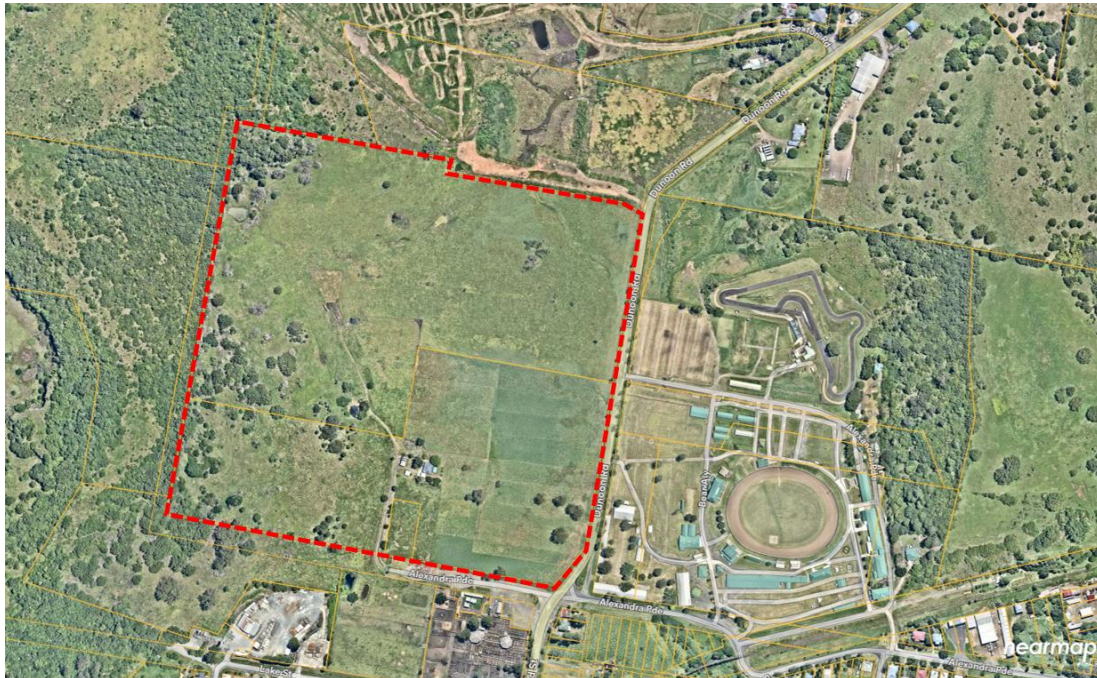


Figure 1.1 Aerial image of site.
Nearmap 2024.

1.3 SCOPE

A Historical Archaeological Assessment is prepared in accordance with Heritage NSW guidelines (NSW Heritage Manual 1996). This report considers Historical Archaeology only. This report conforms to Heritage Office Guidelines for Archaeological Assessment.² This report does not consider the potential Aboriginal archaeology of the study site. However, any Aboriginal sites and objects are protected by the National Parks and Wildlife Act (see Section 1.5.2).

The built heritage value of the structures currently standing on the study site is not assessed as part of this report. The discovery of unknown and unassessed remains will require additional assessment and may require written notification to Heritage NSW under Section 146 of the Heritage Act 1977.

1.4 AUTHOR IDENTIFICATION

This report was researched and written by Kelly Strickland, Associate Director of AMAC Group. Martin Carney, Director of AMAC Group made 2025 amendments. This report was reviewed by Dr Ivana Vetta, Heritage Director of AMAC Group.

² Heritage Office and Department of Urban Affairs and Planning (1996).

1.5 STATUTORY CONTROLS AND HERITAGE STUDIES

1.5.1 NSW Heritage Act 1977 (as amended)

The NSW Heritage Act 1977 affords automatic statutory protection to relics that form archaeological deposits or part thereof. The Act defines relics as:

Relic means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance

Sections 139 to 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.

1.5.2 National Parks and Wildlife Act (1974)

The *National Parks and Wildlife Act 1974* (as amended) affords protection to all Aboriginal objects and is governed by the NSW Office of Environment and Heritage. These objects are defined as:

any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.³

It is an offence to destroy Aboriginal objects or places without the consent of the Director-General.⁴ Section 86 discusses 'Harming or desecration of Aboriginal objects and Aboriginal places':

1.5.3 State Heritage Register and State Heritage Inventory

The NSW State Heritage Register and State Heritage Inventory are lists which contain which contains places, items and areas of heritage value to New South Wales. These places are protected under the New South Wales Heritage Act 1977.

The site is not listed on the NSW State Heritage Register or the NSW State Heritage Inventory.

1.5.4 National Heritage List

The National Heritage List is a list which contains places, items and areas of outstanding heritage value to Australia. This can include places and areas overseas as well as items of Aboriginal significance and origin. These places are protected under the Australian Government's EPBC Act.

The study site is not listed on the National Heritage List.

1.5.5 Commonwealth Heritage List

The Commonwealth Heritage List can include natural, Indigenous and historic places of value to the nation. Items on this list are under Commonwealth ownership

³ Part 1 Section 5, National Parks and Wildlife Act 1974.

⁴ Part 6 Section 90 (1) National Parks and Wildlife Act 1974.

or control and as such are identified, protected and managed by the federal government.

The study site is not listed on the Commonwealth Heritage List.

1.5.6 Lismore Local Environment Plan 2012

Heritage Conservation is discussed in Part 5; Section 5.10. The following section highlights the archaeological considerations of a site in relation to developments:

7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Schedule 5 of this plan lists Items of Environmental Heritage with heritage items listed in Part 1, Heritage Conservation areas listed in Part 2 and Archaeological Sites listed in Part 3. The study site is not listed as a heritage item in Parts 1 -3.

1.5.7 Lismore Development Control Plan 2023

The Lismore Development Control Plan (DCP) was updated in 2023. Land containing heritage items which are listed on the Lismore Local Environment Plan (LEP) 2012 are subject to certain development controls to ensure mitigation of heritage conservation is undertaken to preserve significant sites when new development is proposed.

Heritage conservation and archaeology is addressed within Part A, Chapter 12 – Heritage Conservation. As the study site does not contain any heritage listed items, Heritage controls specified within the DCP are not applicable.

1.7 ACKNOWLEDGMENTS

Albie Tenedora, John Taliva'a and Julie Mackenzie of TZG for all their assistance during the assessment process.

2.0 SITE HISTORY

2.1 THE LISMORE REGION

European exploration of the area first began with Captain Henry Rouse, who sailed *HMS Rainbow* down the Richmond River in 1828.⁵ The Richmond River region had an abundance of cedar and rich grazing land that enticed the first European settlers to arrive in the late 1830s and early 1840s.⁶ Lismore was located at the furthest section of the Richmond River, where ocean going vessels could access.

Squatters, cattle grazers, cedar and timber cutters followed by dairy farmers were among the settlers who occupied large pastoral stations on the Richmond River and waterways.⁷ The economy was largely driven by livestock grazing with a focus on sheep. A number of sheep stations were developed including the north arm of the Richmond River, now known as the Wilsons River, where Ward Stephens on behalf of Captain Dumaesq built Lismore sheep station in 1843 across 23,000 acres.⁸ This was not a successful endeavour as the landscape and climate was unsuitable for grazing sheep which led to significant loss and consequently its abandonment. William and Jane Wilson took over the property in 1845 and established a head station at the junction of Leycester Creek and Wilson River.⁹

Surveyor General Sir Thomas Mitchell informed surveyor Frederick Peppercorne to search for a suitable area to build a township on the north arm of the Richmond River in 1855.¹⁰ Lismore head station was chosen as the most ideal location and the township of Lismore was established in 1856. The Wilson's were forced to relocate but not without certain privileges. Upon the subdivision of the town, Wilson was given first rights to claim property within the subdivision and was granted multiple allotments across South Lismore during the late 1850s and early 1860s.¹¹ Lismore became a municipality in 1879.¹²

The Richmond River has historically been prone to flooding. The first major flood documented following the settlement was in 1854, this was followed by another flood in 1861 and then 1863 with Casino receiving the most damage and then Lismore being submerged in 1864. The flooding events continued in the 1870s and 1880s. It was recorded in 1893 that the river rose to a maximum peak of 10.44m.¹³

Throughout the nineteenth century Lismore became a growing regional centre for agriculture, timber milling and grazing.¹⁴ The first school was opened in 1862 on the corner of Keen and Woodlark Streets and by the late 1870s, multiple schools were erected within the Lismore township.¹⁵ In 1894, the Grafton to Tweed railway was extended to connect Lismore to Byron Bay which increased economic growth. In 1903 the Lismore to Casino trainline was then formed which cut through multiple

⁵ Ballina Shire Council 2008, 75.

⁶ Kass 1995, 4.

⁷ Stubbs 2007, 7.

⁸ Lismore City Council 2022.

⁹ Lismore City Council 2022.

¹⁰ Lismore City Council 2022.

¹¹ Kass 1995, 8.

¹² Everick Heritage 2024, 23.

¹³ Henderson 2002.

¹⁴ *Northern Star*, 14 October 1876, 3; *Sydney Mail*, 17 April 1929, 20.

¹⁵ *Northern Star*, 18 November 1876, 3.

South Lismore properties.¹⁶ The increase in rail infrastructure and accessibility to the Lismore township, resulted in the population of the area growing which required further subdivision of the area throughout the twentieth century. According to newspaper articles, the local community were petitioning for a school to be built in South Lismore in 1912, based on information that the government had already purchased land for the site.¹⁷ The school was opened in 1915 and was situated on the corner of Kyogle and Wilson Street.

Flood events continued to occur in the twentieth century causing destruction. In 1931 the Lismore Showground, east of the study site, was used to house flood refugees. In 1945, the worst flood in history for the Richmond River was recorded with many people having to be rescued from their homes, with North Lismore being affected the most.¹⁸ The water supply was also cut off and local communication became difficult with loss of signal. The supply of food was also an issue, especially given it was in the time of World War II where rationing was already a necessity. There were great losses to stock which put economic strain on the farmers and the town. In 1946 Lismore was established as a city.¹⁹

In 1954 another major flood occurred. The North Coast Steam Navigation company ceased its operations and Lismore was no longer used as a port. The early 1970s saw to a major decline in the dairy industry, with 85% of dairy farmers lost in the North Eastern sector of NSW. Another major flood devastated the area in 1974.²⁰ It was apparent that Lismore required new service industries including tertiary education and health. In 1989 the University of New England – Northern Rivers was established at Lismore which was later renamed as Southern Cross University.

¹⁶ Stubbs 2007, 24.

¹⁷ *Northern Star*, 10 March 1906, 4; 18 October 1912, 8.

¹⁸ Henderson 2002.

¹⁹ Henderson 2002.

²⁰ Henderson 2002.

2.2 ORIGINAL GRANTS

Original Portion 18 (East side)

A surveyor general's plan dated to December 1866 (Figure 2.1) titled 'Plan of 40 acres of Land in the parish of North Lismore County Rous' forms a survey of original Portion 18 and further notes the application of land ownership was made by Robert Chatfield in September 1866.²¹ However, the land sale must have fell through (or Chatfield withdraw his purchase application) as official land title documents state that William Murray was purchasing directly from the government as a 'Grant of Land Purchased by Conditional Sale Without Competition'.²² The 1866 survey plan was subsequently edited in red ink to note 'Sale at Casino 4th June 1869, country lot CC, Portion 18...above lot not bid for' with further illustrates that Chatfield did not end up purchasing or occupying the land prior to Murray.²³ The purchase is noted in land titles as occurring on 19th May 1870, though the official recorded date for the title document is dated 1st December 1874. Therefore, it is likely that William Murray paid and had access to the land from at least May 1870.

William was born in Scotland in 1832 to Walter and Marion (nee Lees) Murray. He emigrated to Australia sometime prior to 1856 as he married Jane Scott in 1856 and the ceremony was registered in Parramatta, New South Wales.²⁴ It appears William and Jane moved south towards the Shoalhaven region as their children (Samuel (b. 1857), Mary Jane (b.1859), John & Isabella (b. 1860), Mary A. (b.1862), Christina (b.1863), George (b.1864), William junior (b.1865), Jane E. (b. 1866), Robert (b.1867), Thomas (b.1868), Walter (b.1870)) all had their births registered in the districts of Shoalhaven or Kiama.²⁵

Late 19th century newspaper articles shows that William Murray swiftly relocated his family from Berry to North Lismore following his purchase of land.²⁶ William is described as a farmer on his obituaries and was involved in petitioning for a municipality of Lismore in 1878. William appears to have resided at the study site since his purchase in mid-1870.²⁷ William's wife Jane passed away in 1902, aged 69, her death recorded as occurring in Lismore.²⁸ William Murray passed away in North Lismore in 1915, his residence described as "Dunoon Road, North Lismore".²⁹ In his obituary, the Murray family is described as one of the first or 'pioneer' settlers in North Lismore.³⁰

²¹ NSW LRS, Crown Plan 152.1759.

²² NSW LRS, Vol. 215 Fol. 125.

²³ NSW LRS, Crown Plan 152.1759.

²⁴ NSW BDM, registration 1823/1856.

²⁵ NSW BDM, registration 7578/1857; 10708/1868; 7728/1860; 12272/1860; 8431/1862; 13571/1863; 9427/1864; 15097/1865; 9604/1866; 16096/1867; 17013/1870;

²⁶ *NSW Government Gazette*, 15.01.1878, 194.

²⁷ NSW LRS, Vol. 215 Fol. 125.

²⁸ Ancestry, accessed 13.10.2023.

²⁹ *Northern Star*, 05.11.1915, 8.

³⁰ *Northern Star*, 05.11.1915, 8.

Original Portion 47 (West side)

A surveyor general's plan dated to April 1871 (Figure 2.2) titled 'Plan shewing situated in the parish of North Lismore County Rous' forms a survey of original Portion 47 and further notes 'applied for by W. Murray under 21st clause of the C.L.A. Act 1861'.³¹ Similar to Portion 18, this petition of purchase must not have occurred as official land title documents state that James Gwynne was purchasing directly from the government as a 'Grant of Land Purchased by Conditional Sale Without Competition'.³²

James Gwynne purchased the 40 acres of land in August 1870, forming the west portion of the study site.³³ Born in 1846, James migrated to Australia as a child with his family from Ireland in around 1855.³⁴ James and his brother John moved to Lismore in around 1870 to raise horses and cattle. Late land title documents and James' obituary indicates that he married his wife Mary Ann while pursuing cattle investment interests in Queensland in the mid to late 1870s, and then returned to the Richmond River region in around 1878.³⁵ The obituary also notes that James and Mary Ann had four sons: John, William, Patrick and Edward.³⁶

The Gwynne family are known to have lived at another property in Chilcott's Grass, further east of the main Lismore township.³⁷ It appears that Portion 47 was likely purchased as grazing land or remained vacant during Gwynne's ownership.

2.3 SUBSEQUENT OWNERS AND OCCUPANTS

Original Portion 47 (West side)

When James Gwynne passed away in 1904, original Portion 47 passed to his wife, Mary Ann Gwynne and his eldest son John.³⁸ In 1910, William Murray purchased Portion 47 from Mary Dugan, a descendant of the Gwynne family. From 1910 William Murray owned the entire study site.³⁹

Table 2.1 Title Information: Original Portion 47.

Date	Title Information	Reference
4 th August 1870	Crown Grant To: James Gwynne Portion 47 (40 acres) 40 pounds	Vol. 213 Fol. 214
15 th May 1904	Application by Transmission To: Mary Ann Gwynne, widow and John Gwynne Portion 47 (40 acres)	App. Trans. 19397

³¹ NSW LRS, Crown Plan 631.1759,

³² NSW LRS, Vol. 213 Fol. 214.

³³ NSW LRS, Vol. 213 Fol. 214.

³⁴ *The Catholic Press*, 22/09/1904, 11.

³⁵ *Northern Star*, 07/09/1904, 4.

³⁶ *Northern Star*, 07/09/1904, 4.

³⁷ TZG 2024, 39.

³⁸ NSW LRS, Application by Transmission 19397.

³⁹ NSW LRS, Vol. 213 Fol. 214.

Date	Title Information	Reference
9 th September 1910	Certificate of Title To: Mary Dugan, wife of Lawrence Dugan, farmer Portion 47 (40 acres)	Vol. 213 Fol. 214
11 th March 1910	Certificate of Title To: William Murray of North Lismore, farmer	Vol. 213 Fol. 214
8 th April 1946	Certificate of Title To: John William Murray	Vol. 5567 Fol. 187
12 th September 1963	Lease: To: Kenneth John Murray, farmer and Margaret Andrewina Murray, his wife	
9 th August 2024	Registered Proprietors To: Minister for Education and Early Learning Lot 1 DP376007; Lots 1 and 2 DP539012.	T AU318391

Original Portion 18 (East side)

While many of William and Jane's children had moved away from the Lismore region through marriage, employment opportunities or interests, The Australian Electoral Rolls for 1913 listed William Murray, one of his sons, William Murray (junior) and one of his daughters, Christina Murray as living at Dunoon Road, North Lismore.⁴⁰ Isabella Murray, now Isabella Garrett also remained in North Lismore, listed as living on Tweed Road, the main road running along the east side of the study site.⁴¹ When William Murray died in 1915, his property holdings, including the study site, were inherited by his children.⁴²

The study site continued to be owned and occupied by the Murray family throughout the 20th century. In 1939 Isabella Garrett (nee Murray) passed away, and her obituary noted that Isabella was living on Dunoon Road at the time of her death, having been a resident of the property almost her entire life.⁴³ William Murray Junior, passed away at the property shortly after in 1945.⁴⁴ His obituary mentioned that he had resided at the Dunoon Road property since the family move in the early 1870s where he would have been around 9 or 10 years old.⁴⁵ William and Jane's youngest son, Walter William Murray had relocated to the study site following his sibling's deaths to live out his retirement with his wife Flora Murray (nee Boase), having previously lived at Georgica and nearby Numulgi. Walter Murray passed away in 1948.⁴⁶ Children and grandchildren of Walter and Flora took over possession of the study site.

⁴⁰ New South Wales, Electoral Rolls, 1903-1980, 1913, 446-448.

⁴¹ New South Wales, Electoral Rolls, 1903-1980, 1913, 446-448.

⁴² *Northern Star*, 05.11.1915, 8.

⁴³ *Northern Star*, 05.06.1939, 10; NSW BDM, registration 12065/1939.

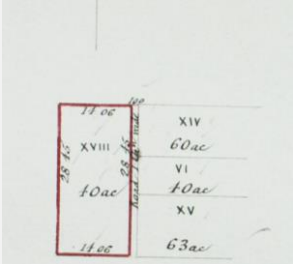
⁴⁴ NSW BDM, registration 3035/1945.

⁴⁵ *Northern Star*, 20.02.1945, 4; 21.02.1945, 4.

⁴⁶ *Northern Star*, 07.06.1948, 4; NSW BDM, registration 15208/1948.


In 1952 a small portion of original Portion 18 with frontage to Alexandra Place sold to E. J. Eggins Pty Ltd (now Lot 1 DP376007), seedling and soil company.⁴⁷ The subdivided portion totalled 3 roods and 8 perches, and its occupation and function is unclear though assumed commercial based on the purchase by a company rather than an individual. Although the subdivided portion was never amalgamated back into Portion 18, by the 1980s it had been repurchased by the Murray family.⁴⁸ The study site was acquired by the NSW Government in 2024.

Table 2.2 Title Information: Original Portion 18.

Date	Title Information	Reference
1 st December 1874	Grant of Land Purchased by Conditional Sale Without Competition To: William Murray of Lismore Portion 18 (40 acres) 40 Pounds 	Vol. 216 Fol. 125
26 th January 1916	Application by Transmission To: William Murray Junior, farmer Portion 18 (40 acres)	App. By Trans. A225190 (as recorded on Vol. 216 Fol. 125)
17 th September 1918	Transfer To: William James Hunter (of part)	Transfer A411908 (as recorded on Vol. 216 Fol. 125)
10 th October 1918	Certificate of Title To: William Murray Junior of North Lismore, farmer 38 acres 2 roods 9 perches Amendment due to part of the land being resumed by government for road reserve.	Vol. 2883 Fol. 23
17 th January 1946	Application by Transmission To: John William Murray of Numulgi, farmer	App. By Trans. D451662 (as recorded on Vol. 2883 Fol. 23)
9 th November 1951	Certificate of Title To: E.J. Eggins Pty Ltd 3 roods 8 perches (Lot 1 DP376007) – subdivision from original Portion 18	Vol. 6450 Fol. 85

⁴⁷ NSW LRS, Vol. 6450 Fol. 85.

⁴⁸ NSW LRS, Vol. 6450 Fol. 85.

Date	Title Information	Reference
		
21 st May 1952	Certificate of Title John William Murray	Vol. 6494 Fol. 42
2 nd September 1963	Lease To: Kenneth John Murray, famer and Margaret Andrewina Murray, his wife Lot 1 DP223661	Vol. 6494 Fol. 42
25 th June 1980	Registered Proprietors To: Kenneth John Murray, auctioneer and Margaret Andrewina Murray, his wife 3 roods 8 perches (Lot 1 DP376007) – subdivision from original Portion 18	Vol. 6450 Fol. 85
9 th August 2024	Registered Proprietors To: Minister for Education and Early Learning Lot 1 DP376007; Lots 1 and 2 DP539012.	T AU318391

2.4 DEVELOPMENT

There are very limited plans detailing development of the study site since its purchase and occupation from the late 19th century onwards. The wider study site area was not surveyed as part of the original Lismore town village plans that occurred in the mid-19th century further south, as most of North Lismore had yet to formally be granted by the government.⁴⁹

The crown survey plans prepared in 1866 and 1871 for the grant and sale of Portions 18 and 47 provides useful information regarding topography, landforms and vegetation of the study site prior to European development. The 1866 plan shows Portion 18 as heavily vegetated, uncleared land with 'pine ranges' labelled to the west where Portion 47 is situated (Figure 2.1). The 1871 plan that was surveyed when Portion 47 was established four years later still shows the pine range to the east of Portion 47, but also labelled 'deep and rocky' (Figure 2.2). The centre of Portion 47 is noted as 'dense brush trap' and an east-west running creek line is also marked which still runs through the site.

To the southern boundary the study site is marked with 'cultivation' (Figure 2.2). This location overlaps with Portion 18 and a dashed line curving into Portion 18 from the area of present day Alexandra Parade is marked as 'ex. rd', existing road. The fact that Portion 18 is not labelled with dense vegetation in the 1871 plan compared to

⁴⁹ NSW LRS, Crown plan L3.1599.

the earlier 1866 plan further suggests that it is likely the Murray family were already occupying Portion 18 by 1871 and clearing and cultivation activities must have been occurring.

The late 19th and early 20th century parish maps do not provide specific details regarding land development, however they do indicate that a north-south road reserve had been placed in the centre of the study site, and turning left to run west at the northern end (Figure 2.4 - Figure 2.5).

A 1958 aerial photograph provides the first visual indication of building development and occupation areas. A larger development area is visible on the east side of the driveway (Figure 2.7). This area corresponds to the same location of a domestic cottage still occupying the site, hereafter referred to as Farmhouse 1 (see Section 3.1). Slightly northwest of this location and within the boundary of current Lot 2 DP539012 is another structure which appears to form a domestic residence, hereafter referred to as Farmhouse 2 (see Section 3.1). As farmhouse 2 is located within the boundaries of original Portion 47, and the Gwynne family did not permanently occupy the property during their ownership, it seems more probable that the Farmhouse 1 location forms the original late 19th domestic occupation area for the Murray family as Farmhouse 1 is situated within the bounds of original Portion 18. The Murray family did not purchase Portion 47 until 1910, yet are known to have occupied the study site since the mid-1870s.

The 1958 aerial also indicates that the road reserve seen on the late 19th century parish map did not eventuate and that the site is almost entirely cleared of any dense vegetation. Further, that the private driveway access through the study site ceases where the northernmost sheds and smaller outbuildings are situated. A crossing across the creek line is not visible (Figure 2.7).

Late 20th century and recent aerial photographs show the same configuration of buildings first seen on the 1958 aerial, with the addition of two small dams within the area now contained by Lot 2 DP539012 (Figure 2.8 - Figure 2.9). It is possible that the later 20th century subdivision shape may have been influenced by the position of the domestic buildings, as the horizontal subdivision places one domestic residence on each allotment.



Figure 2.1 c.1866 Crown Plan showing purchase claim for Portion 18 (shaded red).

NSW LRS, Crown Plan 152.1759.

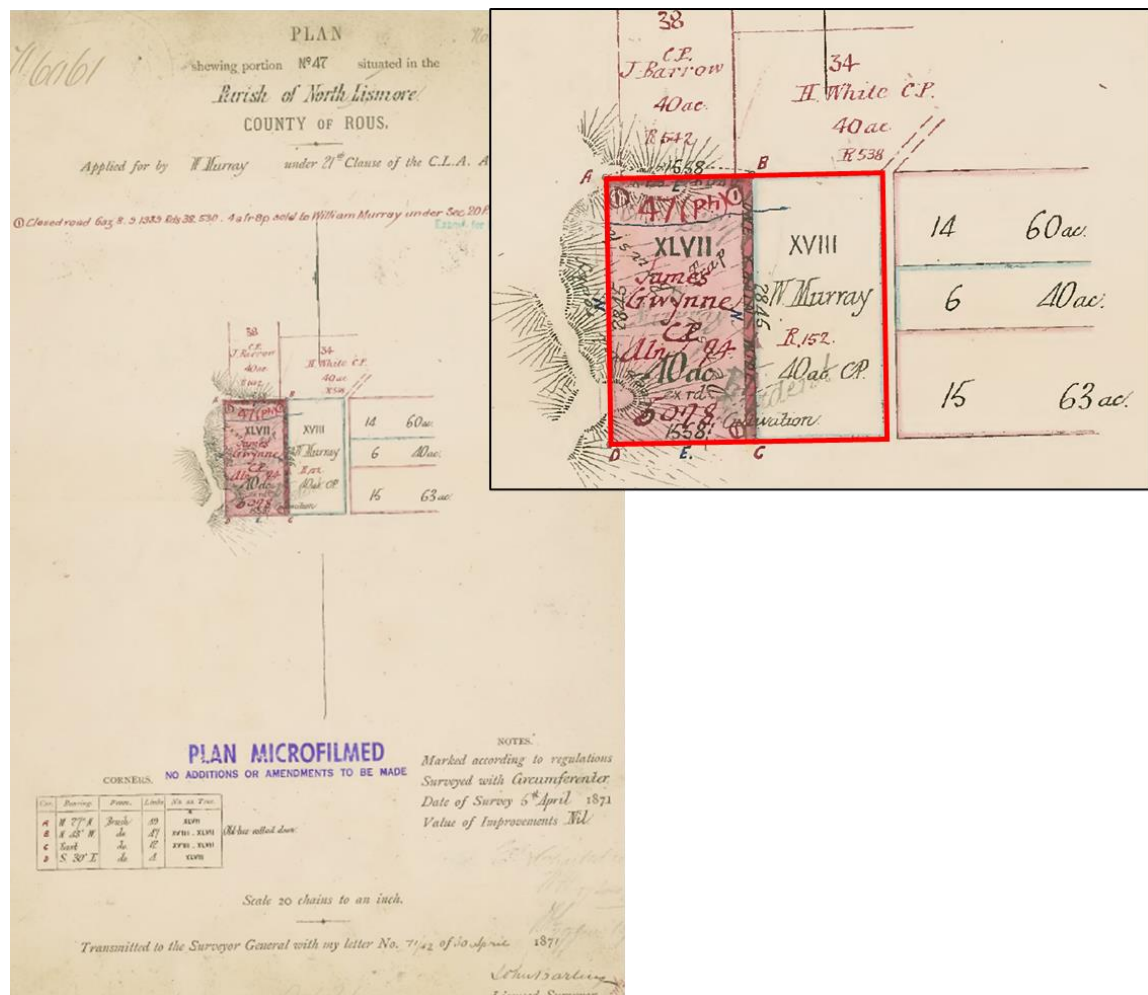


Figure 2.2 c.1871 Crown plan showing purchase claim for Portion 47 (shaded red). NSW LRS, Crown Plan 631.1759.

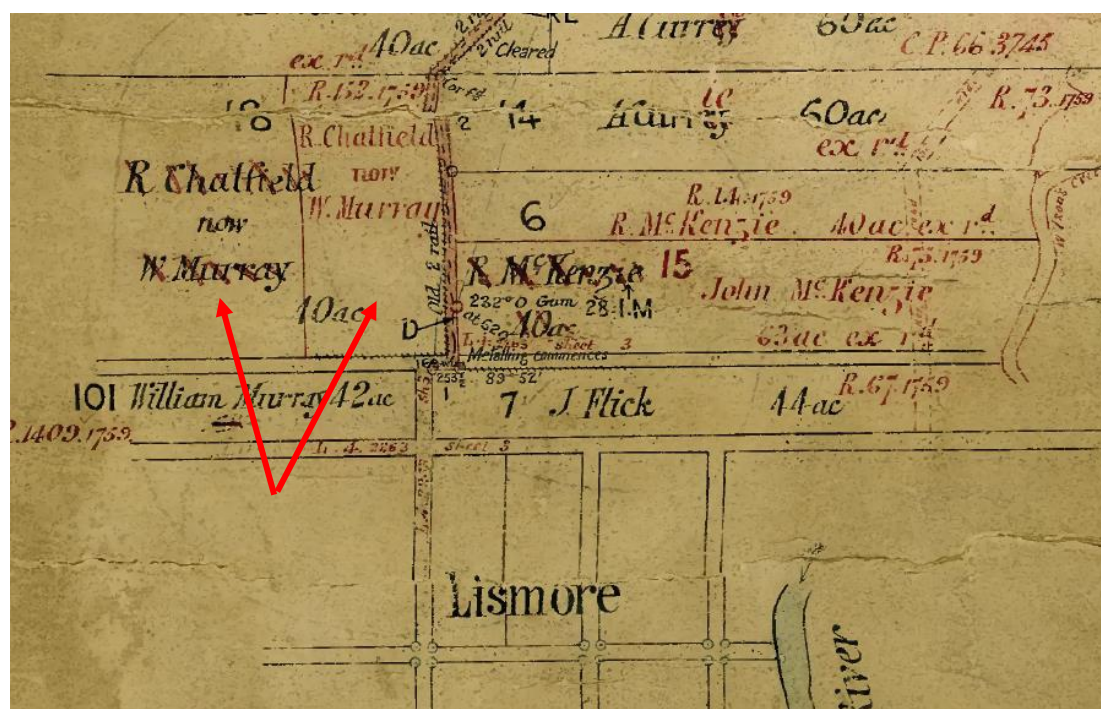


Figure 2.3 Extract of 1881 crown plan showing the study site (red arrows). NSW LRS, Crown Plan 2209.1603.

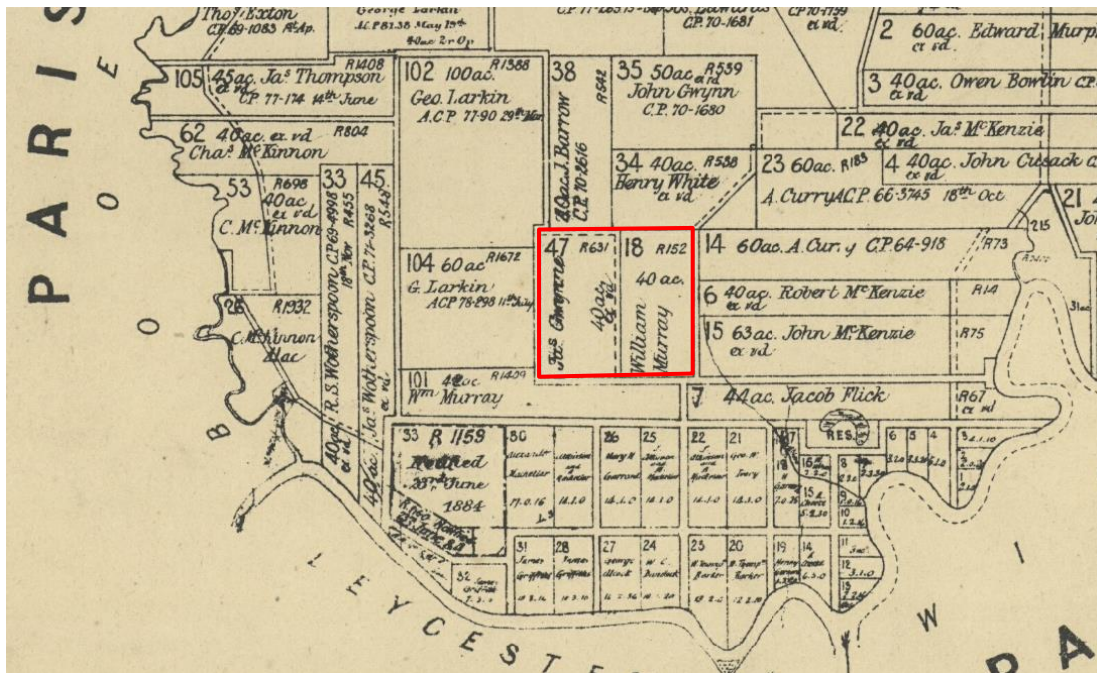


Figure 2.4 Extract of 1884 parish map of North Lismore.
Study site approximately outlined in red. SLNSW, accessed 22/11/2024, <https://collection.sl.nsw.gov.au/record/74VvRebAkR8b>

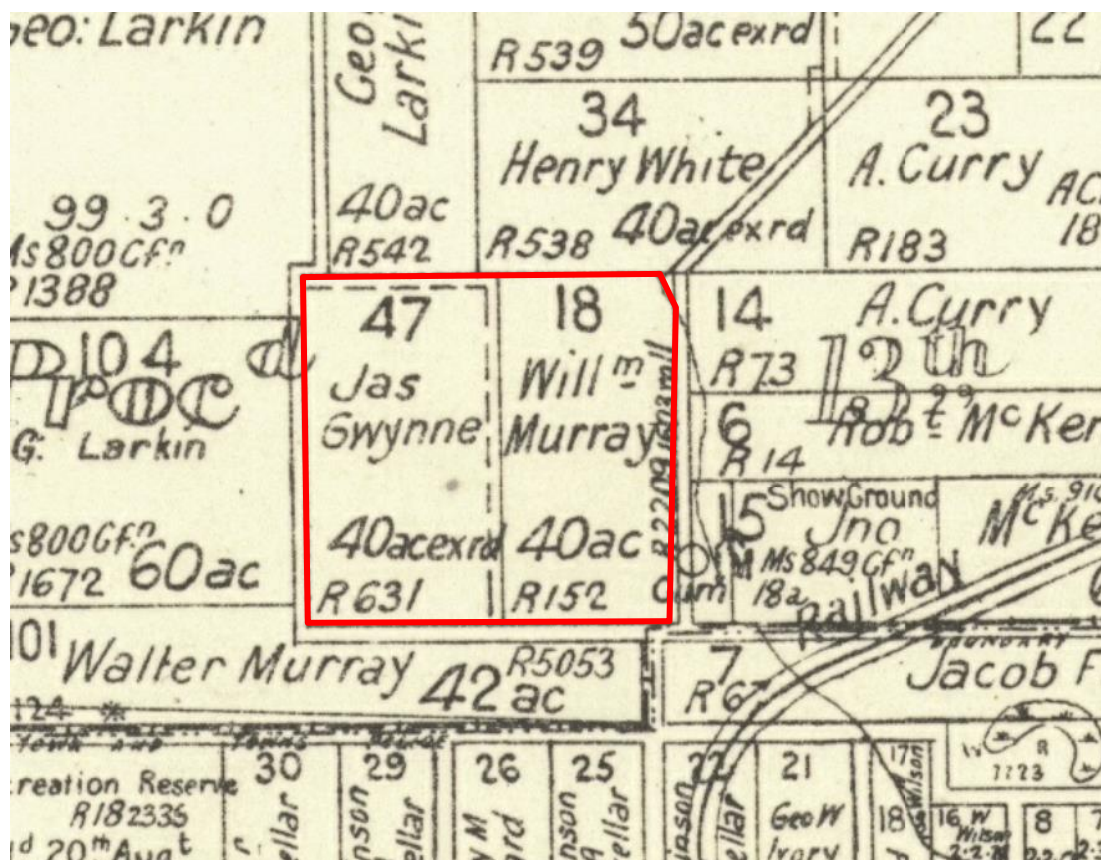


Figure 2.5 Extract of 1907 parish map of North Lismore.
Study site approximately outlined in red. SLNSW, accessed 22/11/2024, <https://collection.sl.nsw.gov.au/record/74VvRe4O85E3>

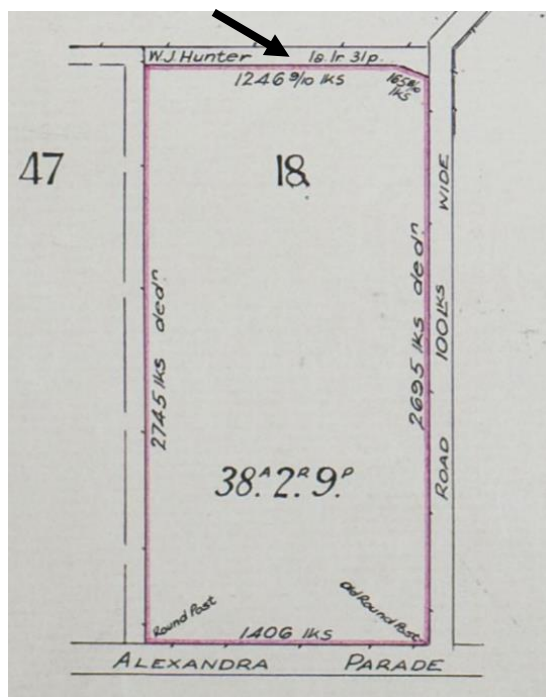


Figure 2.6 Extract from land title document showing William Hunter's purchase of original Portion 18 along the northern boundary (black arrow).
NSW LRS, Vol. 2883 Fol. 23.



Figure 2.7 Extract of 1958 aerial.
Study site outlined in red.
NSW Government, Historical Imagery, accessed 22/11/2024.



Figure 2.8 Extract of 1979 aerial.
Study site outlined in red.
NSW Government, Historical Imagery, accessed 22/11/2024.



Figure 2.9 Extract of recent aerial photograph shown known occupation areas.
Study site outlined in red.
NSW LRS, accessed 22/11/2024.

2.5 CONCLUSIONS OF HISTORIC RESEARCH

- William Murray purchased original Portion 18 forming the east side of the study site from the crown in May 1870. He relocated to North Lismore with his family from Berry in the mid-1870s. The Murray family are known to have domestically occupied Portion 18 as well as undertaking cultivation activities and cattle grazing.
- James Gwynne purchased original Portion 47 forming the west side of the study site from the crown in August 1870. James and his brother John moved to Lismore in around 1870 to raise horses and cattle.
- The Gwynne family never occupied Portion 47 domestically, and sold the property to William Murray in 1910. The Murray family owned the entire study site from 1910 onwards.
- In 1952 a small portion of original Portion 18 with frontage to Alexandra Place sold to E. J. Eggins Pty Ltd (now Lot 1 DP376007), seedling and soil company. Mid-20th century aerials show no development on this subdivided portion. By the 1980s it had been repurchased by the Murray family.
- The study site is still in possession and occupation by descendants of the Murray family.

3.0 PHYSICAL EVIDENCE

3.1 SITE CONDITION

The following physical analysis of site condition has been prepared using the photographs taken by TZG in February 2024 and information presented in the updated SRISI report published by TZG and dated 19 April 2024 (Version 7). AMAC Group have not individually inspected the study site.

Farmhouse 1

Farmhouse 1 is located towards the centre of the study site, on the east side of the driveway access road and within the boundary of original Portion 18. TZG's assessment of the perceived original construction date of Farmhouse 1 is c.1900s, with modifications and additions occurring over time (Figure 3.1 - Figure 3.2). Internal inspection photographs show a consistency in the type of timber flooring used throughout the farmhouse in both areas of original construction and additions (Figure 3.4 - Figure 3.5). This indicates any original floorboards were likely removed and replaced when the construction works for the cottage addition/ extension occurred. Post construction activities include reconstruction of the original verandah (Figure 3.3), lean to addition at the western end of the dwelling (Figure 3.5) which has retained the original brick fireplace from the former kitchen (Figure 3.2).⁵⁰

The surrounding yard contains mature trees and garden beds, a swimming pool, carport and corrugated metal shed.

Farmhouse 2

The date of Farmhouse 2 is unknown but believed to form a post-WWII construction (Figure 3.6 - Figure 3.7).⁵¹ The dwelling is split level as it has been constructed into the hill side, with the brick garage sitting at ground level on the lower east side (Figure 3.8). The dwelling is weatherboard founded on brick footings.

At the time of inspection, TZG received anecdotal information that Farmhouse 2 was relocated from the northern end of the property to its current location, a building is visible in this location on the 1958 aerial (Figure 2.7).

Former Dairy Shed and Paddocks

Towards the northern half of the study site and near the end of the visible driveway access three dilapidated structures remain, two with associated cattle holding pens. The rectangular timber, concrete and weatherboard dairy shed with surrounding fenced holding yard forms the northernmost structure on the property (Figure 3.9 - Figure 3.10). A timber framed corrugated iron storage shed is also in very poor condition (Figure 3.11).

⁵⁰ TZG 2024, Section 5.5.1.

⁵¹ TZG 2024, Section 5.5.2.



Figure 3.1 Farmhouse 1 from rear, facing east.
TZG Heritage 2024.



Figure 3.2 Farmhouse 1, showing rear addition. Facing north.
TZG Heritage 2024.



Figure 3.3 Farmhouse 1 showing reconstructed front verandah. Facing west.
TZG Heritage 2024.



Figure 3.4 Farmhouse 1 showing main entry corridor through new cottage addition (left) and detail shot of existing timber floorboards (right).
TZG Heritage 2024.



Figure 3.5 Farmhouse 1 - photograph taken from lean-to addition looking towards the original farmhouse portion of the dwelling.
TZG Heritage 2024.



Figure 3.6 Farmhouse 2 front exterior, facing south.
TZG Heritage 2024.



Figure 3.7 Farmhouse 2 rear exterior, facing east.
TZG Heritage 2024.

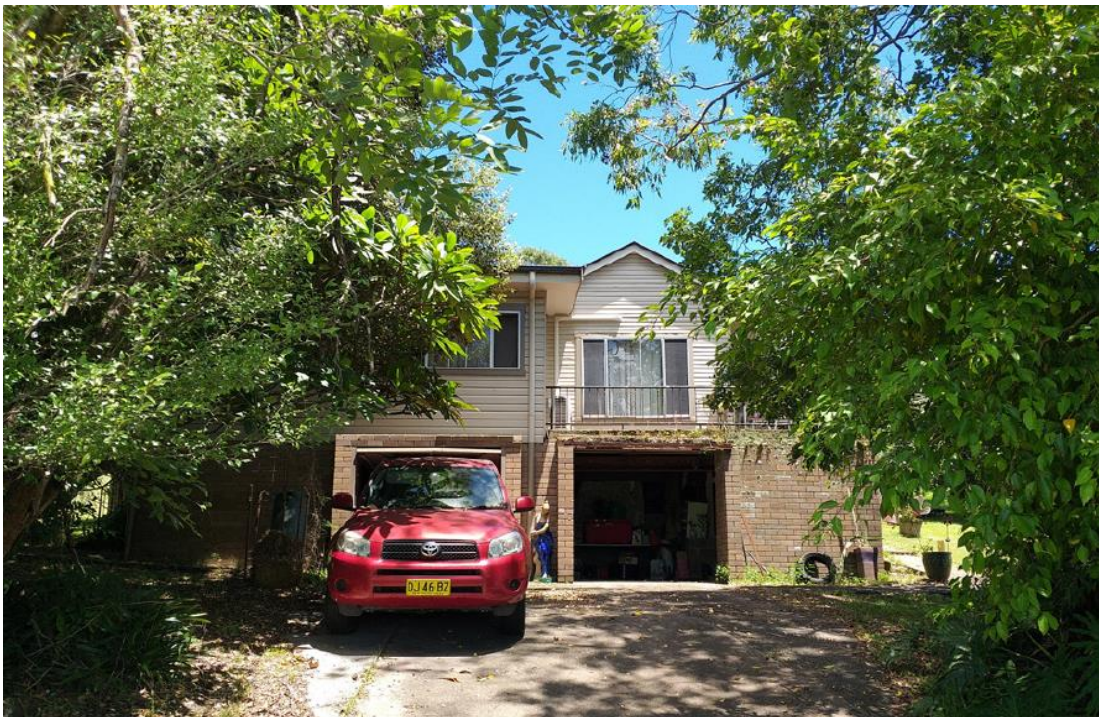


Figure 3.8 Farmhouse 2 side driveway, facing west.
TZG Heritage 2024.



Figure 3.9 Former dairy shed and holding pens.
TZG Heritage 2024.



Figure 3.10 Former dairy shed, facing northeast.
TZG Heritage 2024.



Figure 3.11 Former storage shed, facing south.
TZG Heritage 2024.

3.2 ARCHAEOLOGICAL POTENTIAL

‘Archaeological potential’ describes the likelihood for archaeological remains to survive at a particular site.⁵² This discussion considers the range of possible archaeological features and deposits at the study site, the factors that affect their creation or survival and provides concluding statements.

3.2.1 Discussion of Archaeological Potential

Historic research indicates that European development of the area known as North Lismore appears to have occurred towards the latter parts of the 19th century, after the initial government town subdivision. The west side of the study site initially forms Portion 47 purchased by James Gwynne, a farmer, in 1870. However, Gwynne’s family did not domestically occupy the study site, instead living in nearby Chilcott’s Grass. It appears that Portion 47 was used as grazing lands for cattle or horses as part of the Gwynne brand James was operating with his brother.⁵³ The possibility exists for undocumented evidence of agricultural activities such as post holes for fencing, undocumented sheds or evidence of drainage and water management (for example, culverts, infilled dams) stemming from general long-term use of the property.

The east side of the study site forming original Portion 18 is known to have been domestically occupied by descendants of the Murray family for more than 130 years. Purchasing the property in 1870, William Murray moved his family from the South Coast in the early 1870s to pursue farming interests. Several historic newspaper articles confirm William and his wife, Jane were living at the property until their deaths, and at least two of his children, William jnr. and Christina continued to occupy the property into the mid-20th century. Aerial photographs show that two residential dwellings still remain on the study site, however the inspection by TZG confirmed that both form 20th century constructions.

TZG’s site inspection confirmed that the construction date of Farmhouse 1 is c.1900s with subsequent modifications and additions, and a post WWII construction date for Farmhouse 2. Tongue in groove floorboards are present within the original portions of Farmhouse 1 which drastically reduces potential for accumulation of underfloor deposits in floor cavities as these boards interlock with adjacent boards. In addition to the later modifications which have occurred, and known flooding events, underfloor deposits from early 20th century domestic occupation of the cottage by the Murray family are not expected to have accumulated in the first instance, or otherwise would not survive in an intact or interpretable context. The location of the Murray family’s late 19th century domestic dwelling is unknown.

Recent aerial photographs show that the study site is still being used for cultivation and animal grazing (Figure 2.9). These paddocks may hold evidence of earlier undocumented sheds or stables, fence lines or archaeological evidence of past cultivation (hoe marks). Most of the possible undocumented archaeological features from the late 19th and 20th century agricultural phases are expected to be ephemeral in nature. The study site is situated within an area subject to repeat historic episodes of flooding which further affects the likelihood for survival of intact ephemeral resources.

⁵² Heritage Office, Department of Urban Affairs and Planning 1996, 15.

⁵³ TZG 2024, 39.

The study site is situated approximately 900 metres north of Leycester Creek and 830 metres northwest of the Wilson's River. The Lismore region is well known for significant flood events. Since 1870, there have been 91 flood events where water levels were recorded at 6.0m AHD or higher.⁵⁴ In particular, six 'major floods' where water levels reached between 10.00m – 11.00m AHD were recorded in Lismore between 1870 and 1893.⁵⁵ While all these floods may not have specifically affected the study site, flood waters displace and drag in debris or material not native to a site, depositing it on top of other in situ material. Flood waters create additional silt layers altering original topographic layout and can significantly affect ephemeral remains in both condition and form due to increased water content in the ground for prolonged periods of time. The study site, particularly on its west side has slightly higher elevation levels than the main Lismore township and may not have been impacted on by as many floods. Lismore Showground situated opposite the study site has historically been used as a flood refuge centre for local residents.⁵⁶

3.2.3 Statement of Archaeological Potential

The continued function and occupation of the study site for domestic and agricultural purposes has resulted in limited development phases. The property has remained largely undeveloped since its initial European occupation from the late 19th century. Uniquely, a large portion of the study site has been occupied by descendants of the Murray family for a period of more than 130 years, which could result in the creation of a long-term archaeological record linked to a well-known local family. At the same time, historical or archaeological evidence for the original late 19th century domestic dwelling location is unknown, and both extant domestic dwellings are of 20th century construction indicating that domestic occupation areas have changed throughout the Murray's tenement, perhaps a result of floods. There is nil to low archaeological potential for late 19th century undocumented occupation deposition to survive in a secure context.

There remains low archaeological potential for undocumented occupation deposition associated with 20th century domestic occupation of the study site by the Murray family, which may survive in the surrounding curtilage of the current domestic dwellings (Farmhouses 1 and 2). If present, this likely remains in a partly disturbed to disturbed condition based on later development modifications.

The study site holds low to moderate potential for undocumented archaeological evidence of late 19th and 20th century agricultural activities to survive in a partly disturbed condition.

Table 3.1 provides a summary of the site's archaeological potential including location, expected archaeological features, potential level, and perceived condition.

⁵⁴ Lismore City Council 2022.

⁵⁵ Lismore City Council 2022.

⁵⁶ TZG 2024, 26.

Table 3.1 Table of expected archaeological features per site type and phase.

Development Phase	Site Type	Historical or Physical Evidence for known structures	Expected archaeological features	Archaeological Potential	Perceived Condition
Late 19 th century	Domestic	No	<ul style="list-style-type: none"> - Undocumented brick/sandstone footings/ foundations - Undocumented post holes for timber buildings - Undocumented ancillary structures (privies, sheds, wells) - Undocumented occupation deposition (underfloor deposits, cesspits, yard deposits, rubbish pits, artefact scatters) 	Nil - Low	Partly disturbed to disturbed
Late 19 th century – 20 th century	Agricultural	Yes, mid-20 th century aerial shows one location of animal enclosures and sheds. Whether this forms the only location for farming infrastructure since the late 19 th century is unknown.	<ul style="list-style-type: none"> - Post holes for fences or animal enclosures, stables, sheds - Evidence of cultivation (hoe marks) - Ag drains or culverts 	Low to Moderate	Intact to partly disturbed
20 th century	Domestic	Yes – extant Farmhouse 1 and Farmhouse 2 dwellings demonstrating known 20 th century domestic occupation area	<ul style="list-style-type: none"> - Occupation deposition (underfloor deposits, yard deposits, rubbish pits, artefact scatters) - Landscaping (garden beds, surfaces) 	Low	Partly disturbed to disturbed

3.3 CONCLUSIONS OF PHYSICAL EVIDENCE

- The study site currently comprises two residential dwellings situated on either side of the driveway access road, as well agricultural sheds and paddocks further north for cattle grazing.
- Farmhouse 1 is located towards the centre of the study site, on the east side of the driveway access road and within the boundary of original Portion 18. TZG's assessment of the perceived original construction date of Farmhouse 1 is c.1900s, with modifications and additions occurring over time.
- The date of Farmhouse 2 is unknown but believed to form a post-WWII construction. The dwelling is split level as it has been constructed into the hill side, with the brick garage sitting at ground level on the lower east side.
- Towards the northern half of the study site and near the end of the visible driveway access three dilapidated structures remain, including a dairy shed with associated cattle holding pens.
- Based on the unknown location of the original Murray family residence, there is nil to low archaeological potential for late 19th century undocumented occupation deposition to survive in a secure context.
- There remains low archaeological potential for undocumented occupation deposition associated with 20th century domestic occupation of the study site by the Murray family, which may survive in the surrounding curtilage of the current domestic dwellings (Farmhouses 1 and 2).
- The study site holds low to moderate potential for undocumented archaeological evidence of late 19th and 20th century agricultural activities to survive in a partly disturbed condition.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 METHODOLOGY

The current standard for assessment of significance of heritage items in NSW is the publication ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ produced by the Heritage Branch of the NSW Department of Planning (December 2009). This production is an update to the NSW Heritage Manual (1996), and the criteria detailed therein are a revised version of those of the Australia ICOMOS Burra Charter, formulated in 1979, which was based largely on the Venice Charter (for International Heritage) of 1966.

Archaeological heritage significance can also be viewed in light of the framework set out by Bickford and Sullivan in 1984.⁵⁷ Bickford and Sullivan, taking into consideration the “archaeological, scientific or research significance” of a site posed three questions in order to identify significance:

1. Can the site contribute knowledge which no other resource can?
2. Can the site contribute knowledge which no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive problems relating to Australian history, or does it contribute to other major research questions?⁵⁸

These questions have been broadly used to shape the response to the heritage significance criteria as described in Section 4.2 and 4.3. The criteria and the definitions provided by ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ have been adhered to in assessing the cultural significance of the potential archaeological site at 163 and 170 Alexandra Parade, North Lismore. An assessment of significance, under each of the criteria, is made possible by an analysis of the broad body of archaeological sites previously excavated both locally and elsewhere, in conjunction with the historical overview of the study site in particular. The Criteria used to assess Heritage Significance in NSW are the following:

Table 4.1 Criteria for Assessing Heritage in NSW.

Criterion	Description
A - Historical	An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history
B - Associative	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or a local area's cultural or natural history
C - Aesthetic or Technical	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area
D - Social	An item has strong or special association with a particular community or cultural group in NSW or a local area for social, cultural or spiritual reasons
E - Research	An item has potential to yield information that will contribute to an understanding of NSW's or a local area's cultural or natural history
F - Rarity	An item possesses uncommon, rare or endangered aspects of NSW's or a local area's cultural or natural history

⁵⁷ Bickford and Sullivan 1984.

⁵⁸ Bickford and Sullivan 1984, 23 – 24.

Criterion	Description
G - Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's or a local area's <ul style="list-style-type: none"> - cultural or natural places; or - cultural or natural environments

The following assessment deals only with sub-surface archaeological features and deposits. The built heritage environment is not considered by this study.

4.2 IDENTIFICATION OF SIGNIFICANCE

Criterion A - Historical An item is important in the course, or pattern, of cultural or natural history of NSW or a local area?

Does not meet the threshold for significance.

Reason

A Lismore city wider heritage study was undertaken in 1995 identifying local sites and places that contributed historical significance to region.⁵⁹ In the survey, Higginbotham and Altenburg identified and recorded 55 sites which were considered to have archaeological significance. 21 historic site types were considered in the study. Of these, pastoralism (Theme 4), agriculture (Theme 5), and housing (Theme 23) are categorised site types of a comparable and relevant nature to the archaeological potential of the current study site. Physical evidence of significant archaeological sites in Lismore of a comparable nature in demonstrating activities associated with pastoralism include:

- Monaltrie Homestead, in Monaltrie (Item 20095; LEP Item I78)
- Disputed Plains Homestead, in Fernside (Item 20063; LEP Item I29)

Physical evidence relating to the theme of agriculture is better represented across the wider Lismore area due to regional economic trends throughout the 19th and 20th centuries. New archaeological data found to relate to this theme may potentially be considered to duplicate existing archaeological resources already recorded in the region. The study site is known to have undertaken agricultural activities but is not representative of industrial or technologically advancing agricultural practices (for example, butter or cheese factories). The study site holds no expectation to provide archaeological evidence of such activities. Therefore, physical evidence of significant archaeological sites in Lismore of a comparable nature in demonstrating themes of agriculture include Boorie Homestead (Item 10006).

Seven sites were identified as holding physical historic and archaeological evidence relating to the theme of housing through demonstration of both domestic occupation and stylistic developments specific to the region. While some domestic dwellings are listed on the Lismore LEP 2012 specifically for their built heritage significance, for example, Monaltrie Homestead (LEP Item I78), intact 19th century dwellings will still retain an element of archaeological potential for occupation deposits. Physical evidence of significant archaeological sites in the wider Lismore region and of a comparable nature to the study site in terms of demonstrating housing and long-term domestic occupation include:

- Cedarville in Dunoon (Item 20107; LEP Item I16)
- Tulloona in Goonellabah (Item 20108; LEP Item I35)

In particular, Cedarville is identified as a multi-generational homestead constructed in the later 19th century. The late 19th century domestic occupation area within the bounds of the study site is unknown and the construction of 20th century dwellings has fragmented the archaeological resource in that it will not demonstrate long-term continued

⁵⁹ Higginbotham and Altenburg 1995.

occupation. Therefore, it can be suggested that the sites identified above are likely to provide a locally significant domestic archaeological resource that is of higher value to the community than what the study site can provide.

Criterion B - Associative

An item has strong or special association with the life or works of a person, or group of persons, of importance to the cultural or natural history of NSW or a local area?

Local

Reason

The study site holds strong associative significance with descendants of the Murray family, where multiple generations have occupied the study site since Portion 18 was first purchased by the family in 1870. Historic records indicate that the original owner William Murray was a respected individual amongst the local Lismore community and the Murray family are considered as one of the 'pioneering' families to occupy the region. The family's connection to the property is of local associative significance to the regional area, however this significant connection is unlikely to be enhanced any further by the expected archaeological record.

Criterion C – Aesthetic or Technical

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or a local area?

Does not meet the threshold for significance

Reason

The study site is known to have undertaken agricultural activities but is not representative of industrial or technologically advancing agricultural practices (for example, butter or cheese factories) considered to be of technical significance to the local region. The study site holds no expectation to provide archaeological evidence of such activities which would be considered of local or State significance under Criterion C.

Criterion D - Social

An item has strong or special association with a particular community or cultural group, in NSW or a local area, for social, cultural or spiritual reasons?

Local

Reason

The study site's strong association and social connection to the Murray family is considered of local significance and cultural value to the Lismore region. The family's prominence and respect among the local agricultural community of Lismore was not just restricted to 'pioneer' William Murray (senior), as demonstrated by the written obituaries of other second generation family members such as William Murray (junior), Isabella Garrett, and Walter Murray. This social significance is connected to the Murray family themselves rather than tangible elements of the physical place, and the archaeological record of the site is not expected to further contribute to Criterion D.

Criterion E - Research

An item has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW or a local area?

Does not meet the threshold for significance.

Reason

Intact occupation deposits specifically linking to late 19th century domestic occupation of the study site would be considered a useful resource and locally significant for its perceived research value to contribute data regarding the initial European development phases and settlement of North Lismore which is underrepresented among the historic record. However, the known archaeological resource lies with undocumented 20th

century evidence of domestic occupation across two dwellings on site, which if evidence for this survives, is expected to be in a fragmentary or partly disturbed context. These remains would not be considered significant for their duplication of the existing archaeological and cultural heritage record that is better represented at other well preserved homesteads in the Lismore region (for example, Cedarville and Tulloona). Similarly, archaeological data related to known agricultural activities on site, including cattle grazing and cultivation, is unlikely to provide important research-based information which cannot already be obtained from historic records.

Criterion F - Rarity

An item possesses uncommon, rare or endangered aspects of cultural or natural history for NSW or a local area?

Does not meet the threshold for significance.

Reason

While long-term domestic occupation by an owner-occupant and descendants of a singular family can be considered a unique archaeological resource in the case of in situ occupation deposits, the location of the original late 19th century domestic dwelling remains unknown and both extant dwellings are of 20th century construction. Archaeological evidence of 20th century domestic and commercial occupation is not considered an uncommon or rare resource, material of this type would likely duplicate information already generally known from the historical records from a time that is generally well documented due to technology and communication developments. The expected archaeological resource is not considered of local or State significance under Criterion F.

Criterion G - Representativeness

An item is important, to NSW or a local area, for demonstrating the principal characteristics of a class of cultural or natural places or cultural or natural environments?

Does not meet the threshold for significance.

Reason

The archaeological resource at the study site is not expected to be well-preserved and mostly likely relates to the 20th century occupation and use of the site rather than the late 19th century occupation phase which is regarded as an underrepresented resource for the region and therefore of higher contributory value. Any archaeological remains related to agricultural activities on site will demonstrate typical economic characteristics of the wider Lismore region, however their research value is limited and will confirm historic land use activities already known to have occurred on the site. The expected archaeological resource will not meet the threshold of local or State significance under Criterion G.

4.3 STATEMENT OF CULTURAL SIGNIFICANCE

There is no discounting that the Murray family's continued occupation and presence in North Lismore for over three generations is highly significant to the cultural heritage values of the local Lismore community. However, this local significance is connected to associative and social aspects (Criterion B and D), these heritage values will not be represented in the physical material that would comprise the archaeological record of the study site.

The unknown location of the late 19th century domestic residence limits the research potential of the known archaeological resource. Intact occupation deposits specifically linking to late 19th century domestic occupation of the study site would be considered a useful resource and locally significant for their perceived research value to contribute data regarding the initial European development phases and settlement of North Lismore. The known archaeological resource lies with undocumented 20th century evidence of domestic occupation across two dwellings on site, these remains are not considered of local or State significance.

Disturbed or ephemeral archaeological remains associated with the known agricultural use of the wider site area for cattle grazing or land cultivation are not considered to form relics, nor meet the threshold of local or State significance in their limitation to contribute data of high research value to the existing historic record of the region.

5.0 ARCHAEOLOGICAL HERITAGE IMPACT

5.1 PROPOSED ACTIVITY DESCRIPTION

The proposed development comprises rebuilding of the Richmond River High Campus on the subject site at 163 and 170 Alexandra Parade, North Lismore.

The school proposal will be delivered in one stage. A detailed description of the proposal is as follows:

1. Demolition of existing features including existing buildings, cattle drinking well, cattle sheds, and wire fencing, and removal of trees to accommodate school development.
2. Construction of new 3 storey buildings on the southeastern portion of the site for the proposed public secondary school including:
 - a. General and Specialist Learning Spaces, and Workshops.
 - b. Administration, and Staff facilities.
 - c. Library, Hall, and Movement Studio.
 - d. Construction, Hospitality, and Agricultural Learning Facilities.
 - e. Amenity, Plant, Circulation, and Storage areas.
 - f. Outdoor Learning Spaces and play spaces.
3. Landscaping including tree planting.
4. Public domain works comprising:
 - Access road off Dunoon Road, comprising a separate shared bicycle/pedestrian pathway, and internal access roundabout.
 - Kiss and ride drop-off and pick up zones.
 - Bus transport arrangements with a separate bus zone.
5. Outdoor spaces including assembly zones, agricultural spaces, sports fields, games courts, dancing circles, yarning and dancing circles, seating and shade structures.
6. On-site carparking, including accessible spaces and provision for EV charging spaces.

Figure 5.1 below show the scope of works.

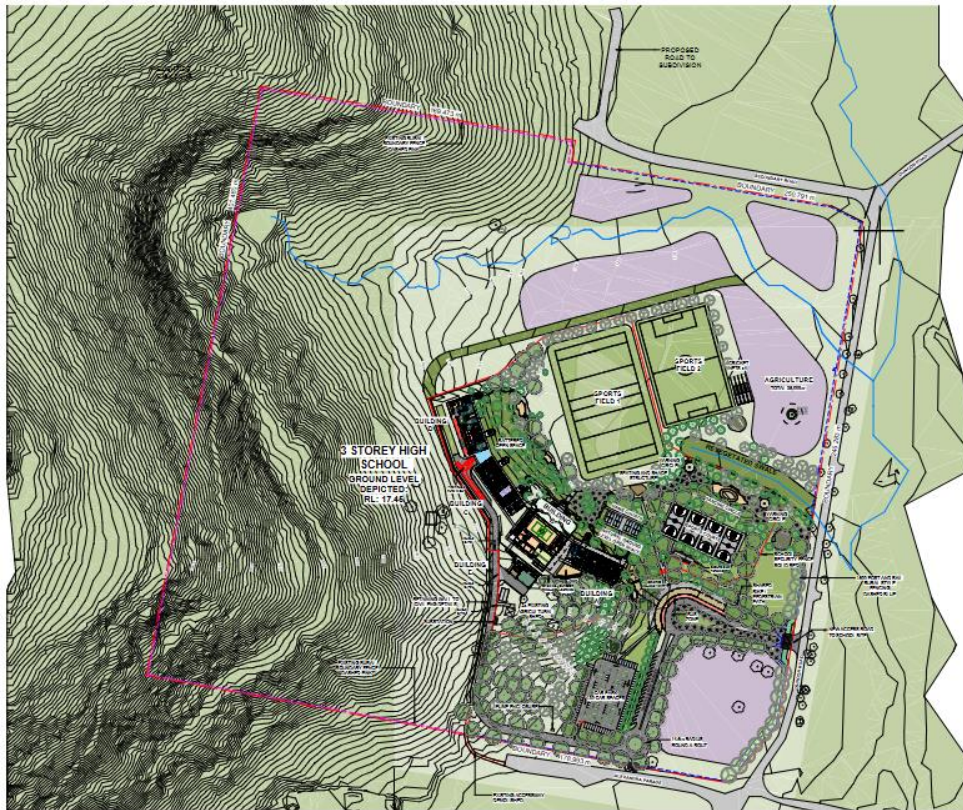


Figure 5.1 Overall site context plan.
EJE Architecture RRHC-EJE-00-ZZ-M3-A-0010 (23/6/25)

5.2 ASSESSMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

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.

5.3 IMPACT CONCLUSIONS AND MITIGATION MEASURES

The proposed development comprises rebuilding the Richmond River High Campus on the subject site at 163 and 170 Alexandra Parade, North Lismore.

- Demolition of existing features including existing buildings, cattle drinking well, cattle sheds, and wire fencing, and removal of 3 trees to accommodate school development.
- Demolition and removal of Farmhouse 1 and Farmhouse 2 is not anticipated to expose known archaeological relics among these locations.
- The known archaeological resource is not considered to be locally or State significant and thus redevelopment of the site can occur without further historical archaeological involvement.
- Preparation of an Unexpected Finds Protocol is particularly pertinent for archaeological evidence relating to late 19th century domestic occupation of the site, whereby the original dwelling location remains unknown.
- Undocumented occupation deposits that can be connected to late 19th century occupation of the site would be considered a locally significant relic. The Unexpected Finds Protocol would detail mitigative management procedures regarding such finds.

6.0 RESULTS AND RECOMMENDATIONS

6.1 RESULTS

6.1.1 Documentary Research

William Murray purchased original Portion 18 forming the east side of the study site from the crown in May 1870. He relocated to North Lismore with his family from Berry in the mid-1870s. The Murray family are known to have domestically occupied Portion 18 as well as undertaking cultivation activities and cattle grazing.

James Gwynne purchased original Portion 47 forming the west side of the study site from the crown in August 1870. James and his brother John moved to Lismore in around 1870 to raise horses and cattle. The Gwynne family never occupied Portion 47 domestically, and sold the property to William Murray in 1910. The Murray family owned the entire study site from 1910 onwards and continued to occupy it for cattle grazing and cultivation. William Murray passed away in North Lismore in 1915 and the property was inherited by his children. William junior and Christina continued to live at the property, with Isabella and Walter moving back to the property by the 1940s.

In 1952 a small portion of original Portion 18 with frontage to Alexandra Place sold to E. J. Eggins Pty Ltd (now Lot 1 DP376007), seedling and soil company. Mid-20th century aerials show no development on this subdivided portion. By the 1980s it had been repurchased by the Murray family. The study site is still in possession and occupation by descendants of William Murray.

6.1.2 Physical Evidence

Farmhouse 1 is located towards the centre of the study site, on the east side of the driveway access road and within the boundary of original Portion 18. TZG's assessment of the perceived original construction date of Farmhouse 1 is c.1900s, with modifications and additions occurring over time. The date of Farmhouse 2 is unknown but believed to form a post-WWII construction. The dwelling is split level as it has been constructed into the hill side, with the brick garage sitting at ground level on the lower east side. Towards the northern half of the study site and near the end of the visible driveway access three dilapidated structures remain, including a dairy shed with associated cattle holding pens.

Based on the unknown location of the original Murray family residence, there is nil to low archaeological potential for late 19th century undocumented occupation deposition to survive in a secure context. There remains low archaeological potential for undocumented occupation deposition associated with 20th century domestic occupation of the study site by the Murray family, which may survive in the surrounding curtilage of the current domestic dwellings (Farmhouses 1 and 2). The study site holds low to moderate potential for undocumented archaeological evidence of late 19th and 20th century agricultural activities to survive in a partly disturbed condition.

6.1.3 Significance

The unknown location of the late 19th century domestic residence limits the research potential of the known archaeological resource. Intact occupation deposits specifically linking to the late 19th century domestic occupation of the study site would be considered a useful resource and locally significant for their perceived research value to contribute data regarding the initial European development

phases and settlement of North Lismore. The known archaeological resource lies with undocumented 20th century evidence of domestic occupation across two dwellings on site, these remains are not considered of local or State significance. Disturbed or ephemeral archaeological remains associated with the known agricultural use of the wider site area for cattle grazing or land cultivation are not considered to form relics, nor meet the threshold of local or State significance in their limitation to contribute data of high research value to the existing historic record of the region.

6.2 MITIGATION MEASURES

Mitigation measures are actions or measures to avoid, minimise, rectify (by repairing, rehabilitating or restoring) and/or reduce or eliminate over time (by preservation and maintenance) the adverse environmental impacts of a Division 5.1 activity. Based on the assessment of archaeological potential (Section 3.2), cultural heritage significance (Section 4.0) and archaeological heritage impact (Section 5.0), the study site is not expected to contain intact known archaeological material considered a relic under the Heritage Act 1977. Therefore, no further historical archaeological works are required prior to site redevelopment occurring.

Mitigation Name	Aspect/ Section	Mitigation Measure	Reason for Mitigation Measure
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 19 th 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.

6.3 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 effect on the environment with respect to historical archaeology.

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8.0 APPENDICES

Nil

TZG Heritage+AdaptiveReuse

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