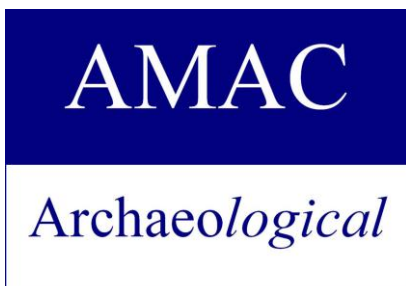


# Lismore South Public School - Flood Recovery Rebuild



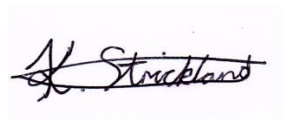
**June 2025**

## Disclaimer

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

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

*I Kelly Strickland, confirm this Baseline Historical Archaeological Assessment for Lismore South Public School – Flood Recovery Rebuild addresses relevant State and local legislation, policies, and guidelines including the NSW Heritage Act 1977. I further confirm that none of the information contained in the Baseline Historical Archaeological Assessment is false or misleading.*



Kelly Strickland



Archaeological

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## Cover Image

*Excerpt of 1856 crown plan showing the town subdivision of Lismore, study site inset and outlined in red. NSW Land and Registry Services, 1856, Crown Plan L3.1599.*

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## EXECUTIVE SUMMARY

### *Documentary Research*

- The study site forms part of the former Crown land granted to early settler William Wilson in the mid-19<sup>th</sup> century forming the township of Lismore.
- Wilson subdivided the land into portions, the study site formed part of original Portion 38 and 41 in 1859. There is no historical evidence to indicate occupation of the site during Wilson's ownership phase.
- The study site was subdivided by 1881 and again in 1883 by Bernstein. Original Portion 41 forming the east side of Wilson Street was subdivided into Lots 21-27 in Section 1. Original Portion 38 forming the study site on the west side of Wilson Street was subdivided into Lots 20-26 in Section 2.
- Land was resumed in c.1913 for construction of Lismore South Public School. Expansion occurred in 1924 when land on the west was resumed.

### *Physical Evidence*

- The school is divided by Wilson Street forming an east and west side to the school site. The east side of the school contains a combination of earlier 20<sup>th</sup> century and modern school buildings.
- There is nil-low archaeological potential for undocumented evidence of 19<sup>th</sup> century agricultural activities.
- There is low archaeological potential for structural remains or deposition relating to the early 20<sup>th</sup> century school site.

### *Significance*

- The lack of documentary evidence suggesting direct occupation or development of the study site until the c.1913-1915 school construction phase limits the expected archaeological record to material evidence of the school, a well-documented 20<sup>th</sup> century resource.
- Archaeological remains associated with ongoing use of Lismore South Public School are not considered to meet the threshold for local or State significance.

### *Archaeological Heritage Impact & Evaluation of Environmental Impacts*

- The assessment of archaeological potential and heritage significance has concluded that although there is low potential for known archaeological remains and material relating to the early 20<sup>th</sup> century development of the school site, these remains are not considered a relic under the *Heritage Act 1977*.
- The expected archaeological remains are not considered to be locally or State significant and thus redevelopment of the site will not impact on any known historical archaeological relics.
- The proposed activity will not have a significant effect on the environment with respect to historical archaeology.

### *Mitigative Measures*

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

## GLOSSARY AND ABBREVIATIONS

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

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

# 1.0 INTRODUCTION

## 1.1 BACKGROUND

This Baseline Historical Archaeological Assessment has been prepared to support a Review of Environmental Factors (REF) for the rebuild of Lismore South Public School (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 3.37 of the T&I SEPP.

The activity will be carried out at Lismore South Public School (LSPS) located 69-79 Kyogle Street, South Lismore (the site).

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

## 1.2 SITE DESCRIPTION

The site, located at 69-79 Kyogle Street, South Lismore, consists of two separate land parcels situated on either side of Wilson Street. The proposed activity will be undertaken on the eastern parcel, where most of the school's existing structures are located. The western parcel contains sports fields and temporary learning facilities. Figure 1.1 outlines the school's boundary, covering approximately 2.5 hectares. Due to flood damage, the existing buildings on the eastern parcel are currently unused, and students are temporarily using facilities on the sports field and oval, located on the western side of Wilson Street, adjacent to the primary school. Table 1.1 provides a summary of current lots per each land parcel.

**Table 1-1** Lots contained within the school boundaries, categorised into the eastern and western parcels.

Eastern Parcel	Western Parcel
Lot 21, Section 1, DP448737	Lot 20, Section 2, DP448737
Lot 22, Section 1, DP448737	Lot 21, Section 2, DP448737
Lot 23, Section 1, DP448737	Lot 22, Section 2, DP448737
Lot 1, DP64010	Lot 23, Section 2, DP448737
Lot 26, Section 1, DP448737	Lot 24, Section 2, DP448737
Lot 1, DP158407	Lot 25, Section 2, DP448737
Lot 2, DP158407	Lot 26, Section 2, DP448737





**Figure 1.1** Aerial image of site.  
Nearmap, 2024.

### 1.3 SCOPE

A Baseline Historical Archaeological Assessment is prepared in accordance with Heritage NSW guidelines (NSW Heritage Manual 1996). This report considers Historical Archaeology only. This report conforms to Heritage Office Guidelines for Archaeological Assessment.<sup>1</sup> This report does not consider the potential Aboriginal archaeology of the study site. However, any Aboriginal sites and objects are protected by the National Parks and Wildlife Act (see Section 1.5.2).

The heritage value of the structures currently standing on the study site is not assessed as part of this report.

The discovery of unknown and unassessed remains will require additional assessment and may require written notification to Heritage NSW under Section 146 of the Heritage Act 1977.

### 1.4 AUTHOR IDENTIFICATION

This report was researched and written by Prue Newton and Kelly Strickland. This report was reviewed by Dr Ivana Vetta, associate director of AMAC Group.

### 1.5 STATUTORY CONTROLS AND HERITAGE STUDIES

#### 1.5.1 NSW Heritage Act 1977 (as amended)

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

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

<sup>1</sup> Heritage Office and Department of Urban Affairs and Planning (1996).



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

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

### **1.5.2 National Parks and Wildlife Act (1974)**

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

any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.<sup>2</sup>

It is an offence to destroy Aboriginal objects or places without the consent of the Director-General.<sup>3</sup> Section 86 discusses 'Harming or desecration of Aboriginal objects and Aboriginal places':

### **1.5.3 State Heritage Register and State Heritage Inventory**

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

The site is not listed on the NSW State Heritage Inventory as a State or local item.

### **1.5.4 National Heritage List**

The National Heritage List is a list which contains places, items and areas of outstanding heritage value to Australia. This can include places and areas overseas as well as items of Aboriginal significance and origin. These places are protected under the Australian Government's EPBC Act. The study site is not listed on the National Heritage List.

### **1.5.5 Commonwealth Heritage List**

The Commonwealth Heritage List can include natural, Indigenous and historic places of value to the nation. Items on this list are under Commonwealth ownership or control and as such are identified, protected and managed by the federal government. The study site is not listed on the Commonwealth Heritage List.

### **1.5.6 Lismore Local Environment Plan 2012**

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

#### **7) Archaeological sites**

The consent authority must, before granting consent under this clause to the carrying out

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<sup>2</sup> Part 1 Section 5, National Parks and Wildlife Act 1974.

<sup>3</sup> Part 6 Section 90 (1) National Parks and Wildlife Act 1974.

of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

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

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

#### **1.5.7 NSW Department of Education S170 Register**

The Department of Education's S170 register provides a list of NSW Government school sites that have items of heritage significance and/or are within heritage conservation areas. The study site is not listed on the s170 register.

### **1.6 PREVIOUS HERITAGE STUDIES AND REPORTS OF THE STUDY SITE**

#### **1.6.1 Archaeological Reports – Assessments, Excavations**

The existing Baseline Historical Assessment Report for Lismore South Public School was prepared by EMM in January 2023. This report has been reviewed as part of this assessment process. The report excluded an assessment of significance. The report recommended that:

“further research to determine the presence of archaeology, and its significance, will assist with understanding if relics, as defined by the *Heritage Act 1977*, are likely to survive”.<sup>4</sup>

### **1.7 ACKNOWLEDGMENTS**

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

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<sup>4</sup> EMM 2023, ES. 1.

## 2.0 SITE HISTORY

### 2.1 EUROPEAN HISTORY OF LISMORE

European exploration of the area first began with Captain Henry Rouse, who sailed *HMS Rainbow* down the Richmond River in 1828.<sup>5</sup> The Richmond River region had an abundance of cedar and rich grazing land that enticed the first European settlers to arrive in the late 1830s and early 1840s.<sup>6</sup> Lismore was located at the furthest section of the Richmond River, where ocean going vessels could access.

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

Surveyor General Sir Thomas Mitchell informed surveyor Frederick Pepperorne to search for a suitable area to build a township on the north arm of the Richmond River in 1855.<sup>10</sup> Lismore head station was chosen as the most ideal location and the township of Lismore was established in 1856. The Wilson's were forced to relocate but not without certain privileges. Upon the subdivision of the town, Wilson was given first rights to claim property within the subdivision and was granted multiple allotments across South Lismore during the late 1850s and early 1860s.<sup>11</sup>

The Richmond River has historically been prone to flooding. The first major flood documented following the settlement was in 1854 (Figure 2.9 & Figure 2.10), this was followed by another flood in 1861 and then 1863 with Casino receiving the most damage and then Lismore being submerged in 1864. The flooding events continued in the 1870s and 1880s. It was recorded in 1893 that the river rose to a maximum peak of 10.44m.<sup>12</sup>

Throughout the nineteenth century South Lismore became a growing regional centre for agriculture, timber milling and grazing.<sup>13</sup> The first school was opened in 1862 on the corner of Keen and Woodlark Streets and by the late 1870s, multiple schools were erected within the Lismore township.<sup>14</sup> In 1894, the Grafton to Tweed railway was extended to connect Lismore to Byron Bay which increased economic growth. In 1903 the Lismore to Casino trainline was then formed which cut through multiple

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<sup>5</sup> Ballina Shire Council 2008, 75.

<sup>6</sup> Kass 1995, 4.

<sup>7</sup> Stubbs 2007, 7.

<sup>8</sup> Lismore City Council 2022.

<sup>9</sup> Lismore City Council 2022.

<sup>10</sup> Lismore City Council 2022.

<sup>11</sup> Kass 1995, 8.

<sup>12</sup> Henderson 2002.

<sup>13</sup> *Northern Star*, 14 October 1876, 3; *Sydney Mail*, 17 April 1929, 20.

<sup>14</sup> *Northern Star*, 18 November 1876, 3.

South Lismore properties.<sup>15</sup> The increase in rail infrastructure and accessibility to the Lismore township, resulted in the population of the area growing which required further subdivision of the area throughout the twentieth century. According to newspaper articles, the local community were petitioning for a school to be built in South Lismore in 1912, based on information that the government had already purchased land for the site.<sup>16</sup> The school was opened in 1915 and was situated on the corner of Kyogle and Wilson Street (study site). The first building was a single weatherboard building. Multiple school buildings were constructed over time on the site and by 1924 the land west of Wilson Street was purchased to expand the school.<sup>17</sup>

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

In 1954 another major flood occurred. The North Coast Steam Navigation company ceased its operations and Lismore was no longer used as a port. The early 1970s saw to a major decline in the dairy industry, with 85% of dairy farmers lost in the North Eastern sector of NSW. Another major flood devastated the area in 1974.<sup>20</sup> It was apparent that Lismore required new service industries including tertiary education and health.

The school site on the corner of Kyogle and Wilson Street was due for an upgrade which saw to the demolition of the earlier buildings and construction of new brick structures. The Lismore South Public School was re-opened in 1978.<sup>21</sup> In 1989 the University of New England – Northern Rivers was established at Lismore which was later renamed as Southern Cross University.

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<sup>15</sup> Stubbs 2007, 24.

<sup>16</sup> *Northern Star*, 10 March 1906, 4; 18 October 1912, 8.

<sup>17</sup> Book 1359 No. 586

<sup>18</sup> Henderson 2002.

<sup>19</sup> Henderson 2002.

<sup>20</sup> Henderson 2002.

<sup>21</sup> O'Brien 2022.

## 2.2 ORIGINAL GRANT

William Wilson was born on the 20<sup>th</sup> of September 1805 in Aberdeenshire, Scotland and married England native Jane nee Riddell Farquarson Cruden in 1832 in London. They had seven recorded children and immigrated to New South Wales in May 1833.<sup>22</sup> They sailed from the colony in Sydney to the Richmond River, reaching Ballina by February 1844. They settled in Lismore the following year. Captain Dumaresq originally operated the Lismore run which was located on the north arm of the Richmond River and concise of approximately 23,000 acres.<sup>23</sup> In January 1845, William and Jane Wilson took over the run. They built a house in 1851 near the corner of the current Ballina and Molesworth Streets which was known as Lismore House. It has since been demolished. On the 23rd of September 1858 William Wilson received a Crown Grant for land consisting of 163 acres and 494 acres across the Richmond River area.<sup>24</sup> Wilson subdivided some of the land into Portions 37, 38, 41 and 42 in 1859.<sup>25</sup> The study site forms part of original Portion 38 (west side of Wilson Road) and Portion 41 (east side of Wilson Road). William died in 1886 followed by Jane in 1891 in Lismore.<sup>26</sup>

## 2.3 SUBSEQUENT OWNERS AND OCCUPANTS

Following the subdivision of the original 494 acres granted to William Wilson, original Portion 38, which forms the west area of the study site and Portion 41 which forms the east area of the study site, the land became in possession of Robert Archibald Alison Morehead and Matthew Young by 1861.<sup>27</sup> They sold the land to Mary Gerard on the 11<sup>th</sup> of December 1861. On the 14 March 1876 an indenture of mortgage was drawn up between Gerard and Malcolm Charles Marchardy, a manager of the London Chartered Bank of Australia. Marchardy further subdivided the land into several allotments within sections which reduced the size of the original portions. Portion 38 consisted of 20 acres and Portion 41 equated to 15 acres. The entire subdivision of land was sold to Henry Baines and Charles Edwards in 1881.<sup>28</sup> A year later they sold Portion 37, 38, 41 and 42 which had been further reduced to 21 acres as a whole, to Ludwick Bernstein.<sup>29</sup> Bernstein was a reputable Doctor of Medicine and further subdivided the original portions into allotments within sections. Bernstein progressively sold off the subdivided allotments to separate owners. For this reason, the subsequent owners of original Portions 38 and 41 that include the study site will be discussed separately below.

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<sup>22</sup> [S366] Sydney, Australia, Anglican Parish Registers, 1814-2011, (Name: Ancestry.com Operations, Inc.; Location: Lehi, UT, USA; Date: 2017;), Anglican Church Diocese of Sydney; Sydney, New South Wales, Australia; Baptism, Burial, Confirmation, Marriage and composite registers in the Anglican Church Diocese of Sydney Archives. Sydney, Australia, Anglican Parish Registers, 1814-2011 Sydney, Australia, Anglican Parish Registers, 1814-2011.

<sup>23</sup> Lismore City Council 2022; Monument Australia.org.au

<sup>24</sup> Book 220 No. 871

<sup>25</sup> Book 220 No. 871

<sup>26</sup> NSW BDM Registration No. 13596/1886, 8215/1891

<sup>27</sup> Book 220 No. 871

<sup>28</sup> Book 220 No. 871

<sup>29</sup> Book 256 No. 615, Primary App. 26042 – Portion 38, Primary App. 12976 – Portion 41



Original Portion 41: Lots 21 - 27 – East Side of Wilson Road

Original 41 was subdivided and the study site was contained with Lots 21-27 Section 1 at the time of the subdivision. These allotments were sold separately by Bernstein.

*Lots 21-22 (current Lots 21 and 22 Section 1 DP448737)*

On the 8<sup>th</sup> of July 1883 Bernstein sold Lots 21-22 to Charles Henry Stanford, a grazier<sup>30</sup> In 1904 Stanford sold both lots to local resident Elizabeth Dickson.<sup>31</sup> She retained the land until her passing in 1912 whereby the property was bequeathed to her husband, Thomas.<sup>32</sup> The land was resumed by the government in September 1913 for construction of Lismore South Public School.<sup>33</sup>

*Lot 23*

On the 31<sup>st</sup> of December 1883, surveyor Thomas Thomspson Ewing, bought Lot 23.<sup>34</sup> At some point between 1883 and 1913 the land was sold to Alfred McClymont before it was surrendered to his Majesty Kind George V on the 9 September 1913 for the school site.<sup>35</sup>

*Lots 24-25 (current Lot 1 DP64010)*

On the 31<sup>st</sup> of December 1883, Bernstein sold Lots 24-25 to Sydney Taylor.<sup>36</sup> Taylor did not keep the property for long before selling it on the 28<sup>th</sup> of March 1884 to Jane Laird.<sup>37</sup> Jane married Samuel H. Kerry and on the 1<sup>st</sup> of February 1906 received a Certificate of Title for Lot 24-25 under both Jane and Samuel Kerry.<sup>38</sup> In April 1913, Lots 24-25 were surrendered to his Majesty Kind George V for the construction of the school site.<sup>39</sup>

*Lot 26 (current Lot 26 Section 1 DP 448737) & Lot 27 (current Lots 1-2 DP 158407)*

Bernstein sold Lots 26 and 27 to John Campbell of Lismore, a local grazier in March 1889.<sup>40</sup> Lot 26 was quickly on sold to Edward Shorter, a local solicitor, and K. Y. Balmer in April 1893.<sup>41</sup> The land was likely purchased as an investment as Shorter and two auctioneers, Moses and Fraser sold Lot 26 in October 1912 to Robert White, a local insurance inspector. Lot 26 was subsequently resumed in November 1913 for the school.

A complete chain of title could not be found for Lot 27 following Campbell's purchase in 1889, however it appears to have remained under private ownership until 1979 when Edward Patrick McCabe of Lismore, labourer and his wife Mary

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<sup>30</sup> Book 291 No 838.

<sup>31</sup> Book 761 No. 87.

<sup>32</sup> NSW BDM, registration no. 16292/1912.

<sup>33</sup> Book 1009 No. 154.

<sup>34</sup> Book 281 No. 704.

<sup>35</sup> Book 1009 No. 153.

<sup>36</sup> Book 283 No. 111, Primary App. 14010.

<sup>37</sup> Primary App. 14010.

<sup>38</sup> Vol 1668 Fol. 193, Primary App. 14010.

<sup>39</sup> Vol 1668 Fol. 193, Primary App. 14010.

<sup>40</sup> Book 412 No. 690.

<sup>41</sup> Book 1021 No. 285.

Annie McCabe sold Lot 27 to the government for inclusion into the public school boundary.<sup>42</sup>

*Original Portion 38: Lots 20-26 (current DP448737) - west side of Wilson Road*

In 1883 Bernstein sold Lots 20-26 Section 2 to Charles Edward Taylor, which consisted of 2 acres 2 roods and 20 perches and was subdivided from original Portion 38.<sup>43</sup> Taylor was a teacher who kept the property until 1890 where he sold it to Robert McElwaine.<sup>44</sup> McElwaine held the property for a further 13 years before selling it to a clerk named Charles Albert Barham in 1906.<sup>45</sup> In 1919 Barham sold Lots 20-24 and 26 to Rudolph Fisher, a known farmer.<sup>46</sup> Lot 25 had been privately sold by Barham to local insurance inspector Robert White sometime prior to 1920 though never formalised in title. In October 1920, Barham and White sold Lot 25 to James Pater Field Walker, a local printer and James Wotherspoon, a builder.<sup>47</sup>

On the 11 September 1924, Fisher was forced to surrender Lots 20-24 and 26 for a full purchase of £700.00 to his Majesty King George V.<sup>48</sup> This was 11 years after the east side of the school site was purchased by the Government for the expansion of Lismore South Public School. Though a title document could not be found, it is likely Lot 25 was surrendered to the government around a similar point in time.

**Table 2.1 – Title Information.**

Date	Title Information	Reference
23 September 1858	Crown Grant  To: William Wilson  494 acres and 163 acres	Book 220 No. 871
16 Dec 1859	Conveyance  To: William Wilson  Portion 37, 38, 41 and 42	Book 220 No. 871
11 Dec 1861	Indenture of Conveyance  From: Robert Archibald Alison Morehead and Matthew Young  To: Mary Gerard	Book 220 No. 871
14 March 1876	Indenture of mortgage  Between: M. Gerard and Malcolm Charles Marchardy (manager of the London Chartered Bank of Australia)	Book 220 No. 871
1 June 1881	Conveyance  From: Malcolm Charles Marchardy (manager of the London Chartered Bank of Australia)	Book 220 No. 871

<sup>42</sup> Book 3365 No. 407.

<sup>43</sup> Book 281 No 698.

<sup>44</sup> Book 429 No 270.

<sup>45</sup> Book 815 No 309.

<sup>46</sup> Book 1169 No 835.

<sup>47</sup> Book 1205 No. 367.

<sup>48</sup> Book 1359 No. 586.

Date	Title Information	Reference
	To: Henry Baines and Charles Edwards  20 acres (Portion 38)  15 acres (Portion 41)	
15 September 1882	Conveyance  From: Henry Barnes and Charles Edwards  To: Ludwick Bernstein (Doctor of medicine)  21 acres Portion 37, <b>38</b> , <b>41</b> , 42	Book 256 No. 615  Primary Application 26042 – Portion 38  Primary Application 12976 – Portion 41

Sales postdating Ludwick Bernstein's Subdivision - east side of Wilson Road:

Date	Title Information	Reference
<b>Lot 21- 22 Section 1</b>		
8 July 1883	Conveyance  From: Ludwick Bernstein  To: Charles Henry Stanford (grazier)  Lots 21-22 (Section 1 Portion 41)	Book 291 No 838
20 June 1904	Conveyance  From: Charles Henry Stanford (farmer)  To: Elizabeth Dickson, wife of Thomas Dickson  Lots 21-22 (Section 1 Portion 41)	Book 761 No. 87
18 September 1913	Surrender of Land  From: Thomas Dickson (landowner)  To: His Most Gracious Majesty King George V  Lots 21-22 (Section 1 Portion 41) 80 pounds	Book 1009 No. 154
<b>Lot 23 Section 1</b>		
31 December 1883	Conveyance  From: Ludwick Bernstein  To: Thomas Thompson Ewing (surveyor)  Lot 23 (Section 1 Portion 41)	Book 281 No. 704
9 September 1913	Surrender of Land  From: Alfred McClymont  To: His Majesty King George V	Book 1009 No 153

Date	Title Information	Reference
	Lot 23 (Section 1 Portion 41)	
<b>Lot 24-25 Section 1</b>		
31 December 1883	Conveyance From: Ludwick Bernstein To: Sydney Taylor Lots 24-25(Section 1 Portion 41)	Book 283 No. 111  Primary App. 14010
28 March 1884	Conveyance From: Sydney Taylor Jane Laird (married Sam H. Kerry) Lots 24-25(Section 1 Portion 41)	Primary App. 14010
1 February 1906	Certificate of Title To: Jane Kerry (nee Laird) and Samuel H Kerry	Vol 1668 Fol 193  Primary App. 14010
17 April 1913	Surrender From: Jane Kerry To: His Majesty King George V Lots 24-25(Section 1 Portion 41)	Vol 1668 Fol 193  Primary App. 14010
<b>Lot 26</b>		
26 March 1889	Conveyance From: Ludwick Bernstein (Doctor) To: John Campbell (grazier) Lots 26 and 27 (Section 1 Portion 41) 30 pounds	Book 412 No. 690
1 April 1893	Bargain and Sale From: C. Coghlan To: Edward Australia Shorter (solicitor) and K. Y. Balmer Lot 26 (Section 1 Portion 41)	Book 1021 No. 285
8 October 1912	Conveyance From: Edward Australia Shorter (solicitor), William Morrow Moses and Ernest Walter Fraser (auctioneers) To: Robert White (Insurance Inspector) Lot 26 (Section 1 Portion 41) 1100 pounds	Book 979 No. 112
28 November 1913	Surrender of Land From: Robert White (Insurance Inspector)	Book 1021 No. 285

Date	Title Information	Reference
	To: His Majesty King George V.  Lot 26 (Section 1 Portion 41)	
<b>Lot 27</b>		
26 March 1889	Conveyance  From: Ludwick Bernstein (Doctor of Medicine)  To: John Campbell (grazier)  Lots 26 and 27 (Section 1 Portion 41) 30 pounds	Book 412 No. 690
Gap in land title documentation		
18 May 1979	Conveyance  From: Edward Patrick McCabe (labourer), and his wife, Mary Annie McCabe  To: Her Majesty Queen Elizabeth II  Lot 27 (Section 1 Portion 41) \$21,000	Book 3365 No. 407

Sales postdating Ludwick Bernstein's Subdivision - east side of Wilson Road:

Date	Title Information	Reference
31 December 1883	Conveyance  From: Ludwick Bernstein  To: Charles Edward Taylor (teacher)  Lots 20-26 (Section 2 Portion 38)	Book 281 No 698
3 January 1890	Conveyance  From: Charles Edward Taylor  To: Robert McElwaine  Lots 20-26 (Section 2 Portion 38)	Book 429 No 270
5 November 1906	Conveyance  From: Robert McElwaine  To: Charles Albert Barham (clerk)  Lots 20-26 (Section 2 Portion 38)	Book 815 No 309
22 November 1919	Conveyance  From: Charles Albert Barham (clerk)  To: Rudolph Fisher (farmer)  Lots 20-24 and 26 (Section 2 Portion 38) 240 pounds	Book 1169 No 835



Date	Title Information	Reference
21 October 1920	<p>Conveyance</p> <p>From: Charles Albert Barham (clerk) and Robert White (Insurance Inspector)</p> <p>To: James Pater Field Walker (printer) and James Wotherspoon (builder)</p> <p>Lot 25 (Section 2 Portion 38)</p>	Book 1205 No. 367
11 September 1924	<p>Surrender</p> <p>Rudolph Fisher (farmer)</p> <p>His Majesty King George V</p> <p>Lots 20-24 and 26 Section 2 (original Portion 38) 700 pounds</p>	Book 1359 No. 586

## 2.4 DEVELOPMENT

The following summary of known site development has been created using information extracted from the baseline assessment by EMM (January 2023) and additional historic research undertaken during preparation of this assessment. This table provides a brief summary of key development periods or events occurring on, or related to the study site.

Date	Description	Reference
1840s	Study site forms part of a wider land grant of over 9000 hectares given to Captain Dumaresq in around 1843.	EMM 2023, 7
1850s	Township of Lismore formally surveyed, sections and allotments drawn up. The study site forms part of original Portion 38 (west side of Wilson St) and Portion 41 (west side of Wilson St). This layout is visible on crown plan and numerous 19 <sup>th</sup> century parish maps. Red markings and text on Allotments 138 and 141 related to school are later additions to the survey plan (i.e.- 20 <sup>th</sup> century).	Crown plan L3.1599. Figure 2.1
1876	Provisional school opened in South Lismore. 1936 newspaper article describes the school as having been located on the “present stables of the Commercial Hotel”, which is situated away from the study site.	<i>Northern Star</i> 14.10.1876, 3 <i>Northern Star</i> 18.11.1936, 6
1880	“We believe the new school now being erected by Mr C. W. Griffin is just approaching completion”. The first iteration of South Lismore Public School was not situated on the study site.	<i>Northern Star</i> 11.12.1880, 2
1883	Original Portions 38 and 41 are subdivided by Ludwick Bernstein and sold off individually. Based on the size of the subdivided allotments (Figure 2.2 - Figure 2.3), Bernstein’s subdivision and sales would have been marketed for residential development based on the site’s location within the township.	Primary Application 26042 – Portion 38 Primary Application 12976 – Portion 41 Figure 2.2 & Figure 2.3
1870 - 1893	Six ‘major floods’ where water levels reached between 10.00m – 11.00m AHD were recorded in Lismore between 1870 and 1893	Lismore City Council 2022
1912	“The Under Secretary of the Department of Public Instruction, which stated that the site had been chosen for the school and was situated at the corner of Wilson and Kyogle streets”.	<i>Northern Star</i> 18.10.1912, 8
1913	Resumption of various land allotments on east side of Wilson Street forming original Portion 41 for construction of South Lismore Public School. Resumed lots include: Lots 21 – 26. Construction of the school forms the first known development phase to occur to the study site (east side of Wilson Street).	NSW LRS, Book 1009 No. 153. Figure 2.4 & Figure 2.5
1915	Official opening celebration of South Lismore Public School planned for 10 February 1915.	<i>Northern Star</i> 29.01.1915, 3

Date	Description	Reference
1919	Advertisement of seven lots for sale “opposite South Lismore Public School”, two of which front Wilson Street and “face the public school” (i.e., Lots 25 and 26 Section 2 DP448737). The other five lots (Lots 20-24 Section 2 DP448737) noted as fronting Kyogle Street. All within original Portion 38, Land is described as “high and dry”. No buildings mentioned, appears west side of study site undeveloped in 1919.	<i>Northern Star</i> 16.10.1919, 1  Figure 2.2 & Figure 2.3
1923-1924	School needs to be expanded. Government resumes additional land on west side of Wilson Street (previously advertised for sale in 1919) for expansion of public school (current Lots 20 - 26 Section 2 DP448737).	NSW LRS, Book 1359 No. 586. NSW State Archives NRS-14474-1 [19/9186]-X.14/418.  Figure 2.6 & Figure 2.7.
1930s-1950s	School progressively updated and renovated throughout the mid-20 <sup>th</sup> century.	NSW State Archives NRS-4352-2[10/3051]-S5508/1.
1964-1966	Additional kindergarten classes built at Lismore South Public School.	
1979	Additional land, Lot 27 (Section 1 Portion 41), resumed on east side of Wilson Street for Lismore South Public School. Eastern boundary expanded.	NSW LRS, Book 3365 No. 407  Figure 2.11 - Figure 2.13
2022	Record breaking floods force temporary closure of South Lismore Public School due to extensive damage. Temporary demountables placed on the sports field on the west side of Wilson Street until redevelopment can occur.	Lismore City Council (2022)

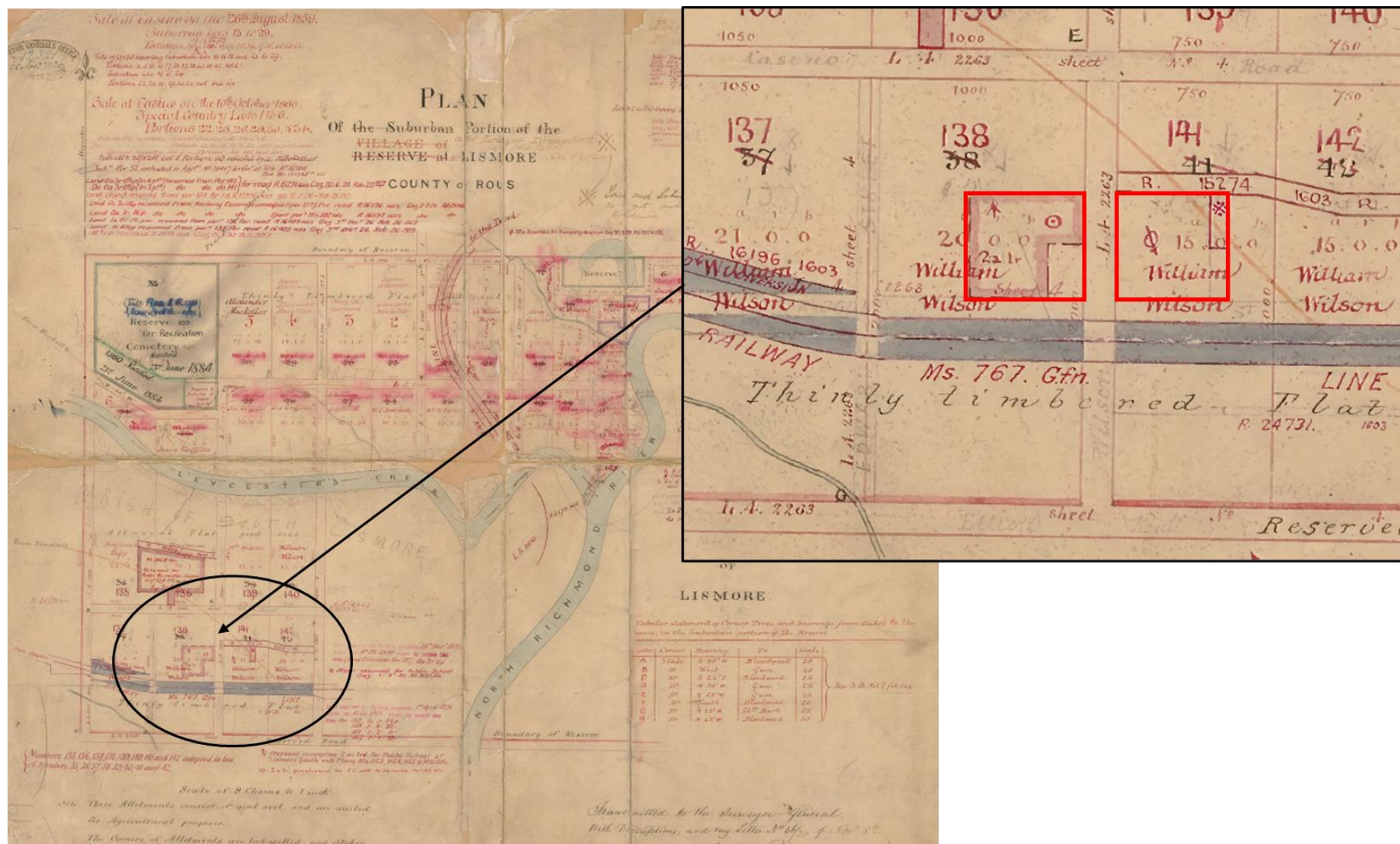
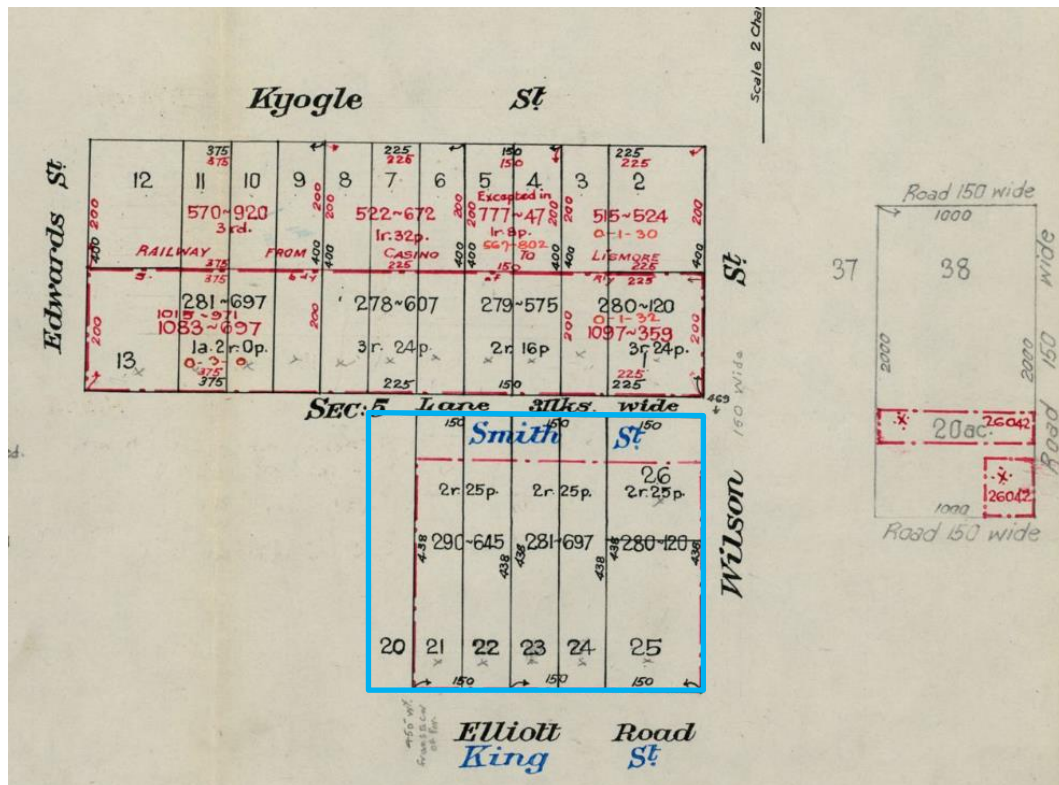


Figure 2.1 1856 crown plan showing the town subdivision of Lismore, study site inset and outlined in red. NSW Land and Registry Services, 1856, Crown Plan L3.1599.

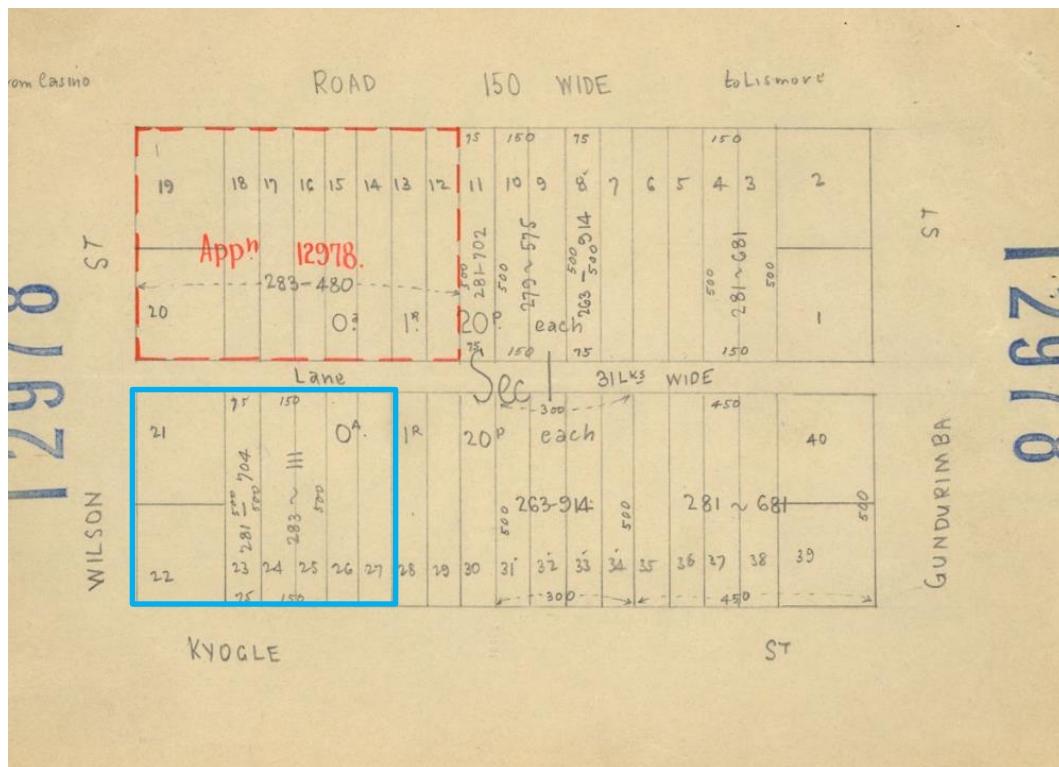




**Figure 2.2** 1883 Plan of subdivision showing Lots 20-26, original Portion 38 forming the west side of the study site (outlined in blue).

NSW LRS HLRV, Primary Application No 26042

<https://hlrv.nswlrs.com.au/>



**Figure 2.3** 1883 Plan of subdivision showing Lots 21-26, original Portion 41 forming the west side of the study site (outlined in blue).

NSW LRS HLRV, Primary Application No. 12978

<https://hlrv.nswlrs.com.au/>



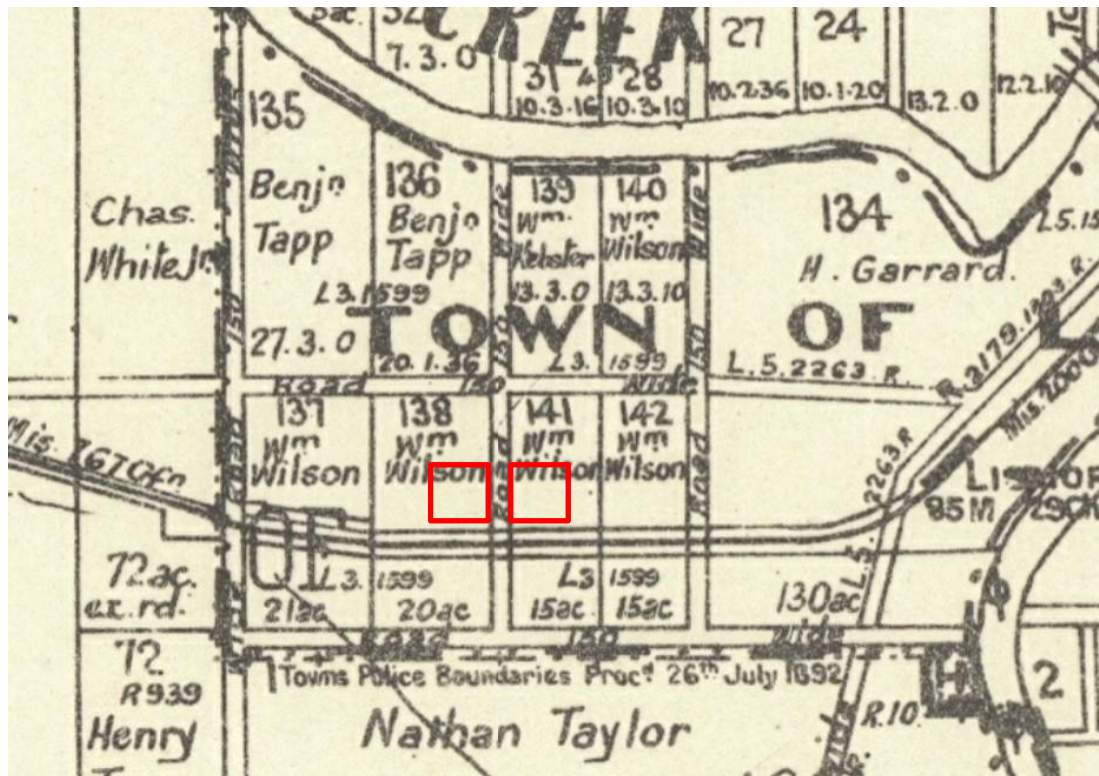


Figure 2.4 Extract of c.1907 parish map, showing land yet to be resumed for South Lismore Public School (red outline).  
 NSW LRS HLRV, 1907, accessed 25/09/2023  
<https://hlrv.nswlrs.com.au/>

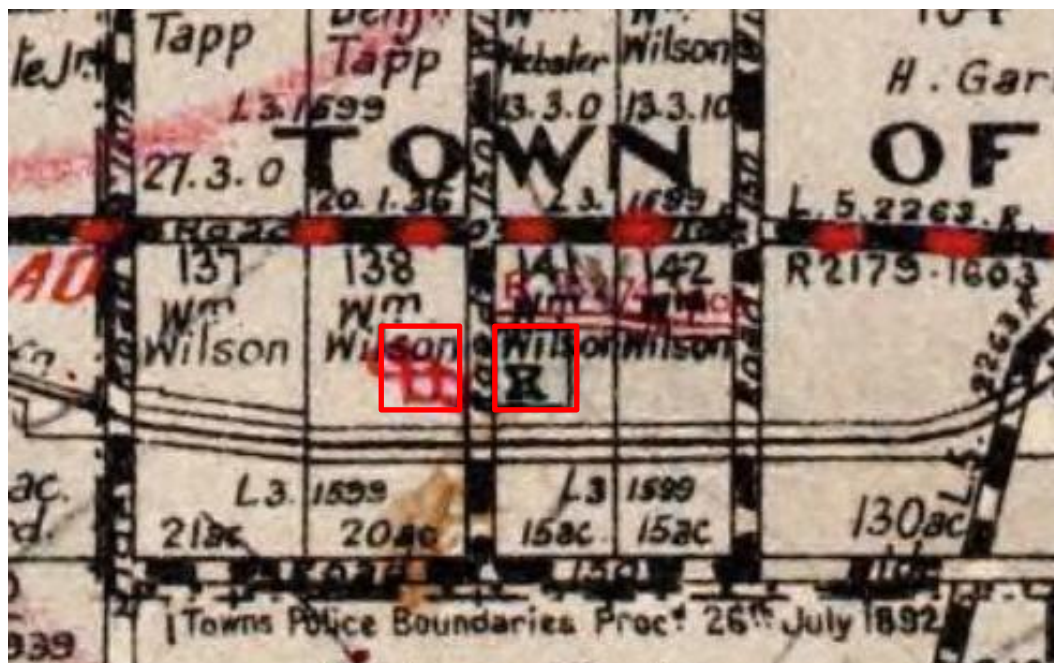
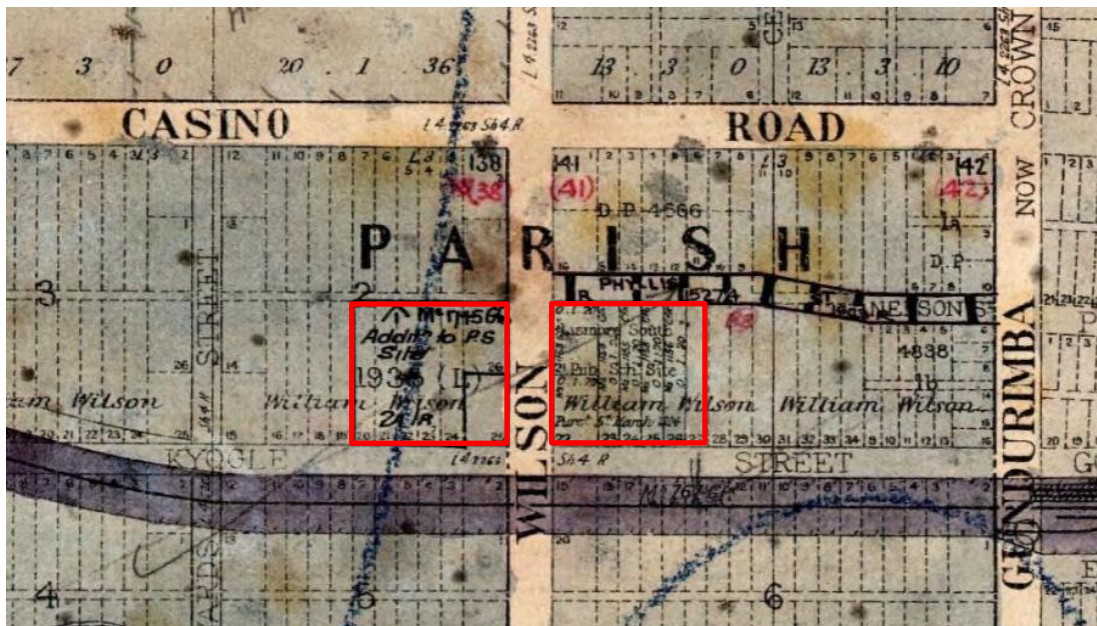
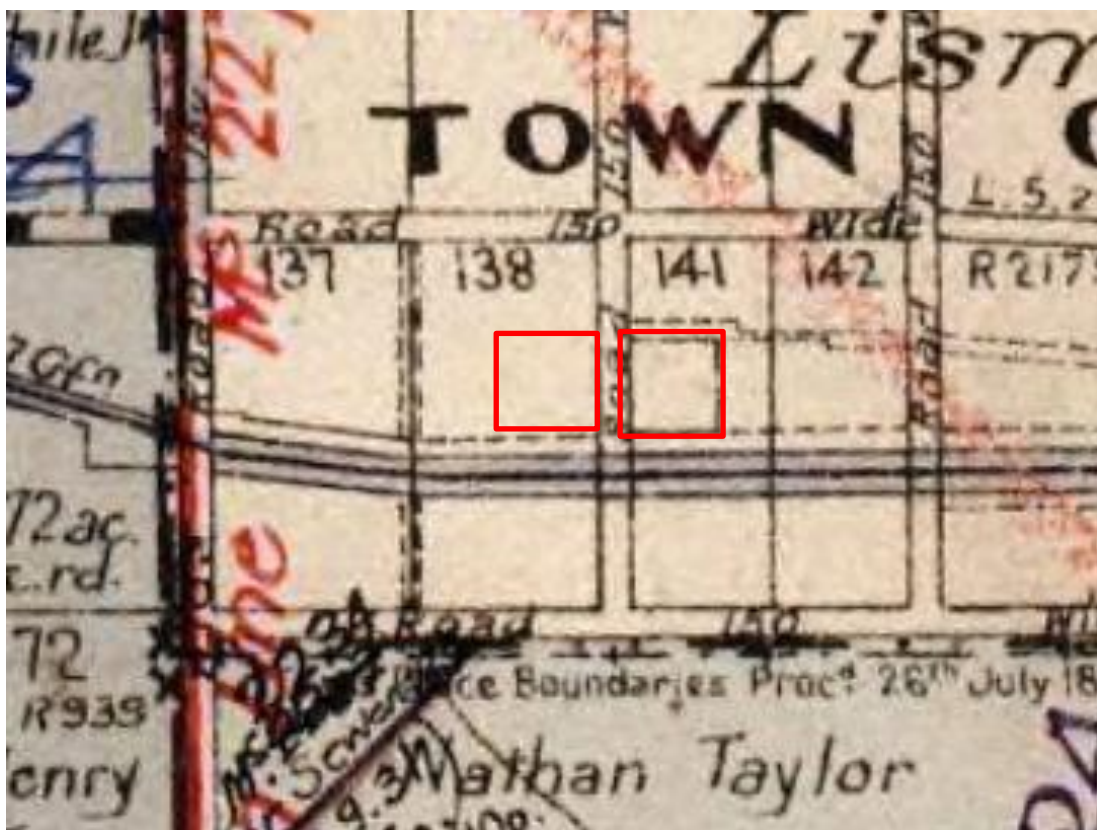


Figure 2.5 Extract of 1907 parish map, showing detail of land intended for school site on the east of Wilson Road (red outline).  
 NSW LRS HLRV, 1907, accessed 25/09/2023  
<https://hlrv.nswlrs.com.au/>





**Figure 2.6** Extract of 1922 town of Lismore map, showing resumed public-school lands (red outline).  
 NSW LRS HLRV, 1922, accessed 25/09/2023  
<https://hlrv.nswlrs.com.au/>



**Figure 2.7** 1923 Parish Map of South Lismore, study site outlined in red.  
 Note the boundaries of the school site has been detailed.  
 NSW LRS HLRV, 1923, accessed 22/07/2024.  
<https://hlrv.nswlrs.com.au/>



**Figure 2.8** 1932 photograph of senior girls from South Lismore School working in the school gardens with buildings in the background.  
South Lismore School, *Northern Star*, 5 September 1932, 8.



**Figure 2.9** Photograph of the 1954 flood in the streets of Lismore.  
*The Northern Star Archives*





**Figure 2.10** Aerial photograph of the 1954 flood in Lismore.  
*The Northern Star Archives.*



**Figure 2.11** 1958 aerial photograph of the study site outlined in red.  
 NSW Government, Historical Imagery.



**Figure 2.12** 1979 aerial photograph of the study site outlined in red.  
NSW Government, Historical Imagery.



**Figure 2.13** 1991 aerial photograph of the study site outlined in red.  
NSW Government, Historical Imagery.



## 3.0 PHYSICAL EVIDENCE

### 3.1 SITE CONDITIONS

The 2022 flood episode has resulted in a substantial amount of damage to Lismore South Public School, rendering the buildings unsafe to occupy and not fit for purpose. The school is divided by Wilson Street, forming east and west sides to the school site. They are both bounded by Phyllis Street to the north, Kyogle Street to the south and residential properties to the east and west (Figure 3.1 - Figure 3.3). The school boundaries are fenced, and the east and west sides of the school are accessed via a pedestrian crossing on Wilson Street. The topography of the site is relatively flat.

The eastern parcel of the school contains a number of school buildings, the earliest dating between the 1930s – 1950s. Many of these buildings have been relocated or raised on concrete Besa Blocks. The relocation of buildings likely occurred during the 1970 redevelopment phase. There is a contrast between earlier weatherboard construction and brick buildings. There are both single and two storey buildings that have been raised with piers or timber posts. Majority of the surfaces comprise of concealed concrete, asphalt, or grassed and landscaped areas (Figure 3.4 - Figure 3.7).

The western parcel of the school contains a more modern sports building fronting Wilson Street, as well as temporary demountables on the south portion of the allotment. There is a play area in the northeast corner (Figure 3.3). The surfaces also comprise of concealed concrete, asphalt or grassed and landscaped areas.<sup>49</sup> The western parcel is not included in the scope of works.



**Figure 3.1** Aerial view of east and west sides of Lismore South Public School. Google Maps, accessed 26/07/2024.

<sup>49</sup> As a site inspection was not possible during report preparation, site photographs have been reproduced from the inspection conducted for EMM's 2023 report.



**Figure 3.2**      **Intersection of Kyogle and Wilson Street.**  
Showing the east and west sides of the Lismore South Public School.  
Google Maps, accessed 26/07/2024.



**Figure 3.3**      **Intersection of Phyllis and Wilson Street.**  
Showing the playground and sport field on the west side of school.  
Google Maps, accessed 26/07/2024.





**Figure 3.4** The toilet block (Building G). South view.  
Reproduced from EMM 2023, Plate 3.6.



**Figure 3.5** Building C verandah. North-east view.  
Reproduced from EMM 2023, Plate 3.8.



**Figure 3.6** Weatherboard building on the poles (Building H). South view.  
Reproduced from EMM 2023, Plate 3.9.



**Figure 3.7** Building F and grassed lawn. Southeast view.  
Reproduced from EMM 2023, Plate 3.12.



### 3.3 ARCHAEOLOGICAL POTENTIAL

‘Archaeological potential’ describes the likelihood for archaeological remains to survive at a particular site.<sup>50</sup> This discussion considers the range of possible archaeological features and deposits at the study site, the factors that affect their creation or survival and provides concluding statements.

#### 3.3.1 Discussion

This discussion is organised thematically, firstly the main development phases and their typical remains are identified then several tables below identify the main factors that can affect the site’s potential for those remains, this includes: historic development and typical archaeological features, topography, landscape, modern disturbance, and results from related investigations. The study site has limited phases of historical development, archaeological features and deposits typical to these site types are summarised below (Table 3-1).

**Table 3-1 Historic Development and Typical Archaeological Remains.**

Development Phase	Site Type	Expected archaeological features
c.1915 to present	Educational	<ul style="list-style-type: none"> <li>- Brick/sandstone footings/ foundations</li> <li>- Cesspits or privies</li> <li>- Undocumented wells</li> <li>- Post holes for fences or timber outbuildings</li> <li>- Undocumented deposition (yard deposits, rubbish pits, artefact scatters)</li> <li>- Landscaping (garden beds, surfaces)</li> <li>- Former services</li> </ul>
Mid-19 <sup>th</sup> to late 19 <sup>th</sup> century	Agricultural	<ul style="list-style-type: none"> <li>- Undocumented evidence of cultivation (e.g.- hoe marks), post holes for fences or animal enclosures</li> <li>- Undocumented Ag drains or culverts</li> </ul>

#### 19<sup>th</sup> Century - Town Establishment

No historic evidence could be found to indicate direct occupation or development of the study site throughout the 19<sup>th</sup> century, during either the initial 9000 hectares pastoral run phase by the Stephens or Wilson families in the 1840s – 1850s. Nor during the township allotment subdivision and continued ownership by familial descendants of William Wilson. At the time of town subdivision in the mid-1850s, agricultural endeavours may have continued on the smaller township allotments based on the plan description stating, “these allotments consist of good soil, and are suited for agricultural purposes” (Figure 2.1). Both original town portions 138 and 141 were noted as containing “thinly timbered flat”. William Wilson owned several town allotments across Lismore from the survey. To date, it is unclear whether the Wilson family directly occupied the study site. The 1856 crown plan shows markings on the study site relating to government resumption and plans for a public school. These are not contemporary to the plan, forming later additions post production during government resumptions occurring between around 1913 – 1924 and known from land titles (Figure 2.4 - Figure 2.6).<sup>51</sup> There is no evidence to suggest that the provisional school was situated on the study site, historic references among newspaper articles noting that the

<sup>50</sup> Heritage Office, Department of Urban Affairs and Planning (1996), p. 15.

<sup>51</sup> NSW LRS, Book 1009 No. 153; Book 1359 No. 586; Book 2776 No. 961.

school was located on the “present stables of the Commercial Hotel” which is not situated in the study area.<sup>52</sup>

Though land was further subdivided in c.1883 presumably for residential development, there is no evidence to indicate that occupation of these lots occurred prior to land resumption for the school.

Most undocumented potential archaeological features from the 19<sup>th</sup> century phase are ephemeral in nature, and the study site is situated within an area subject to repeat historic episodes of flooding. Situated approximately 900 metres west of the Wilson’s River, the Lismore region is well known for significant flood events. Since 1870, there have been 91 flood events where water levels were recorded at 6.0m AHD or higher.<sup>53</sup> In particular, six ‘major floods’ where water levels reached between 10.00m – 11.00m AHD were recorded in Lismore between 1870 and 1893.<sup>54</sup> While all these floods may not have specifically affected the study site, flood waters displace and drag in debris or material not native to a site, depositing it on top of other in situ material. Flood waters create additional silt layers altering original topographic layout and can significantly affect ephemeral remains in both condition and form due to increased water content in the ground for prolonged periods of time. Additionally, the 20<sup>th</sup> century school construction phase would have impacted ephemeral remains on the east portion of the study site.

#### *20<sup>th</sup> century – South Lismore Public School*

Historic research suggests that the first known development phase to the study site occurred during c.1913 – 1915 for the original iteration of South Lismore Public School. Initial development occurred on the eastern portion of the site where the highest concentration of permanent school buildings remains. Excavation impacts have occurred for the first construction phase of brick and timber buildings, with subsequent disturbance for the demolition and replacement of some structures in the mid-20<sup>th</sup> century. Observation of current building layouts and the known history of flooding, it is possible that the earlier 20<sup>th</sup> century classrooms may have been built above ground on piers, which would significantly reduce the footprint for archaeological remains.

Based on construction dates, there is nil to low potential for underfloor deposits among original classroom spaces, though evidence for early 20<sup>th</sup> century cesspits may survive in former lavatory locations. Higher potential remains for undocumented wells which may have been installed on school grounds for access to drinking water prior to water being laid on. Evidence of undocumented rubbish pits or artefacts may also have been deposited on site prior to formalised rubbish collection services, though these types of remains are expected to have been affected by later flooding events and likely exist in a disturbed form.

A 1919 sale advertisement for allotments now forming the west portion of the study site suggest the land was undeveloped and vacant.<sup>55</sup> The current building is the only known footprint impact to have been constructed on the west portion of the study site, replacing an earlier smaller 20<sup>th</sup> century structure seen on aerial photographs.

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<sup>52</sup> Northern Star (14.10.1876, p. 3); Northern Star (18.11.1936, p. 6).

<sup>53</sup> Lismore City Council (2022).

<sup>54</sup> Lismore City Council (2022).

<sup>55</sup> Northern Star (16.10.1919, p. 1).

### 3.3.2 Statement of Archaeological Potential

It is unclear whether the study site was directly occupied or developed during the mid to late 19<sup>th</sup> century, when its wider land holdings were being used for agricultural purposes. There is virtually no visual evidence found of the study site dating to the 19<sup>th</sup> century. For those maps that do exist and show the larger land holdings (Figure 2.1), subsidiary structures such as sheds, paddocks and fences are often not represented in their entirety. Based on later developments and the continual historic presence of floods at the site, there is nil to low potential for archaeological remains demonstrating agricultural activities to remain in a robust and interpretable form at the site.

There remains low archaeological potential for material associated with the early 20<sup>th</sup> century development and occupation of South Lismore Public School to exist in a less fragmentary and more interpretable form. Structural remains hold greater potential to remain intact. Features such as occupation deposition (deposits or scatters) are likely to have been highly disturbed from both later construction phases and historic flood episodes.



## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 METHODOLOGY

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

Archaeological heritage significance can also be viewed in light of the framework set out by Bickford and Sullivan in 1984.<sup>56</sup> Bickford and Sullivan, taking into consideration the “archaeological, scientific or research significance” of a site posed three questions in order to identify significance:

1. Can the site contribute knowledge which no other resource can?
2. Can the site contribute knowledge which no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive problems relating to Australian history, or does it contribute to other major research questions?<sup>57</sup>

These questions have been broadly used to shape the response to the heritage significance criteria as described in Section 4.2 and 4.3.

The criteria and the definitions provided by ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ have been adhered to in assessing the cultural significance of the potential archaeological site at Lismore South Public School. An assessment of significance, under each of the criteria, is made possible by an analysis of the broad body of archaeological sites previously excavated both locally and elsewhere, in conjunction with the historical overview of the study site in particular.

The Criteria used to assess Heritage Significance in NSW are the following:

**Table 4.1 Criteria for Assessing Heritage in NSW**

Criterion	Description
A - Historical	An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history
B - Associative	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or a local area's cultural or natural history
C - Aesthetic or Technical	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area
D - Social	An item has strong or special association with a particular community or cultural group in NSW or a local area for social, cultural or spiritual reasons

<sup>56</sup> Bickford and Sullivan 1984.

<sup>57</sup> Bickford and Sullivan 1984, 23-4

E - Research	An item has potential to yield information that will contribute to an understanding of NSW's or a local area's cultural or natural history
F - Rarity	An item possesses uncommon, rare or endangered aspects of NSW's or a local area's cultural or natural history
G - Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's or a local area's <ul style="list-style-type: none"> <li>- cultural or natural places; or</li> <li>- cultural or natural environments</li> </ul>

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

## 4.2 IDENTIFICATION OF SIGNIFICANCE

### Criterion A - Historical

**An item is important in the course, or pattern, of cultural or natural history of NSW or a local area?**

Does not meet the threshold for significance.

The study site has been continually occupied since the construction of the South Lismore Public School in 1915. Prior to this, the study site was part of the original Crown land granted to William Wilson and used for agricultural purposes from the mid to late 19<sup>th</sup> century. There is no evidence of development and thus potential for archaeological remains is limited to demonstrating agricultural activities in a disturbed state which are not considered to be of local significance. The school represents one of the earliest schools in South Lismore and reflects the government department of education over a long period of time. While the study site represents continuity of a government educational institute from the early 20<sup>th</sup> century, there are earlier and more coherent examples. The site is not expected to contain relics that would meet the threshold for local significance.

### Criterion B - Associative

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

Does not meet the threshold for significance

The study site was part of the original Crown Grant given to early settler William Wilson in the mid-19<sup>th</sup> century. Wilson was a Scottish immigrant who owned a substantial amount of land in the Richmond River area and the Lismore township was established on his land. While Wilson may be symbolic on a local level for the early development of Lismore, there is no evidence to suggest that he occupied the site during its agricultural use, and thus Wilson's occupation phase will not be represented archaeologically.

The Lismore South Public School was established in c.1915 and its long educational occupation represents Lismore's strong association with the Department of Education. This relationship may important to the local community, however, is not considered archaeologically significant.

### Criterion C – Aesthetic or Technical

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

Does not meet the threshold for significance.

The study site is not considered significant according to this criterion.

### Criterion D - Social

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

Does not meet the threshold for significance

The first known development on the site was the Lismore Public School in c.1915. The school was one of the earliest schools in South Lismore, the wider area contained a number of 19<sup>th</sup> century school sites. While the study site reflects the long-standing association with the Department of Education, the archaeological record is unlikely to contribute significance to any particular known community or cultural group within the region.

**Criterion E - Research**

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

Does not meet the threshold for significance.

The study site is part of original crown land granted to William Wilson. The land appears to have used for agricultural purposes from the mid-19<sup>th</sup> century which is well documented in the historic record. The c.1915 school site represents one of the earliest schools in South Lismore and reflects the government education department over a long period of time. Early 20<sup>th</sup> century school sites are well documented among the historic record of NSW and the study site is not considered to contain archaeological research potential which would further contribute to the cultural history of the local region.

**Criterion F - Rarity**

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

Does not meet the threshold for significance.

The study site is not considered significant according to this criterion.

**Criterion G - Representativeness**

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

Does not meet the threshold for significance.

The study site demonstrates a long and continuous occupation relating to the department of education in NSW. The site however is limited in containing well preserved evidence of the early 20<sup>th</sup> century school site due to the successive alterations to the site, and flood episodes. The occupation of the site dates to the early 20<sup>th</sup> century and while it can be considered representative of early schooling in South Lismore, it is unlikely to produce relics that would meet the threshold for local significance.

## 4.3 STATEMENT OF CULTURAL SIGNIFICANCE

The study site forms part of the former original Crown land purchased by early settler William Wilson in the mid-19<sup>th</sup> century forming the township of Lismore. The lack of documentary evidence suggesting direct occupation or development of the study site until the c.1913-1915 school construction phase limits the expected archaeological record to material evidence of the school, a well-documented 20<sup>th</sup> century resource. Archaeological remains associated with ongoing use of Lismore South Public School are not considered to meet the threshold for local or State significance.

## 5.0 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

Heritage impact statements discuss a proposed activity and highlight potential impacts to the archaeological resource of a site. This section discusses the significance of the resource, what impact the proposed works will have on that significance, what measures could mitigate negative impacts or why more sympathetic solutions are not viable.<sup>58</sup>

### 5.1 PROPOSED ACTIVITY

The proposed activity comprises the rebuild of the LSPS on the eastern parcel of the existing site, in South Lismore, and will be delivered in a single stage. The western parcel is out of the scope of the activity. Any works required on the western parcel (such as removal of demountable classrooms) will be subject to separate approval (if required).

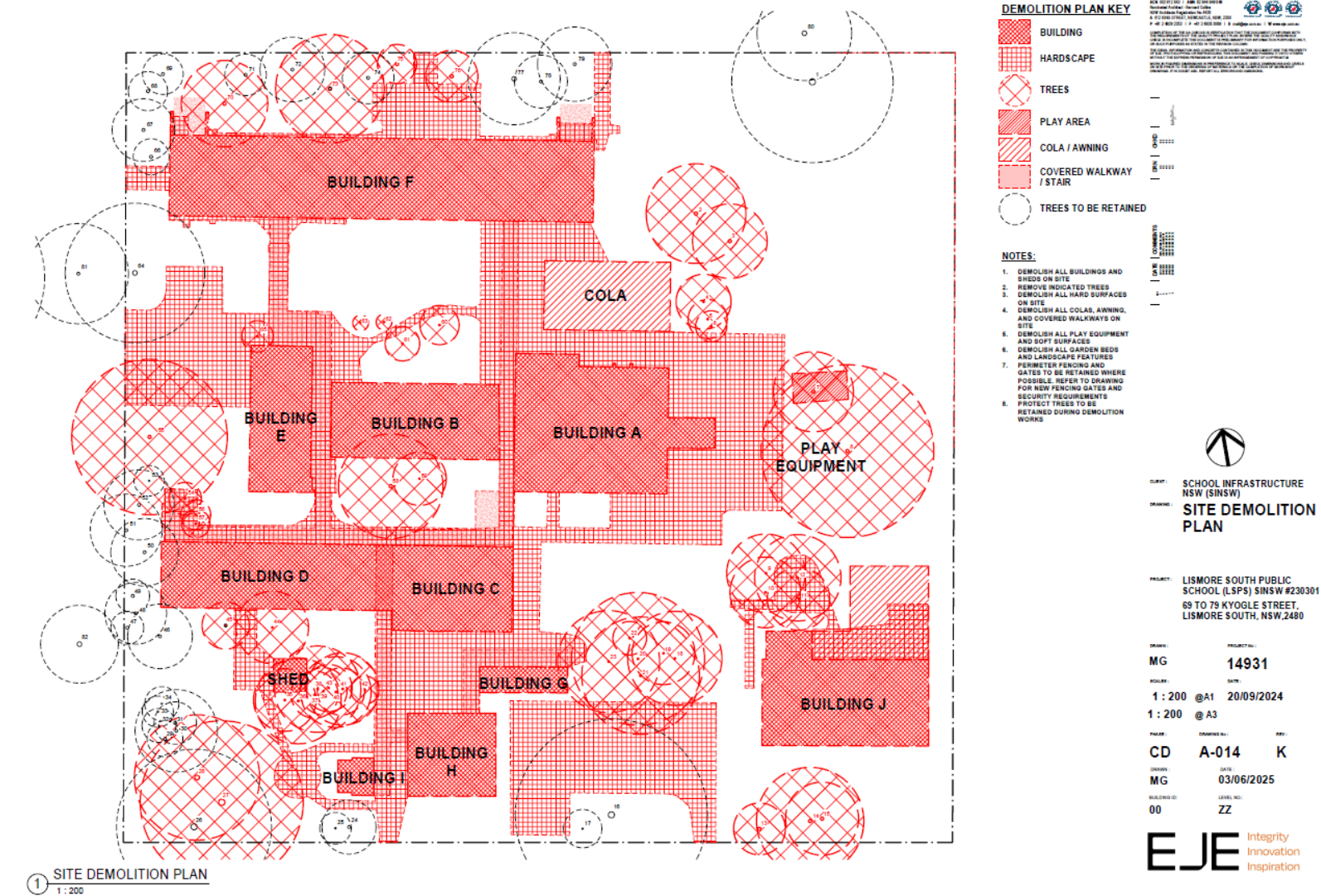
A detailed description of the proposal is as follows:

1. Retention of the existing play equipment, Building K and covered outdoor learning area (COLA) on the western parcel.
2. Bulk earthworks, comprising fill and excavation and other site preparation works on the eastern parcel.
3. Construction of a new building on the eastern parcel for LSPS including:
  - a. A one storey building (with undercroft areas below) fronting Kyogle Street containing a general learning space (GLS) hub, hall, library, support hub, administration, and pre-school.
  - b. Undercroft outdoor learning areas as well as amenities and storage located on ground level.
4. Landscaping and public domain works, including tree planting, a games court in the northeast corner and an outdoor playing area adjacent to the preschool.
5. A car park on the eastern side of the site, with access from Kyogle Street.
6. Waste collection area access from Kyogle Street.
7. Multiple entrance points, including:
  - a. Primary and secondary entries distributed on site frontages.
  - b. Vehicular access point to provide access to waste collection/delivery areas and car parking.
8. Ancillary public domain mitigation measures.

A sample of plans demonstrating the below ground impacts are shown below (Figure 5.1 – Figure 5.3)

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<sup>58</sup> Heritage Office and Department of Urban Affairs and Planning (1996) NSW Heritage Manual: Statements of Heritage Impact.



**Figure 5.1** Proposed Site Demolition Plan.  
EJE, Project No 14931, Drawing No. A-014, 03/06/2025.



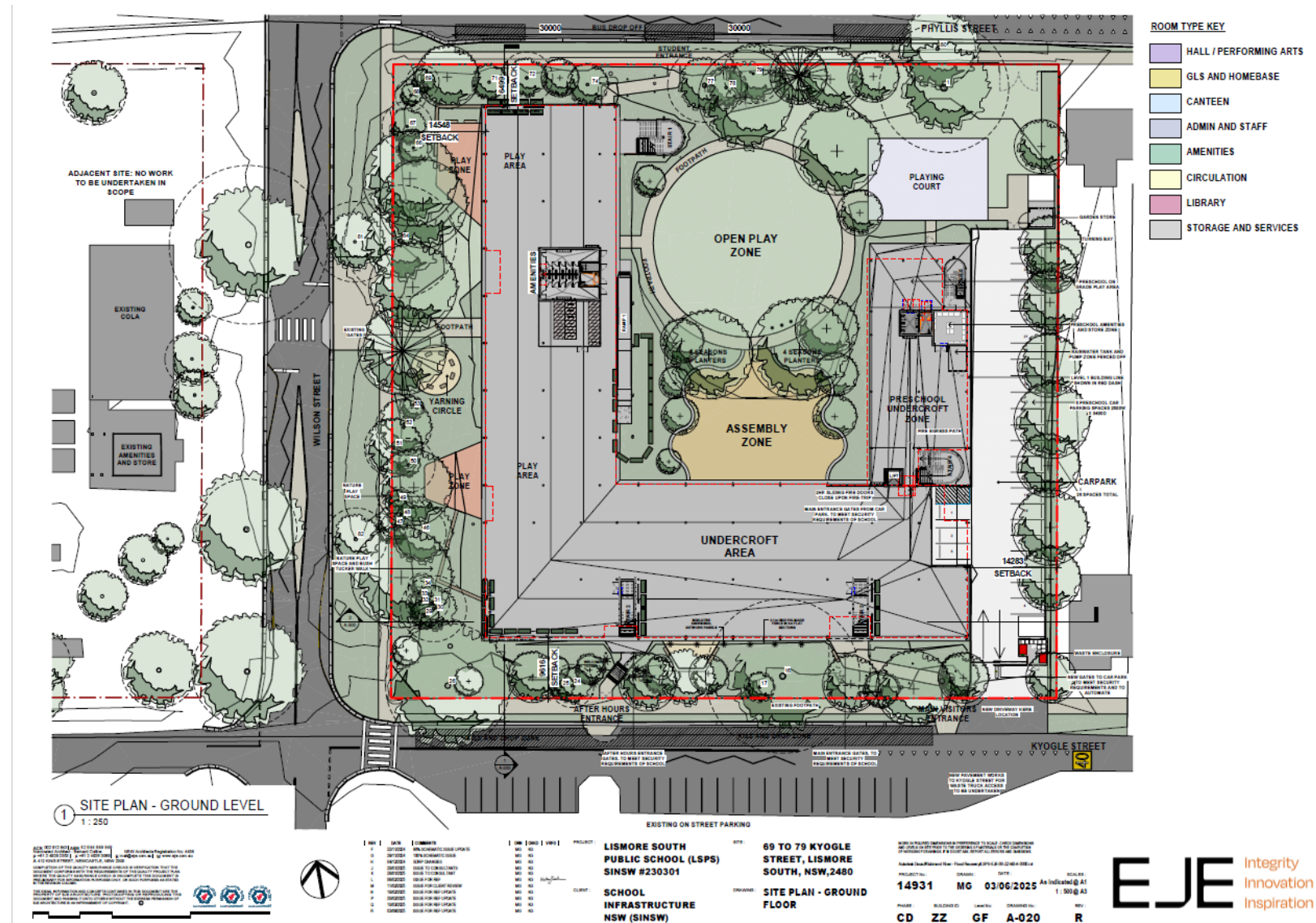
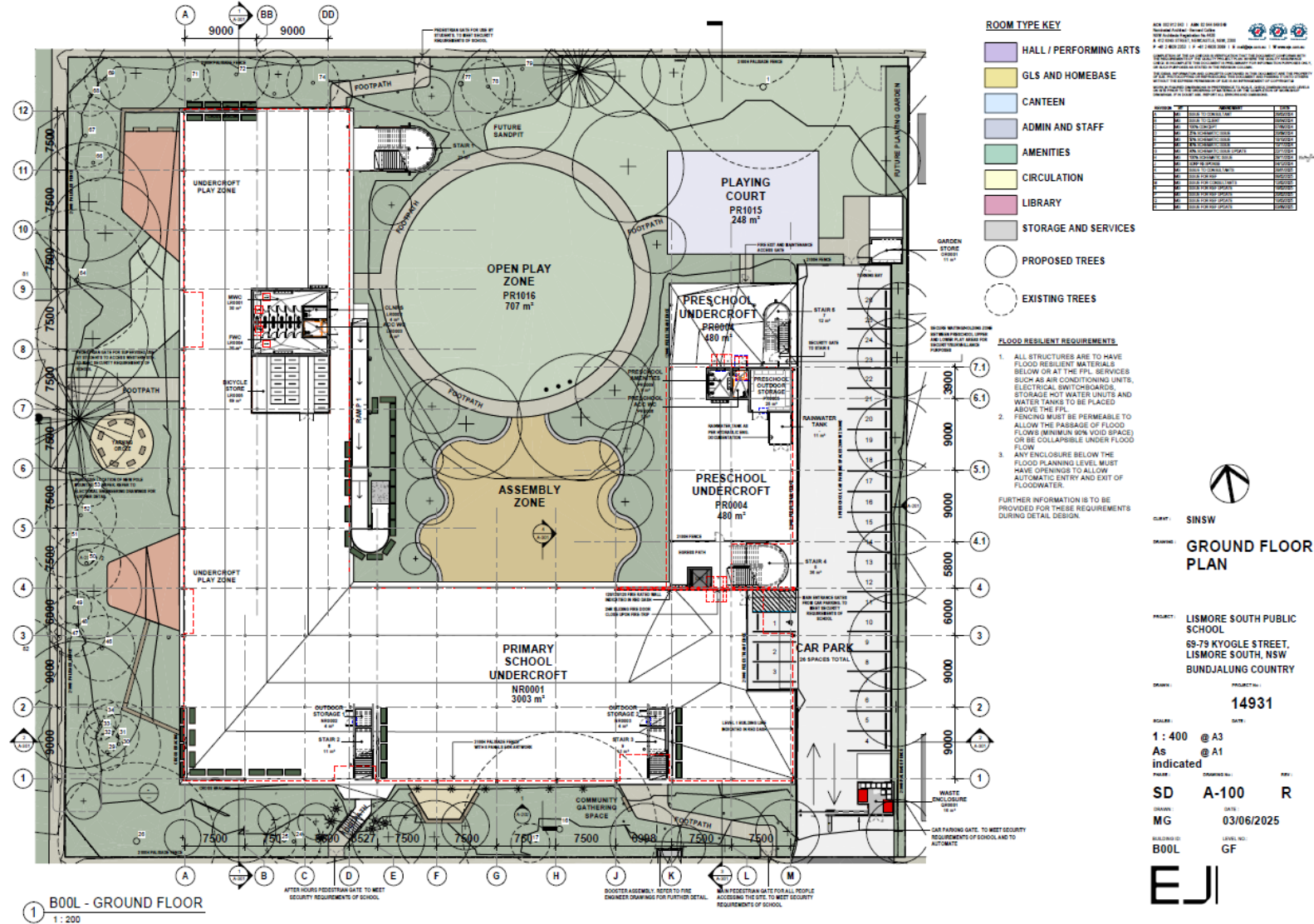


Figure 5.2 Site Plan – Ground Level  
EJE, Project No 14931, Drawing No. A-020, 03/06/2025.



**Figure 5.3 Site Plan - Ground Level**  
EJE, Project No 14931, Drawing No. A-100, 03/06/2025.

## 5.2 ASSESSMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

Excavation activities for the construction of new buildings, services and grading works will disturb or remove archaeological features and material should they exist on the east side of the study site. An assessment of archaeological potential (Section 3.3) and heritage significance (Section 4.0) has concluded that although there is low potential for known archaeological remains and material relating to the early 20<sup>th</sup> century development of the school site, these remains are not considered a relic under the *Heritage Act 1977*. The expected archaeological remains are not considered to be locally or State significant and thus redevelopment of the site can occur without further archaeological involvement. It is recommended that an Unexpected Finds Protocol is prepared for the proposed activity to mitigate and manage exposure of undocumented remains that may exist on the study site.

## 5.3 CONCLUSIONS AND MITIGATION MEASURES

- The proposed activity seeks to demolish existing buildings and infrastructure that were damaged as a result of the 2022 flood event and construct new school buildings on the site east of Wilson Street.
- Excavation for foundations, services and grading will remove archaeological remains or material that may exist on the study site.
- Although there is low potential for known archaeological remains and material relating to the early 20<sup>th</sup> century development of the school site, the expected remains are not considered a relic under the *Heritage Act 1977*.
- An Unexpected Finds Protocol should be prepared for the proposed activity to mitigate and manage exposure of undocumented remains that may exist on the study site.



## 6.0 RESULTS AND RECOMMENDATIONS

### 6.1 RESULTS

#### 6.1.1 Documentary Research

European exploration of the Richmond River area first began with Captain Henry Rouse, in 1828. Squatters, cattle grazers, cedar and timber cutters followed by dairy farmers were among the early settlers in the late 1830s and early 1840s. Captain Dumaresq built Lismore sheep station in 1843 across 23,000 acres. William and Jane Wilson took over the property in 1845 and established a head station at the junction of Leicester Creek and Wilson River. The township of Lismore was established in 1856 in the location of Wilson's head station.

Wilson subdivided the land into portions, the study site formed part of original Portion 38 and 41 in 1859. There is no historical evidence to indicate occupation of the site during Wilson's ownership phase. Wilson sold portions of the land in 1861, followed by subsequent owners. The study site was subdivided by 1881 and again in 1883 by Ludwick Bernstein. Original Portion 41 forming the east side of Wilson Street was subdivided into Lots 21-27 in Section 1. The lots were sold individually to subsequent owners and surrendered to the government in 1913 for construction of a school site. Lot 27 was additionally resumed by the government in 1979 for expansion to the east.

Original Portion 38 forming the study site on the west side of Wilson Street was subdivided into Lots 20-26 in Section 2. After subsequent owners it was also resumed by the government in 1924 to expand the government school site. Prior to the construction of the school site, no development appears to have occurred on the study site and was used for agricultural purposes. The school site underwent many expansions, modifications and demolition of earlier buildings throughout the 20<sup>th</sup> century. Lismore has historically been prone to flood events.

#### 6.1.2 Physical Evidence

The 2022 flood episode has resulted in a substantial amount of damage to Lismore South Public School, rendering it unusable. The school is divided by Wilson Street forming an east and west side to the school site. The east side of the school contains a combination of earlier 20<sup>th</sup> century and modern school buildings. There is low archaeological potential for structural remains or deposition relating to the early 20<sup>th</sup> century school site. There is nil-low archaeological potential for undocumented evidence of 19<sup>th</sup> century agricultural activities.

#### 6.1.3 Significance

The study site forms part of the former original Crown land purchased by early settler William Wilson in the mid-19<sup>th</sup> century forming the township of Lismore. The lack of documentary evidence suggesting direct occupation or development of the study site until the c.1913-1915 school construction phase limits the expected archaeological record to material evidence of the school, a well-documented 20<sup>th</sup> century resource. Archaeological remains associated with ongoing use of Lismore South Public School are not considered to meet the threshold for local or State significance.

### 6.2 MITIGATION MEASURES

Mitigation measures are actions taken to minimise, avoid, or compensate for potential adverse effects on the environment. Based on the assessment of archaeological potential (Section 3.3), cultural heritage significance (Section 4.0) and archaeological heritage impact (Section 5.0), the study site is not expected to contain intact archaeological material considered a relic

under the *Heritage Act 1977*. Therefore, no further historical archaeological works are required prior to site redevelopment occurring.

Mitigation Name	Aspect/ Section	Mitigation Measure	Reason for Mitigation Measure
Unexpected Finds Protocol	Prior to commencement of excavation work	An Unexpected Finds Protocol should be prepared by a qualified archaeologist and remain in place for the duration of site redevelopment to mitigate and manage exposure of undocumented remains that may occur on the study site.	Providing protection to undocumented or unexpected archaeological relics which may be present on the site.
Head Contractor/ Site Foreman	During construction phase	The head contractor and/ or site foreman is responsible for ensuring the Unexpected Finds Protocol is adhered to during all excavation works on site.	Providing protection to undocumented or unexpected archaeological relics which may be present on the site.

### 6.3 EVALUATION OF ENVIRONMENTAL IMPACTS

Excavation activities for the construction of new buildings, services and grading works will disturb or remove archaeological features and material should they exist on the east side of the study site. The assessment of archaeological potential and heritage significance has concluded that although there is low potential for known archaeological remains and material relating to the early 20<sup>th</sup> century development of the school site, these remains are not considered a relic under the *Heritage Act 1977*. The expected archaeological remains are not considered to be locally or State significant and thus redevelopment of the site will not impact on any known historical archaeological relics.

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

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