

# **New High School for Leppington and Denham Court**

## **Statement of Heritage Impact**

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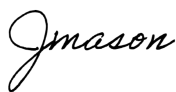
Prepared for Department of Education

January 2025

# New High School for Leppington and Denham Court

Version	Date	Prepared by	Approved by	Comments
V1.0	15 November 2024	Joel Mason	Susan Lampard	Draft to client
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Approved by



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10 January 2025

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# Executive Summary

This Statement of Heritage Impact (SOHI) has been prepared to support a Review of Environmental Factors (REF) for the Department of Education (DoE) for the new high school for Leppington and Denham Court (the activity). The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) as “development permitted without consent” on land carried out by or on behalf of a public authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37A of the T&I SEPP.

The proposed activity is for the construction of a new high school located at 128-134 Rickard Road, Leppington, NSW, 2179 (the site).

The subject site is not listed as having a heritage item. City Plan Heritage (City Plan 2023) prepared a summary report of initial site investigations (SRISI) that identified that the subject site may possess some archaeological and historical significance tied to the current and former outbuildings on Lot B DP411211 (Plate 1.1).

Leppington Public School is located adjacent to the subject site along the north boundary. This site is listed on the Department of Education’s S.170 Heritage and Conservation Register. The buildings designated as having significant heritage significance, as officially listed on the Department of Education S170 Register and the 2021 SEPP for the Western Parkland City Precinct, include B00H, B00I, B00J, B00K, B00L, and B00M.

The proposed activity is for a new high school for Leppington and Denham Court. The new high school will accommodate up to 1,000 students across 3 new buildings that will comprise 48 permanent teaching spaces (PTS), 3 support teaching spaces (STS), 19 specialist labs/workshops/kitchens and a hall. Buildings 1, 2 and 3 will be clustered along the southern boundary and the hall will be located in south-east corner of the site. The activity also includes the construction of a sports field in the centre of the site and 3 x multipurpose courts along the northern boundary.

This SoHI has identified that the proposed activity would have a neutral heritage impact. To manage the residual risk associated with the low potential for archaeological resources proposed activity and the potential loss of heritage values associated with the subject site and Leppington Public School, mitigation measures are proposed in Table ES1.

**Table ES1**      **Mitigation measures**

Mitigation Number/ Name	Aspect/Section	Mitigation Measure	Reason for Mitigation Measure
Unexpected finds procedure	General measure, prior to commencement of any construction work	An unexpected finds procedure to be developed for the project in the event that relics are uncovered. This document should be prepared by an adequately qualified archaeologist.	The archaeological potential for the site has been assessed as low. However, relics may be identified during construction.

Mitigation Number/ Name	Aspect/Section	Mitigation Measure	Reason for Mitigation Measure
Activity in the vicinity of Leppington Public School	General Measure	If future activities change and involve constructing structures along the northern boundary of the site, a reassessment of potential indirect impacts on Leppington Public School should be conducted.	While Clause 2.16.3 of the <i>Camden Development Control Plan 2019</i> is not relevant to the project it should be used as a guiding principle for proposed activities adjacent to classroom buildings. These weatherboard buildings are of moderate heritage significance and the rural setting in which the buildings are currently in is linked to their significance as cultural landmarks in the area.

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# 1 The heritage item

This Statement of Heritage Impact (SOHI) has been prepared to support a Review of Environmental Factors (REF) for the Department of Education (DoE) for the new high school for Leppington and Denham Court (the activity). The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) as “development permitted without consent” on land carried out by or on behalf of a public authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37A of the T&I SEPP. As a result the *Camden Local Environment Plan 2010* and *Liverpool Growth Centres Precinct Development Control Plan* are not enforceable under the T&I SEPP however these documents are referred to as a guiding principle for impacting heritage items.

The proposed activity is for the construction of a new high school located at 128-134 Rickard Road, Leppington, NSW, 2179 (the site).

This SoHI has been prepared using the template provided in *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment (NSW) 2023b). It is a heritage assessment of the proposed site of the New high school for Leppington and Denham Court, which is not listed as a heritage item.

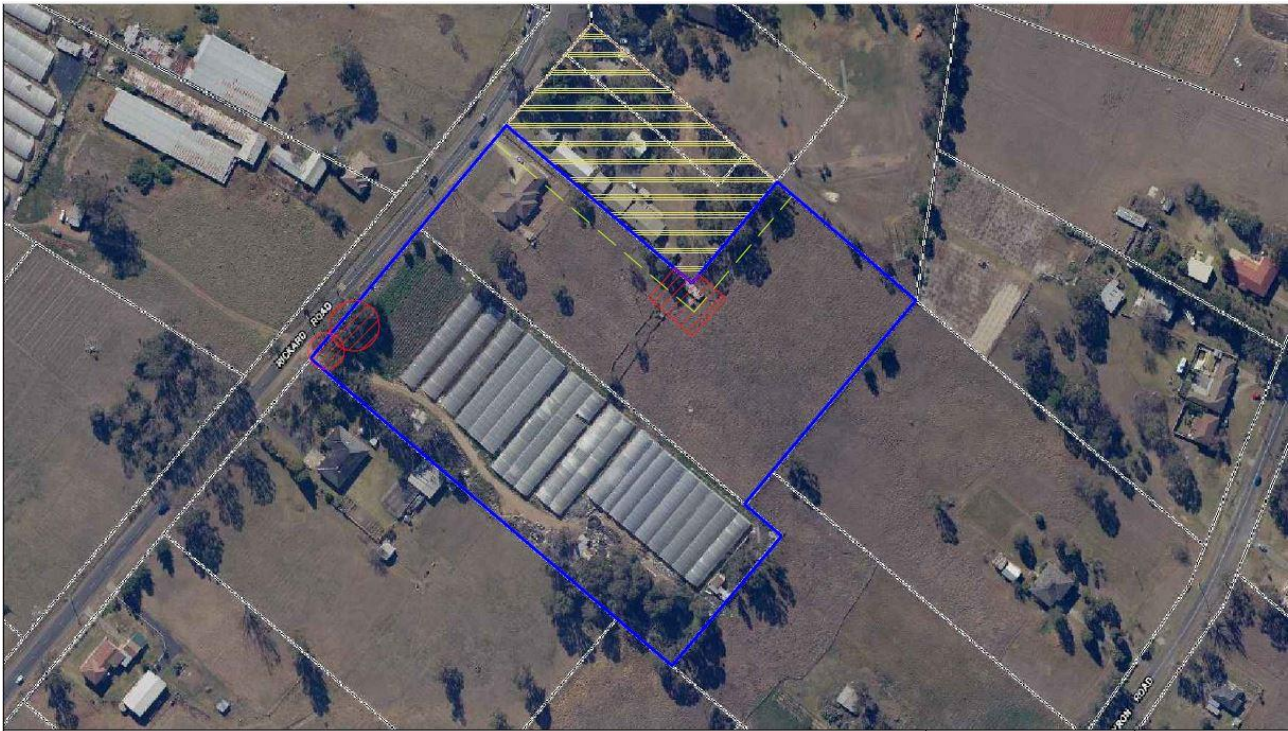
## 1.1 Site description

The site is known as 128-134 Rickard Road, Leppington, NSW, 2179 and is legally described as Lots A and B in Deposited Plan (DP) 411211 (Figure 1.1) (subject site). The site is located on the eastern side of Rickard Road and is approximately 4.1ha in area. The site is located immediately south of the existing Leppington Public School at 144 Rickard Road and is approximately 700m south of Leppington Train Station (Figure 1.2).

### 1.1.1 Heritage item

The subject site is not listed as having a heritage item. City Plan Heritage (City Plan 2023) prepared a summary report of initial site investigations (SRISI) that identified that the subject site may possess some archaeological and historical significance tied to the current and former outbuildings on Lot B DP411211 (Plate 1.1).

Leppington Public School is located adjacent to the subject site along the north boundary. This site is listed on the Department of Education’s S.170 Heritage and Conservation Register. The buildings designated as having significant heritage significance, as officially listed on the Department of Education S170 Register and the 2021 SEPP for the Western Parkland City Precinct, include B00H, B00I, B00J, B00K, B00L, and B00M.



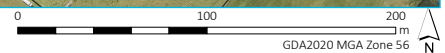
**Heritage DD - Preliminary Site Investigation**  
**New School at Rickard Road, Leppington Town**  
**Centre**  
 'High Risk Areas'

<b>LEGEND</b>		 .NSW.JPG
	High Risk Area	
	Site Boundary	
	Heritage Item	
SCALE - 1:1500		

**Plate 1.1** 'High Risk Areas' from City Plan (2023) SRISI.



Source: EMM (2024); DCSSS (2024); MetroMap (2024)

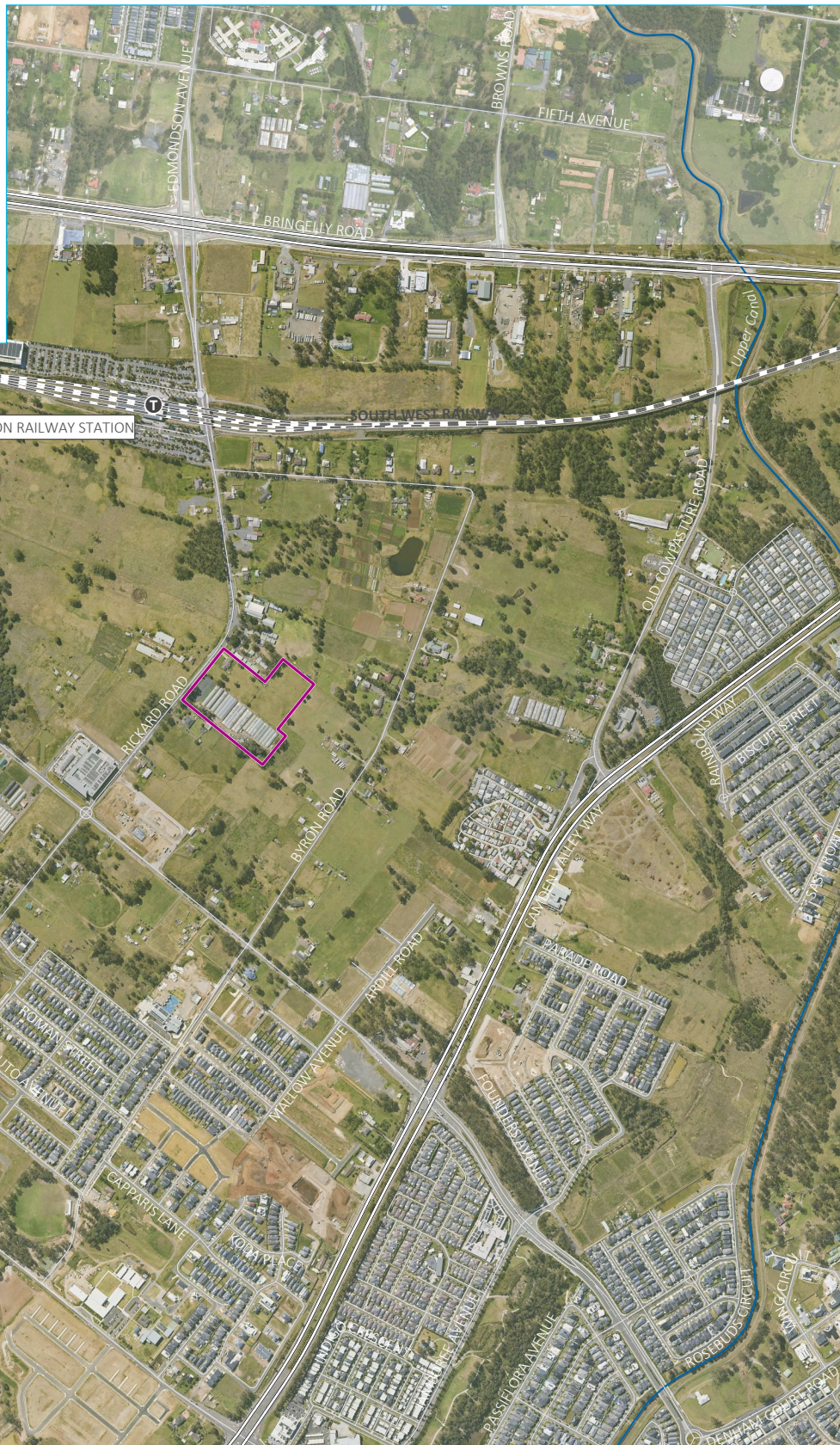


## KEY

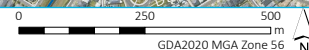
- Project boundary
- Existing environment
- Minor road
- Waterbody
- Cadastral boundary

Local setting

Leppington High School  
Statement of Heritage Impact  
Figure 1.1



Source: EMM (2024); ABS (2021); DCSSS (2024); GA (2009); MetroMap (2024)



## KEY

- Project boundary
- Existing environment
- T Train station
- Rail line
- Major road
- Minor road
- Named watercourse

## INSET KEY

- Major road
- NPWS reserve
- State forest

## Regional setting

Leppington High School  
Statement of Heritage Impact  
Figure 1.2

### 1.1.2 Assessment guidelines

This SoHI has been prepared in accordance with the relevant government assessment requirements, guidelines, and policies. The Mitigation measures were developed with consideration of the principles of *The Australian International Council on Monuments and Sites, Charter for Places of Cultural Significance* (also known as the *Burra Charter*, Australia ICOMOS 2013) and the New South Wales (NSW) *Heritage Manual* (Heritage Office 1996, with regular additions). In addition, the DoE panel scope of work has been addressed as much as possible for a report.

*The Burra Charter* (2013) sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance including owners, managers, and custodians. The *Burra Charter* defines the concept of cultural significance as ‘aesthetic, historic, scientific, social or spiritual significance for past, present or future generations’ (Australia ICOMOS 2013, Article 1.2). It identifies that conservation of an item of cultural significance should be guided by the item’s level of significance. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. A copy of the charter can be accessed online at <http://icomos.org/australia>.

### 1.1.3 Heritage listings

The subject site formerly fell under the *Camden Local Environment Plan 2010*. Legislative jurisdiction for the local area including the subject site is now managed under the *Camden Growth Centres Precinct Plan*, which forms part of the *Western Parkland City Precinct State Environmental Planning Policy 2021*. Heritage items of State and local significance in the Camden Growth Centres Precinct are published in Appendix 5 of the SEPP (NSW Government 2024). The subject site is not listed as a heritage item. Furthermore, the subject site is not identified in the NSW State Heritage Register, National Heritage List, Commonwealth Heritage List or non-statutory National Trust register and Register of the National Estate.

There are 10 heritage items listed within 500m of the subject site on federal, local, or non-statutory registers. The curtilage of *Leppington Public School* (DoE s170 register: 5065988 and Western Parkland City SEPP Camden Precinct: 9) abuts the north boundary of the proposed new high school for Leppington and Denham site. These items are listed in Table 1.1, including the approximate distance from the subject site.

**Table 1.1** Heritage register search

Jurisdiction	Heritage Register	Listing	Distance from subject site
Federal	World Heritage List	nil	-
	Commonwealth Heritage Register	nil	-
	National Heritage Register	nil	-
State	State Heritage Register	-	-
	Section 170 Heritage and Conservation Register	Department of Education 5065988: <i>Leppington Public School - Buildings B00H-B00M</i>	Abuts the north boundary of the subject site.
Local	Western Parkland City SEPP 2021: Camden Growth Centres Precinct	9: <i>Leppington Public School</i> (142-144 Rickard Road, North Leppington. Lots 38E and 39C, DP 8979)	Abuts the north boundary of the subject site.
		19: <i>Leppington Progress Hall</i> (123 Ingleburn Road, Leppington. Lot 1, DP 341680)	420m south-west of the subject site.
Non-Statutory	Register of the National Estate (non-statutory)	nil	-

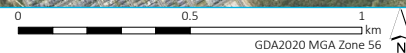
**Table 1.1**      **Heritage register search**

Jurisdiction	Heritage Register	Listing	Distance from subject site
	National Trust	nil	-

Notes: WHL = World Heritage List; CHL = Commonwealth Heritage List; NHL = National Heritage List; SHR = State Heritage Register; Section 170 Register = Heritage and Conservation Register under Section 170 of the Heritage Act; LEP = Local Environmental Plan; RNE = Register of the National Estate.



Source: EMM (2024); DCSSS (2024); DPIE (2022); MetroMap (2024)



## KEY

- Project boundary
- State Environmental Planning Policy (Precincts - Western Parkland City) 2021
- Item - General
- Item - Archaeological
- Item - Landscape

## Existing environment

- T Train station
- Rail line
- Major road
- Minor road
- Named watercourse

## Heritage items

Leppington High School  
Statement of Heritage Impact  
Figure 1.3

#### 1.1.4 Site and its context

The subject site is situated in a small scale agricultural development area in a rural-urban fringe context in the suburb of Leppington in Sydney's south west. Leppington is located in the Local Government Areas (LGAs) of City of Liverpool and Camden Council, of which the subject site is located in the Camden Council LGA. It is currently zoned as B7 – Business Park. The site is located on Rickard Road that is a minor road serving as a link between Heath Road and Bringelly Road (Plate 1.2- Plate 1.3).

To the east, west and south surrounding the subject site are small-scale agricultural land with residential buildings (Plate 1.4).

Adjacent to the site is Leppington Public School to the north that has several classroom buildings, some of which have heritage significance (Plate 1.5).



**Plate 1.2** Lot B DP411211 facing west towards Rickard Road



**Plate 1.3** Lot A DP411211 facing west towards Rickard Road



**Plate 1.4** Lot B DP 411211 facing east towards neighbouring properties



**Plate 1.5** Lot B DP411211 1970 residence with Leppington Public School in the background. View north.

### 1.1.5 The proposed works area

The proposed activity will involve the demolition of all existing structures as outlined in Plate 1.6 and construction of educational facilities, car parking and sporting facilities across the entirety of the subject site.



## 1.2 Site summary history

The historical context of the subject site has been explored in detail by City Plan Heritage's SRISI of the subject site (2023). The following section summarises and, where relevant, adds to the previous investigation.

### 1.2.1 Documentary history

#### i Pre-European Contact

Information about the socio-cultural structure of Aboriginal society prior to European contact primarily comes from ethno-historical accounts made by colonial settlers. However, these records focused more on early European expeditions rather than Aboriginal culture, often after significant social disruption due to disease and displacement. This makes such information contentious, especially regarding language group boundaries, which were likely more fluid and complex than the rigid demarcations drawn by colonial observers.

Over thirty separate Aboriginal groups populated the wider Sydney Basin in 1788 CE, each with their own country, practices, diets, dress, and dialects (Attenbrow 2010). The subject site is located in the Counties of the Darug Nation and Tharawal Nation. The Daurg Nation area is recorded covering an area of 6,000 km<sup>2</sup> from around Parramatta through to the Blue Mountains and from the Hawkesbury River in the north to Appin in the south (Tindale 1974, 193). The Tharawal nation encompasses the south of Sydney Harbour, Georges River, Botany Bay, Port Hacking and to the Beecroft Peninsula (Tindale 1974). Even so, the central location of Leppington on the Cumberland Plain and ease of movement through the local topography means the area also has associations with the neighbouring Gandangara nation (Attenbrow 2010; Troy 1994).

European settlers claimed lands of importance to the Darug and Tharawal nations that were traditionally used for campsites, social gatherings, resource procurement, and burial practices (Collins 1798). From the 1790s, small-pox and other European diseases, and violent conflicts resulted in catastrophic impacts to the social and physical worlds of the Indigenous population (Mear 2008, 13). Nevertheless, the survivors drew on their existing connections to form new bands and renegotiate country and their place in the colonial world (Irish 2014, 71). Today, the contemporary traditional owners maintain their cultural links to their respective country, family and aspects of traditional life. They fulfil their cultural responsibilities to care for country and for their cultural heritage places right across the Cumberland Plain.

#### ii Colonisation and early settlement

The south-west Sydney region was first visited by Europeans through exploratory voyages of the Georges River, first by Captain John Hunter in 1789, and Bass and Flinders in 1795 (Australian Museum Business Services 2012, 13). Bass and Flinders reported that the land beyond Prospect Creek was suitable for grazing and agriculture and grants began to be offered in the Moorebank and Chipping Norton area from 1798 (AMBS 2012, 13). More of the region was opened for settlement following floods and crop failure in the Hawksbury River region in 1809 (Morris and Britton 2000, 13–14). As farms became established, Governor Macquarie gazetted the township of Liverpool as an administration centre and depot for grain and produce (AMBS 2012, 13). In addition, surrounding land parcels were granted to mix of government officials, ex- soldiers, wealthy settlers, emancipist and native-born farmers (AMBS 2012, 13). Land holders grazed cattle and sheep and experimented with growing various types of produce, such as wheat, orchard fruits, and wine grapes (Jervis 1933).

#### iii Tenure of the subject site

The subject site is located in the boundary of a 3,000 acre (1,214 ha) land portion granted to magistrate Alexander Riley in October 1810 (Plate 1.7) (NSW Land Registry Service, n.d., Serial 8-Page No.246). This portion of land comprised earlier grants that were surrendered and cancelled including 700 acres (283 ha) granted to David Bevan, 100 acres (40.5 ha) to Samuel Foster, and 200 acres (80.9 ha) granted to John Rye (City Plan Heritage 2023,

22). Riley's land grant was named *Raby*; sheep production, and wool trading became the focus of the estate (City Plan Heritage 2023, 22). Despite a lack of agricultural experience, by 1812, Riley had begun developing his own flock and also purchased wool from other settlers to export to the English market, where wool prices were inflated due to the Napoleonic Wars (Conway 1967). A homestead complex was built on the *Raby* estate, however, the exact location is not known beyond that it was the south portion of the land grant and outside of the subject site (Conybeare Morrison International 2014, 9).

In 1817, Riely and his family returned to England and *Raby* was leased to his brother and business partner Edward, who arrived in Sydney in December that year (Conway 1967). In 1867, *Raby* was sold to grazier William Moore (City Plan Heritage 2023, 22). Moore had also purchased the neighbouring *Eastwood* estate, and the family practiced mixed farming raising cattle, sheep, pigs and horses across the properties (AMBS 2012, 18). Moreover, additional land clearance and fencing occurred under the Moore family tenure and a homestead was built in the south-east corner of the *Raby* land grant c.1875 (Conybeare Morrison International 2014, 9). The land remained in the Moore family until 1905, when *Raby* and a portion of *Eastwood* were subdivided into six portions and advertised for sale (Plate 1.8) (Conybeare Morrison International 2014, 9).

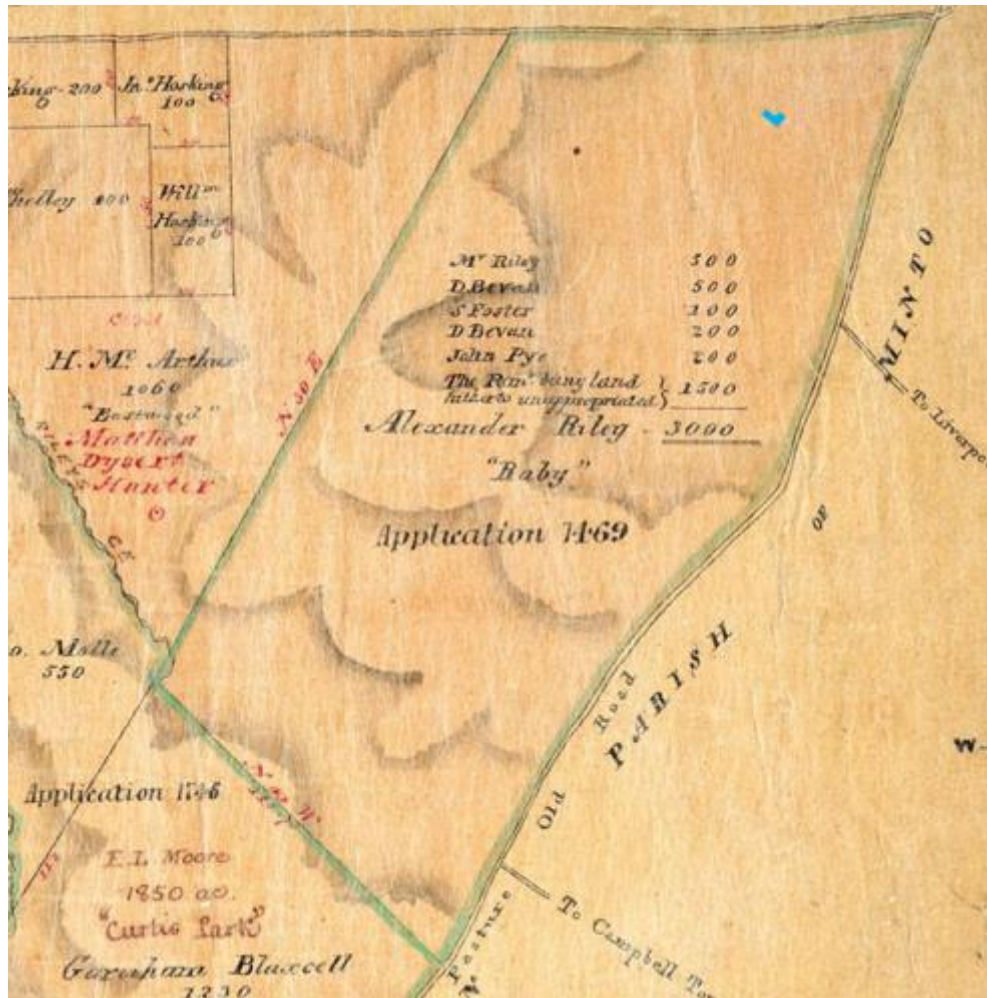
The subject site was located in Portion 4 of the 1905 subdivision and title documents indicate the portion was purchased by William Moore's widow Caroline Moore and grazier Albert Stephen Burcher as joint tenants in 1907 (NSW Land Registry Service, n.d., Vol.1793-Fol.206). Members of the Burcher family retained Portion 4 until it was sold to the NSW Realty Co Ltd in 1920 (NSW Land Registry Service, n.d., Vol.1793-Fol.206). Portion 4 was further subdivided into small farm and market garden lots, which were sold in blocks from April 1920 (City Plan Heritage 2023, 22; NSW Land Registry Service, n.d., Vol.3135-Fol.165). The subject site is in the boundary of Lot 39 of the 1920 subdivision, and the subdivision plan does not indicate that pre-existing buildings or dams were present in the lot at the time of the sale (Plate 1.9). Raby Public School, later Leppington Public School, was opened on Lots 39C and 38E directly north of the subject site in 1922 (City Plan Heritage 2023, 22).

Lot 39 was purchased by Mary Ann Wright in October 1929 (City Plan Heritage 2023, 26; NSW Land Registry Service, n.d., Vol.3135-Fol.165). Limited information is available regarding Mary Ann Wright's ownership of the subject site but history of land-use for the local area would suggest agricultural or grazing activity may have occurred on the lot (City Plan Heritage 2023, 26). In November 1953, Mary Ann Wright split the ownership of the landholding, becoming a joint tenant with Reginald George Owen and Eileen Marjory Owen (City Plan Heritage 2023, 26; NSW Land Registry Service, n.d., Vol.4350-Fol.174). The 1947 aerial photograph of the subject site indicates the land had been cleared of trees, with a few plantings along boundary lines (Table 1.3). Further, a cottage had been constructed in the east of the property Lot. Associated outbuildings and fences were present by 1955. Title documents indicate Lot 39 had been divided into the current two property Lots that comprise the subject site— Lot A and Lot B DP 411211— by December 1958 (NSW Land Registry Service, n.d., Vol.4350-Fol.174). It is possible this division occurred earlier, perhaps with the tenancy of the Owens.

Lot A DP 411211 was purchased by local farmer Joseph and Bautovich on 14 December 1958 (NSW Land Registry Service, n.d., Vol.4350-Fol.174). Joseph Bautovich was born in Dubrovnik (now in modern-day Croatia) and came to Australia as a Yugoslavian migrant prior to 1946 (City Plan Heritage 2023, 27). Likewise, Mary Bautovich was also a Yugoslavian migrant, who arrived in 1938 (City Plan Heritage 2023, 27). Joseph Bautovich's 1946 naturalisation record notes his place of residence as Leppington and a building application for a packing shed suggests the family may have lived on Dickson Road (*Camden News*, 19 October 1950:5; City Plan Heritage 2023:27). Further, Stock Brand Registrations from July 1955 suggest Joseph Bautovich may have owned or leased Lot A prior to the title transfer (*Government Gazette of the State of New South Wales*, 22 July 1955:2034). The Bautovich family retained the property beyond 1989, and aerial photographs indicate the land was primarily used pasture into the 1990s, with furrow lines suggesting some agriculture may have occurred between 1955 and 1965 (Table 1.3) (NSW Land Registry Service, n.d., Vol.7811-Fol.94).

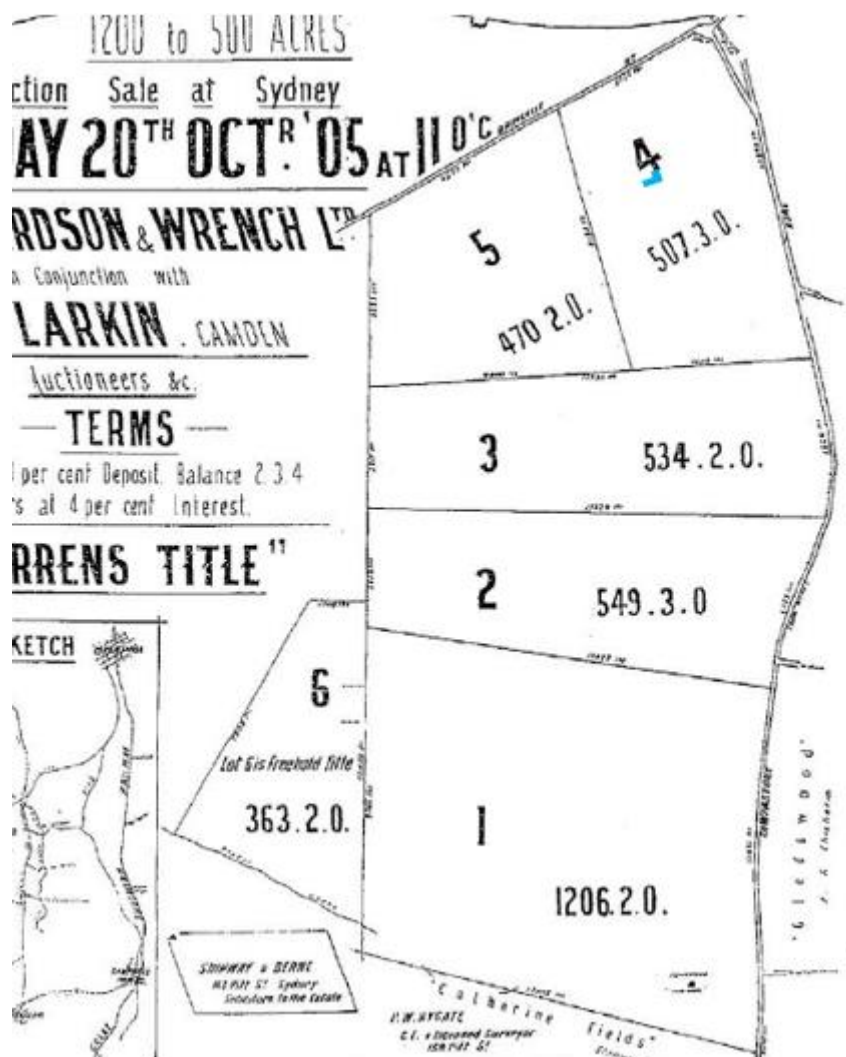
The title of Lot B DP 411211 was transferred to Ana Perlaguzich (also Prlaguzic), in December 1959 (NSW Land Registry Service, n.d., Vol.4350-Fol.174). The property was mortgaged to Jaun Preevich between 1959 and 1964 and later the Commonwealth Trading Bank of Australia in June 1968 (NSW Land Registry Service, n.d., Vol.7811-

Fol.92). It is believed the second mortgage was taken out to develop the site as the current building fronting Lot B was constructed between 1975 and 1978 (Table 1.3) (NSW Land Registry Service, n.d., Vol.7811-Fol.92; City Plan Heritage 2023, 29). Aerial photographs indicate the property was primarily used as a market garden under Prlaguzic's tenure (Table 1.3).



Source: HLRV

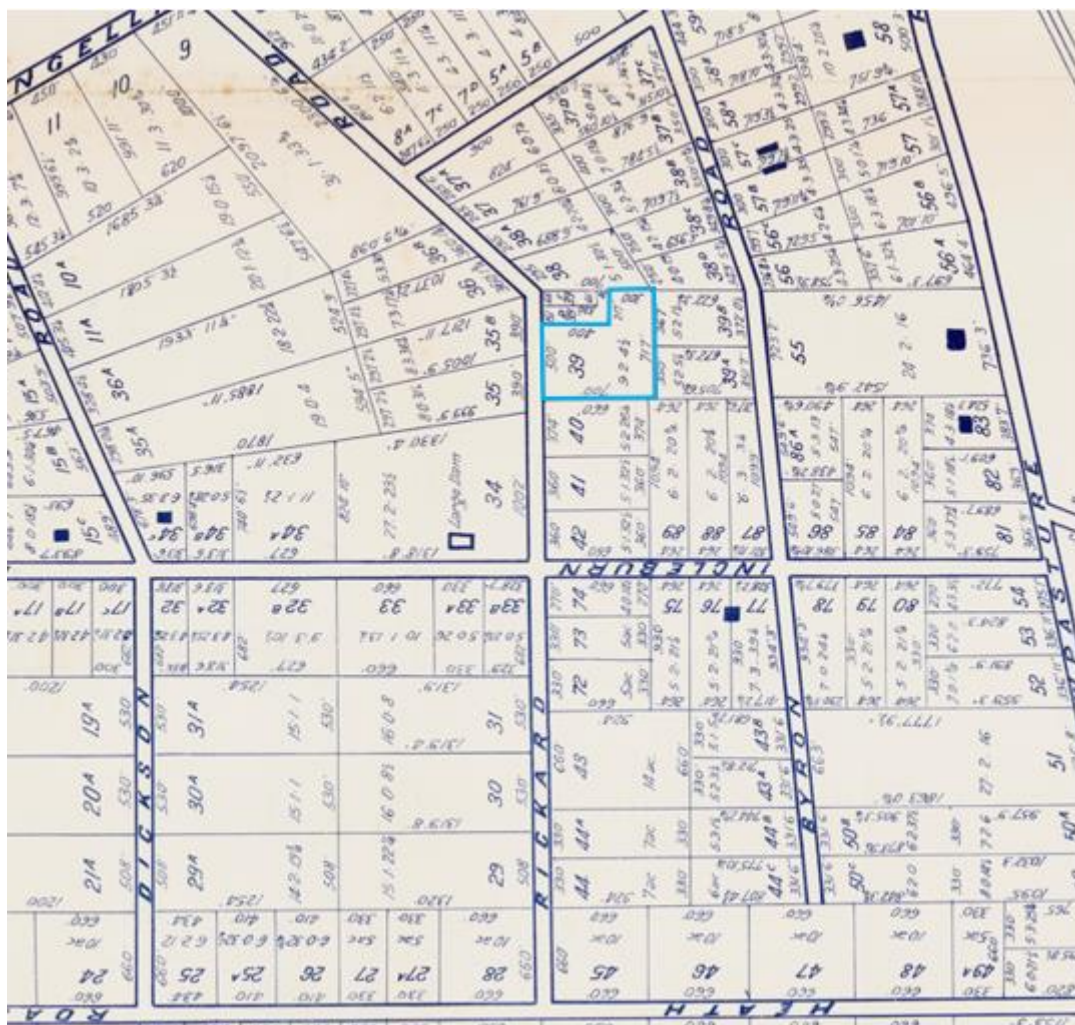
**Plate 1.7** Historical map of the Parish of Cook dating from the early nineteenth century illustrating the extent of Alexander Riley's land grant and the approximate location of the subject site in blue.



Source: Conybeare Morrison International 2014: 10

Note: The Moore-era homestead can be seen in the south-east corner of land parcel 1 outside of the subject site.

**Plate 1.8** Detail from the 1905 Raby Estate subdivision plan with the approximate location of the subject site in blue.



Source: State Library of NSW, Call no. 074 - Z/SP/L10/74

Note: The squares indicate pre-existing buildings and dams from earlier subdivision/land sales in the vicinity of the subject site

**Plate 1.9** Detail from the c.1921 Raby Estate subdivision plan with the location of the subject site in blue.

**Table 1.2** Chronological events – Leppington and Denham Court High School site

Date	Event
Pre-1788	Aboriginal lands occupied by the Darug and Tharawal Nation.
1789	John Hunter leads an expedition down the Georges River from Botany Bay to near Liverpool.
1795	Bass and Flinders lead an expedition down the Georges River. The expedition reached further south than Hunter's earlier foray and Bass and Flinders noted the land beyond Prospect Creek was suitable for grazing and agriculture.
1798	Grants begin to be released around Moorebank and Chipping Norton.
1809	Land grants begin to be released on the Cumberland Plain.
1809-October 1810	A total of 700 acres (283 ha) is granted to David Bevan. Samuel Foster is granted 100 acres (40.5 ha). John Rye is granted 200 acres (80.9 ha). Alexander Riley is granted 500 acres (202.3 ha).

Date	Event
October 1810	The prior land grants are forfeited and consolidated. The former grants along with additional crown land is granted to Alexander Riley to form the 3000 acre (1214 ha) <i>Raby</i> estate. Riley established <i>Raby</i> as a sheep farm and stud, focusing on wool production and trading. A homestead complex is built on the south portion of the land grant.
1812	Riley purchases wool from colonial settlers to sell to the English market.
1817	Alexander Riley and family return to England. December: Edward Riley (snr) arrives in Sydney and leases/takes over the <i>Raby</i> estate.
1825	Alexander and Edward Riley form a business partnership to import a Saxon Merino herd to improve the colonial wool stock. Edward Riley snr dies. The Saxon Merino herd arrives in Australia under the supervision of Edward Riley jnr. Edward Riley jnr takes over the running of <i>Raby</i> and, under the guidance of Alexander Riley, established the new herd on the property.
1830	The Saxon Merino herd turns a profit, and the farm is considered one of the most successful in the colony.
1867	<i>Raby</i> is sold to William Moore. The Moore family practice mixed farming including grazing of sheep and cattle. Additional land clearance and fencing occurs over the property.
1875	The Moore family construct a homestead complex in the south-east portion of the <i>Raby</i> grant.
1905	<i>Raby</i> and a portion of the neighbouring <i>Eastwood</i> grant are subdivided into six lots for sale. The subject site is located in Portion 4 of the subdivision.
1907	Portion 4 is purchased by Caroline Moore and grazier Albert Stephen Burcher, who are named as joint tenants.
1920	Portion 4 is sold to the NSW Realty Co Ltd. The land is subdivided into small lots for sale and the present-day streetscape is established. The subject site is Lot 39 in the subdivision.
1922	Raby Public School, later Leppington Public School is established.
1929	Lot 39 is purchased by Mary Ann Wright.
1947	An aerial photograph shows a cottage had been constructed in the east of the property, in the current boundaries of Lot B DP 411211.
1953	Reginald George Owen and Eileen Marjory Owen purchase a share in Lot 39 becoming joint tenants with Mary Ann Wright.
1955	An aerial photograph shows outbuildings had been constructed around the pre-existing cottage in Lot B DP 411211.
1955-1965	Aerial photographs show a small patch of furrows in the centre-north portion of Lot A DP 411211.
c. 1958	Lot 39 is subdivided into Lots A and B DP 411211.
1958	Lot A DP 411211 is sold to local farmer Joseph Bautovich and his wife Mary Bautovich.
1959	Lot B DP 411211 is sold to Ana Perlaguzich/Prilaguzic.
1968	Online title documents for Lot A DP 411211 ends and Ana Perlaguzich/Prilaguzic remains the property owner.
1975-1978	A brick house is built on Lot B DP 411211, fronting Rickard Street.
1978-1986	The majority of earlier buildings on Lot B DP 411211 are demolished.

Date	Event
1989	Online title documents for Lot A DP 411211 ends and the property remains in the Bautovich family.
1991-1998	A line of 11 greenhouses are installed on Lot A DP 411211.
1998-2005	The greenhouses are variously present and removed from Lot A DP 411211.
2013	Fifteen greenhouses are present on Lot A DP 411211, in a different format than seen in previous years. A dirty drive has also been constructed along the south boundary of the property Lot.
2024	The property lots retain an agricultural function and have a rural character.

**Table 1.3**      **Historical imagery of the subject site**

Aerial photograph – subject site outlined in red.	Year of photograph/plan and description.
 <p>Source: Historical Imagery Viewer</p>	<p><b>1947</b></p> <p><b>Lot A DP 411211</b></p> <ul style="list-style-type: none"> <li>• The lot has been cleared of trees and is a grassed paddock.</li> <li>• A few individual trees are on the property boundary.</li> </ul> <p><b>Lot B DP 411211</b></p> <ul style="list-style-type: none"> <li>• A cottage is present in the north-centre corner of the lot and is connected by driveway to Rickard Road.</li> <li>• A path, south of the driveway leads from Rickard Road to a group of small structures south of the house</li> <li>• There appears to be fences dividing the sections of the lots.</li> <li>• The lot has been cleared of trees and the majority appears to be grassed paddock.</li> <li>• A few individual trees are on the property boundary.</li> </ul> <p><b>Local area</b></p> <ul style="list-style-type: none"> <li>• Rickard road is established west of site and appears to be paved.</li> <li>• The surrounding landscape is characterised by small farm lots with single dwellings and large stands of remnant bushland.</li> </ul>
 <p>Source: Historical Imagery Viewer 228_26_146</p>	<p><b>1955</b></p> <p><b>Lot A DP 411211</b></p> <ul style="list-style-type: none"> <li>• A dam is present in the south-east corner of the lot.</li> </ul> <p><b>Lot B DP 411211</b></p> <ul style="list-style-type: none"> <li>• Outbuilding have been added around the house in the north-centre corner of the lot.</li> </ul> <p><b>Local area</b></p> <ul style="list-style-type: none"> <li>• Rickard road is established west of site and appears to be paved.</li> </ul> <p>The surrounding landscape is characterised by small farm lots with single dwellings and large stands of remnant bushland.</p>



Source: Historical Imagery Viewer 1405\_24\_019

**1965**

**Lot A DP 411211**

- Furrows are visible towards the centre of the lot.
- The dam is not visible in the south-east corner of the lot, perhaps due to lack of water.
- Pathways or trenching visible running diagonally east-west through the lot.

**Lot B DP 411211**

- Clear furrows and linear plantings throughout the property.
- An earlier building that was located towards the Lot A/B boundary has been removed.

**Local area**

- Portions of the remnant bushland have been cleared.
- Larger farm buildings are present through the landscape suggesting an intensification of commercial farming practices.



Source: Historical Imagery Viewer 1908\_21\_141

**1970**

**Lot A DP 411211**

- A building is present on the Lot A/B boundary.
- New tree planting around the dam.

**Lot B DP 411211**

- No significant observable change.



Source: Historical Imagery Viewer 2299\_08\_027

**1975**

**Lot A DP 411211**

- No significant observable change.

**Lot B DP 411211**

- No significant observable change.

**Local area**

- An increase in dwelling is visible in the local area.



Source: Historical Imagery Viewer: 2714\_20W\_062

**1978**

**Lot A DP 411211**

- No significant observable change.

**Lot B DP 411211**

- A large building with tile roof has been constructed fronting Rickard Road. The house appears to still be under construction.
- Two, parallel fencelines are in the centre of the property, running north-south from the north-centre corner to the A/B boundary.
- A track joins the new build to the earlier building complex and continues towards Byron Road.



Source: Historical Imagery Viewer: 986\_3527\_26E\_016

**1986**

**Lot A DP 411211**

- No significant observable change.

**Lot B DP 411211**

- It appears all the earlier building in the north-centre corner have been demolished. A long outbuilding is in this area but appears to be new.
- A formalised yard has been created around the large house and a driveway links the house to Rickard Road.



Source: Historical Imagery Viewer: 4038\_12\_056

**1991**

**Lot A DP 411211**

- No significant observable change.

**Lot B DP 411211**

- An area has been cleared of grass/plant material south of the new house.



Source: Historical Imagery Viewer: 4452\_13\_082

**1998**

**Lot A DP 411211**

- Eleven greenhouses have been constructed on the lot.
- There has been an increase in tree cover in the south-east corner of the lot.

**Lot B DP 411211**

- No significant observable change.

**Local area**

- Residential housing development for Horningsea Park has begun north-east of the subject site.



Source: Historical Imagery Viewer 4724\_12\_057

**2002**

**Lot A DP 411211**

- Five of the 11 green houses have been removed.

**Lot B DP 411211**

- The area of property lot outside of the house and formal yard is green paddock.



Source: Historical Imagery Viewer 4937\_12\_132

**2005**

**Lot A DP 411211**

- All greenhouses have been removed.

**Lot B DP 411211**

- No significant observable change.



Source: Historical Imagery Viewer

**2013**

**Lot A DP 411211**

- Fourteen greenhouses have been installed in the south-east portion of the property.
- A dirt road and car-park area are present along the south-west boundary.
- Structures are also present in the cleared 'carpark' area.

**Lot B DP 411211**

- No significant observable change.



Source: SIXMaps

**2024**

**Lot A DP 411211**

- Twenty greenhouses are present across the lot.
- The south-boundary road has been partially paved.
- Structures appear to have been added, moved, and/or removed along the south boundary.
- The dam is still present but dry and overgrown.

**Lot B DP 411211**

- The large house is still present fronting Rickard Road and there have been few significant observable changes beyond the dilapidation of the centre-north building.

**Local area**

- A large building has been constructed south-west of the subject site.

## 1.3 Archaeological potential

### 1.3.1 Introduction

This section determines if archaeological resources and/or relics are likely to exist in the subject site that may be impacted by the proposed activity, and to assess whether these resources are of significance. The following assessment of archaeological potential is based on the definitions of 'relics' as outlined in Section 4(1) of the *Heritage Act* (as amended 2009), as they apply to the particular historical setting of the subject site, and applies the definitions of potential and disturbance presented in Table 1.4 and Table 1.5. Where there are high and moderate levels of archaeological potential in combination with nil, low or moderate levels of disturbance, the area holds archaeological sensitivity. These areas are shown on Figure 1.4. To determine whether the potential archaeological resources in the areas of sensitivity are likely to be relics, as defined by the Heritage Act, 1977, a significance assessment is provided in Section 2.

**Table 1.4 Levels of archaeological potential applied to potential resources in the subject site**

Level of Archaeological Potential	Explanation
High	Known, intensive activity has occurred (during the historical phase) that is likely to result in an archaeological resource. The activity is geographically constrained and is not likely to have been subject to subsequent disturbance.

**Table 1.4** Levels of archaeological potential applied to potential resources in the subject site

Level of Archaeological Potential	Explanation
Moderate	Known activity likely to result in an archaeological resource has occurred (during the historical phase). The activity is geographically constrained but may have been subject to subsequent disturbance.
Low	Known activity that may have resulted in an archaeological resource has occurred (during the historical phase). The activity is not geographically constrained and/or is likely to have been subject to substantial subsequent disturbance.
Nil	No known historical activity has been identified within a geographically constrained area that is likely to result in an archaeological resource and/or an area where subsequent subsurface impacts have been extensive.

**Table 1.5** Definitions of disturbance levels informing assessment of archaeological potential

Level of Disturbance	Definition
High	The historical site or feature has been subject to subsequent development that clearly demonstrates subsurface disturbance has taken place that would have a major impact on any archaeological deposits or relics.
Moderate	The historical site or feature has been subject to subsequent development that clearly demonstrates subsurface disturbance that would have an impact on any archaeological deposits or relics, however, archaeological evidence may remain.
Low	The historical site or feature has been subject to subsequent development however known subsurface disturbance has not been identified.
Nil	The historical site or feature has been subject to no known subsequent development of subsurface impacts that would have a direct impact on any archaeological deposits or relics.

### 1.3.2 Historical phases

Historical analysis has allowed for the land use of the subject site to be divided into development phases. Development phases provide a framework for understanding built and archaeological potential. The historical development phase for the proposed Leppington Public School site have been identified as:

- Phase 1 – Riley and Moore tenure (1816-1905).
- Phase 2 – Early twentieth century subdivision (1905-1958).
- Phase 3 – 1958 subdivision (1958-present).

**Table 1.2** outlines the physical changes and chronological events of the subject site and a review of the available historical imagery is presented in **Table 1.3**. These tables provide additional insight into the physical transformation of the subject site and its surroundings.

#### i Phase 1: Riley and Moore tenure (1816-1905)

The subject site formed part of a 3,000 acre (1214 ha) land grant awarded to Alexander Riley in 1810, which was named *Raby* (City Plan Heritage 2023, 22). Riley established *Raby* as a sheep farm and stud, focusing on breeding

wool production and wool trading. Land would have been at least partially cleared of native flora and turned over to grass to support sheep grazing with fences and water management systems, such as dams, constructed over the property. A homestead complex was built outside of the subject site but huts for shepherds or other labourers and animal shelter sheds may have been built away from the main homestead.

*Raby* continued to function as a sheep farm until the property was sold to William Moore in 1867. Under the Moore family's tenure, the function of the property changed to mixed farming but, generally activities would have been like that seen under Riley's ownership. Clearance and fencing continued and a second homestead were built outside of the subject site. There is no evidence to indicate that structures were built within the subject site during Phase 1.

Subdivision and later farming activity is likely to have disturbed the archaeological footprint associated with sheep grazing and mixed farming. As such, there is low potential for archaeological resources associated with this phase to survive on the subject site.

## ii Phase 2: Early twentieth century subdivision (1905-1958)

*Raby* was first subdivided for sale in 1905. The subject area was located in Portion 4, which was purchased by Caroline Moore and grazier Albert Stephen Burcher in 1907. Members of the Burcher family retained Portion 4 until it was sold and further subdivided in 1920. The subject site was sold as Lot 39 to Mary Ann Wright in October 1929. Reginald George Owen and Eileen Marjory Owen purchased a share in the lot, becoming joint tenants with Mary Ann Wright in 1953. Wright and the Owens owned the property until the late 1950s.

Land use during Phase 2 is not clear from historical resources, but given land-use patterns in the local area it is probable that small-scale grazing and/or agriculture occurred on the subject site during this phase. The 1921 subdivision plan does not depict pre-existing structures in the subject site boundary. The first aerial photograph of the subject site from 1947 shows a cottage and unidentified structures on the current Lot B DP 411211, and outbuildings and a dam were added to the area by 1955. The property had also been cleared of trees and divided into paddocks.

## iii Phase 3: 1958 subdivision (1958-present)

Lot 39 was divided into the current property Lots A and B DP 411211 by 1958. Title documents indicate both lots were owned by the same families into second half of the twentieth century.

- **Lots A DP 411211:** The lot primarily functioned as grazing and agricultural land. Until c.1998 the property was cleared paddocks, likely used for small-scale grazing. The presence of furrows, however, suggests a portion may have been used for agricultural purposes between 1955 and 1965. Greenhouses were installed on the lot by 1998, and three phases of greenhouse construction has occurred into the present.
- **Lots B DP 411211:** Land use on the property varied over time with agriculture comprising linear plantings seen over the lot between 1965 and 1978. The brick house that currently fronts the property lot was built between 1975 and 1978 and the earlier buildings, east of the brick house, were demolished by 1986. Following the construction of the new house the surrounding land was returned to grassed paddock.

### 1.3.3 Archaeological potential summary

The potential for archaeological resources to survive in the subject site is low for all phases of the site. Documentary research undertaken suggests that:

- From 1810, the subject site was used as a grazing and mixed farming. Shepherds huts or other farm outbuildings may have existed on the site, but no documented evidence exists of this being the case. The archaeological resources, if present, would have been disturbed by later development and agricultural activities; therefore the potential for relics relating to this phase is low to nil.

- Mary Ann Wright purchased the property in 1929 and from the 1947 aerial, it can be seen that there was at least three buildings established on the Lot B DP411211 portion of the site. These buildings were demolished and impacted by later development. There may be footings, fence posts, cess pits and traces of artefact deposits related to everyday life related to this phase of occupation. The potential for relics related to this phase is predicted to be low to nil.

The subject site have low to nil potential for archaeological resources related to the use of the lot during the Riley and Moore. During the Mary Ann Wright tenure of the property the previously identified buildings have a low to nil archaeological potential however if present, they would be in the form of footings, fence posts, traces of corrugated metal sheets, cess pits and artefactual deposits related to everyday life.

Table 1.6 summarises the archaeological potential in the subject site and Figure 1.4 illustrates the areas of archaeological potential. An assessment of the potential significance of possible resources is provided in Section 2.

**Table 1.6**      **Summary of archaeological potential in the subject site**

Areas of archaeological Potential	Archaeological Potential	Disturbance	Possible Resources
Area 1	Nil to low	High	Footings, fence posts, traces of corrugated metal sheets, cess pits, early to mid 20 <sup>th</sup> century artefact deposits related to everyday life.
Area 2	Nil to low	High	Footings, fence posts, farm equipment, traces of corrugated metal sheets, early to mid 20 <sup>th</sup> century artefact deposits
Area 3	Nil to low	High	Footings, fence posts, farm equipment, traces of corrugated metal sheets, early to mid 20 <sup>th</sup> century artefact deposits



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# KEY

- ▬ Project boundary
- ▬ Area archaeological potential
- Existing environment
- ▬ Minor road

Areas of archaeological potential

Leppington High School  
Statement of Heritage Impact  
Figure 1.4

## 1.4 Physical analysis

### 1.4.1 Lot A DP411211

Lot A DP411211 consists of a small-scale commercial garden featuring a series of greenhouse structures that span nearly the entire site (Plate 1.10). Approximately 15 greenhouses are present, growing a variety of crops. A shed structure provides shelter for workers, and two small open-air crop fields are planted adjacent to Rickard Road (Plate 1.11). Irrigation channels have been dug to manage water flow across the front of the greenhouses, ending in a small dam that allows for water to be pumped out and reused.

A partially gravelled dirt driveway runs across the southern portion of the site, providing access for vehicles and machinery and containing scattered debris and modern refuse. Other structures on the site include additional sheds and farm buildings used for storage and staff purposes to support the site's operations. An excavated dam is located on the southeast portion of the lot, with the excavated material forming a dam wall along its northern edge (Plate 1.12 - Plate 1.13).

Native Forest Red Gum (*Eucalyptus tereticornis*) and Grey Box (*Eucalyptus moluccana*) trees are scattered throughout the lot, with isolated concentrations on the western and eastern ends of the site.



**Plate 1.10** Context of Lot A DP411211. View east.



Plate 1.11      Refuge and workers shed. View south-east.



Plate 1.12      Dam located at the south-east corner of subject site. View south-east.



**Plate 1.13**      **Dam wall. View east south-east.**

#### **1.4.2**      **Lot B DP411211**

Lot B DP411211 is primarily an open grassland paddock with a 1970s residential house built on the western end, fronting Rickard Road. Dense grass vegetation covers most of the area, hindering a clear understanding of the underlying ground surface. Several 1960s farm structures remain at the center portion of the site, which can be seen on earlier aerial photographs (see Section 1.3.2). There are four structures on the property (refer to Figure 1.5):

- Structure 1: Outhouse building
- Structure 2: Dilapidated shed
- Structure 3: Small partially enclosed building
- Structure 4: Garden shed

##### **i**      **Structure 1: Outhouse Building**

Structure 1 is an outhouse building constructed of corrugated sheet metal walls and roof over a simple timber frame (Plate 1.14). The interior contains mainly rubbish material; however, the brick frame of the toilet still remains (Plate 1.15).



**Plate 1.14**      **Structure 1. View north.**



**Plate 1.15**      **Brick structure, likely a toilet within Structure 1.**

## ii      **Structure 2: Dilapidated Shed**

Adjacent to the outhouse is Structure 2, a dilapidated shed consisting of two to three rooms. Similar to the outhouse, this structure is made of corrugated sheet metal over a simple timber frame; however, its roof no longer survives (Plate 1.16). The structure is in poor condition, having been abandoned and filled with scrap material and rubbish (Plate 1.17).



**Plate 1.16**      **Structure 2. View north.**



**Plate 1.17**      **Inside of Structure 2**

### iii      **Structure 3: Small Partially Enclosed Building**

To the immediate south of these farm buildings is Structure 3, a small partially enclosed building that has been mostly removed (Plate 1.18). It is most likely a shed visible in the 1961 aerial photograph; however, due to its current state, this cannot be confirmed.



**Plate 1.18**      **Remains of Structure 3. View south-east.**

**iv**      **Structure 4: Garden Shed**

Structure 4 is a garden shed with a wire door and missing several wall and roof panels (Plate 1.19). The internal layout can still be discerned, with two internal walls dividing the structure. Structure 4 is in poor condition and has been abandoned for quite some time.



**Plate 1.19**      **Remains of Structure 4. View south.**

**v**      **Areas of archaeological potential 1, 2 and 3.**

No evidence can be found of the buildings that can be seen from the 1955 aerial image and Mary Ann Wight occupation of the site. Dense vegetation across the paddock did not allow for visibility of the ground surface to determine if any material survive related to this structure, but it seems unlikely due to the lack of topsoil and hard clay surface that could be seen in small erosional scalds that are scattered across the site (Plate 1.20 - Plate 1.23).



**Plate 1.20**      **Location of Area 1. View north-west.**



**Plate 1.21**      **Location of Area 1. View south-east.**



**Plate 1.22**      **Location of Area 2. View east.**



**Plate 1.23**      **Location of Area 3. View south.**



Source: EMM (2024); DCSSS (2024); MetroMap (2024)

#### KEY

▬ Project boundary

▬ Survey result

Existing environment

— Minor road

Survey results

Leppington High School  
Statement of Heritage Impact  
Figure 1.5

### 1.4.3 Heritage items in the vicinity

Leppington Public School is situated along the north boundary of Lot B DP411211 and contains several heritage listed buildings that are within view of Lot B DP411211. Buildings I – N, which run along the south boundary of Leppington Public School, hold moderate heritage significance (EMM 2024; Plate 1.24). These buildings forms part of the landscape context of the subject site (Plate 1.25). The significant view lines for the buildings are those fronting the street, and are highly visible (Plate 1.26).



**Plate 1.24** Buildings B00I-B00M, Leppington Public School. View north-west.



**Plate 1.25** Building B00L – B00N, Leppington Public School. View north.



**Plate 1.26**      **Building B00I – B00M. view north-east**

#### 1.4.4      Landscape

The subject site has two distinct landscape elements that are divided by the lot boundaries. Lot A DP411211 is a small-scale agricultural setting with mixed crops and native trees, scattered across the lot. In the south east portion of Lot A, there is a small contained wetland area that is divided from the rest of the site by mounds of dirt and refuse.

In Lot B DP411211, the landscape is characterised by paddocks, a low hill, tall grass and mostly cleared of trees. This landscape as seen during the field survey is only a recent development where previously it would have characteristics of small scale crops, running in rows, along most of the paddock area. Traces of these rows can still be seen as the grass along the paddocks are undulated evenly across the surface.

The trees of the subject site have been assessed by Allied Tree Consultancy, which found that majority of the trees form part of the vegetation assembly of the Cumberland Plain Woodland. This vegetation community is classed as Critically Endangered Environmental Community, however none of the trees identified on site are an endangered species and the land is biocertified by Ministerial order . Trees of high significance (significance as defined by Allied Tree Consultancy 2024), exist across the landscape, these being Grey box (*Eucalyptus moluccana*), Paperbark (*Melaleuca styphelioides*) and Forest Red Gum (*Eucalyptus tereticornis*). These trees mainly exist along the boundaries of the subject site that are in good condition and have a high retention value however, the land has been biocertified by Ministerial order.

## 2 Significance assessment

### 2.1 The significance framework

In NSW, historical value is ascribed to buildings, places, archaeological sites, and landscapes modified in the Australian historical period for purposes other than traditional Aboriginal use. The assessment of heritage significance is based on the *Burra Charter* (Australia ICOMOS 2013) and further expanded upon in *Assessing Heritage Significance* (NSW Heritage Manual Heritage Office 2001). The heritage manual lists seven criteria to identify and assess heritage values that apply when considering if an item is of state or local heritage significance, which are set out in Table 2.1. The result of the assessments of significance may determine that an individual component does not meet the threshold for local or State significance as an individual item, but that it does contribute to the significance of the cultural landscape.

The criteria against which heritage significance have been assessed are reproduced in Table 2.1. The assessment of relics is hypothetical as their existence as intact and substantial sites is predicted.

**Table 2.1** NSW heritage assessment criteria

Criterion	Explanation	Inclusion/Exclusion
a)	An item is important in the course or pattern of NSW's (or the local area's) cultural or natural history (Historical Significance).	<ul style="list-style-type: none"><li>• shows evidence of a significant human activity.</li><li>• is associated with a significant activity or historical phase.</li><li>• maintains or shows the continuity of a historical process or activity.</li></ul>
b)	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 the local area's) cultural or natural history (Associative Significance).	<ul style="list-style-type: none"><li>• shows evidence of a significant human occupation.</li><li>• is associated with a significant event, person, or group of persons.</li></ul>
c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area) (Aesthetic Significance).	<ul style="list-style-type: none"><li>• shows or is associated with, creative or technical innovation or achievement.</li><li>• is the inspiration for a creative or technical innovation or achievement.</li><li>• is aesthetically distinctive.</li><li>• has landmark qualities.</li><li>• exemplifies a particular taste, style or technology.</li></ul>
d)	An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons (Social Significance).	<ul style="list-style-type: none"><li>• is important for its associations with an identifiable group.</li><li>• is important to a community's sense of place.</li></ul>
e)	An item has the potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history (Research Significance).	<ul style="list-style-type: none"><li>• has the potential to yield new or further substantial scientific and/or archaeological information.</li><li>• is an important benchmark or reference site or type.</li><li>• provides evidence of past human cultures that is unavailable elsewhere.</li></ul>

**Table 2.1**      **NSW heritage assessment criteria**

Criterion	Explanation	Inclusion/Exclusion
f)	An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history (Rarity).	<ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process.</li> <li>demonstrates a process, custom or other human activity that is in danger of being lost.</li> <li>shows unusually accurate evidence of a significant human activity.</li> <li>is the only example of its type.</li> <li>demonstrates designs or techniques of exceptional interest.</li> <li>shows rare evidence of a significant human activity important to a community</li> </ul>
g)	An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or environments (Representativeness).	<ul style="list-style-type: none"> <li>is a fine example of its type.</li> <li>has the principal characteristics of an important class or group of items.</li> <li>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.</li> <li>is a significant variation to a class of items.</li> <li>is part of a group which collectively illustrates a representative type.</li> <li>is outstanding because of its setting, condition or size.</li> <li>is outstanding because of its integrity or the esteem in which it is held.</li> </ul>

Source: *Assessing heritage significance (NSW Heritage Office 2001, p. 9)*

## 2.2      128-134 Rickard Road, Leppington

**Table 2.2**      **Significance assessment**

Criterion	Assessment
a) An item is important in the course or pattern of NSW's (or the local area's) cultural or natural history (Historical Significance).	<p>While 128-134 Rickard Road was initially part of the 3000-acre grant awarded to Alexander Riley in 1810—reflecting the agricultural focus of the area's early settlement—the subject site itself does not have any direct associations with significant historical events or developments. Riley's "Raby" estate did contribute to the burgeoning wool trade in the colony through the import of Saxon merino sheep, but there is no evidence that the subject site played a notable role in this.</p> <p>After its subdivision, the property was acquired by Mary Ann Wright in 1929 and used for small-scale agriculture, likely sheep grazing and mixed farming, which was typical for the region during that period. The further subdivision and continued agricultural use of the property after its sale in 1959 reflect common patterns of land use in Leppington during the mid-20th century.</p> <p><b>The subject site does not meet this criterion.</b></p>
b) 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 the local area's) cultural or natural history (Associative Significance).	<p>Although owned by a range of people, there are no strong or special historical association identified with 128-134 Rickard Road, Leppington.</p> <p><b>The subject site does not meet this criterion.</b></p>

**Table 2.2**      **Significance assessment**

Criterion	Assessment
c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area) (Aesthetic Significance).	<p>The outbuildings contained on Lot B DP411211 were constructed post 1960 and are in very poor condition. These outbuildings are constructed of corrugated sheet metal on a simple timber frame with sections missing and portions fallen down. They do not have any unique or special qualities.</p> <p>128-134 Rickard Road does not possess any elements that can be considered as demonstrated aesthetic characteristics or a high-degree of creative or technical achievement at a local or State level.</p> <p><b>The subject site does not meet this criterion.</b></p>
d) An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons (Social Significance).	<p>At 128-134 Rickard Road there are no strong or special historical association identified with any particular community or cultural group, for social, cultural or spiritual reasons.</p> <p><b>The subject site does not meet this criterion.</b></p>
e) An item has the potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history (Research Significance).	<p>The post 1959 buildings that exist on Lot B DP411211 align with the rural character of the area. Their architecture and construction materials do not provide research potential. The remains of the former buildings from the Mary Ann Wright period of occupation were removed from the site in 1959. The archaeological potential for these structures is low to nil. However, 1930s buildings of this phase of occupation are common and well documented, and the types of archaeological feature that are likely to be present are unlikely to have substantial research potential.</p> <p><b>The subject site does not meet this criterion.</b></p>
f) An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history (Rarity).	<p>128-134 Rickard Road does not possess any uncommon, rare or endangered aspects of NSW or the local areas cultural or natural history</p> <p><b>The subject site does not meet this criterion.</b></p>
g) An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or environments (Representativeness).	<p>128-134 Rickard Road does not possess any structures or archaeological potential that is representative of NSW or the local area's cultural or natural history.</p> <p><b>The subject site does not meet this criterion.</b></p>

Source: (Department of Planning and Environment (NSW) 2023a, p.21)

## i Statement of significance

128-134 Rickard Road, Leppington, historically reflects the pattern of agricultural development typical of early colonial land grants in New South Wales, initially forming part of Alexander Riley's 3,000-acre "Raby" estate. Riley's estate contributed to the establishment of the colony's wool trade through the import of Saxon merino sheep, supporting agricultural expansion in the area. Subsequent ownership by Mary Ann Wright in 1929 marks the site's transformation into a smaller-scale agricultural area, reflective of mid-20th century land use trends in Leppington.

Despite this historical context, 128-134 Rickard Road does not meet the threshold for heritage significance under the NSW heritage assessment criteria. The site lacks strong associative connections with significant individuals or communities, does not exhibit noteworthy aesthetic, technical, or architectural attributes, and holds limited

potential for further research or archaeological insight. Furthermore, it does not represent rare or unique qualities or characteristics that would distinguish it within NSW's cultural heritage framework.

## 2.3 Summary of historical archaeological resources

The significance assessment criteria outlined in Table 2.1 are also applied to the assessment of potential archaeological sites, as supported in *Assessing Significance for Historical Archaeological Sites and 'Relics'* (NSW Heritage Branch 2009) and outlined in the 2013 *Burra Charter of Australia* (ICOMOS Australia 2013). Consideration against the seven criteria determines whether an item meets the thresholds of State or local heritage significance. Definitions of archaeological significance are present in Table 2.3 and Table 2.4 assess the significance of potential archaeological resources at the subject site.

**Table 2.3 Assessment of archaeological potential against NSW heritage criteria**

Criterion	Explanation
<b>Archaeological Research Potential</b> NSW Heritage Criterion E	Archaeological research potential is the ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source, and which contributes to the archaeological significance of that site and its 'relics'.
<b>Associations with individuals, events, or groups of historical importance</b> NSW Heritage Criteria A, B, D	Archaeological remains may have associations with individuals, groups and events which may transform mundane places or objects into significant items through their relationship with important historical occurrences.
<b>Aesthetic or technical significance</b> NSW Heritage Criterion C	Whilst the technical value of archaeology is usually considered as 'research potential' aesthetic values are not usually considered to be relevant to archaeological sites. This is often because until a site has been excavated, its actual features and attributes may remain unknown. It is also because aesthetic is often interpreted to mean attractive, as opposed to the broader sense of sensory perception or 'feeling' as expressed in the Burra Charter.
<b>Ability to demonstrate the past through archaeological remains</b> NSW Heritage Criteria A, C, F & G	Archaeological remains have an ability to demonstrate how a site was used, what processes occurred, how work was undertaken and the scale of an industrial practice or other historic occupation. They can demonstrate the principal characteristics of a place or process that may be rare or common.

Source: *Assessing Significance for Historical Archaeological Sites and 'Relics'* (NSW Heritage Branch, 2009, p.11).

**Table 2.4 Statement of significance – Historical Phases**

Phase	Assessment
Phase 1 Riley and Moore tenure (1816-1905)	Phase 1 archaeological resources are considered unlikely to be present in the subject site. Any possible traces of Phase 1 activity would be expected to be ephemeral and limited in nature. If present, archaeological resources are unlikely to demonstrate the principal characteristics of activities that were undertaken, or hold associations with individuals that would be of significance. Phase 1 archaeological resources would be unlikely to inform the site history in ways that could not be derived from other sources or present further research potential.  <b>Phase 1 archaeological resources are unlikely to meet the threshold for 'relics' under NSW heritage assessment criteria.</b>
Phase 2 Early twentieth century subdivision (1905 – 1958)	There is nil to low potential for structures belonging to the Mary Ann Wright tenure of the subject site. These buildings were demolished and impacted by later development. If present, archaeological resources are unlikely to demonstrate the principal characteristics of activities that were undertaken nor could they provide information to the site's history that could not be derived from other sources. Archaeological material is not likely to present further research potential.  <b>Phase 2 archaeological resources are unlikely to meet the threshold for 'relics' under NSW heritage assessment criteria.</b>

In consideration of the site history and above assessment of archaeological potential and significance, the revised summary of archaeological potential is provided in Table 2.5.

**Table 2.5 Summary of archaeological potential in the Proposal area**

Area of potential	Archaeological Potential	Possible Resources	Potential Significance
Area 1	Nil to low	Post holes, foundations, traces of timber floors, ash / charcoal pits, sheet metals, fixings, clothing, slate pencils.	Nil
Area 2	Nil to low	Footings, fence posts, farm equipment, traces of corrugated metal sheets, early to mid 20 <sup>th</sup> century artefact deposits	Nil
Area 3	Nil to low	Footings, fence posts, farm equipment, traces of corrugated metal sheets, early to mid 20 <sup>th</sup> century artefact deposits	Nil

## 2.4 Leppington Public School

Adjacent to the subject site is Leppington Public School that is on the DoE s170 register: 5065988 and Western Parkland City SEPP Camden Precinct: 9. EMM (2024) produced a SRISI for the proposed upgrades to Leppington Public School. The following statement of significance in Table 2.6 has been reproduced from the SRISI (EMM 2024). The following significance assessment considered the entirety of Leppington Public School beyond the listed s170 buildings to provide a holistic understanding of Leppington Public School heritage values.

**Table 2.6 Assessment of significance – Leppington Public School**

Criterion	Assessment
<b>Criterion a)</b> <b>Historical Significance</b> an item is important in the course, or pattern, of NSW's cultural or natural history	<p>The land on which Leppington Public School is situated has a rich historical background. Originally, it was a small section of the extensive 3,000 acre land parcel granted to Alexander Riley in 1816 known as the 'Raby Estate.' In 1867, the land was transferred to William Moore and the Moore family, who utilised it for pastoral purposes. The land remained in use for this function until it was subdivided in the early twentieth century. The homestead associated with the Raby Estate is located at the south extent of the original grant, while the area is located at the north extent. The site is in an outlining area of the 1816 Raby Estate and does not contribute to the significance of the SHR listed portion (SHR #01694) of the original grant.</p> <p>The establishment of 'Raby Public School' in 1922 marked a significant milestone for the area. The NSW government resumed the area to meet the educational needs of the growing population, driven by the purchase of Raby Estate subdivisions and subsequent development. The school played a crucial role in fulfilling the demand for public education in Leppington, and its evolution paralleled the growth and development of the local community from 1922 until the late 1960s. Notably, the post-war period witnessed a major phase of development between 1950 and 1970, evident in the expansion of the school site in 1955 and the rapid introduction of several school buildings.</p> <p><b>Leppington Public School meets this criterion for local heritage significance.</b></p>
<b>Criterion b)</b> <b>Historical Association Significance</b> an item has strong or special association with the life or works of a person, or group of persons, of importance in	<p>Leppington Public School's association with the early landowners of the 'Raby Estate Subdivision' is primarily incidental. The site is located at the north extent of the original Raby Estate, while the homestead, as the nucleus for the Estate, was located at its south extent. On subdivision of the Raby Estate, the school site was initially purchased by the relatively unknown company NSW Realty Co. Limited and subsequently resumed by the NSW Government. From 1816 until the establishment of the school in 1922, the area remained undeveloped and while part of the SHR listed Raby Estate (SHR#1694), lacked a specific development associated with the Raby Estate and</p>

**Table 2.6**      **Assessment of significance – Leppington Public School**

Criterion	Assessment
NSW's cultural or natural history	<p>the notable individuals associated with it. No significance is identified in relation to the Raby Estate, Riley or Moore.</p> <p>Regarding the original school building (B00H – 1922) and the early buildings on the site (B00K, L, M, Q, and N), the identities of their designers and builders have not been definitively established. Through comparative analysis, it has been determined that B00J and B00D, as well as B00A, B, and C, were unlikely to be designed by J. Van der Steen but were more likely the work of the Government Architects Office, consistent with other public buildings across the State.</p> <p>Furthermore, the site is not known to have any significant association with or importance to the work or life of notable individuals or groups in the local area.</p> <p><b>Leppington Public School does not meet this criterion for State or local listing.</b></p>
<p><b>Criterion c)</b></p> <p><b>Aesthetic/Technical Significance</b></p> <p>an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW</p>	<p>The school site of Leppington Public School can be divided into two distinct sections, each representing significant periods of development and showcasing cohesive architectural expressions.</p> <p>The first section, situated to the south of the area, encompasses the original school site. It features the historic weatherboard Raby Public School building (B00H), along with associated weatherboard classrooms (B00K, L, and M), ablutions shed (B00Q), and a small shed (B00N), all of which were constructed and introduced in the 1950s. These buildings form a visually harmonious cluster that reflects the early development of Leppington Public School. Notably, the original school building (B00H) exhibits a unique and well-preserved detailing, adding to its significance.</p> <p>The second section of the site, located to the north, comprises a cluster of several brick buildings constructed between 1966 and 1968 (B00A, B, C, D, F, and G). These buildings share similar forms and brick construction, contributing to a cohesive architectural identity. The southern and northern sections of the school site are visually connected through the architectural style of B00J (1960-1970), which incorporates elements of both weatherboard and brick, along with a similar window design to B00D.</p> <p>Furthermore, it is likely that B00I, an earlier building introduced to the site in the 1960s, represents an example of a temporary school building that was first utilised as early as 1912. This building adds to the historical layers and evolution of the school site.</p> <p>The southern cluster of buildings holds greater significance as they not only represent the earliest structures in the site but are also situated within the original boundaries of Raby Public School. It is the collective grouping of these buildings, rather than individual structures, that satisfies the criterion for heritage significance since the majority of individual buildings on the school site do not exhibit a high degree of creative or technical achievement.</p> <p>In addition to the architectural features, the presence of mature plantings such as a fig and pine trees along the Rickard Road boundary, as well as a row of pines along the east boundary of the J Peck Oval, contributes to the visual landmarks within the local area.</p> <p><b>Leppington Public School meets this criterion for local heritage significance.</b></p>
<p><b>Criterion d)</b></p> <p><b>Social/Cultural Significance</b></p> <p>an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons</p>	<p>Since its establishment in 1922, Leppington Public School has played a crucial role in the local area, serving as an essential site for public education and adapting to meet the growing population. As the first educational establishment in the Leppington area, the school holds significant social significance. Over the years, it has nurtured and educated numerous individuals who have gone on to become alumni, many of whom continue to live, work, and contribute to the local community. The relatively small scale of the school site is in line with the size of the local population it serves. This scale reflects the close-knit community and the personalised approach to education. The historic buildings on the site further enhance this sense of community and continuity, as they embody the historical development of the school and are in harmony with the rural aesthetic.</p> <p>With its longstanding presence, Leppington Public School remains a vital educational institution, providing quality education and shaping the lives of students. Its continued commitment to educational excellence and its enduring impact on the local community make it a valued cornerstone of the area's educational landscape.</p> <p><b>Leppington Public School meets this criterion for local heritage significance.</b></p>

**Table 2.6**      **Assessment of significance – Leppington Public School**

Criterion	Assessment
<b>Criterion e)</b> <b>Research Potential</b> an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history	<p>The scale, materiality, and design of the historic buildings align with the rural character of the area. Their architecture and construction materials do not provide research potential. No archaeological deposits or features have been identified. It is considered that the site has limited archaeological potential.</p> <p><b>Leppington Public School does not meet this criterion for State or local significance.</b></p>
<b>Criterion f)</b> <b>Rarity</b> an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history	<p>The majority of the buildings on the school site date from the 1950s to the 1970s and do not possess exceptional rarity or uniqueness in their design or construction. However, within the southern section of the school, one building (dating back to 1922) exhibits a distinctive architectural expression, both within the school and potentially within the local community.</p> <p>The development and expansion of the site has followed an uncommon pattern compared to the surrounding area. The clustering of weatherboard buildings near the original school building, along with the northward expansion of the school site in 1955 and the introduction of a new cluster of buildings in the late 1960s, contribute to the unique layout of the site. Notably, there has been minimal demolition and landscape modifications, resulting in the preservation of the majority of the historic buildings on the premises.</p> <p>This preservation of historic buildings, coupled with the integrity of the original school building is rare at a local level.</p> <p><b>Leppington Public School meets this criterion for local heritage significance.</b></p>
<b>Criterion g)</b> <b>Representative</b> an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments.	<p>Leppington Public School, situated in a rural setting, features buildings that exhibit a standard design and construction typical of public schools. While the architecture may not encompass the key distinguishing characteristics associated with historic rural or school sites, the school remains an essential educational institution within the local community.</p> <p><b>Leppington Public School does not meet this criterion for State or local significance.</b></p>

## **i**      **Statement of significance**

Leppington Public School meets criterion a), c), d) and f) for local heritage significance.

The school site is important in the development of the local area being firstly part of the 3,000 acre Raby Estate land grant that was used for pastoral purposes from the early nineteenth century until the early twentieth century. While not strongly associated with the Raby Estate, it was the subdivision of the 3,000 acres that prompted the construction of the school. The school was established in 1922, in response to the growing population that was occupying the subdivided lots of the Raby Estate and development at the site has consistently mirrored the increases in population, particularly between 1950 and 1970, after the Second World War.

The built landscape of the school is directly linked with three phases of construction, being: the introduction of the first school building in 1922, the weatherboard school building developments to the south of the site between 1950 and 1960 and the later additions of B00I and B00J and the brick school building developments to the north of the site from 1966 to 1968. This has created a clear pattern of development and a unique public site within the local area with two distinct clusters of buildings that share a similar designs and periods of construction.

The various phases of development throughout the site's history have not resulted in significant demolition works with the vast majority retained in use continuously from 1922 to the present day. In conjunction, very few

buildings have experienced significant modifications, with only minor additions and alterations noted. This is uncommon in the context of the development of public schools.

Although the majority of buildings within the site are of no particular aesthetic or architectural significance, one building was noted as unique and rare; the original school building. The building is unique in function and in detailing and represents the earliest phases of development at the school site. Significance is also derived from the distinct building clusters to the south and north of the site, together with their uniform architectural expressions.

The school continues to hold social significance in the local area as the first and one of the few continuous, public education facilities in the local area and an early site in the development of Leppington after the subdivision of large land grants in the early twentieth century.

## 3 Proposed works

### 3.1 The proposal

The proposed activity is for a new high school for Leppington and Denham Court. The new high school will accommodate up to 1,000 students across 3 new buildings that will comprise 48 permanent teaching spaces (PTS), 3 support teaching spaces (STS), 19 specialist labs/workshops/kitchens and a hall. Buildings 1, 2 and 3 will be clustered along the southern boundary and the hall will be located in south-east corner of the site. The activity also includes the construction of a sports field in the centre of the site and 3 x multipurpose courts along the northern boundary.

The proposed works will also include early works that would require landscaping of the area in order to prepare the site for the proposed school including landscaping activities across the entirety of the site. This would include tree removal of some trees and pruning of other trees.





Plate 3.2 Proposed activity

## 3.2 Background

### 3.2.1 Pre-lodgement consultation

As part of the pre-lodgement process, consultation was undertaken to gather advice to inform the proposed new activities at the subject site. City Plan Heritage prepared a SRISI in September 2023. The outcome of this investigation found that the subject site may possess some heritage significance at a local level due to the survival of potential archaeological deposits related to the Inter-War period.

SMEC (2024) conducted a remedial action plan (RAP) for the subject site that included an extensive sampling across the entirety of the subject site. The aim of the assessment was to assess and manage contamination risks to human health and the environment in order to render the site suitable for its intended purposes. Some of these test pits were located in the areas where the former outbuildings as seen on the 1955 aerial imagery. The results of these found anthropogenic material found in them. This anthropogenic material had a wide range of descriptions including bricks, tiles, concrete rubble, asphalt, glass and mortar pointing towards some evidence of remains survive in the area. It cannot be discerned from the RAP where exactly this material is coming from and to which period it belonged to. It can be concluded from this testing however that the archaeological deposit in those areas of archaeological potential have been highly disturbed by numerous post-depositional events since the removal of the buildings around 1960.

### 3.2.2 Consideration of alternatives

An options assessment was conducted during the pre-lodgement consultation phase to explore the feasibility of the building arrangements in regards to a variety of factors including bushfire, contamination, flooding, existing services and Aboriginal and European Heritage. Early designs included three designs. Design 1 had buildings that fronted Rickard Road and along the northern boundary of the site, directly in front of the Leppington Public School buildings. Design 2 had the proposed buildings along the eastern and southern portion of the site boundary. Design 3 is the design that is in the proposed activities. This design was chosen for a variety of site constraints including that there were adequate setbacks from the Leppington Public School.

## 4 Heritage impact assessment

### 4.1 Assessment of impacts methodology

When assessing impacts to heritage significance, consideration is given to both direct and indirect impacts of the proposed works on the heritage fabric. The approach is to first identify the cultural heritage sensitivity of the site, and then assess the magnitude of changes induced by the proposed works. To facilitate a robust, defensible and consistent approach, the potential impacts on the heritage values are assessed using criteria developed from the *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011). This document was prepared by the International Council on Monuments and Sites (ICOMOS), the peak professional body working for the conservation of cultural heritage places and provides a comprehensive method for assessing impacts at all types of heritage places.

The levels of cultural heritage sensitivity can be determined based on the heritage significance levels provided in Table 4.1. For instance, the subject site does not meet the threshold for local significance, as outlined in Section 2 indicating a negligible sensitivity.

**Table 4.1** Levels of cultural heritage sensitivity

Sensitivity	Justification	Status
Extreme	Attributes which convey Outstanding Universal Values of World Heritage Place	Fulfills criteria for local, state, national and international listing
Very high	Exceptional, rare or outstanding attributes demonstrating important themes in national or international history and heritage	Fulfills criteria for local, state, national or potentially international listing
High	Attributes demonstrating important themes in state history and heritage	Fulfills criteria for local and state listing
Moderate	Attributes demonstrating important themes in local history and heritage	Fulfills criteria for local listing and may fulfill criteria for state listing
Low	Attributes demonstrating minor themes in local history and heritage	May fulfill criteria for local listing and does not fulfill criteria for state listing
Negligible	Attributes that have no heritage significance	Does not fulfill criteria for local or state listing

Source: (ICOMOS 2011)

The degree of impact an activity will have on a heritage place is assessed in terms of the magnitude of change to the acknowledged heritage significance of a place as summarised in Table 4.1. These impacts may be direct, such as the demolition of heritage buildings, or indirect, such as changes to the views or setting of a heritage place. In some cases, indirect impacts might also cause physical damage to a heritage place, such as excessive vibration causing structural damage, or excessive pollution causing damage to surfaces.

**Table 4.2** Determining magnitude of change

Magnitude	Example criteria
Major	Change to all or most significant aspects of the place, such that its heritage values are substantially reduced or destroyed.

**Table 4.2**      **Determining magnitude of change**

Magnitude	Example criteria
Medium	Change to some significant aspects of the place, such that some of its heritage values are partially reduced.
Low	Minor change to significant aspects of the place, such that some of its heritage values are slightly reduced.
Negligible	Changes to insignificant aspects of the places, such that its heritage values are not reduced
No change	No change

Source: (ICOMOS 2011)

The final assessment of the significance of impact on a heritage place is a factor of the cultural heritage sensitivity of the place, combined with the predicted magnitude of change, as outlined in Table 4.2. A prediction of impact significance can be made both before and after the implementation of identified mitigation measures, allowing the efficacy of the measures to be assessed and revealing residual impacts that need to be taken into account.

**Table 4.3**      **Estimating impact significance**

Significance of impact		Magnitude of change				
		Major	Medium	Low	Negligible	No change
Cultural heritage sensitivity	Extreme	Very large	Large/very large	Moderate/large	Slight	Neutral
	Very high	Very large	Large/very large	Moderate/large	Slight	Neutral
	High	Large/very large	Moderate/large	Slight/moderate	Slight	Neutral
	Moderate	Moderate/large	Moderate	Slight	Neutral/slight	Neutral
	Low	Slight/moderate	Slight	Neutral/slight	Neutral/slight	Neutral
	Negligible	Slight	Neutral/slight	Neutral/slight	Neutral	Neutral

Source: (ICOMOS 2011)

## 4.2 Matters for consideration

### 4.2.1 Fabric and spatial arrangements

The subject site does not possess any fabric or material that can be considered being heritage significant. The 1960 outbuildings on Lot B DP411211 are in poor condition and do not possess heritage significance, aesthetically or yield research potential. The buildings that exist on site do not form any special or unique spatial arrangement and have been transformed over the years to suit a particular purpose. The proposed activity does not impact any significant fabric or spatial arrangement.

A neutral impact is identified under this consideration.

#### 4.2.2 Setting, views and vistas

There has been no setting, view or vista related to any heritage item within the subject site that can be considered significant. The landscape of the subject site has been known to being small-scale rural agricultural gardens since 1929, which will be transformed into a high school setting. However, adjacent to the subject site is Leppington Public School, which has been in operation since 1922. By having this area transform into a high school, further fits the theme of the area as being a place of education for the local community. The proposed activity will further compliment and strengthen this educational landscape.

Leppington Public School contains numerous buildings with moderate to high level of significance that have been identified (EMM 2024). The setting, views and vistas would be changed by the proposed activity with the construction of sporting fields, planting of trees and several general classroom buildings. The views from Rickard Road to the classroom buildings would not be obscured by the proposed activity as there is a moderate degree of separation of any proposed buildings and Leppington Public School classroom buildings and the area would be landscaped with new plantings and trees that would provide sightlines to the classroom buildings at Leppington Public School. The views from the back of the classrooms are not of heritage significance and therefore not considered impacted by the proposed activities.

A neutral impact is identified under this consideration. Mitigation measures have been provided in Section 5 to manage any future changes in proposed activity.

#### 4.2.3 Landscape

The landscape of the subject site will be transformed by the proposed activity from being a small-scale agricultural rural landscape to an urbanised built environment. Most of the vegetation within the subject site will be removed and replace with proposed trees that would provide shade to the staff and students on the site. The subject site does not have any significant landscape elements or aesthetic qualities that would be impacted by the proposed activity. As the trees proposed for removal are not identified as being of heritage significance, a neutral impact is identified under this consideration.

Leppington Public School would be altered by the proposed activities with the proposed planting of trees along the northern boundary of the site. The landscape of the adjoining block (the subject site) was not identified in EMM (2024) as contributing to the heritage significance of the area. It is in an area of lower value, with buildings positioned against a fence on the edge of the school, and therefore does not form a key part of the school's landscape.

A neutral impact is identified under this consideration.

#### 4.2.4 Use

The subject site has been used as a small scale agricultural area since the 1930s and the proposed activity would change this area to being used as a high school facility. The use of the subject site does not contribute to the heritage significance of the area or the landscape. Neutral impact has been identified to this matter for consideration.

The proposed activity would not have impact to the use of Leppington Public School as an educational facility. The proposed activity would be complimentary to the use and function of Leppington Public School as being a consolidated centre for education in Leppington.

#### 4.2.5 Demolition

The proposed activity would demolish the existing buildings across Lot A and Lot B DP411211. These buildings have been assessed as not holding heritage significance. The proposed demolition would not have detrimental impact on any heritage significant items. Neutral impact has been identified to this matter for consideration.

Leppington Public School is outside any area of demolition and any proposed demolition would not adversely affect heritage items contained within Leppington Public School.

#### 4.2.6 Curtilage

As the site does not possess identified heritage significance, no heritage curtilage is applicable. Neutral impact has been identified to this matter for consideration.

#### 4.2.7 Moveable heritage

The subject site does not have any identified items of moveable heritage. Neutral impact has been identified to this matter for consideration.

#### 4.2.8 Aboriginal cultural heritage

Aboriginal cultural heritage values are explored in the Aboriginal Cultural Heritage Assessment (ACHA) prepared by AMAC (2024) for the project. A test excavation was conducted by AMAC (2024) which resulted in no identified Aboriginal objects and/or features of cultural and archaeological value being found. Neutral impact has been identified to Aboriginal cultural heritage values.

#### 4.2.9 Historical archaeology

Through documentary research and a site visit, it has been determined that the subject site has a low potential for archaeological resources. Any resources present are likely to have been highly disturbed. Consequently, it is unlikely these resources would meet the threshold for local significance as relics under the *Heritage Act 1977*. The locations of areas with archaeological potential are shown in Figure 1.4. Mitigation measures have been provided in Section 5.

#### 4.2.10 Natural heritage

The trees of the subject site have been assessed by Allied Tree Consultancy (2024) and have assessed that there are trees with high retention value. These trees however do not have heritage significance related to their natural heritage. The area has been biocertified by Ministerial order.

Neutral impact has been identified to this matter for consideration.

#### 4.2.11 Conservation areas

The subject site is not situated within a conservation area. Neutral impact has been identified to this matter for consideration.

#### 4.2.12 Cumulative impacts

The proposed activity will transform the subject site from a traditionally open, agricultural landscape to a more urbanised environment with the introduction of the new high school. This change reflects broader planning decisions made at the state level to accommodate urban growth in Leppington. While this transformation will alter the character of the local area, the subject site itself does not hold any heritage value. The new high school aligns with the educational theme of the area and complements the existing Leppington Public School, which is listed on the Department of Education's Section 170 Heritage and Conservation Register under the *Heritage Act 1977*.

Neutral impact has been identified to this matter for consideration.

#### 4.2.13 The conservation management plan

No conservation management plan has been developed in relation to the subject site. Neutral impact has been identified to this matter for consideration.

#### 4.2.14 Other heritage items in the vicinity

Immediately adjacent to the north boundary of the subject site, Leppington Public School is listed on the Department of Education's S.170 Heritage and Conservation Register. Leppington Public School was established in 1920, and some of the original weatherboard buildings from the early phase of the school are still present on the school grounds. The proposed activities will have some indirect visual impacts on these buildings, viewing from the south east. These impacts have been addressed in Section 4.2.2 and Section 4.2.3.

Leppington Progress Hall (I19) listed on the Western Parkland City SEPP 2021 is located 420 metres south-west of the subject site. There are no view lines between these two heritage items and as such there are no direct or indirect associated impacts from the proposed activities on this heritage item.

#### 4.2.15 Commonwealth/National heritage significance

No items of Commonwealth/National heritage significance are located within or in the vicinity of the subject site. Neutral impact has been identified to this matter for consideration.

#### 4.2.16 World Heritage significance

No items of World Heritage significance are located within or in the vicinity of the subject site. Neutral impact has been identified to this matter for consideration.

## 5 Summary and mitigation measures

This SOHI has been prepared to support a REF for DoE for the construction and operation of a new high school in Leppington and Denham Court (the activity). The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) as “development permitted without consent” on land carried out by or on behalf of a public authority under Part 5 of the EP&A Act. The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37A of the T&I SEPP.

The proposed activity would occur at 128-134 Rickard Road, Leppington, NSW, 2179. The construction of High School for Leppington and Denham Court is proposed, with plans to accommodate up to 1,000 students and 75 staff. The proposed activity would see the setting of the subject site area changed from a small scale agricultural to an urbanised built environment.

The subject site has a continuous history of rural and economic developing in Leppington. Beginning as part of the 3,000-acre “Raby” estate granted to Alexander Riley in 1810, which contributed to the early colonial wool trade. Following its subdivision and sale, the site transitioned through various agricultural uses under local ownership, reflecting broader patterns of rural land use in the 20th century around Leppington. Despite its agricultural past, the subject site holds no identified no built significance and no areas archaeological potential.

Leppington Public School is located adjacent to the subject site along the north boundary. This site is listed on the Department of Education’s S.170 Heritage and Conservation Register. The buildings designated as having significant heritage significance, as officially listed on the Department of Education S170 Register and the 2021 SEPP for the Western Parkland City Precinct, include B00H, B00I, B00J, B00K, B00L, and B00M. The proposed activity will have a neutral heritage impact on Leppington Public School.

This SoHI has identified that the proposed activity would have a neutral heritage impact. To manage the residual risk associated with the low potential for archaeological resources proposed activity and heritage values associated with Leppington Public School, mitigation measures are proposed in Table 5.1.

**Table 5.1 Mitigation measures**

Mitigation Number/ Name	Aspect/Section	Mitigation Measure	Reason for Mitigation Measure
Unexpected finds procedure	General measure, prior to commencement of any construction work	An unexpected finds procedure to be developed for the project in the event that relics are uncovered. This document should be prepared by an adequately qualified archaeologist.	The archaeological potential for the site has been assessed as low. However, relics may be identified during construction.
Activity in the vicinity of Leppington Public School	General Measure	If future activities plans change and involve constructing structures along the northern boundary of the site, a reassessment of potential indirect impacts on Leppington Public School should be conducted.	While Clause 2.16.3 of the <i>Camden Development Control Plan 2019</i> is not relevant to the project it should be used as a guiding principle for proposed activities adjacent to classroom buildings. These weatherboard buildings are of moderate heritage significance and the rural setting in which the buildings are currently in is linked to their significance as cultural landmarks in the area.

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# Appendix A

## Unexpected finds procedure

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## A.1 Preliminaries

This unexpected finds procedure is to be integrated into the construction environmental management plan (CEMP). SINSW have legal obligations under legislation to ensure unexpected finds are management in accordance with the law; fines and imprisonment may apply.

## A.2 Roles and responsibilities

The individuals responsible for the implementation of this plan are provided in Table A.1. The plan will be stored in SINSW's document control system; the latest version will be available electronically at all times. As the document owner, SINSW is the contact point for this plan and its requirements and will provide guidance and training to any person that requires additional training regarding this plan.

**Table A.1**      **Roles and responsibilities**

Role	Responsibilities
EMP: Environment Planning Manager PME: Principal Manager Environmental Management	<ul style="list-style-type: none"><li>• Ensure adequate financial and personnel resources are made available for the implementation of this plan.</li><li>• Manage the implementation of this plan during construction and initial period of operations.</li></ul>
EM: Environmental Manager EMR: Environment Management Representative	<ul style="list-style-type: none"><li>• Manage the implementation of this plan during construction work by SINSW and it's contractors.</li></ul>
EPC Contractor - Environmental manager IMS: Incident Management System	<ul style="list-style-type: none"><li>• Primary contact with archaeologist.</li><li>• Ensure the Aboriginal and historic heritage Mitigation measures required to be undertaken prior to construction are conducted in accordance with the conditions of consent.</li><li>• Oversee fencing and signage of areas in accordance with this plan. Fencing requirements may relate to:<ul style="list-style-type: none"><li>– During archaeological test excavation, to be removed when the ground has been restored to a safely navigable surface.</li><li>– During construction to denote areas of archaeological potential or archaeological significance that are to be protected from inadvertent damage.</li></ul></li><li>• Ensure fencing and signage of archaeological sites is maintained.</li><li>• Ensure inclusion of Aboriginal and historic heritage requirements (ie. this unexpected finds procedure and any other conditions of consent relating to heritage) in work inductions through delivery or input to induction documents.</li><li>• Distribute copies of this plan as required.</li><li>• Engage and coordinate relevant specialist personnel to undertake Mitigation measures or additional assessment as specified in this plan.</li><li>• Ensure relevant reporting, data management and registration is conducted, maintained and updated.</li><li>• Arrange for a review of this plan in accordance with review cycles and conditions specified in this plan.</li></ul>
Heritage advisor	<ul style="list-style-type: none"><li>• Respond to requests for assistance in assessing the significance of unexpected finds.</li><li>• Providing direction/approval pathway.</li></ul>

## A.3 Unexpected finds procedure

### A.3.1 What is an unexpected find?

An unexpected find is any unanticipated discovery of items that are or may be an heritage item that the project does not have approval to disturb under section 86 of the *National Parks and Wildlife Act, 1974*, section 139 or section 60 of the *Heritage Act, 1977*. An unexpected find can include:

- Aboriginal objects (stone artefacts, shell middens, culturally modified trees, etc).
- Historical objects (glass, ceramic, bricks, animal bone etc.). Historical objects that are of local or State significance are defined as a 'relic' under the *Heritage Act, 1977*.
- Human skeletal remains, which are also protected under the *Coroner's Act 2009*.

The procedure to follow in the event of discovering Aboriginal or historical finds is outlined in Section A.3.2 and human remains in Section A.3.4.

### A.3.2 Aboriginal objects or suspected relics

The following procedure is to be applied if Aboriginal objects or suspected historical relics are encountered unexpectedly and if an archaeologist is not present. The abbreviations used are defined in Table A.

1. Stop work immediately round the '*find*', protect the area and report the '*find*' to the environment manager (EM). Refer to Section A.3.3 for the type of finds that require work to stop.
2. EM - Report 'find' to EPM/EMR and contact the heritage advisor for identification & assessment of significance.
3. EM - Notify PME.
4. Is the '*find*' determined to be a *relic* or *object* by the heritage advisor?
  - a) If YES
    - i) EM - Record as an incident in IMS; and
    - ii) EM - Develop mitigation strategy with heritage advisor.
  - b) If NO
    - i) Recommence work as planned or altered to minimise impact.
5. Does the '*find*' warrant notification to the relevant authority?
  - a) If YES
    - i) Notify relevant authority and undertake relevant regulatory requirements.
  - b) If NO
    - i) No further action required.

### A.3.3 Materiality threshold

Work will stop if a materiality threshold is met. The materiality threshold for this project includes:

- Any Aboriginal objects: commonly stones or rocks that appear to be modified or different to the way stones and rocks would break naturally, having sharp edges. Also includes shell material of any kind, and especially in areas where such material cannot be considered of natural formation (such as by a creekline or coastal edge).
- bonded bricks, timber or stones appearing in formation indicating a wall, foundations or floor.
- a well or cistern, which are usually constructed of brick, sandstone or native stone.
- soil with artefact concentrations such as bottles and broken glass, broken crockery, metal, pins and leather, as this type of feature may be a rubbish pit and indicate other as yet undiscovered features.
- a collection of bricks that show evidence of early manufacture such as narrower than modern bricks, inconsistent colour and material and striations across the length.

Items that are unlikely to meet the materiality threshold are discarded items that do not appear to belong in the location. For instance, a sole metal implement or a single beer bottle.

#### A.3.4 Human remains

If suspected human skeletal remains were uncovered at any time during earthworks for the project, the following actions apply in the following order:

1. Immediately cease all excavation activity.
2. Notify NSW Police (131 444) and NSW Coroner's Office (02 8584 7777).
3. Follow any subsequent directions and requirements of the NSW Police.
4. Should the human remains be released by the NSW Police as being archaeological, notify Heritage NSW via the Environment Line on 131 555. Provide details of the remains and their location, and seek advice on next steps to resolve the situation.
5. Ensure no recommencement of excavation activity unless authorised in writing by NSW Police, NSW Coroner's Office and/or Heritage NSW.

Communication with the heritage advisor should be undertaken through (1) – (5) who will have experience in these situations and be able to provide advice and direction through the process.

#### A.3.5 Newly identified sites that are not at risk of impact

Sites considered not to be at risk (ie those that are over 20 m from approved disturbance areas) will be avoided through identification and creating a no-go zone.

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