

STATEMENT OF HERITAGE IMPACT FOR:

STAGE 1 REDEVELOPMENT OF THE PEPPIN HERITAGE CENTRE AND MUSEUM (State Heritage Listing SHR#00144)



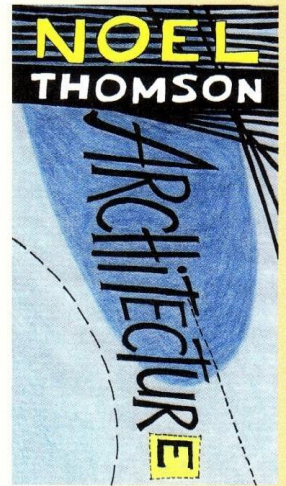
PEPPIN HERITAGE CENTRE AND MUSEUM

Prepared by: Noel Thomson Architecture Pty Ltd
20 Churchill Ave, Wagga Wagga NSW 2650
Telephone: (02) 6926 3320
Email: admin@noelthomsonarchitecture.com.au

Designed by: 3-D Projects
PO Box 421 Mosman NSW 2088
Telephone: (02) 9968 2289
Email: info@3dprojects.com.au

Prepared for: Edward River Council
180 Cressy St, (PO Box 270) Deniliquin NSW 2710
Telephone: (03) 58998 3000
Email: council@edwardriver.nsw.gov.au

JUNE 2025



Noel Thomson
Architecture

PO Box 5090
Wagga Wagga
NSW 2650

Phone (02) 6926 3320
Fax (02) 6926 6011

Noel Thomson
Architecture
Pty Ltd

Nominated Architect:
Noel Thomson 5869
ACN 077 973 623
ABN 82 077 973 623

RECORD OF AMENDMENTS / DOCUMENT STATUS

Date	Revision No.	Issue	Authorisation
26 May 2025	A	Issued for Review	NT
30 June 2025	B	Issue for DA Approval	NT

CONTENTS

	PAGE NUMBER
1. THE SITE & HERITAGE CONSERVATION AREA	2
1.1 Site Description	2
1.2 Heritage Conservation Area	2
1.3 History - Site Summary	3
1.4. Physical Analysis of Heritage Item	6
2. SIGNIFICANCE & ASSESSMENT	7
2.1 Heritage NSW Guidelines	7
2.2 Statement of Significance	8
3. HERITAGE NSW, COUNCIL LEP & DCP REQUIREMENTS/ CONSIDERATIONS	9
3.1 Heritage NSW : Heritage Act 1977 State Listing s60 Approval	9
3.2 Criteria for Heritage Conservation in Edward River LEP and DCP	10
3.3 Edward River Council LEP 2013	10
3.4 Deniliquin Council DCP	11
4. PROPOSED WORKS & HERITAGE IMPACT ASSESSMENT	12
4.1 The Proposal – Museum Refurbishment Works	12
4.2 Peppin Heritage Centre Scope of Works	12
4.3 Heritage Impact Assessment	14
4.4 Matters for consideration	16
5. SUMMARY AND RECOMMENDATIONS	18
6. REFERENCES	19
7. APPENDIX	19
Appendix 1: Historical Maps	
Appendix 2: History & Heritage Listings	
Appendix 3: Historic George Street School Plans	
Appendix 4: Development Plans – Stage 1	
Appendix 5: Photographs	

1. THE SITE & HERITAGE CONSERVATION AREA:

1.1 Site Description

The Peppin Heritage Centre, also known as the “Public School & School Masters Residence (former)” is a State Listed Heritage item: SHR #00144 that is located on George Street in Deniliquin, New South Wales, on the northern approach to the township, just south of the National Bridge crossing over the Edward River. The site occupies a prominent and visually significant position at the entrance to the Deniliquin town centre and comprises a collection of former public-school buildings and associated open space. The site as a whole is enclosed by low fencing, and vehicular access is provided via George Street. The buildings are in good condition and are actively maintained by Edward River Council in conjunction with the Deniliquin Historical Society. The adaptive reuse of the site as the Peppin Heritage Centre has ensured the preservation of its architectural and cultural values, while allowing for continued community engagement with its rich local history.

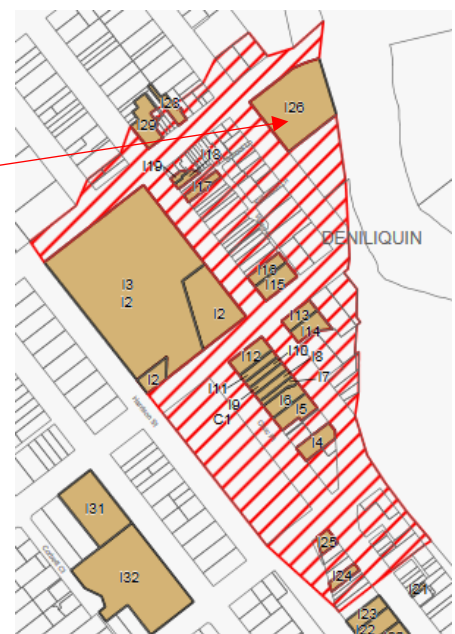
1.2 Heritage Conservation Area

The Peppin Heritage Centre, the former George Street Public School site and buildings forms part of the Deniliquin Heritage Conservation Area. The streetscapes, views and setting of Deniliquin Heritage Conservation Area are historically associated with the development of the commercial area of Deniliquin from late 19th Century until the early 20th Century which reached a peak during the 1920's. Its town centre based around Cressy Street contains an impressive group of late Victorian civic and commercial buildings. They remain virtually intact and by virtue of their position in the town and street architectural qualities contribute significantly to the character of Deniliquin. These and other buildings in Napier Street make an important historic and urban design contribution to the town centre and Deniliquin's Heritage Conservation Area. Deniliquin Conservation Area demonstrates a level of intactness of original architecture from the town's development in the late 19th Century until the early 20th Century when establishing itself as a regional country town. The town centre has retained its community importance, and the streetscapes remain highly distinctive due to the richness in the differing periods of architecture styles. Icons of Deniliquin conservation area include the Town Hall, Federal Hotel, Waring Gardens, former St Pauls Anglican Church, Regent Theatre, former George Street Public School and the Bank buildings.



Fig 1: SixMaps aerial image - Public School & School Masters Residence (former)

Peppin Heritage Centre, former Public School & Headmasters Residence – Local Heritage Items I25 & I26 and State Listed Item SHR#00144



Heritage Listings

There are several Heritage items within the vicinity of The Peppin Heritage Centre was previously known as the “School House and Headmasters Residence”, all of which fall within the Heritage Conservation of Deniliquin. Conservation Area and Heritage Items within the vicinity of the former George Street Public School site and buildings are listed below:

Listing Type	Item name and document details	Listing number
Local Heritage Conservation Area	Edward River Local Environmental Plan; 2013	
Local Heritage Item	Former ANZ Bank	I13
Local Heritage Item	Former State Bank	I14
Local Heritage item	Westpac Bank	I15
Local Heritage Item	Commonwealth Bank	I16
Local Heritage item	Shops	I17
Local Heritage item	Sydney House	I18
Local Heritage Item	G Helsby Building	I28
Local Heritage Item	Federal Hotel	I29

1.3 History – Site Summary

The Peppin Heritage Centre was previously known as the “School House and Headmasters Residence.” A new school building was built in 1879, the old building became the teacher’s residence. Over the years extensive alterations and repairs were made to the buildings. In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928. The school was closed in 1972 and taken over by the Deniliquin Council. It was decided to use the building as a museum and information centre managed by the Museum Trust and the Deniliquin Historical Society. Deniliquin Council undertook extensive conservation work to repair and prepare for the adaptive reuse of the building and in April 1988, it was reopened as the Peppin Heritage Centre. The School Master’s Residence was constructed in 1880 in the Gothic Revival style, especially popular for academic and ecclesiastical buildings at that time. The residence was leased out as a coffee shop, a craft gallery, and is currently part of The Crossing Café premises which was established in 1999.

The “Crossing Café” (former School Masters residence) was upgraded in 2020 following approval which was granted by Heritage NSW on 11 July 2019. The ‘Work’ included the alterations and additions to the existing and infill buildings that form the Café and about the Peppin Heritage Centre. Together, The Peppin Heritage Centre, Peppin Gallery and Deniliquin Visitor Information Centre (VIC), form the town’s current arts and culture offering. The centre attracts over 17,000 visitors a year. The Peppin Gallery holds over 10 local, regional and national art exhibitions throughout the year and is emerging as a space for small regional performances. The static displays have been in place for over 25 years; and digital technology and new interpretive elements are required to attract new visitors. The aim is for people to immerse themselves in the rich history of the indigenous people of the region, the lives of the pioneering families, learn about the struggle for water and how irrigation transformed the region into Australia’s food bowl.

With reference to the Heritage NSW online Database Entry for the Site, *“In 1857 a school site was chosen close to the Edward River and in 1861 a brick schoolhouse was erected with a frontage to George Street. A survey revealed that only 138 children out of the 613 living in the area attended school. In 1879 a new school building was built on the site and for one year the old 1861 school became the schoolmaster’s residence. As the building was in bad repair, the school principal, David Kennedy refused to live there and in 1880 the old building was demolished a new schoolmaster’s residence was constructed in Gothic Revival style.”*

“In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928. The school closed in 1972 and was taken over by the Deniliquin Municipal Council, to be used a museum and arts centre managed by a Museum Trust and the George Street Historical Society.”

The Peppin Heritage Centre became a Bicentennial Project and was officially opened on the 19th April 1988. The focus was on the Peppin Stud Breeding, Peppin family, and the sheep industry. The Warriston Ram Shed and yards were constructed, and the original Deniliquin Gaol was moved in from 'Willow Grove' Boorooban where it was being used as a workers washroom. The original classroom was kept complete with desks and blackboard etc. In 1993 the ablution block was restored as an exhibition space, and currently houses the No. 7 Service Flying Training School (7SFTS) exhibition, which operated in Deniliquin from July 28th 1941 to provide intermediate and advanced flying training for pilots. The Visitor Information Centre was incorporated into the centre in 1995, and in 1997 saw major renovations with the Crossing Café being built and an exhibition gallery being established. 'Settling the Edward' which showcases the history of 14 properties along the Edward River opened in 2000.

Site and its Context at Peppin Heritage Centre

The core of the site is a group of late 19th and early 20th-century brick buildings, originally constructed for use as educational facilities. The primary building, formerly the schoolhouse, is a symmetrical red brick structure with a hipped roof, double-hung sash windows, and restrained decorative detailing typical of Victorian and Federation-era public architecture. The building is solid and institutional in form but softened by its well-maintained exterior and landscaped setting. A notable feature is the front entrance portico, which provides a modest architectural focal point.

Adjacent to the main school building is the former headmaster's residence, a detached structure built in 1880 to replace an earlier building deemed uninhabitable. The residence is constructed of red brick with timber-framed windows and a corrugated iron roof. It retains a number of original features including chimneys, timber joinery, and decorative gable treatments, consistent with its late Victorian origins. The residence contributes significantly to the streetscape due to its scale, architectural detail, and prominent location.

The site retains elements of the original school playground and open yard, now adapted for public use as part of the museum and community complex. The grounds are landscaped with lawn areas, established trees, and paved walkways. These open areas contribute to the setting and heritage character of the site, while also supporting its current use as a cultural and community facility.

Internally, the buildings have been adapted for museum and gallery use but retain key features reflective of their former educational function. Interpretive displays throughout the Peppin Heritage Centre highlight the history of the school as well as the agricultural development of the region, particularly the role of the Peppin family in the evolution of the Australian Merino wool industry.



Fig 2: Peppin Heritage Centre (Public School & School Masters Residence - former) aerial mapping showing site components

Sites and Context George St, Deniliquin

George Street in Deniliquin, New South Wales, is significant for its connection to the town's history, particularly the former Deniliquin Public School, now the Peppin Heritage Centre. The street also housed the original Black Swan hotel, which later became the Federal Hotel. George Street was a prominent commercial and residential area in Deniliquin's past, and its buildings reflect the town's architectural history. George Street in Deniliquin is not named after a specific historical figure. Instead, its name is a common street naming convention used in many towns and cities in Australia. Streets are often laid out in a grid pattern, with major streets receiving names like George, Main, or High, and then numbered sequentially. Deniliquin's "George Street" is simply one of these primary streets, and its namesake is not tied to a particular person or event. The name is likely a result of the town's original survey and planning, as "George" was a common name for main thoroughfares.

Another possible meaning behind the street name, with reference to correspondence from the Deniliquin Historical Society (14/05/25) *"According to the records of one of our past historians George Street was named after King George, however he doesn't specify whether it was King George III or King George IV. King George III had the longest reign from 1760 to 1820 and George IV ruled from 1820 to 1830. We have very early maps of Deniliquin, one dated 1856 which shows George Street. I would imagine that early councillors of the Deniliquin Council would have been paying homage to the longest reigning king."*

The Building & Outbuildings at The Peppin Heritage Centre "Public School & School Masters Residence (former)"

The Peppin Heritage Centre, located at the site of the former George Street Public School in Deniliquin, comprises a collection of heritage buildings and outbuildings situated on a landscaped site adjoining the Edward River. The principal building on the site is the original 1879 schoolhouse, a substantial brick structure designed in a simple Victorian institutional style, featuring gabled corrugated iron roofing and modest decorative detailing. This building now houses museum exhibitions and historical displays, playing a central role in interpreting the local heritage. Adjacent to the schoolhouse is the former headmaster's residence, also of brick construction, which originally provided on-site accommodation for the principal and now serves administrative or support functions. Several outbuildings are located around the site, including small timber or fibro-clad sheds and service structures that may have once served as toilets, detached classrooms, or storage. These have been variously retained, modified, or repurposed in support of the centre's operations. In addition to the original school buildings, the site also includes more recent additions such as a public toilet block near the river foreshore and a contemporary hospitality venue known as The Crossing Café. The Deniliquin Visitor Information Centre also occupies part of the site, further enhancing its role as a hub for tourism and cultural engagement. Together, these buildings reflect the evolving use of the site from a centre of education to a place of historical interpretation, community activity, and civic pride.

Previous Physical Changes at "Public School & School Masters Residence (former)"

School - On the closure of the school and transfer to Deniliquin Municipal Council extensive conservation work was carried out to repair and reinstate the building and in April 1988 it was reopened as the Peppin Heritage Centre. The Centre places particular emphasis on the area's association with the development of the Merino and the Wool Industry in Australia. In the school yard an old ram shed has been rebuilt as well as a small set of sheep yards and sheep handling demonstrations are a regular occurrence. A law enforcement lock-up from one of the local properties has also been moved there. The exterior of the building is probably in much the same state as it was during the 1930's. Style can be described as derivative from the Victorian Italianate style even with the 1928 additions.

School Master's Residence - In 1880 a new residence was constructed in the Gothic Revival style especially popular for academic and ecclesiastical buildings at that time. The existing building still exhibits many Victorian Gothic details particularly the steep pitched roof, prominent gable with trefoil motif and verandah decorated with timber tracery. Face brickwork is enhanced by rendered mouldings

1.4. Physical Analysis of Heritage Item

The Peppin Heritage Centre occupies a prominent site on George Street, Deniliquin, adjacent to the Edward River. The site comprises the main former school building, a former headmaster's residence, and several associated outbuildings. The primary structures are constructed in brick, reflecting late 19th- and early 20th-century public institutional architecture, with detailing that reflects Italianate and Victorian influences. The main school building is a single-storey red brick structure with a gabled roof clad in corrugated iron. The building displays restrained classical detailing, with symmetrical fenestration and arched windows, lending a balanced and formal appearance. Later additions are sympathetic in material and scale, contributing to the continuity of form while being discernible from the original fabric.

Internally, the spaces have been adapted for museum and exhibition use, though some original finishes and features, such as timber joinery, window hoods, and ceiling linings, remain visible. The former headmaster's residence, located at the northern end of the complex, is also constructed in brick with a simple hipped roof. It retains its residential character despite minor modifications and now forms part of the overall heritage interpretation centre. It displays traditional domestic detailing, including sash windows and timber verandahs, with remnant period features evident in both internal and external elements.

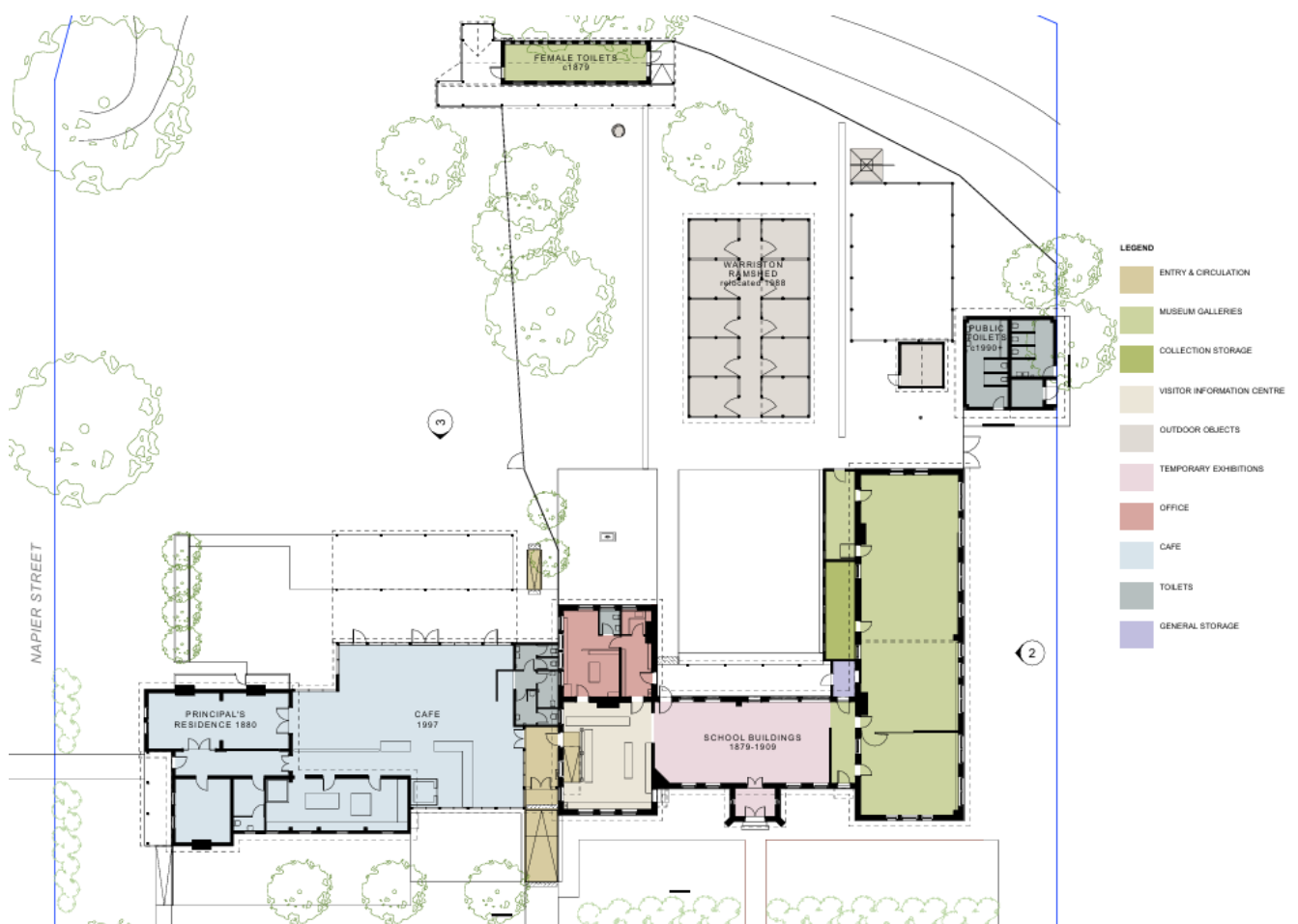


Fig 3: Peppin Heritage Centre (former Public School) Existing Layout

The outbuildings include a small brick structure, likely once a storage or utility building, and several later additions including sheds and covered walkways. These vary in heritage value; some are contemporary in construction and clearly distinguishable from the historic fabric, serving functional purposes related to the current museum and visitor uses. The site retains mature trees and landscaped open areas, including pathways and garden beds that contribute to the setting and interpretation of the precinct. The visual prominence of the Centre, especially when viewed from the northern approach across the National Bridge enhances its landmark status in the townscape. Overall, the Peppin Heritage Centre demonstrates strong integrity in terms of layout, form, and materiality. Despite adaptive reuse, the complex retains significant built elements that reflect its original educational purpose while effectively accommodating its modern function as a museum and cultural facility.

2. SIGNIFICANCE ASSESSMENT

2.1 Heritage NSW Guidelines

The evaluation criteria for the assessment of cultural significance were developed by the NSW Heritage Council in association with amendments to the NSW Heritage Act 1977. They were developed with the goal of national consistency and community understanding and replaced the previously used **State Heritage Inventory (SHI)** assessment criteria. The **State Heritage Register (SHR)** criteria were gazetted followings to the Heritage Act and have been in force since April 1999.

The following analysis against the heritage NSW criteria for ‘state listing’; Historical, Associative, Aesthetic, Social, Research Potential, Rarity & Representativeness is prepared for this Statement of Heritage Impact;

HISTORICAL:

Criterion (a): *An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).*

The former Deniliquin Public School is of historical significance as the earliest formal site of public education in Deniliquin, dating back to 1857. It reflects the evolution of public education in rural New South Wales from the slab-built structures of the mid-19th century through to expanded and purpose-built educational facilities by the early 20th century. The site documents the growth of Deniliquin as a regional centre and the community’s early commitment to education, despite social and logistical challenges. Its later adaptive reuse as the Peppin Heritage Centre continues this legacy of community service and storytelling.

ASSOCIATIVE:

Criterion (b): *An item has strong or special association with the life works of a person or group of persons, of important in NSW’s cultural or natural history (or the cultural or natural history of the local area).*

The site is associated with prominent individuals and organisations that played significant roles in Deniliquin's history. This includes Mr. David Kennedy, a school principal whose tenure marked a substantial increase in student attendance, and the Peppin family, whose legacy in merino sheep breeding is nationally and internationally recognised. The building’s current role as the Peppin Heritage Centre embodies these associations through its interpretive exhibitions and community functions.

AESTHETIC:

Criterion (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).*

The school buildings, including the Gothic Revival-style residence built in 1880 and the Italian-style original 1861 brick schoolhouse, contribute to the architectural heritage of Deniliquin. Positioned prominently near the National Bridge entry into the town, the site forms a visually distinctive and historically resonant landmark. The surviving structures illustrate typical 19th and early 20th century educational architecture in regional New South Wales and retain aesthetic qualities that enhance the town's historic streetscape.

SOCIAL:

Criterion (d): *An item has strong or special association with a particular community or particular community or cultural group in NSW (or the local area), for social, cultural or spiritual reasons*

The former school holds strong social significance for the local community, having served generations of residents as a place of learning from 1857 to 1972. Its continued use as a museum and arts centre ensures its ongoing role as a cultural and educational institution. The site is a focal point for local identity, community events, and intergenerational memory, fostering a tangible connection to Deniliquin's past.

RESEARCH POTENTIAL:

Criterion (e): *An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of local area).*

The former school complex offers potential for further research into the evolution of regional education practices and public infrastructure. Surviving fabric from the 19th and early 20th centuries, including building materials and construction techniques, may yield insights into vernacular design responses to climate and available resources in the Riverina region. The site may also contain archaeological evidence related to earlier school buildings or broader community use.

RARITY:

Criterion (f): *An item possesses uncommon, rare or endangered aspects of the areas cultural or natural history (or the cultural or natural history of local area).*

The former Deniliquin Public School is a rare surviving example of a mid-19th-century school site that has remained a central part of the community's institutional fabric. The evolution of its buildings - spanning from 1861 to the early 20th century - represents a rare continuum of public educational infrastructure in a regional context, particularly one that has remained largely intact and repurposed in a respectful and relevant way.

REPRESENTATIVENESS:

Criterion (g): *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments.*

The site is representative of public school development in New South Wales, reflecting the state's broader social and governmental efforts to formalise and expand access to education from the 19th century onwards. It exemplifies the transition from rudimentary schoolhouses to more sophisticated, state-funded facilities, and its current use illustrates a successful example of adaptive reuse of heritage assets in rural communities.

2.2 Statement of Significance

With reference to the Edward River Heritage Inventory (2008) and the NSW Heritage Database State Listing SHR#00144 for the former George Street Public School, the significance of the site and buildings is noted as follows: *"The former George Street Public School site and buildings are significant culturally, socially and architecturally for their use as the centre of public education in Deniliquin from 1857 until it was closed in 1972. The site and buildings have further significance for its adaptive reuse as the Peppin Heritage Centre interpreting the importance of the Merino sheep*

and Wool & Agricultural Industry that developed on the station properties in the region around Deniliquin. The former headmasters residence and school have significance as items of high architectural impact of the crossing place where traffic enters central Deniliquin from the north across the National Bridge over the Edward River.”

3. HERITAGE NSW, COUNCIL LEP & DCP REQUIREMENTS/ CONSIDERATIONS

3.1 Heritage NSW : Heritage Act 1977 | State Listing | s60 Approval

The NSW Heritage Act 1977 (NSW) (*the Heritage Act*) is the main piece of legislation that protects items of environmental heritage in NSW. Under the Heritage Act, items of environmental heritage include places, buildings, works, relics, moveable objects and precincts that are identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values.

The Heritage Act also protects relics, which can include archaeological material, features and deposits. Under the *Heritage Act 1977*, an application for Section 60 (S60) Approval for works or activities that may impact heritage listed items.

A Section 60 fast track approval provides a pathway for works that have, or have the potential to have, a minor impact on the significance of a State Heritage Register listed item.

The Section 60 fast track approval pathway is for works or activities:

- to an item listed on the State Heritage Register or subject to an interim heritage order
- that will have little or no adverse impact on the heritage significance of an item, in the opinion of the Heritage Council (or its delegate)
- that are not listed as a standard exemption or site-specific exemption under the *Heritage Act 1977*
- that have an estimated cost of up to \$150,000
- that accord with relevant guidelines.

This type of application cannot be used to obtain heritage approval following determination of an integrated development application. A Section 60 fast track approval cannot be modified, except for minor administrative corrections.

Heritage NSW Conservation Principles

With reference to Heritage NSW *Principles of Conservation Work on Heritage Places* (1999), the following principles that are appropriate are as per the table below;

Principle	Explanation
Continue to use the place	Using a building generally means that it will be maintained. If it is not possible to use a building for its original purpose, a compatible use should be found that requires minimal alteration.
Repair rather than replace	Keep as much of the historic fabric as possible as this gives a place authenticity and provides evidence of the past.
Make reversible alterations	Alterations to significant building fabric should be reversible. If elements are removed they should be stored nearby for possible future reinstatement. Once it is gone, it is gone forever.
Make a visual distinction between old and new	Detail of new work should generally be distinguishable from the old, while being sympathetic and respectful of the original fabric. Set up a dialogue between the old and the new based on an understanding of the language of the original building.

Avoid precise imitation of architectural detail	New additions should not imitate the precise architectural detail of historic buildings, as this could confuse and compromise the integrity of the historic fabric.
Ensure alterations are sympathetic	New work should be complementary to the original building and its context in terms of character, scale, form, siting, materials and colours and detailing, yet contemporary.
Respect the ageing process	The patina of age and use add character to historic buildings. If something is not structurally unsound it should be retained. Do not over-clean buildings as this can lead to damage of original fabric.
Respect previous alterations	All changes contribute to a building's history. Emphasis should not be placed on one period of a building's development at the expense of others, unless it is much more significant or, to the contrary, intrusive.
Discontinue previous unsound practices	Previous unsound practices or details should not be continued, whether in original work or subsequent repairs, and should be corrected.
Stabilise problem areas	Rectify specific problem areas as a matter of priority to ensure the continued conservation of remaining original building fabric.
Respect the building's context and location	The early context or setting contributes to a building's significance and is often part of the heritage curtilage. If the building is deprived of any of its early context, significance may be lost. New elements in the historic setting should be sympathetic and respectful.
Respect contents	Avoid removal of significant contents of heritage items unless it is not possible to retain them, in which case they should be properly recorded and securely stored for possible future reinstatement.
Seek design excellence	These principles provide a safe, respectful approach to heritage buildings, but they cannot be guaranteed to produce fine architecture. They should support inventive, interpretive, contemporary design solutions of high architectural quality. New work may be quite different in spirit and appearance from the existing fabric, but still sympathetic to its heritage values.

3.2 Criteria for Heritage Conservation in Edward River LEP and DCP

The criteria for any development in relation to heritage items shall be in accordance with the requirements of the Edward River Council Local Environmental Plan 2013 Part 5.10 – Heritage Conservation clauses and Deniliquin Council Development Control Plan Chapter 11 – Heritage Conservation 2016.

3.3 Edward River Council LEP 2013

With reference to Edward River LEP 2013 Part 5.10 – Heritage Conservation, Clause 1 notes that the following sub-clauses apply;

(1) Objectives

“The objectives of this clause controls are:

- (a) to conserve the environmental heritage of Berrigan, and*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,*

(2) Requirement for consent

“Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - (i) a heritage item,*
 - (iii) a building, work, relic or tree within a heritage conservation area.”*

(4) Effect on heritage significance

“The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).”

(5) Heritage impact assessment

he consent authority may, before granting consent to any development:

(a) on land on which a heritage item is situated, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.”

3.4 Deniliquin Council DCP

Key Considerations from the Deniliquin DCP 2016:

Heritage Conservation Objectives: The DCP emphasizes the importance of conserving heritage items and ensuring that any development does not adversely affect their significance. This includes maintaining the architectural integrity, scale, and character of heritage buildings and their settings.

Adaptive Reuse: The plan supports the adaptive reuse of heritage buildings, provided that such adaptations are sympathetic to the building's heritage values. This aligns with the proposed revitalization of the Peppin Heritage Centre, which aims to enhance its function as a museum while preserving its historical significance.

Design and Materials: Any alterations or additions should be compatible with the original building in terms of design, scale, materials, and detailing. The proposed works, which include the installation of new displays, lighting, and other infrastructure, should ensure that these elements are in harmony with the existing heritage fabric.

Documentation and Reversibility: The DCP recommends thorough documentation of existing conditions before any work commences. Additionally, new interventions should be reversible where possible, allowing for the restoration of original features if desired in the future

Response: The proposed works have been developed in accordance with the statutory heritage provisions of the Edward River Local Environmental Plan 2013, specifically Clause 5.10 – Heritage Conservation, and the associated guidance provided in the Deniliquin Development Control Plan – Chapter 11 Heritage Conservation. These planning instruments establish a framework for the conservation of heritage significance through the protection of identified heritage items and heritage conservation areas. The Peppin Heritage Centre is listed as a heritage item of State significance under Schedule 5 of the Deniliquin LEP, reflecting its considerable historical, aesthetic, and social values at both the local and State level. The site's contribution to the Deniliquin Heritage Conservation Area further reinforces its importance in the cultural landscape of the Edward River region. The proposed scope of works is considered to be consistent with the objectives and controls of both the LEP and DCP, as it involves minimal physical intervention to significant fabric, the removal of intrusive later elements, and reversible internal fit-out measures that facilitate the Centre's ongoing adaptive reuse. The works will conserve the site's key heritage values, support its sustainable function as a museum and interpretive facility, and continue to present the Peppin Heritage Centre as a highly intact and prominent landmark within the townscape.

4. PROPOSED WORKS & HERITAGE IMPACT ASSESSMENT

4.1 The Proposal – Museum Refurbishment Works

The overall scope of Works for the project includes:

Museum Infrastructure & Fitout Works

- Screw-fix attachment of display frames to timber partition.
- Screw/bolt-fix attachment of display frames to south wall.
- Screw-fix installation of new ceiling-suspended lighting track.
- Modification of existing doorways at proposed exits 2-3 to BCA standard and removal of infill modern weatherboard wall outside exit 3.
- Screw-fix installation of framed photographs to north timber partition wall in corridor.
- Screw-fix installation of signage to north brick wall in museum gallery space.
- Installation of emergency signage/lighting, smoke alarms, GPO's and data points throughout museum wing as required.
- Installation of HVAC units to lower areas of museum wing north wall (TBC).
- Installation of shelving to Collection Store rooms northern timber stud walls in former Hatroom annexes.

Conservation Works & Painting

- Remove redundant 'modern' services/fixtures.
- Repaint internal walls, doors, windows and ceilings (colours TBA).
- Repair, seal gaps, reglazing and repainting of windows as required.

4.2 Peppin Heritage Centre – Museum Scope of Works

With reference to the Architectural/Exhibition Plans by 3-D Projects.

Portraits

1. new skirting to match temporary gallery skirting, 140mm high. paint finish tba.
2. repair door & architrave, remove barriers, seal gaps, fill holes & paint finish tba.

Museum Space

3. new skirting square edge, 140mm high. paint finish tba.
4. remove sliding door, track & hardware. relocate to conservation storage. fill holes in timber partition wall + paint finish tba.
5. fix existing edge post to wall. paint finish tba.
6. replace broken stained glass in window to match existing.
7. remove winders from windows.
8. existing ceiling ventilator - clean, paint & reseal ventilator. micaceous paint finish tba.
9. doors & windows treatment to schedule.
10. open fireplace and edge opening with metal lintel.
11. paint outline of former door.

Collection Storage

12. new shelving to specification.
13. new rubber flooring above existing timber boards.
14. fill in wall ventilator & make good wall + paint finish. install new ventilation fan details tbc.
15. remove existing storage and display fixtures.

General

16. sand newly laid timber floorboards. polyurethane finish to match temporary gallery.

17. paint walls, skirtings, timber partition, doors & windows joinery and ceilings to paint schedule.
18. repair window frames, fill in gaps, re-putty as required south & east walls (including under verandah).
19. original timber ceiling - remove fans, lighting tracks & electrical fixtures. plug holes in ceiling + paint finish.
20. check & replace smoke alarms.
21. remove existing electrical fixtures and fittings all areas.
22. new blinds to external windows (not including west facing George St).
23. reline external weatherboards to match existing. pant finish tba.
24. exit 2: reframe doorway as required, infill gaps, & install new outward opening door to schedule.
25. exit 3: reframe doorway as required, install new fanlight glazing & new outward opening door to schedule. replace architrave to match existing.
26. permeable utilities enclosures, details tba.

Demolition

27. demolish infill timber frame wall & cladding, remove panels & shelving blocking exit 3 door.
28. remove ramp and railing

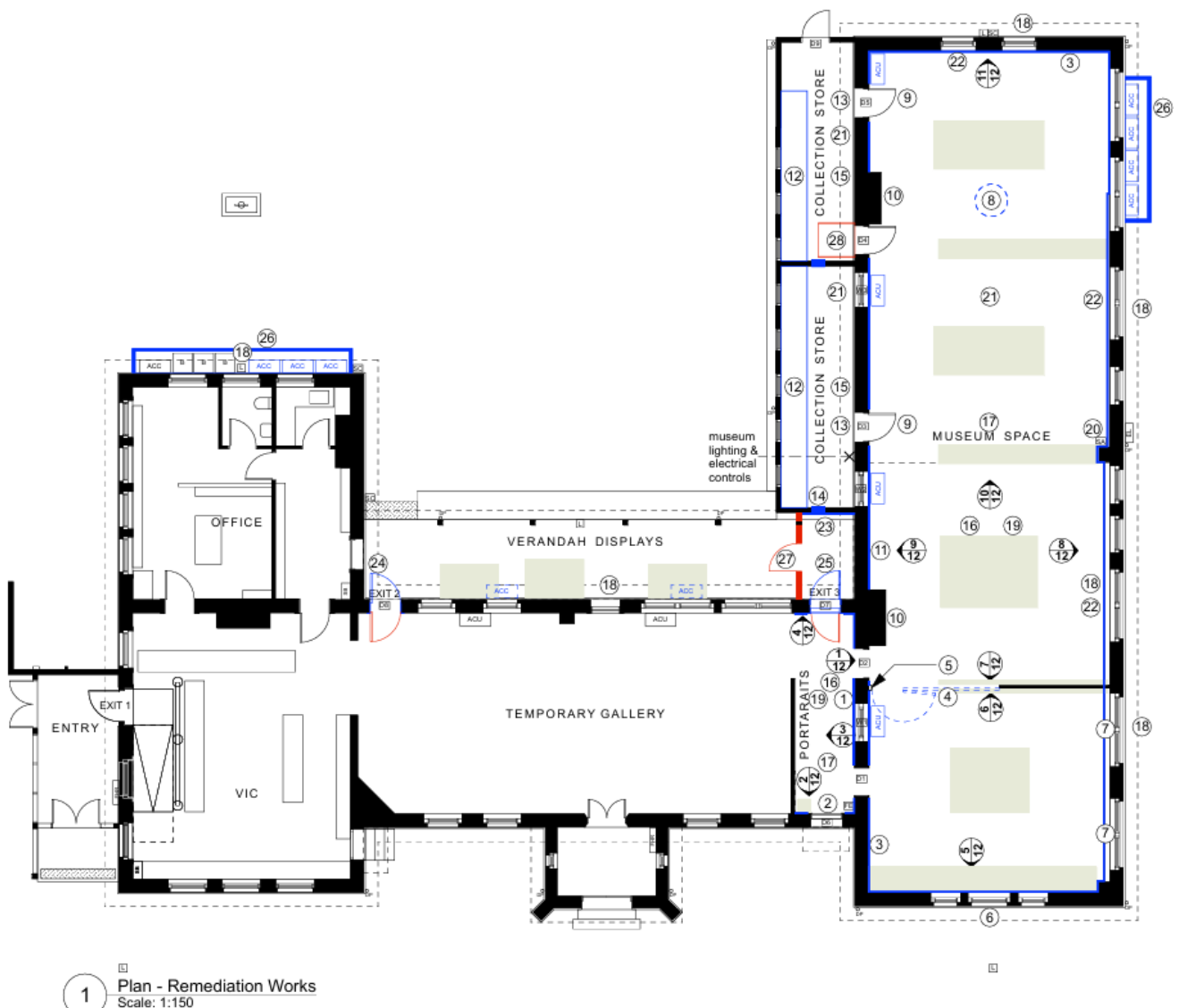


Fig 4: Peppin Heritage Centre (former Public School) – Plan showing Museum Scope of Works as numbered

4.3 Heritage Impact Assessment

Minor partial demolition (including internal elements)

[A] Is the partial demolition essential for the heritage item to function?

The removal of the weatherboard wall on the verandah is identified as a later infill and not part of the original heritage fabric. Its removal is unlikely to have any negative heritage impact and may, in fact, restore original spatial relationships. The removal of this wall is to activate an old door that is now to become an exit from the building.

The removal of the internal sliding door, track and hardware at the old 'classroom' is required to allow for placement and circulation of museum displays. This is to be placed in storage on the site for future reinstatement.

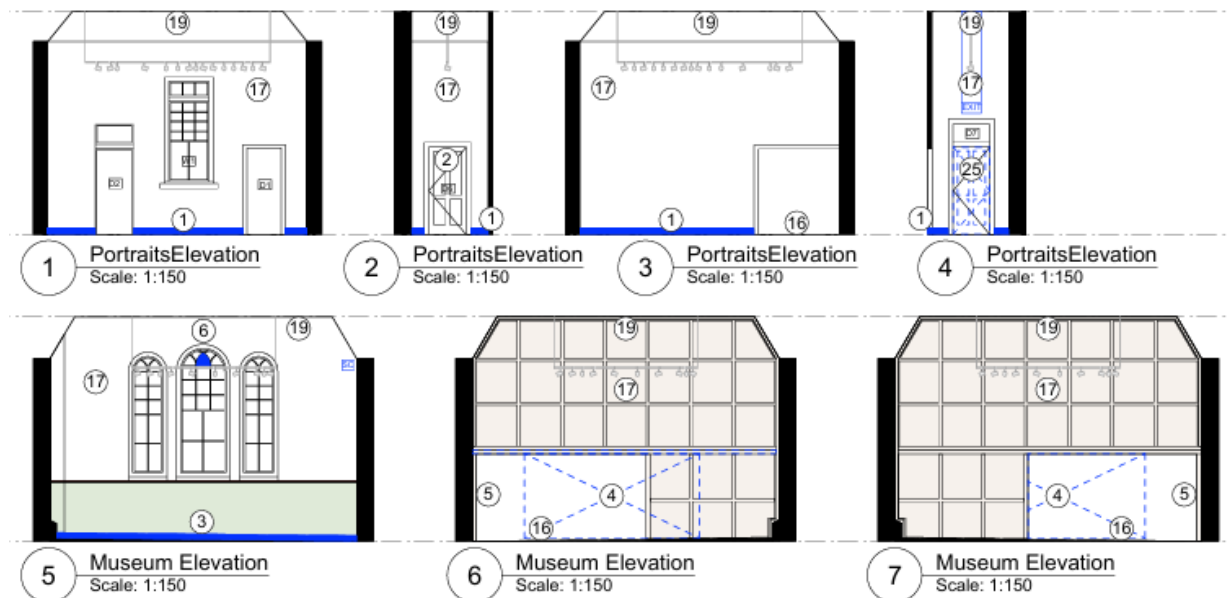


Fig 5: Peppin Heritage Centre (former Public School) – Elevations showing Museum Scope of Works as numbered

[B] Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?

There are no important features affected by demolition and the opening up of existing fireplaces at the former classrooms is a positive heritage action which involves removal of infill material. Care should be taken to avoid damage to any original fireplace components behind the infill. The bricks used to infill these features may also have heritage value if they are historic fabric reused in past works and should be assessed before disposal.

[C] Is the resolution to partially demolish sympathetic to the heritage significance of the item?

The proposal for partial demolition of the later added infill wall to verandah, opening up of the fireplaces and removing exposed redundant services will have a positive effect on the building and not impact the heritage significance.

Proposed Change to Heritage Item - Minor additions

[D] How is the impact of the addition on the heritage significance of the item to be minimised?

The proposed 'additional' works are consistent with conservation principles of "as much as needed; as little as possible" and, if guided by appropriate heritage oversight and archival recording is conducted, will support the continued use and heritage retention of the site. This contributes positively to the ongoing vitality of the building, reinforcing the precinct's cultural and historical values while enabling museum / community use.

[E] Will the additions / changes visually dominate the heritage item?

The additional works are mainly internal and therefore will not visually dominate the heritage item, with the works proposed aiming to have a positive effect on the building. The proposal for the adjustments to the building egress means that the later added/infilled verandah from c1900 will now be better utilised as Collection Storage and will remove later added ramps + rails that will not be accessed by the public.

[F] Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?

The additions for the museum upgrade which include the erection of steel framed walls for mounting exhibition items are to be located at the original classroom wall locations, thus reducing their impact, being sympathetic and making reference to an earlier known built form.

New Services to Heritage Item

[G] How has the impact of the new services on the heritage significance of the item been minimised?

Existing suspended lighting track lights are to be removed and replaced with new for lighting the displays and they will be clearly a modern insertion, but being suspended there will be minimal impact on an original ceiling fabric.

The new services (cabling) for exit and emergency lighting, smoke detection can mostly be in ceiling or wall cavities with the placement of these fittings being in accordance with the NCC/BCA to allow the occupants safe egress from the building in the case of an emergency.

The proposal includes the removal of external mechanical condenser units from the verandah and relocation to rear wall adjacent other units and then provide screen to reduce the visual impact of these units. The proposal includes for the provision for heating + cooling to the museum space with new air conditioning units placed along the wall at low level/museum floor with the external condenser units located adjacent to the building at carpark area, with screen to reduce the impact on the building/heritage item.

[H] Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

There are no original existing services of heritage significance and in most instances newer works have replaced older services (wiring, light fittings, etc) many years ago.

Repainting to Heritage Item

[I] Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?

Original internal colour schemes at the museum/ exhibition spaces are proposed to be investigated as part of the project works prior to the repainting. The proposal for the current museum walls that will be backdrop to the new exhibition displays will be a light/off white colour.

[J] Will the repainting effect the conservation of the fabric of the heritage item?

Repainting to the internal spaces at the former classroom areas / now museum space will not affect any original fabric, as the earlier paint layers will remain on the walls, doors and windows.

[K] The following aspects of the proposed works respect or enhance the heritage significance of the item for the following reasons

The proposed works which include the upgrade of the earlier classroom areas for new museum exhibition / displays and the removal of the later added infill wall at the verandah respect and enhance the heritage significance of the former public school.

4.4 Matters for consideration

Subdivision

The impacts do not apply to this specific heritage value(s).

Fabric and spatial arrangements

With reference to the Scope of Works; the proposed museum infrastructure upgrades, fit-out, and conservation activities at the Peppin Heritage Centre may result in both minor and moderate heritage impacts to the original building fabric and spatial configurations. While the majority of interventions appear to be reversible and undertaken with consideration for heritage values, certain elements warrant careful assessment to avoid unintended consequences to the significance of the site. The screw- or bolt-fix installation of display frames, signage, roller blinds, lighting tracks, HVAC units, and shelving involves minor penetrations into original or early fabric, such as timber partitions, brick walls, and architraves. While these are generally low-impact and potentially reversible, cumulative interventions; especially on visible historic surfaces; could affect the visual integrity and authenticity of original finishes and detailing if not sensitively executed. The proposed removal and storage of a timber sliding door from a partition may impact the spatial legibility of the original room layout, though this is mitigated if the door is retained and stored appropriately for future reinstatement. More substantively, modification of existing doorways and removal of a modern weatherboard wall near proposed exits may alter current spatial arrangements. If such doorways are part of the original construction or significant later fabric, alterations to meet BCA standards (e.g., widening or threshold adjustments) may affect the original proportions and joinery. Conversely, the removal of a non-original infill wall presents an opportunity to enhance the heritage presentation of the building by revealing earlier configurations. The removal of modern redundant services and the careful opening of bricked-up fireplaces are positive heritage outcomes that may reinstate original design intentions and reveal previously concealed fabric. Likewise, repair and repainting works, if guided by a conservation management plan and informed by historical colour schemes and appropriate material selection, will support the long-term preservation of the structure.

Setting, views and vistas

The impacts do not apply to this specific heritage value(s).

Landscape

The impacts do not apply to this specific heritage value(s).

Demolition

While the proposed works do not involve major structural demolition, there are minor elements identified for **removal** which warrant careful attention:

- **Removal of modern weatherboard wall outside Exit 3:** This wall is identified as a later infill and not part of the original heritage fabric. Its removal is unlikely to have a negative heritage impact and may, in fact, restore original spatial relationships. However, this action should be carefully documented to maintain a record of the site's evolution.
- **Opening up of two bricked-in fireplaces:** Though this is a positive heritage action, it involves removal of infill material. Care should be taken to avoid damage to any original fireplace components behind the infill. The bricks used to infill these features may also have heritage value if they are historic fabric reused in past works and should be assessed before disposal.
- **Removal of redundant modern services/fixtures:** While their removal is generally supported from a conservation perspective, care must be taken to avoid accidental disturbance to underlying original fabric, especially in wall or ceiling cavities where original elements may be concealed.

- **Removal of Sliding Door:** The removal and storage of the sliding door, back and hardware at the existing classroom is required to provide visual connection and circulation for the new museum displays, with their careful removal so as to provide minimal disturbance to original fabric.

In each case, archival recording and minimal intervention methods are recommended prior to and during removal to ensure no unintended damage occurs.

Curtilage

The impacts do not apply to this specific heritage value(s).

Moveable heritage

Temporary removal and storage of a timber partition sliding door: This item likely forms part of the building's original or early fit-out and may be considered a moveable heritage item depending on its integrity, design, and association with the space. Its careful removal and secure, documented storage are essential. Ideally, it should be reinstalled once works are complete or otherwise retained in a way that preserves its interpretive value.

Existing collection items (not listed in the scope but assumed present due to museum use): If any museum displays or original furnishings with heritage significance exist in the building, they may be at risk during fit-out works. A Moveable Heritage Register should be consulted or compiled if not already in place, and all significant items should be assessed, handled, and stored according to appropriate conservation procedures.

Aboriginal cultural heritage

The impacts do not apply to this specific heritage value(s).

Historical archaeology

The impacts do not apply to this specific heritage value(s).

Natural heritage

The impacts do not apply to this specific heritage value(s).

Conservation areas

The Peppin Heritage Centre occupies a visually and historically prominent position within the Deniliquin Heritage Conservation Area (HCA), contributing significantly to the precinct's character through its scale, form, materiality, and landmark qualities. The proposed works, comprising museum fit-out, minor building modifications, and conservation treatments, are largely internal in nature and focused on improving the building's functionality as a cultural and interpretive space. As such, they are unlikely to materially alter the Centre's external appearance or its established contribution to the streetscape.

Where external impacts are proposed, such as possible adjustments to doorways for BCA compliance or installation of HVAC units, these are confined to lower and less visually prominent areas of the building and are to be screw-fixed, indicating reversible methods. If executed with sensitivity to material and scale, these changes are not expected to compromise the building's presentation within the wider HCA. Moreover, the removal of unsympathetic modern elements (e.g., redundant services and infill walls) and the reinstatement or repair of original fabric (e.g., fireplaces, windows) may result in an overall enhancement of the Centre's heritage contribution by restoring aspects of its historic character.

Cumulative impacts

The impacts do not apply to this specific heritage value(s).

The conservation management plan

The impacts do not apply to this specific heritage value(s).

5. SUMMARY AND RECOMMENDATIONS

The proposed works at The Peppin Heritage Centre, also known as the “Public School & School Masters Residence (former)” is a State Listed Heritage item: SHR #00144, involve a combination of museum infrastructure upgrades, fit-out installations, minor demolition of non-original elements, and conservation repairs. These interventions are primarily internal and have been designed to support the ongoing use of the site as a museum and cultural facility.

The Peppin Heritage Centre holds heritage significance at the NSW State level, owing to its historical associations with public education, its distinctive Victorian and Italianate architectural elements, and its contribution to the civic and cultural identity of Deniliquin. The site’s integrity, in terms of layout, form, and materiality, remains largely intact and continues to reflect its original educational use while supporting its current function as a heritage and interpretive space.

The proposed works have been assessed as generally sympathetic to the heritage significance of the site. Where interventions to original or early fabric are proposed such as the removal and storage of the timber sliding door, minor penetrations for signage or services, and possible doorway modifications—they are either reversible, minimal in impact, or involve non-significant fabric. Positive heritage outcomes are also identified, particularly the removal of unsympathetic modern additions, careful repair of original fabric, and reinstatement of bricked-in fireplaces.

Recommendations:

1. **Heritage Oversight:** All works should be undertaken under the guidance of a suitably qualified heritage professional to ensure best-practice conservation methods and to mitigate any unintentional impacts to significant fabric.
2. **Documentation:** Prior to commencement, detailed photographic and written documentation should be undertaken for all areas affected by works, including the timber sliding door, infilled fireplaces, and any fabric proposed for removal or modification.
3. **Conservation Methods:** Repair and repainting works should be generally informed by a Conservation Management Plan (CMP) or archival research, particularly regarding colour schemes, glazing techniques, and material selection. In this instance the proposal is to undertake ‘research’ on the original fabric as the works progress and for a qualified heritage professional to provide appropriate conservation advice.
4. **Moveable Heritage:** The timber sliding door and any other original or early fittings removed during the works should be securely stored, labelled, and catalogued for potential future reinstatement or interpretation.
5. **Reversibility and Visual Sensitivity:** New installations (e.g., display frames, lighting, signage, HVAC) should be designed and fixed in a manner that is clearly distinguishable from original fabric, visually sympathetic, and reversible where possible.
6. **Compliance with Heritage Guidelines:** All works should comply with the principles of the NSW Heritage Manual, the Burra Charter, and any relevant local heritage controls to ensure the site’s heritage values are preserved and enhanced.

In conclusion, the proposed scope of works is considered to be appropriate and supportable, subject to adherence to the above recommendations. The works will facilitate improved public access, interpretation, and long-term use of the Peppin Heritage Centre, aligning with its heritage significance and continued role as a key cultural asset within the Deniliquin community and its visitation by the wider population of NSW and Australia.

6. REFERENCES

- Edward River LEP 2013
- Deniliquin DCP 2016
- Heritage NSW Website – Heritage Inventory database & Heritage assessments
- Deniliquin Council Heritage Inventory / Study 2008 – George St Public School (former)
- Archive Office NSW – Public School Property - George St Public School
- Trove – Deniliquin History, Peppin heritage Centre
- Parish/Town Maps – Historical Land Records Viewer

7. APPENDIX

Appendix 1: Historical Maps

Appendix 2: History & Heritage Listings

Appendix 3: Historic George Street School Plans

Appendix 4: Development Plans – Stage 1

Appendix 5: Photographs

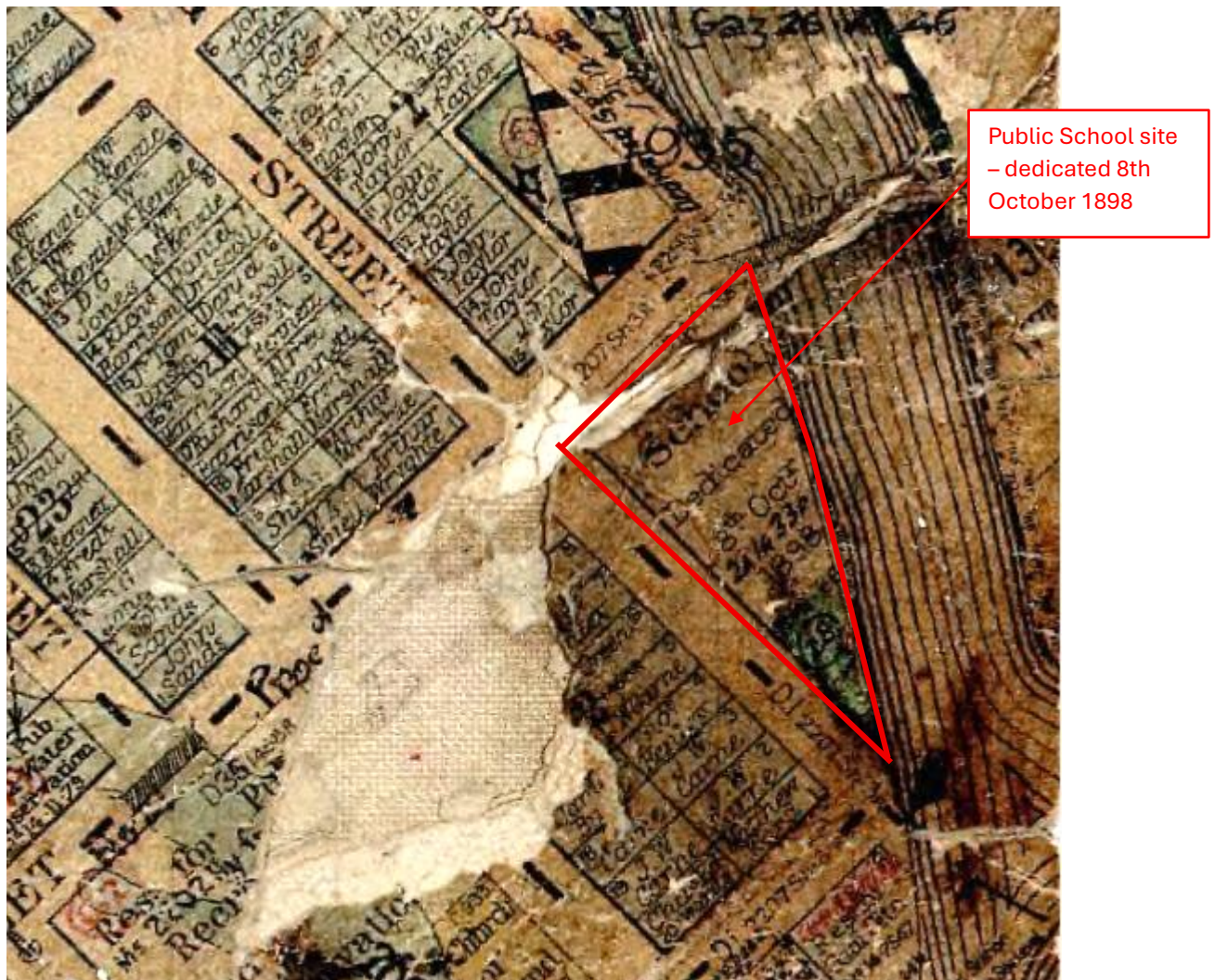


NOEL THOMSON FRAIA

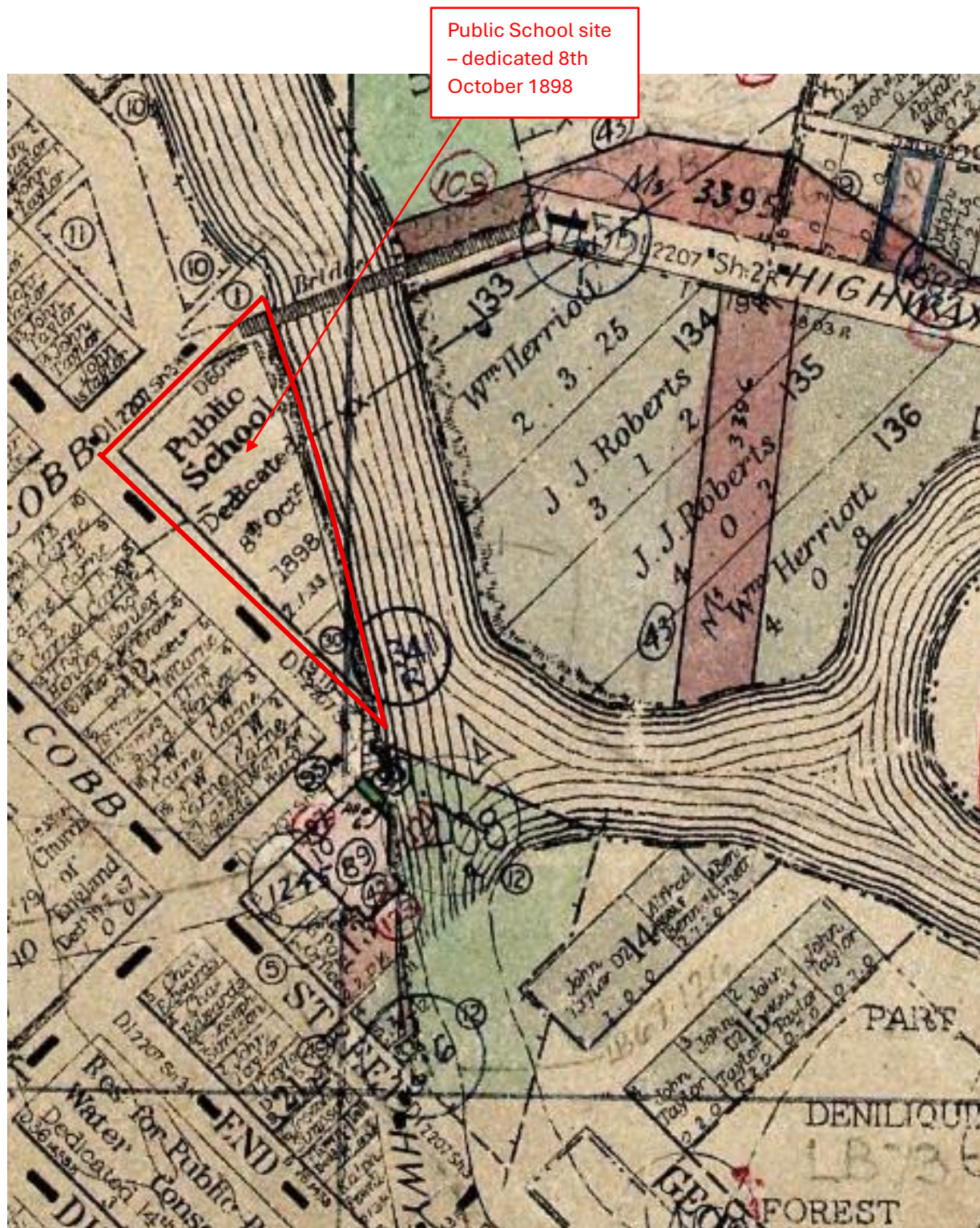
Noel Thomson Architecture Pty Ltd

30 June 2025

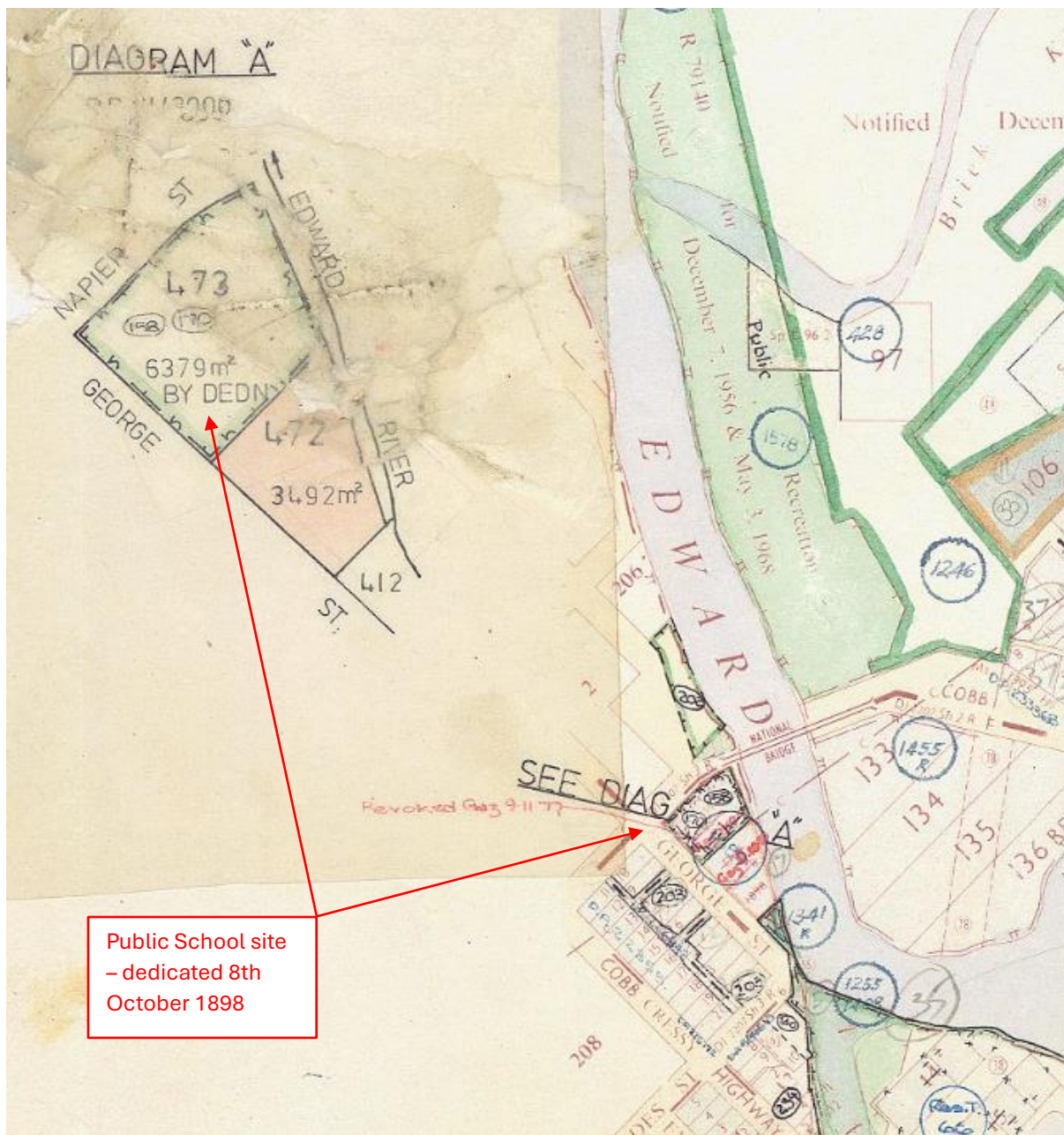
APPENDIX 1: HISTORICAL MAPS



HRLV: Map of the Towns of North & South Deniliquin – NSW 1927



HLV: Map of the Towns of North & South Deniliquin – NSW 1958



HLV: Map of the Towns of North & South Deniliquin - NSW | Sheet 2 of Sheet 7 - 1978

APPENDIX 2: HISTORY & HERITAGE LISTINGS

HERITAGE NSW STATE HERITAGE REGISTER LISTING SHR#00144

Public School & School Masters Residence (former)

Item Details

Name

Public School & School Masters Residence (former)

SHR/LEP/S170

SHR #00144

Address

George Street DENILIQUIN NSW 2710

Local Govt Area

Edward River

Local Aboriginal Land Council

Deniliquin

Item Type

Built

Group/Collection

Education

Category

School - State (public)

All Addresses

Addresses

Records Retrieved: 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Napier Street	DENILIQUIN/NSW/2710	Edward River	Unknown	South Deniliquin	Townsend	MURRAY	Alternate Address
	George Street	DENILIQUIN/NSW/2710	Edward River	Deniliquin	South Deniliquin	Townsend	MURRAY	Primary Address

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer**Builder/Maker****Physical Description**

Gothic Revival style Victorian era school with Federation and Interwar era additions.

Updated

Physical Condition

Updated

Modifications And Dates

1861 original brick schoolhouse built, fronting George Street.

1879 new school building built on the site and for one year the old 1861 school became the schoolmaster's residence. As the building was in bad repair, the school principal, David Kennedy refused to live there

1880 the old 1861 building was demolished a new schoolmaster's residence was constructed in Gothic Revival style.

1899 school enlarged

1905 another room was added.

1928 Two more classrooms and a science room were added

1972 the school closed and was taken over by Deniliquin Municipal Council, to be used a museum and arts centre

Further Comments

Current Use

Heritage centre, museum and information centre, art gallery

Former Use

Aboriginal land, town lot(s), Public School

Listings

Listings

Heritage Listing	Listing Title	Listing Number	Records Retrieved: 5		
			Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan - Former		1989	7/7/1989 12:00:00 AM	082	4167
Local Environmental Plan	George Street Public School (former)		4/3/1998 12:00:00 AM	64	
National Trust of Australia register	Public School & School Masters Residence (former)	2021	2/24/1976 12:00:00 AM		
Heritage Act - State Heritage Register		00144	4/2/1999 12:00:00 AM	27	1546
Heritage Act - Permanent Conservation Order - former		00144	3/27/1981 12:00:00 AM	46	1817

Procedures/Exemptions

Section of Act	Description	Title	Comments	Records Retrieved: 1	
				Action Date	Outcome
57(2)	Exemption to allow work	Standard Exemptions		11/9/2020 12:00:00 AM	

History

Historical Notes or Provenance

Updated

2/2/2023 10:51:09 AM

Denilakoon to Deniliquin:

The area was inhabited by the Barapa Barapa Aboriginal people before European settlement (www.traveller.com.au/deniliquin--culture-and-history-68rz, n.d.).

The ... Barapa Barapa (or Baraparapa)... had extensive shared country with their traditional neighbours, the Wemba-Wemba and Yorta Yorta, whose territory covered parts of southern New South Wales and northern Victoria (Black Mountain Projects, 2020, 15).

Notes about Barapa Barapa language and distribution were made by researchers R.H. Matthews (1904) and Norman Tindale (1974). In general, Barapa Country straddles the Victorian-New South Wales border. The Mile or Mirri (Murray River) was the key focus within the landscape as the flood and dry seasons governed activities and movement through Barapa Country. They built fish traps and ladders at the edges of the lagoons and waterways to make the most of the abundant fish stocks (Ibid, 2020, 15).

Their living areas, like the other river people(s), were earth mounds situated in the landscape above the normal flood height. Nearby stone outcrops were mined for personal tools and the local trade network brought in resources from other communities (ibid, 2020, 15).

The arrival of Europeans to Barapa Country began in the 1830s with expeditions from Major Thomas Mitchell, Edward Eyre and Captain Charles Sturt. Others, eager for land followed soon after. The Robertson Land Acts of 1861 led to Barapa land being divided up into parcels and sold to newcomers. Barapa people, like many indigenous peoples, refused to submit to the settlement, resulting in conflict. But European occupation intensified. Barbed wire enclosed country, river craft and railways accessed cities. By the 1890s, towns were being built. Residue land and communal properties known as Mission Stations were allocated by various state governments. Many Barapa people moved, or were forced to move, to Moonacullah Mission (Kabaila, 2011, 73, 81; quoted in Black Mountain Projects, 2020, 15).

Rapid European colonisation of the area led to substantial changes in the local environment. Extractive forestry focussed on the river red gum(s) along the river to supply the railways in South Australia with sleepers. The alteration of river flows via dams and irrigation diversion changed the local hydrology and clearing for farming (both grazing and cropping) occurred not long after the first European arrivals. Ploughing, logging and the resulting erosion led to the destruction of physical evidence of Barapa occupation, the exact amount of which is unknown (McConachie, F., 2020; quoted in ibid, 2020, 15-16).

By 2020, Deniliquin's population of Aboriginal descendents numbered about 400 (Wikipedia: 'Deniliquin' article; quoted in Black Mountain Projects, 2020, 16).

Seeking to extend his pastoral holdings inland, Benjamin Boyd established the head station of a run known as 'Deniliquin' 6.5km upstream of the present township around 1842. The name is said to derive from a local Aboriginal chief known as Denilakoon, who was noted for his size, strength and, it is said, his wrestling (www.traveller.com.au, as above).

A rush for land was started in 1842 by reports of pastoralist Augustus Morris who traced the Edward (River) to its junction with the Wakool River (ibid, as above).

The first inn went up in 1845 or 1847 on the ground now occupied by the North Deniliquin School. In 1847 a punt was put into use by a Dr Coward, the first resident on the south side of the river. He established his base on what is now the Island Sanctuary, once called 'Coward's Island' (ibid, as above).

The town site was surveyed in 1848 and gazetted in 1850, the year a two-room slab hut was built for Henry Wyse, who used it as a store and post office. The site became an important river crossing for stock as it was situated at the convergence of three major stock routes from Queensland and NSW to Victoria (ibid, as above).

The first gaol was built in 1856 (population 155) after concerns were raised about Wyse's tendency to chain law-breakers to a log in his cow yard. A courthouse was built on the site of the present ANZ Bank but was replaced in 1861. The first hospital was built in 1856 but, as it was not open to working people, another opened in 1858. Deniliquin was declared a municipality in 1868. At the time it had 11 hotels and about a thousand people. Early industry included a brewery (1866) and a flour mill (1872). In 1876 a private railway arrived from Echuca and a town hall was built (ibid, as above).

A Deniliquin School:

In 1857 a school site was chosen close to the Edward River and in 1861 a brick schoolhouse was erected with a frontage to George Street. A survey revealed that only 138 children out of the 613 living in the area attended school.

With the growing population, new school buildings were built in 1879 (ibid, as above).

In 1879 a new school building was built on the site and for one year the old 1861 school became the schoolmaster's residence. As the building was in bad repair, the school principal, David Kennedy refused to live there and in 1880 the old building was demolished a new schoolmaster's residence was constructed in Gothic Revival style.

In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928.

The school closed in 1972 and was taken over by the Deniliquin Municipal Council, to be used a museum and arts centre managed by a Museum Trust and the George Street Historical Society.

It now houses the Peppin Heritage Centre, a tribute to the Peppin family. George Hall Peppin and his two sons were experienced English sheep breeders who settled at nearby Wanganella station in 1858. Dissatisfied with the yield and quality of wool from the Merino, they channelled efforts into developing a new breed better adapted to Australian conditions - larger of frame and able to yield a greatly improved quality and quantity of wool. Their successes constitute the foundation of Australia's reputation as a quality wool exporter (ibid, as above).

George Hall Peppin (1800-1872), pastoralist and sheep breeder sailed for Port Phillip in the Ann Maria with his wife Harriet, nee Thompson (m.1825) in 1850, with two sons, George (1827-76) and Frederick (1828-1911). By mid-1851 they were settled at Mimaluke near Mnasfield (Victoria) and after years of fluctuating fortune, sold out when scab and fluke destroyed their flock. In 3/1858 Peppin & Sons bought from W.A. Brodribb 'South Wanganella' station in the Riverina and its 8000 sheep, for 10,000 pounds. They used the run for fattening sheep for the Melbourne market and in 1859 when 5 shearers claimed that tents were insufficient accommodation, George Jr. successfully sued them. In 1861 the Peppins, beaten by Riverina conditions, offered Wanganella for sale at Scott's Hotel in Melbourne, but found no buyer. They decided to try again and continue their earlier attempts to breed a type of merino (sheep) suitable to the area: a larger, more robust, stronger woolled sheep and with a bulky back to stand up to summer dust and heat. In 1864 Peppin & Sons exhibited 6 pens of sheep at the first Echuca Agricultural Show and won 4 first prizes and 1 second. This success was achieved by careful selection of 200 of their best ewes and 100 Rambouillet sired stud ewes from Nicholas Chadwick of Canally, NSW, and mating them with Rambouillet and Negretti rams. In 1866 Peppin & Sons bought the Rambouillet ram, Emperor, who annually yielded 25 (11kg) pounds of greasy or 12 pounds (5kg) of scoured wool when such weights were almost unknown. They also bought two sons of Old Grimes, a famous Vermont ram, and a few of the best Victorian rams but then bred only from their own sheep, experimenting on a small scale only 'and in such a way that they could do no permanent injury'. G.H. Peppin died intestate on 16/4/1872 and was mourned as 'a fine old English gentleman'. He was buried in the Deniliquin cemetery with Presbyterian rites (J. Ann Hone, 1974, in ADB online).

In 1874 the Peppin brothers formed a double stud selected by T.F. Cumming. They kept careful records of the yields of individual sheep and breeding was methodically conducted. At the Deniliquin show in 7/1878 Peppin & Sons won the society's, Goldsborough's and the president's prizes for sheep. Next year, Wanganella sheep won first prize for the most valuable fleeces from 6 ewes at the Sydney International Exhibition (ibid, 1974).

George was a magistrate from 1859, regularly attending the Deniliquin bench and vice-president of the Riverin Association, formed in 1863 to advocate separation from NSW. About 1873 he visited England and on his return the brothers decided to sell the runs. Before this could be done, George died on 12/6/1876, survived by two sons and four daughters, of (with) his wife Maria, nee Brown Smith (ibid, 1974).

In 10/1868 Frederick sold Wanganella, South Boonoke and Long Plains (stations) with 28,168 sheep, 837 stud sheep, 200 cattle, 25 horses and 32,857 acres (13,297ha) of freehold (land) for 77,000 pounds to Austin and Millear. North Boonoke station with 26,788 sheep, 290 cattle, 63 horses and 31,484 acres (12,741ha) of freehold land was sold for 67,000 to F.S. Falkiner and J.R. Ross in November (ibid, 1974).

In 1877 with John Webber, Frederick had invested in 30 runs in the South Gregory district of Queensland. He lived in Melbourne where he was involved in the Australian Frozen Meat Export Co. and in 1880 advocated fitting up sailing ships to carry frozen meat to the English market. He was a councillor of the Royal Agricultural Society of Victoria and president in 1893-94, and a councillor of the Pastoralists' Association of Victorian and Southern Riverina. He helped establish the Chamber of Agriculture and was on the original committee of the 'Flock Book for British Breeds of Sheep in Victoria'. He bred Exmoor ponies and Jersey cattle on his farm at Epping, which he sold in the mid-1880s. He visited England and on his return in 188 bought Fernbank near Loch in South Gippsland, where he bred Southdown sheep and dairy Shorthorn cattle. On his Queensland stations 90,000 sheep and all the cattle died in the long drought, and in 1902 the banks took over the stations. A vice-president of the Federation League, he was a manager of the Alfred Hospital, a committee member of the Charity Organisation Society and the Austin Hospital for Incurables, and a manager of the Leongatha Labour Colony. He died on 29/1/1911 survived by his wife Sarah Ellen Morgan, daughter of a London doctor, three sons and a daughter (ibid, 1974).

The Peppin sheep gained in popularity and predominate among the flocks of South Africa as well as in New Zealand and South America. In Australia, over 60 per cent of merinos have Wanganella blood (ibid, 1974). 60-85% of Australian merinos have Wanganella blood (www.traveller.com.au/deniliquin--culture-and-history-68rz, n.d.).

In 2021 \$450k worth of repair and refurbishment works planned for September were proposed. These will see sections of the centre closed temporarily, including the art gallery. Cracking in walls and foundations, along with weathering to the roof and ram shed, promoted the need for works. Information Centre services will be temporarily moved to Council's Project HQ building in Napier Street, while Peppin Centre works proceed. External work includes repairs and replacement of the slate roof and guttering, renewal and replacement of the verandah, painting timber work, replacing verandah substructure, posts, decking, roof structure, corrugated roofing and guttering, repairs to external walls (mortar and brick cracking, structural roof repairs, repainting existing finishes, and replacing the ram's shed's thatch roof. Internally there will be painting and updates to the ceiling, internal trims and frames in the visitors' centre, gallery and office. Repairs to mortar/brickwork of the wall between gallery and the old classroom, and some additions to the info centre office. A master plan prepared by consultant Sivonne Binks are in the wings, aiming to modernise the centre. These are yet to be formalised and made available for public consultation (Deniliquin Pastoral Times, 15/10/2021).

Historic Themes

Records Retrieved: 50

National Theme	State Theme	Local Theme
8. Culture	Leisure	Going to exhibitions
8. Culture	Leisure	Outdoor relief
8. Culture	Leisure	house museum
8. Culture	Leisure	Enjoying public parks and gardens
8. Culture	Leisure	Developing collections of items
8. Culture	Leisure	Bush ballads
8. Culture	Leisure	Activities associated with relaxation and recreation
8. Culture	Creative endeavour	Interior design styles and periods - 20th century Inter War
8. Culture	Creative endeavour	Interior design styles and periods - late 20th century contemporary
8. Culture	Creative endeavour	Landscaping - public parks movement
8. Culture	Creative endeavour	Landscaping - Federation period
8. Culture	Creative endeavour	Landscaping - 20th century interwar
8. Culture	Creative endeavour	Developing cultural institutions and ways of life
8. Culture	Creative endeavour	Designing in an exemplary architectural style
7. Governing	Government and Administration	State government
7. Governing	Government and Administration	Local government
7. Governing	Government and Administration	Creating and displaying Coats of Arms and official emblems and symbols
6. Educating	Education	Teaching young or new farmers
6. Educating	Education	Public (secondary) schooling
6. Educating	Education	Maintaining libraries and museums for educational purposes
6. Educating	Education	Maintaining libraries and museums for educational purposes
6. Educating	Education	Educating people in regional locations
5. Working	Labour	Working in hospitality industry
5. Working	Labour	Working in schools, colleges and educational institutions
5. Working	Labour	Providing child care
5. Working	Labour	Working on public infrastructure projects
5. Working	Labour	Working in local government
5. Working	Labour	Being a part of a trades guild
4. Settlement	Land tenure	Changing land uses - from rural to suburban
4. Settlement	Land tenure	Suburban Centres
4. Settlement	Accommodation	Victorian era residence
4. Settlement	Accommodation	Housing public servants and officials
4. Settlement	Accommodation	Accommodating workers in workers' housing
3. Economy	Technology	Technologies of wool processing
3. Economy	Technology	Use of natural resources.
3. Economy	Science	Scientific promotion and education
3. Economy	Science	Recording rainfall and farming practices
3. Economy	Pastoralism	Working for pastoralists
3. Economy	Pastoralism	Servicing the pastoral industry
3. Economy	Pastoralism	Pastoral and Agricultural Associations
3. Economy	Pastoralism	Modifying landscapes to increase productivity
3. Economy	Events	Developing local landmarks
3. Economy	Commerce	Operating a tourism venture
3. Economy	Commerce	Office use
3. Economy	Agriculture	Attempting to transplant European farming practices to Australian environments
2. Peopling	Ethnic influences	English migrants
1. Environment	Environment - naturally evolved	Other open space
1. Environment	Environment - naturally evolved	Modification of terrain
1. Environment	Environment - naturally evolved	Introduce cultural planting
1. Environment	Environment - naturally evolved	Changing the environment

Recommended Management

Management Summary

Management

Records Retrieved: 3

Management Category	Management Name	Date Updated
		2/7/2024 6:05:08 PM
		2/7/2024 6:05:08 PM
		2/7/2024 6:05:08 PM

Report/Study

Heritage Studies

Records Retrieved: 0

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 6

Type	Author	Year	Title	Link
Written	Deniliquin Pastoral Times	2021	Peppin upgrades	https://ausprint.meltwater.com/print_clip_previewer/352864750?text=on&keyword=on#
Archaeological Report	Black Mountain Projects	2020	Aboriginal and European Archaeological Assessment Report for Waring Gardens and St. Paul's Anglican Church and Hall, Cressy Street, Deniliquin, NSW	
Electronic	Ann Hone, J.	1974	Peppin, Frederick (1828-1911)'	https://www.adb.anu.edu.au/biography/peppin-frederick-4441
Electronic	unattributed, in traveller.com.au		Deniliquin - culture and history	https://www.traveller.com.au/deniliquin--culture-and-history-68rz
Tourism			Peppin Heritage Centre/Visitors Information Centre	http://www.deniliquin.nsw.gov.au/about/1000/1001.html
Tourism			Peppin Heritage Centre/Visitors Information Centre	http://www.visitnsw.com/town/Deniliquin/Peppin_Heritage_Centre/info.aspx

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Heritage NSW	Heritage NSW	5045686

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to heritagemailbox@environment.nsw.gov.au

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Address: NA George Street
Suburb / Nearest Town: Deniliquin 2710
Local Govt Area: Deniliquin
State: NSW
Other/Former Names: Intermediate High School, Deniliquin Public School, Peppin Heritage Centre.
Area/Group/Complex: Peppin Heritage Centre
Aboriginal Area: Wamba-Wamba
Curtilage/Boundary:

DUAP Region: Southern & Western
Historic region: Murray
Parish: South Deniliquin
County: Townsend

Group ID:

Item Type: Built
Group: Education
Category: School - State (public)
Owner: Local Government

Admin Codes: 25 RECORDED
Code 2: COUNTRY
Code 3:

Current Use: Peppin Heritage Centre
Former Uses: School & Teachers Residence, Information Center & Museum.

Assessed Significance: State
Endorsed Significance: State

Statement of Significance: The former George Street Public School site and buildings are significant culturally, socially and architecturally for their use as the centre of public education in Deniliquin from 1857 until it was closed in 1972.
The site and buildings have further significance for its adaptive reuse as the Peppin Heritage Centre interpreting the importance of the Merino sheep and Wool & Agricultural Industry that developed on the station properties in the region around Deniliquin.

The former headmasters residence and school have significance as items of high architectural impact of the crossing place where traffic enters central Deniliquin from the north across the National Bridge over the Edward River.

Historical Notes or Provenance: The first school to be built in Deniliquin was completely constructed of slabs, including the chimney. Mr. John Taylor then erected a weatherboard school house but finding reliable teaching staff proved impossible and the school closed. In May 1857 a school site was chosen close to the Edward River and in 1861 a contract let to erect a brick school house with attached residence with a frontage to George Street. The resulting building was considered to be constructed in the 'Italian style' and was 38ft long by 18ft wide. This became the teacher's residence when a new school was built in the playground in 1879. A year later the school's principal, Mr. David Kennedy, refused to continue to live the dilapidated old building and moved to a hotel. In 1880 it was demolished and the new building constructed.

The schoolhouse built in 1861 was unsuitable for the purpose within 15 years. A survey taken in 1878 revealed that only 138 of 613 children in the area attended the school. 227

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 1

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

went to private schools and 248 received no education at all. A new building was built in 1879, the old building became the teacher's residence. Mr. David Kennedy took up the position of school master and attendances rose dramatically. Over the years extensive repairs were made to the buildings. In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in 1928.

The school was closed in 1972 and taken over by the Deniliquin Municipal Council. It was decided to use the building as a museum and arts centre managed by the Museum Trust and the Deniliquin Historical Society. The premises is now known as the Peppin Heritage Centre and is operated by Deniliquin Council.

Themes:	National Theme	State Theme	Local Theme
	6. Educating	Education	(none)

Designer: Unknown

Maker / Builder: For Mr. John Taylor

Year Started: 1879 Year Completed: 1879 Circa: No

Physical Description: School - On the closure of the school and transfer to Deniliquin Municipal Council extensive conservation work was carried out to repair and reinstate the building and in April 1988 it was reopened as the Peppin Heritage Centre. The Centre places particular emphasis on the area's association with the development of the Merino and the Wool Industry in Australia. In the school yard an old ram shed has been rebuilt as well as a small set of sheep yards and sheep handling demonstrations are a regular occurrence. A police lock-up from one of the local properties has also been moved there. The exterior of the building is probably in much the same state as it was during the 1930's. Style can be described as derivative from the Victorian Italianate style even the 1928 additions.

School Master's Residence - In 1880 a new residence was constructed in the Gothic Revival style especially popular for academic and ecclesiastical buildings at that time. The existing building still exhibits many Victorian Gothic details particularly the steep pitched roof, prominent gable with trefoil motif and verandah decorated with timber tracery. Face brickwork is enhanced by rendered mouldings. - School Masters Residence - In 1880 a new residence was constructed in the Gothic revival style especially popular for academic and ecclesiastical buildings of the time. The existing building still exhibits many Victorian Gothic details particularly the steep pitched roof, prominent gable with trefoil motif and verandah decorated with timber tracery. Face brickwork is enhanced by rendered mouldings.

Physical Condition: Good Condition.

Modification Dates: A new building was built in 1879, the old one became the teacher's residence. Over the years extensive repairs were made to the buildings. In 1899 the school was enlarged and in 1905 another room was added. Two more classrooms and a science room were added in

State Heritage Inventory

Date: 20/02/2008

Full Report with Images

Page 2

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

1928.

As per Deniliquin Council Records Property Cards - Lot 473 DP 92449. Ass No: 4009
As below

As per Deniliquin Council Records - Building Register - 1988-2003
Lot 473 DP 92449. Ass No: 4009. George St.

26.04.1996 - Various Locations, erection of flagpoles.
05.03.1997 - Re-dev, Peppin Heritage Center.
23.06.1997 - Re-dev, Peppin Heritage Center.
22.03.1999 - Ampitheatre - Peppin Heritage Centre.
15.02.1940 - Sewer No:175
06.03.1940 - Sewer No:176
13.10.1999 - Retaining Wall. - Peppin Heritage Centre.
20.09.1999 - Sewer No: 3300
21.07.1999 - Restaurant
15.11.1999 - Retaining Wall & Ampitheatre.
15.02.2002 - Flag Poles x 2
03.06.2002 - Flag Poles
1999 -N/A DATE - Ass No: 1274. Lot 472 DP 4623, George St - Ampitheatre.

Recommended Management:

Management: Recommended Management Produce a Conservation Management Plan (CMP)

Further Comments:

- Criteria a)** Please refer to NSW Heritage Office records
- Criteria b)** Please refer to NSW Heritage Office records
- Criteria c)** Please refer to NSW Heritage Office records
- Criteria d)** Please refer to NSW Heritage Office records
- Criteria e)** Please refer to NSW Heritage Office records
- Criteria f)** Please refer to NSW Heritage Office records
- Criteria g)** Please refer to NSW Heritage Office records

Integrity / Intactness: Good

References:	Author	Title	Year
	Compiled by Deniliquin Library Staff - Local History Files.	Historical Buildings & Sites.	0
	Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra	Deniliquin Main Street Project Field Inventories	1991

State Heritage Inventory

Date: 20/02/2008

Full Report with Images

Page 3

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

G. L. Buxton

The Riverina 1861 - 1891 - An Australian Regional Study 1967

Studies:

Parcels: Parcel Code LotNumber Section Plan Code Plan Number

LOT 472 DP 46236

Latitude: 144.963481

Longitude: -35.529770

Location validity: Primary

Spatial Accuracy: 1 metre

Map Name:

Map Scale: ADD

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Local Environmental Plan

Sch 1

25

3/04/1998

National Trust of Australia register

202

24/02/1976

Custom Field One: NA

Custom Field Two: NA

Custom Field Three: NA

Custom Field Four: NA

Custom Field Five: NA

Custom Field Six: NA

Data Entry: Date First Entered: 27/06/2001

Date Updated: 18/12/2006

Status: Partial

State Heritage Inventory

Date: 20/02/2008

Full Report with Images

Page 4

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Taken from Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra. Deniliquin Main Street Project Field Inventories 1990 > 1991, Vol-1. Original - Held at Deniliquin Council -1500025b22.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b22.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 20/02/2008

Page 6

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Taken from Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra. Deniliquin Main Street Project Field Inventories 1990 > 1991, Vol-1. Original - Held at Deniliquin Council -1500025b24.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b24.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 7

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

State Heritage Inventory

SHI Number
1500025

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Front of the Former George Street School - Now Peppin Heritage Center -
Taken 2003; Ms. Janet Mathewson; RE: Deniliquin Council Heritage Inventory
Photographs - 1500025b2.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b2.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 8

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

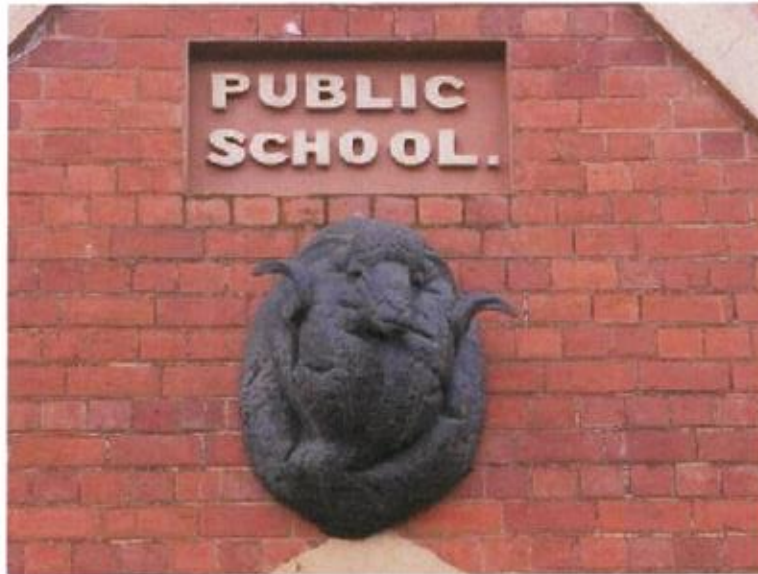
SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Close -up of Gabled View , Signage & Rams Head at the Former George Street Public School, Taken 2004, Ms. Lisa Connor; RE: Deniliquin Council Heritage Photographs - 1500025b7.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b7.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 20/02/2008

Page 9

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

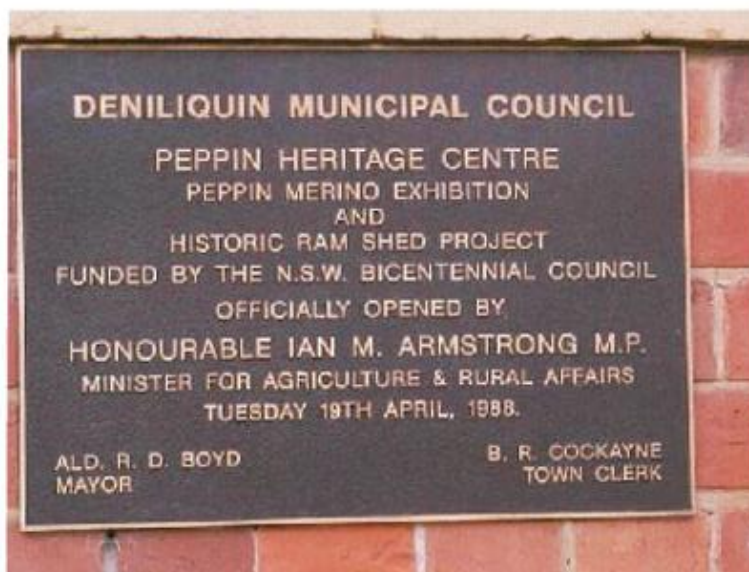
SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Plaque at the Front Entrance of the Former George Street Public School,
Taken 2004, Ms. Lisa Connor; RE: Deniliquin Council Heritage Photographs -
1500025b8.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b8.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 10

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Rear View from Grassed area of the George Street Public School. Taken 2004;
RE: Ms. Lisa Connor; RE: Deniliquin Council Heritage Inventory Photographs -
1500025b11.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b11.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 20/02/2008

Page 11

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Side View of the Former George Street School - Now Peppin Heritage Center - Taken 2003; Ms. Janet Mathewson; RE: Deniliquin Council Heritage Inventory Photographs - 1500054b1.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b1.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 20/02/2008

Page 12

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Rear of the Former George Street School - Now Peppin Heritage Center -
Taken 2003; Ms. Janet Mathewson; RE: Deniliquin Council Heritage Inventory
Photographs-1500054b3.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b3.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 13

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Rear View from Grassed area of the George Street Public School. Taken 2004;
RE: Ms. Lisa Connor; RE: Deniliquin Council Heritage Inventory Photographs -
1500025b12.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b12.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 14

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Regional Pastoral Centre Deniliquin - C.S.I.R.O - PASTORAL CENTRE -
Taken from the Back to 1948 , Deniliquin Library, Local History Files, Deniliquin
Council Heritage Inventory Photographs-1500025b9.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b9.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 20/02/2008

Page 15

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Peppin Country Signs - Deniliquin Independent - 27.2.1985 - Taken from the Deniliquin Library Local History Files. Deniliquin Council Heritage Inventory Photographs - 1500125b15.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500125b15.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 20/02/2008

Page 16

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Educating the Children of Deniliquin - Taken from the Our Heritage Newspaper Special Edition Pastoral Times Newspaper,pg 62. Deniliquin Library Local History Files, - Deniliquin Council Heritage Inventory Photographs - 1500025b10.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b10.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 17

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

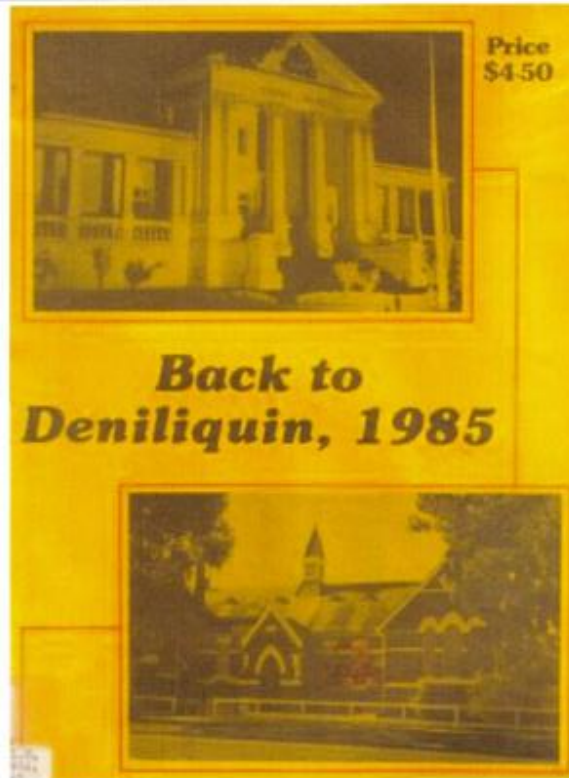
SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Back to Deniliquin 1985, Front cover, George St Public School, now Peppin Heritage Centre. Deniliquin Council Heritage Inventory Photographs - 1500025b25.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b25.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 18

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Gabled View , Signage & Rams Head at the Former George Street Public School, Taken 2004, Ms. Lisa Connor; RE: Deniliquin Council Heritage Photographs -1500025b6.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b6.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Date: 20/02/2008

Full Report with Images

Page 19

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

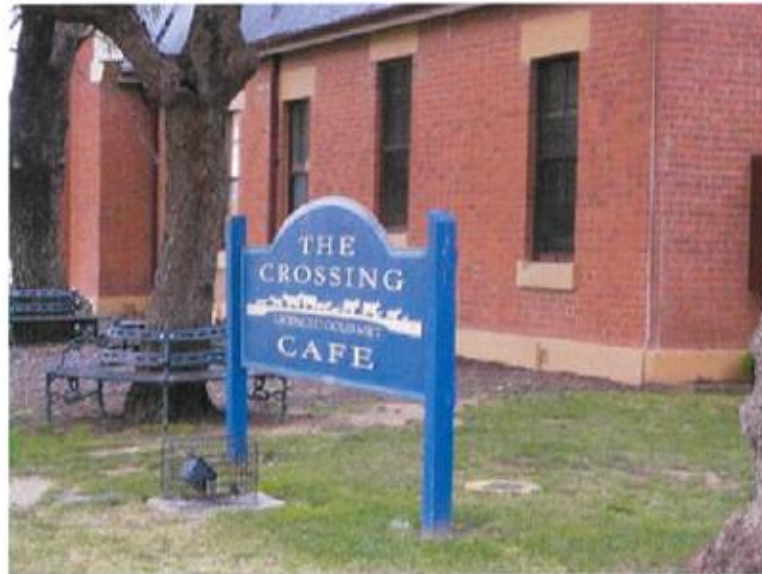
SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: The Crossing Café, Located at the Peppin Heritage Centre-formerly George St Public School, Taken 2004, Ms. Lisa Connor; RE: Deniliquin Council Heritage Inventory Photographs - 1500025b5.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b5.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 20/02/2008

Page 20

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Peppin Heritage Centre, Signage taken 2004, Ms. Lisa Connor; RE: Deniliquin Council Heritage Inventory Photographs - 1500025b4.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b4.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Date: 20/02/2008

Full Report with Images

Page 21

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Taken from Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra. Deniliquin Main Street Project Field Inventories 1990 > 1991, Vol-1. Original - Held at Deniliquin Council -1500025b40.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b40.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory
Full Report with Images

Date: 20/02/2008

Page 22

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

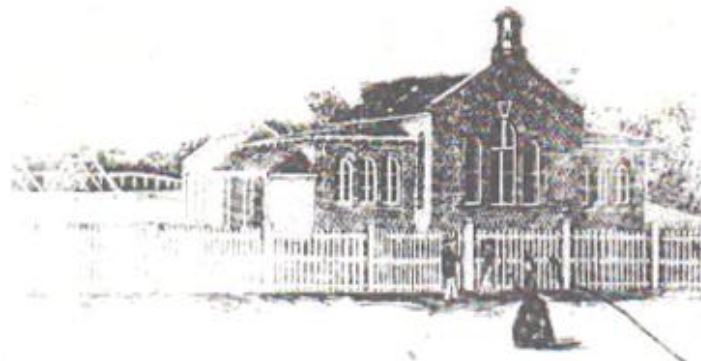
SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Public School, George Street, 1872, replaced in 1879, building now the George Street Museum. Town and Country Journal, 1872.
Page 8

Caption: Taken from Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra. Deniliquin Main Street Project Field Inventories 1990 > 1991, Vol-1. Original - Held at Deniliquin Council -1500025b23.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b23.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 20/02/2008

Page 23

This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

Deniliquin Heritage Inventory

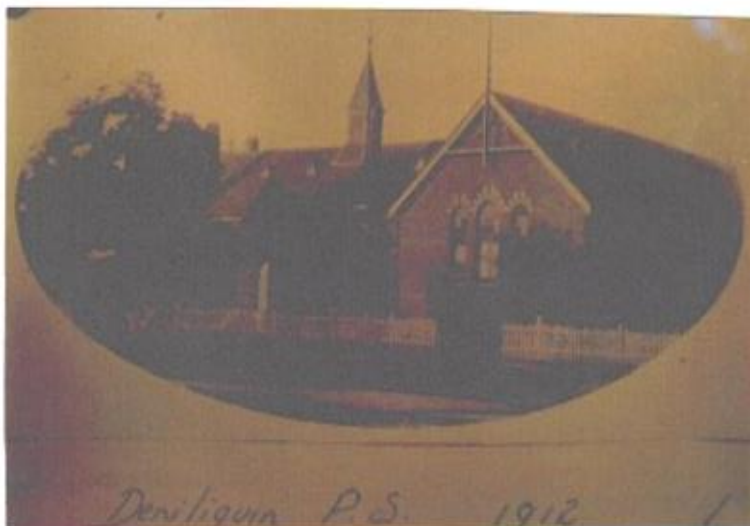
SHI Number
1500025

State Heritage Inventory

Item Name: **George Street Public School (former)**

Location: **NA George Street, Deniliquin [Deniliquin]**

Image/s:



Caption: Taken from Freeman, P. of Peter Freeman & Partners Pty Ltd, Architects & Planners, Canberra. Deniliquin Main Street Project Field Inventories 1990 > 1991, Vol-1. Original - Held at Deniliquin Council -1500025b20.jpg

Copyright:

Image by:

Image Date:

Image Number:

Image Path: 500

Image File: 1500025b20.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Date: 20/02/2008

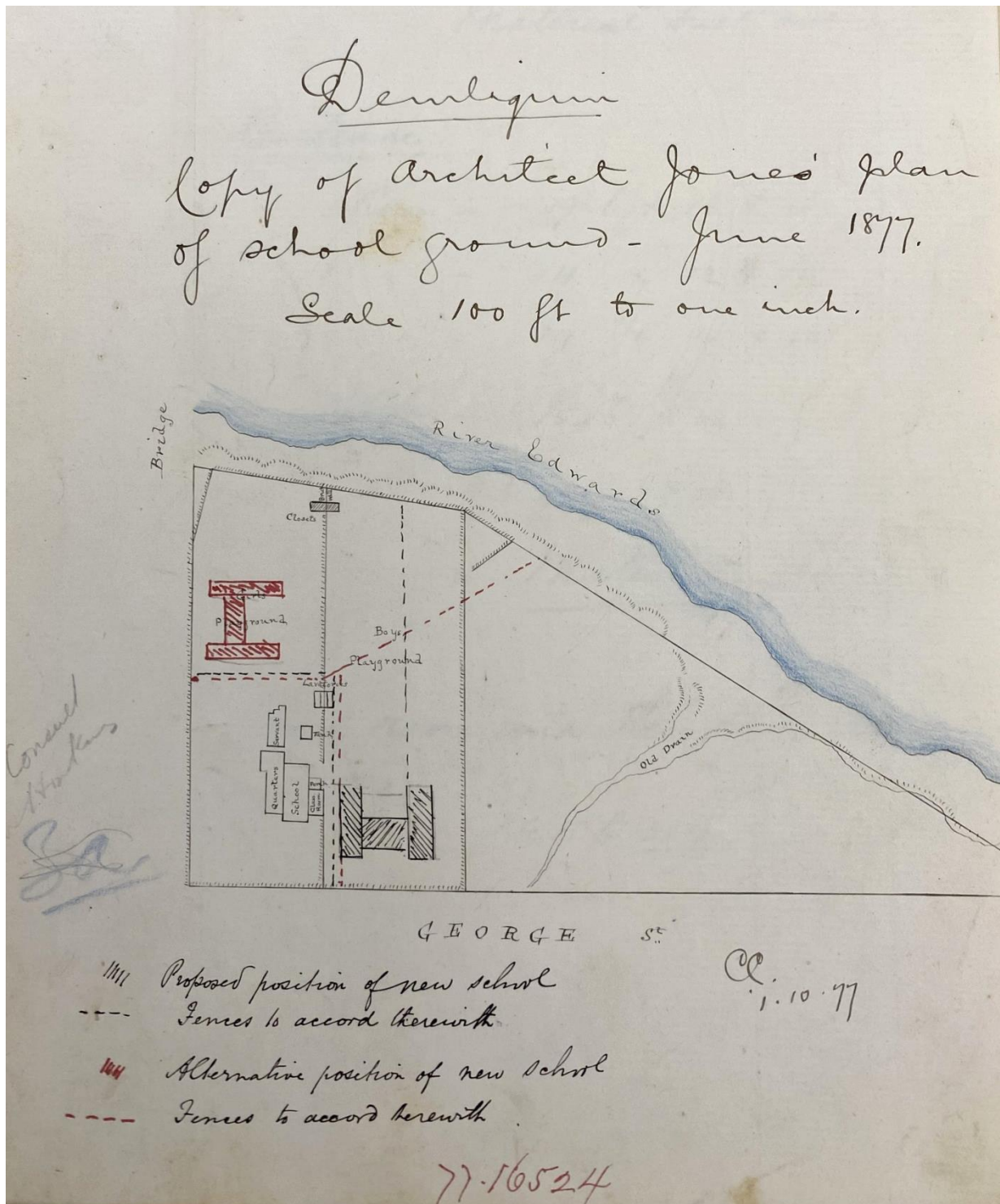
Full Report with Images

Page 24

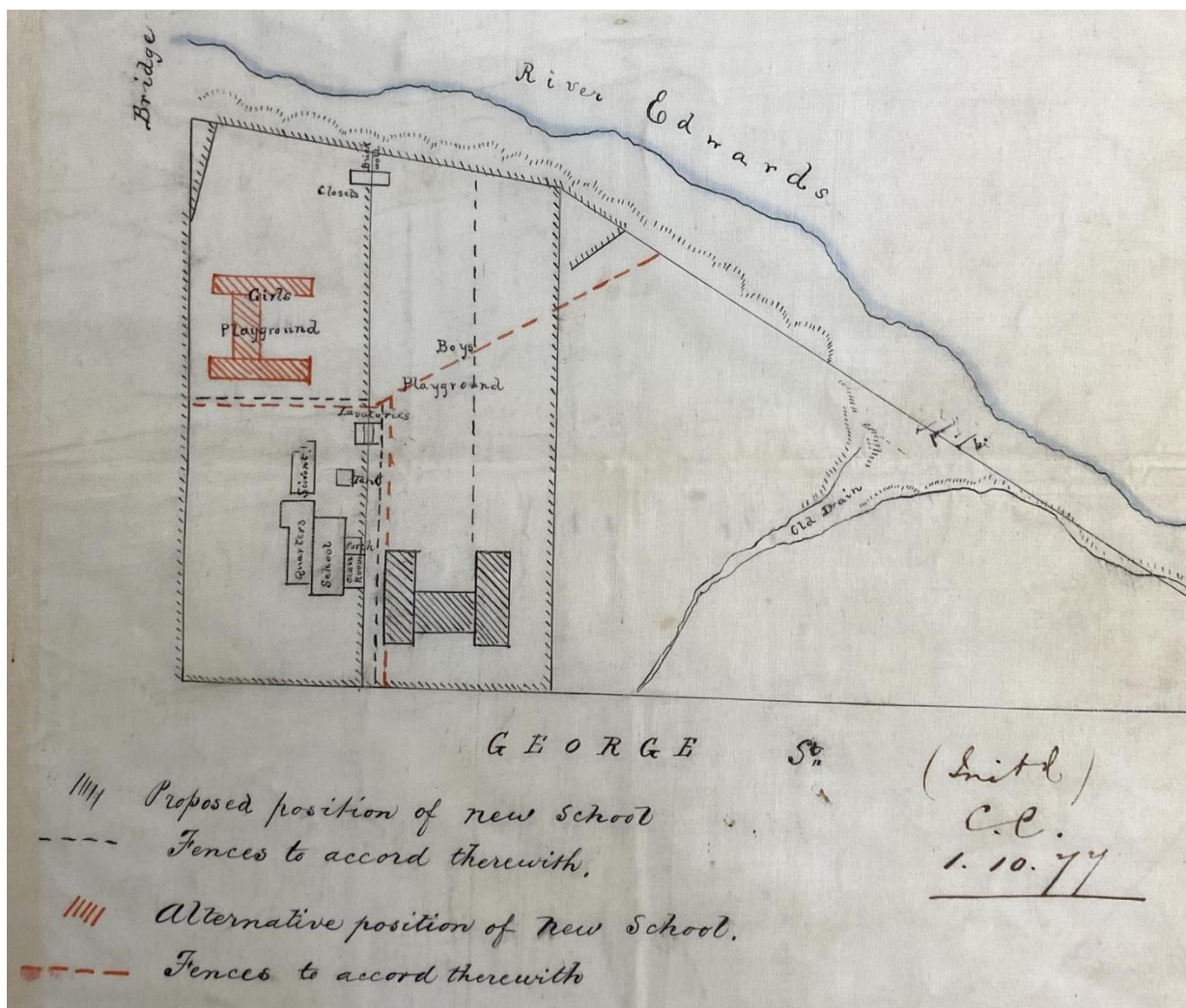
This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

APPENDIX 3: HISTORIC GEORGE STREET SCHOOL PLANS

All plans sourced from Archives Office NSW (5/15681-84 dated 1876-1928) Property file



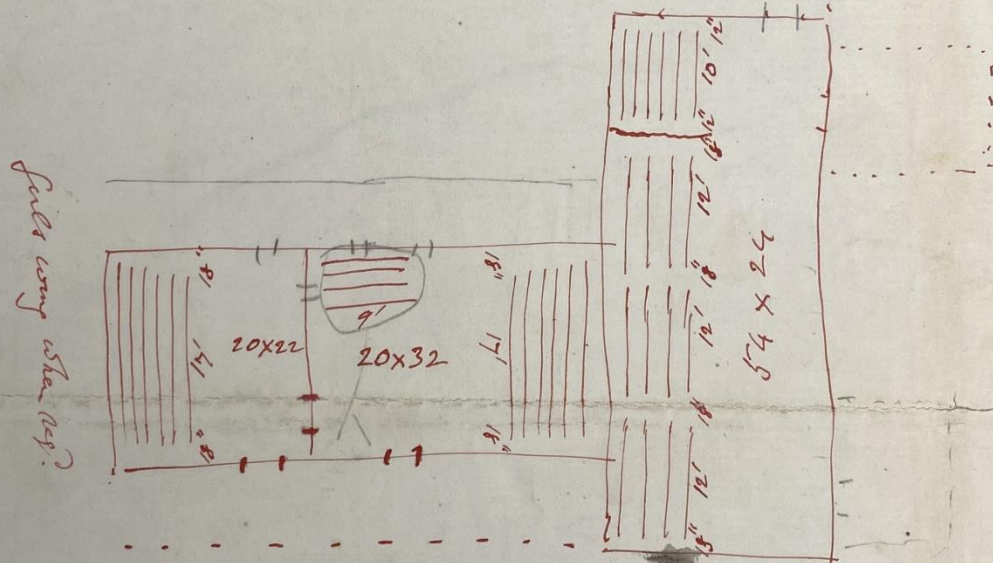
1877 Site & School Plan



1877 Site & School Plan (Detail)

I would recommend the Council to erect new buildings, & to employ Mr Jones as Architect. Start with two departments, but make provision for adding a full school when necessary.

Ground plan somewhat as under:—



Class room about 15×17 at end on side of Primary school.

Mr Jones to furnish sketch plan.

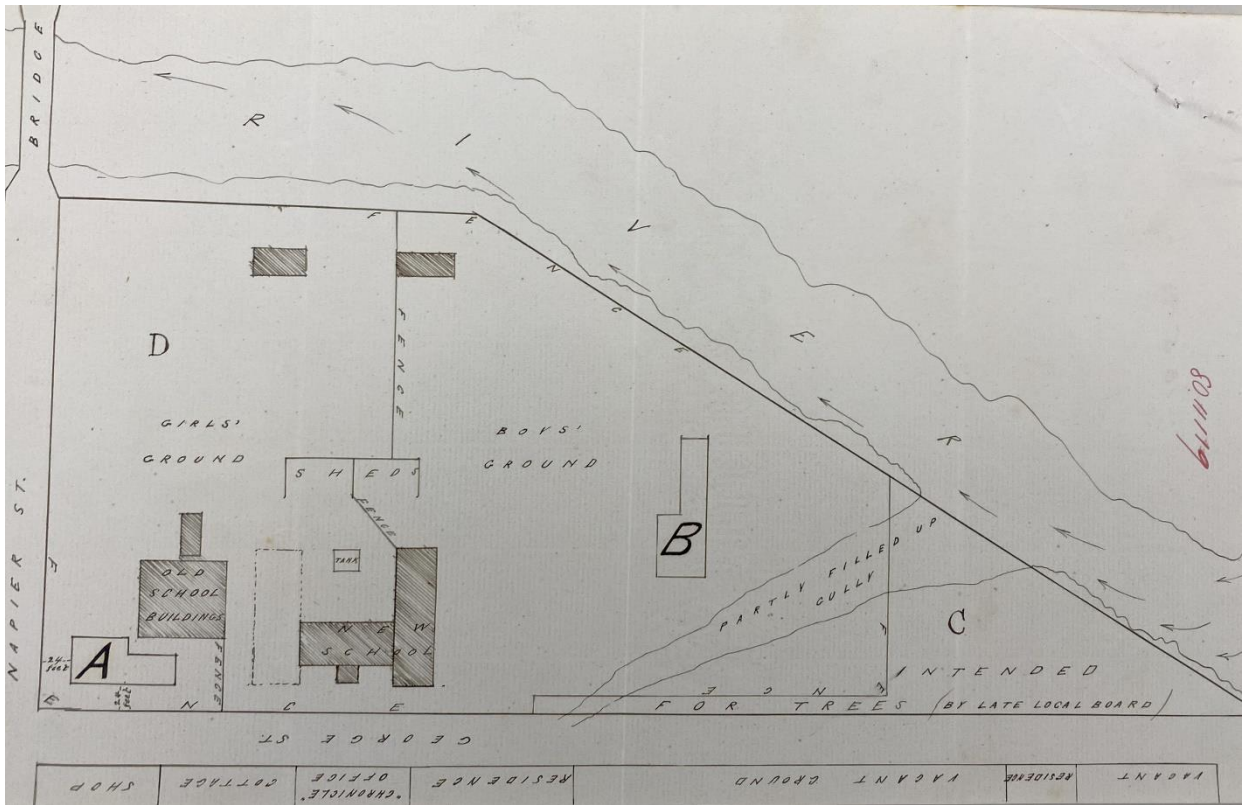
20

15
10
120
15

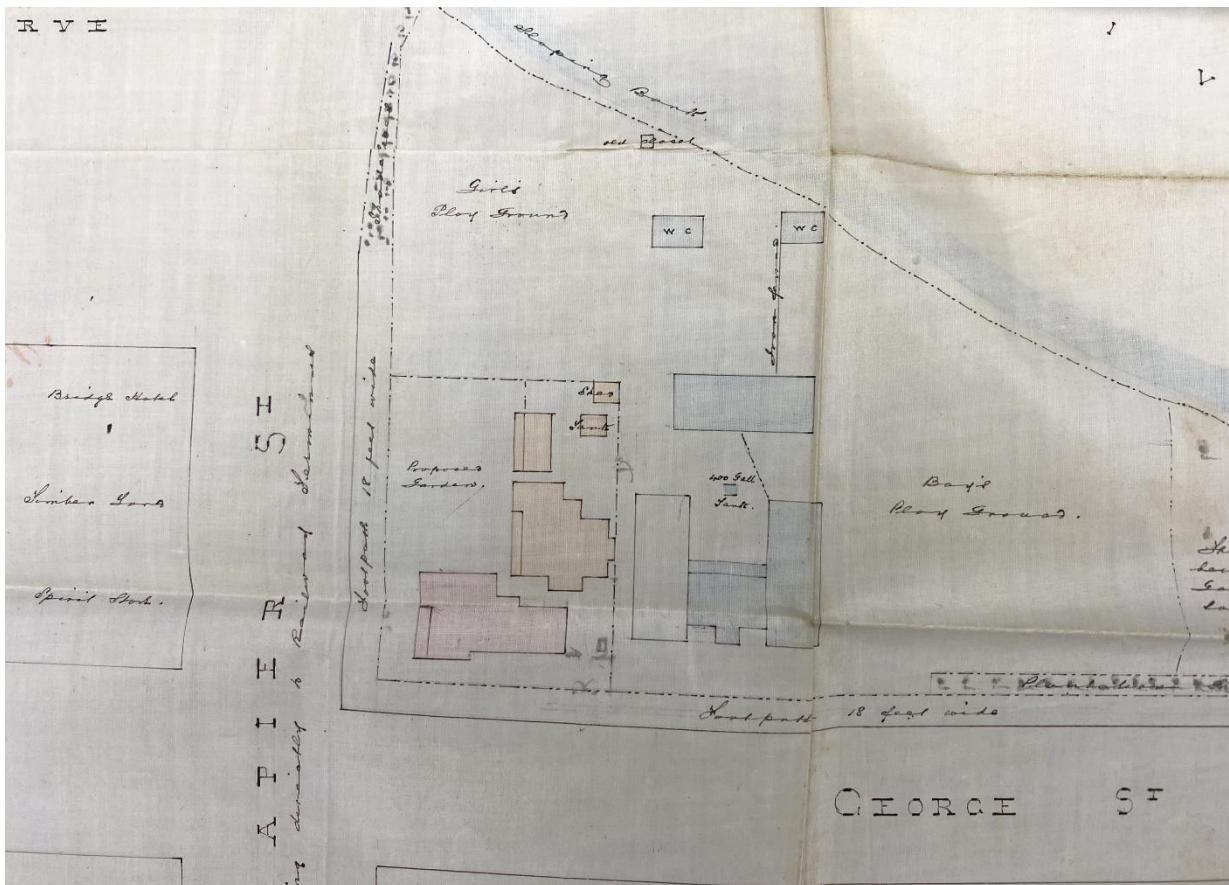
8270

10. 11. 77

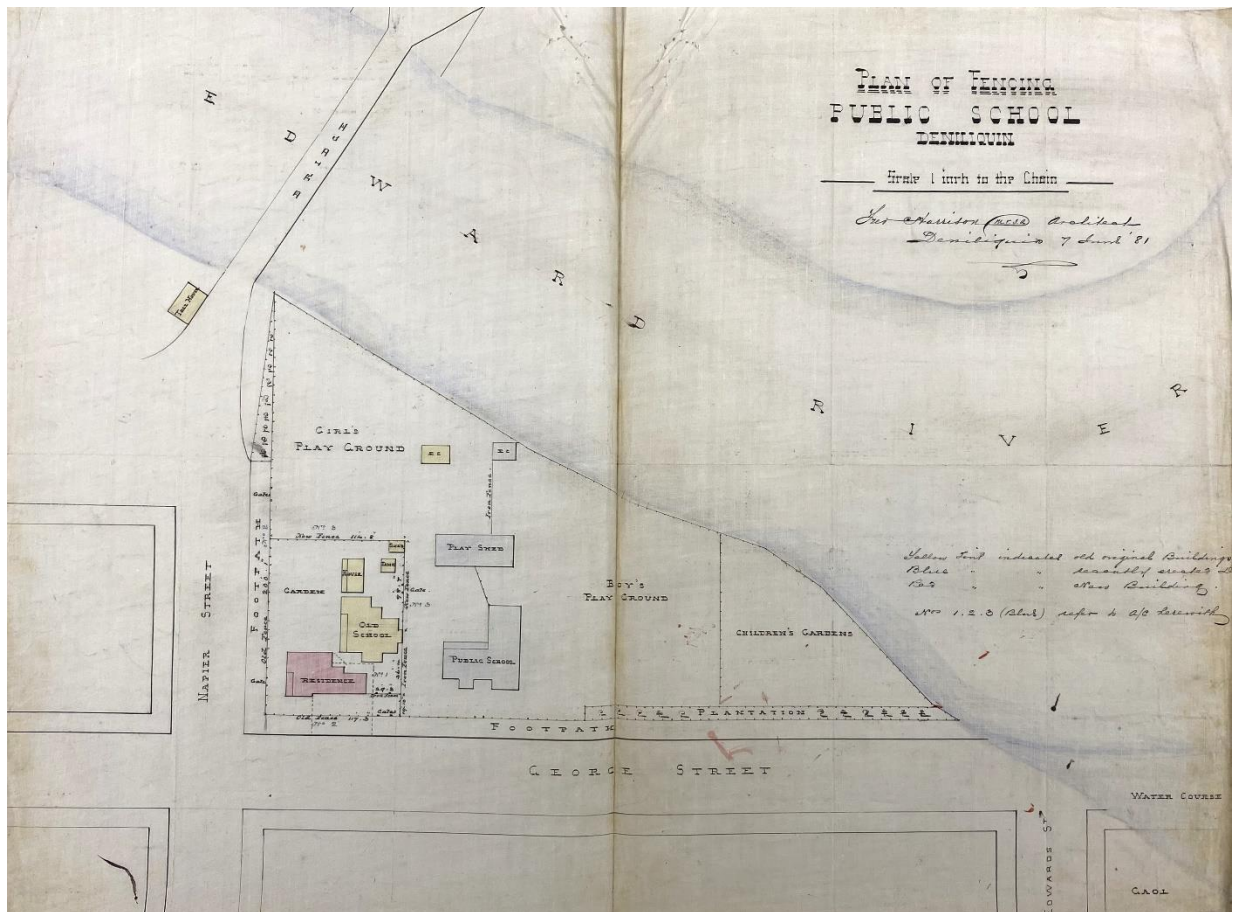
1877 School Plan (Detail)



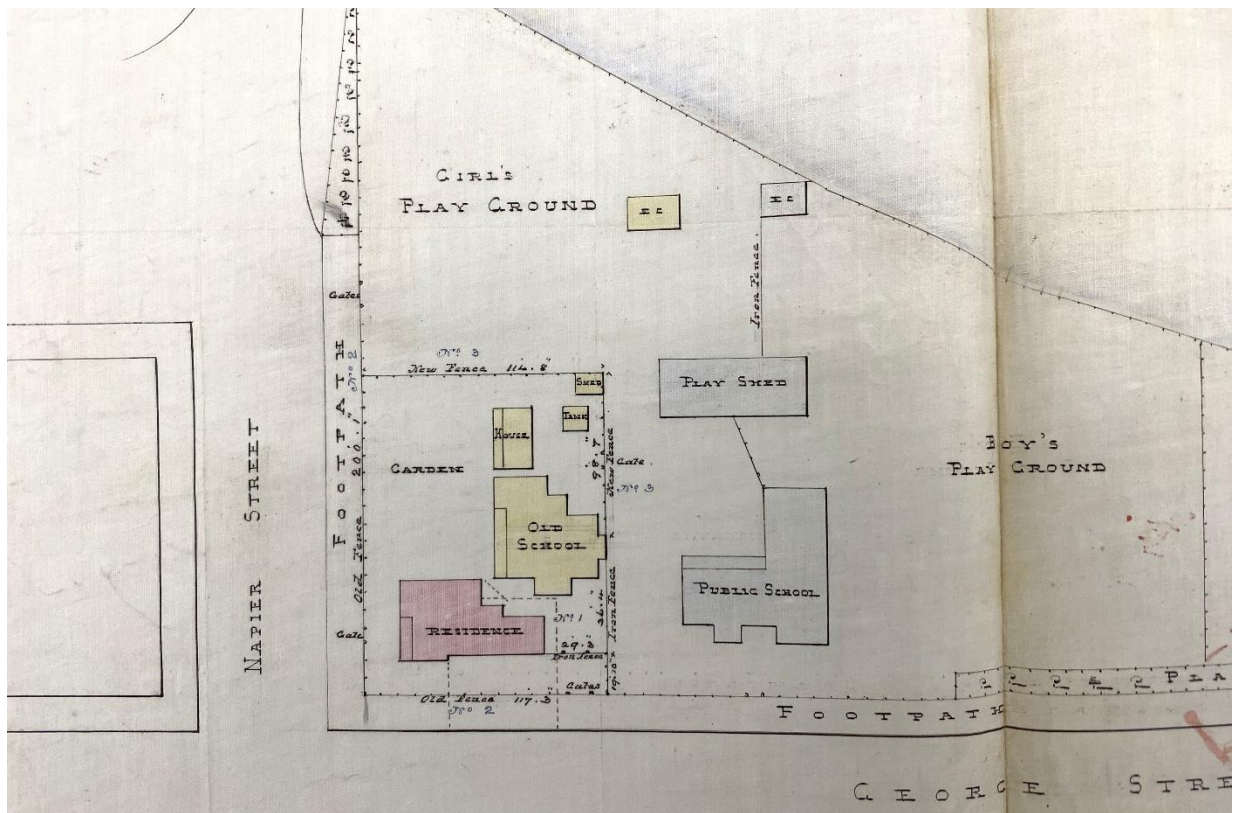
1880 Site & School Plan



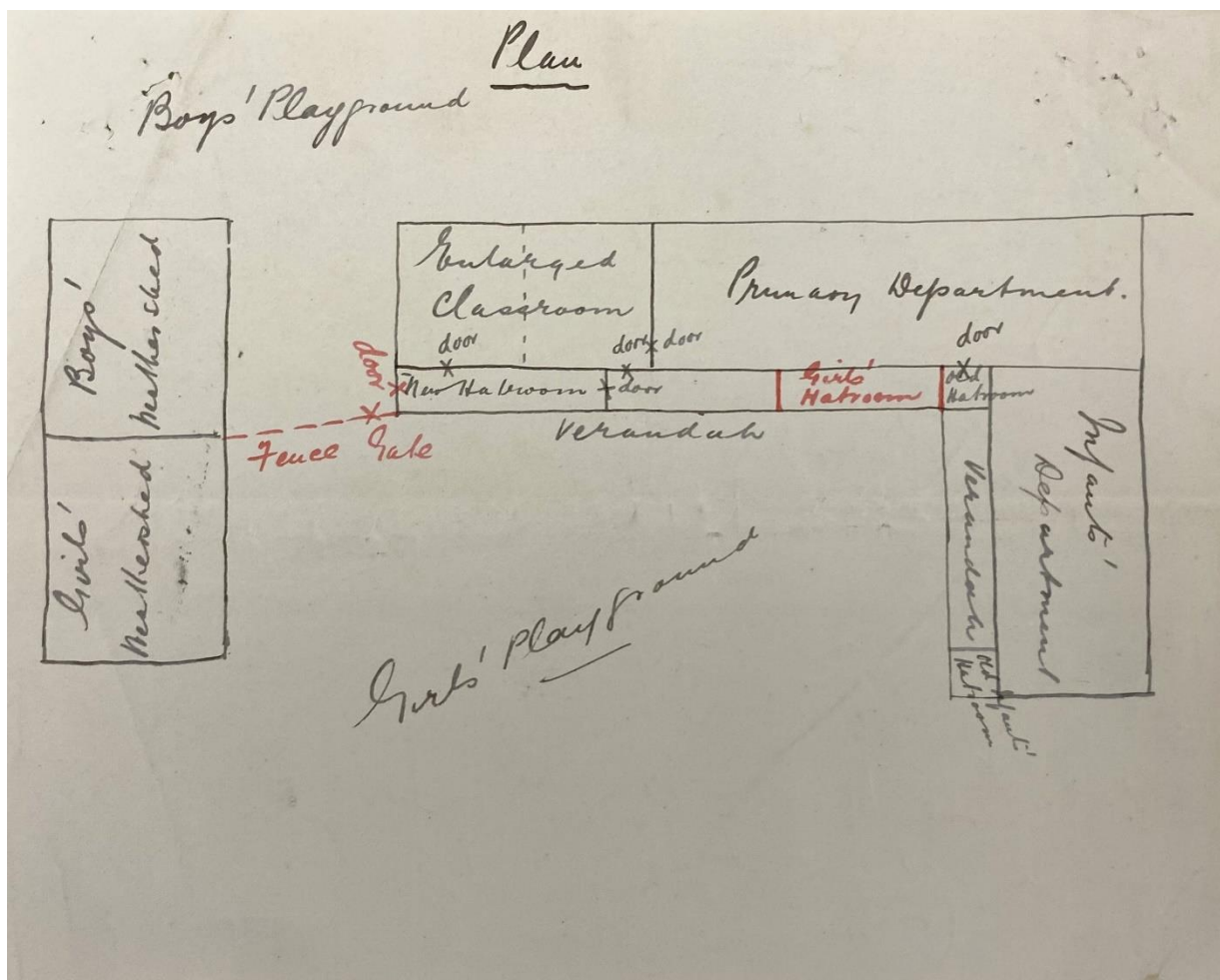
1880 Site & School Plan



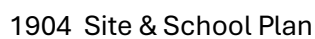
1881 Site & School Plan

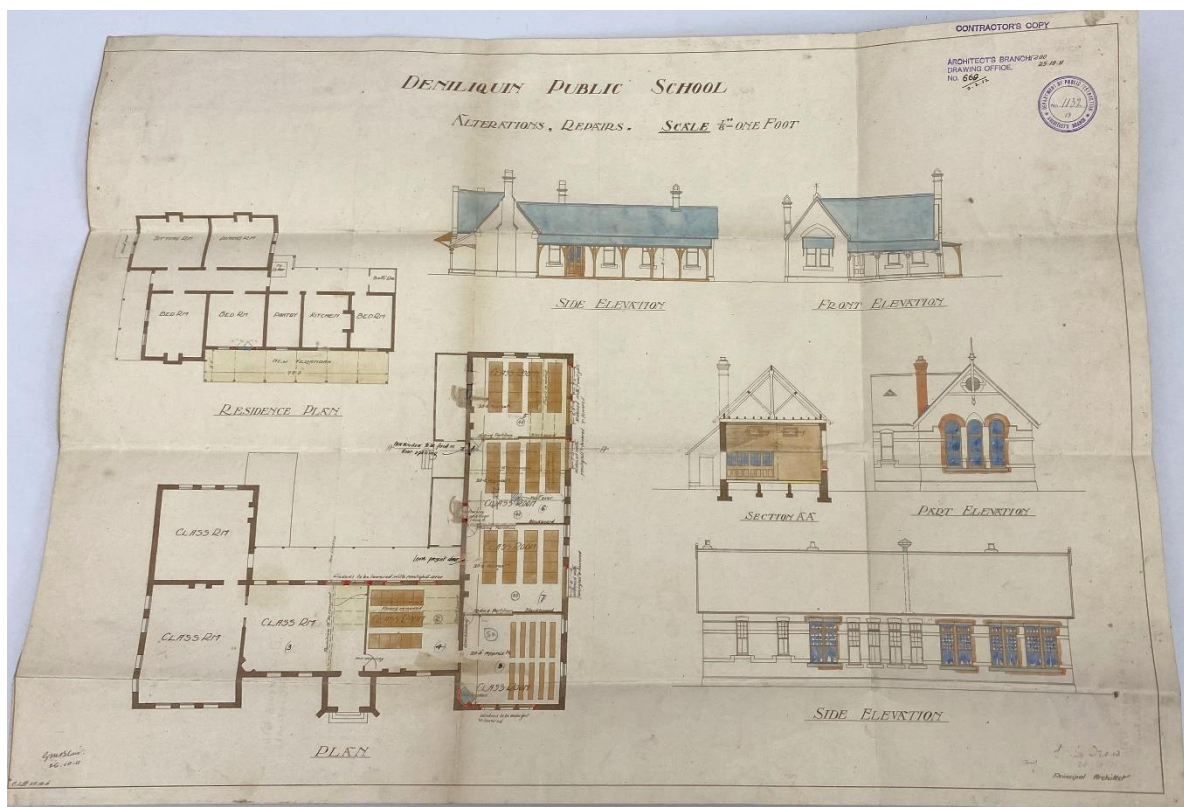


1881 Site & School Plan (Detail)

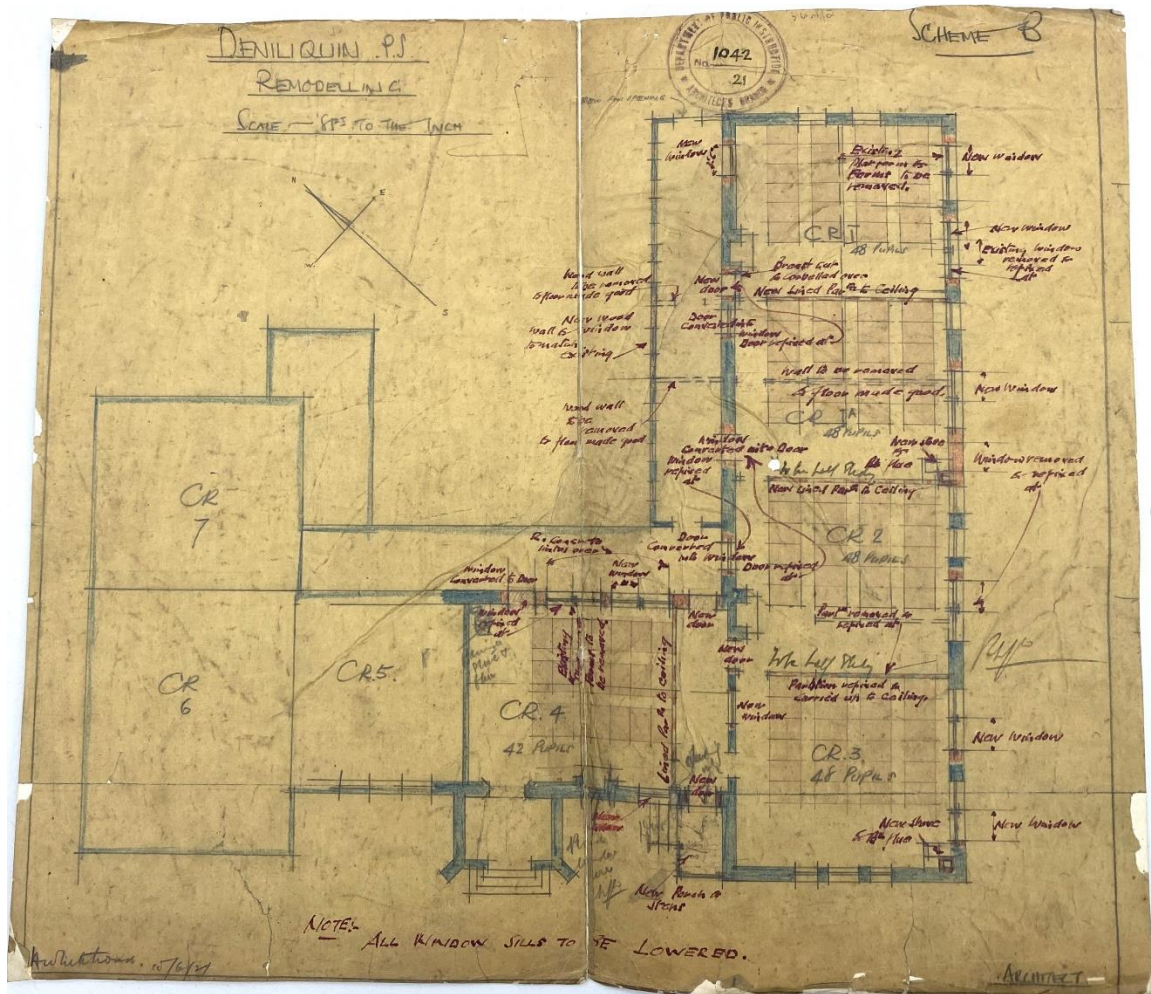


1900 Site & School Plan (Detail)



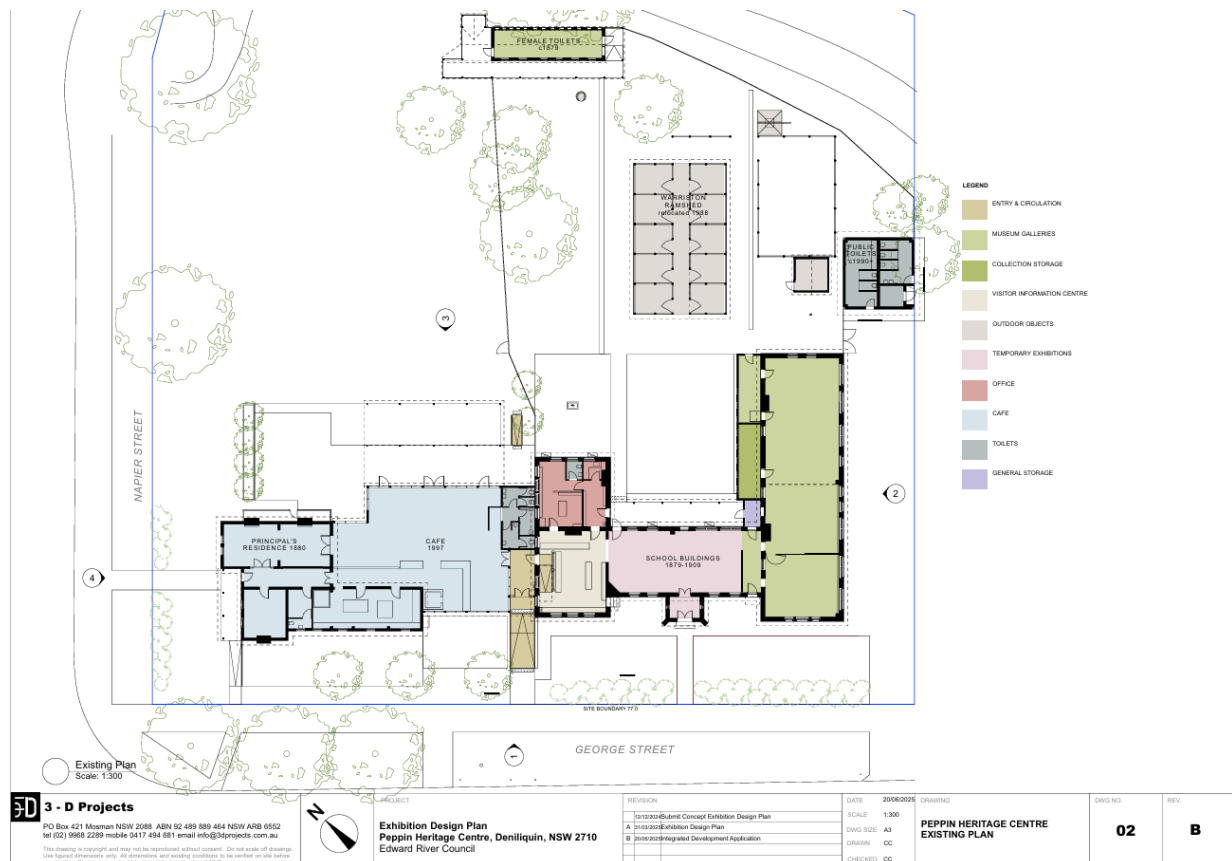
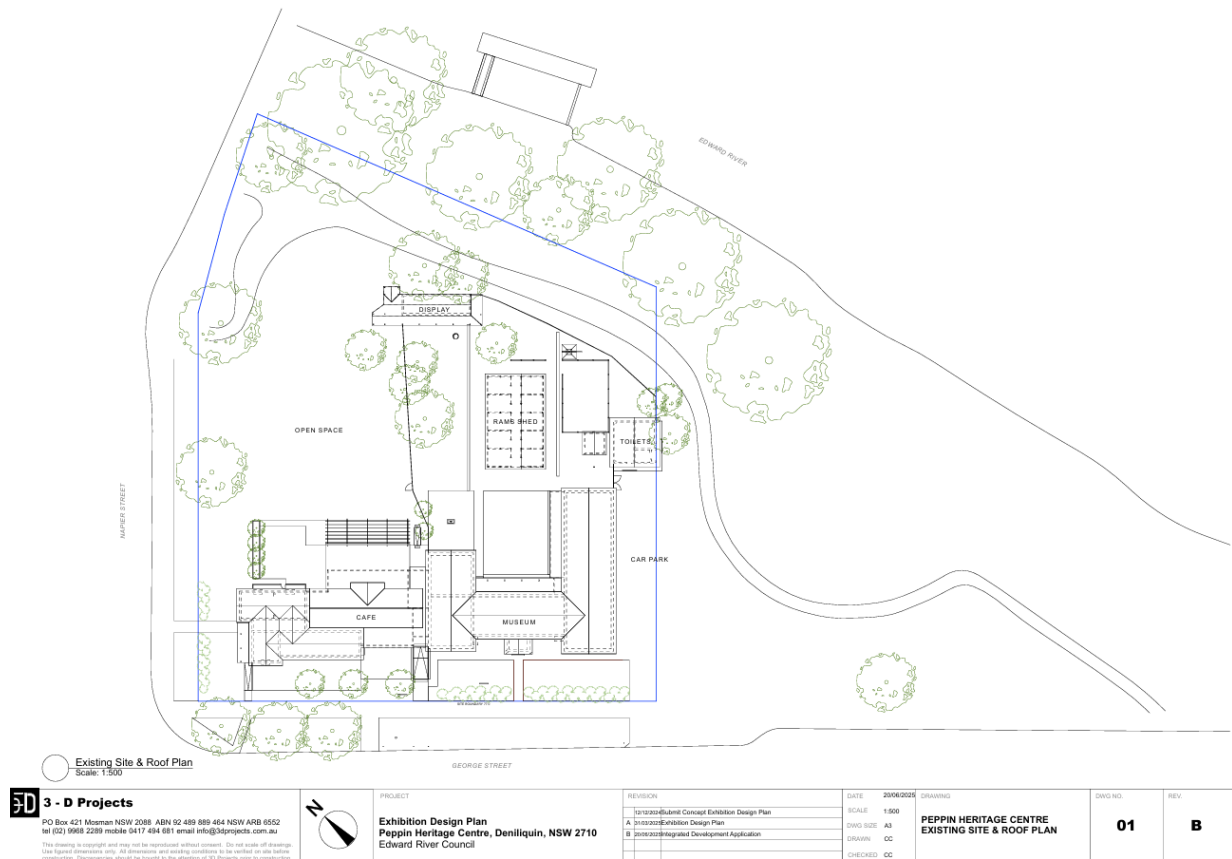


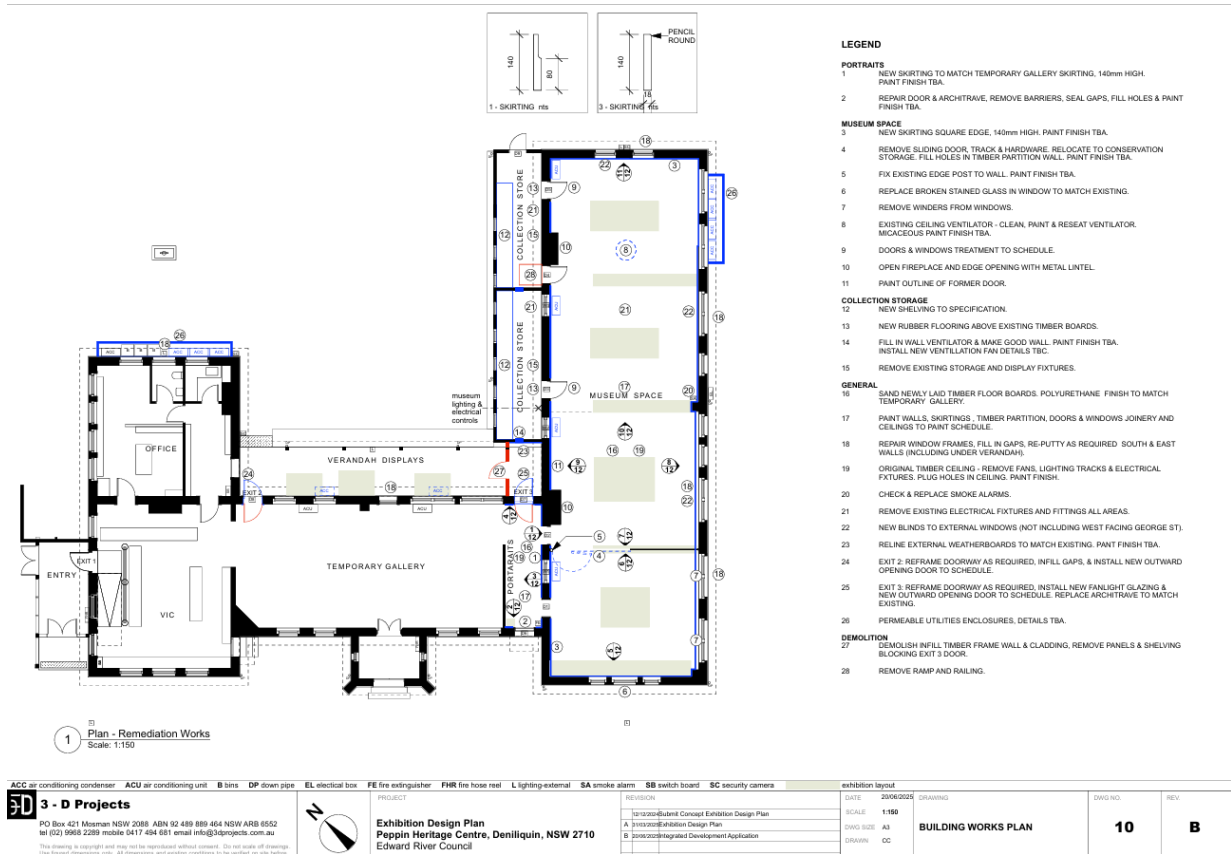
1911 School Plan & Elevations (Detail)

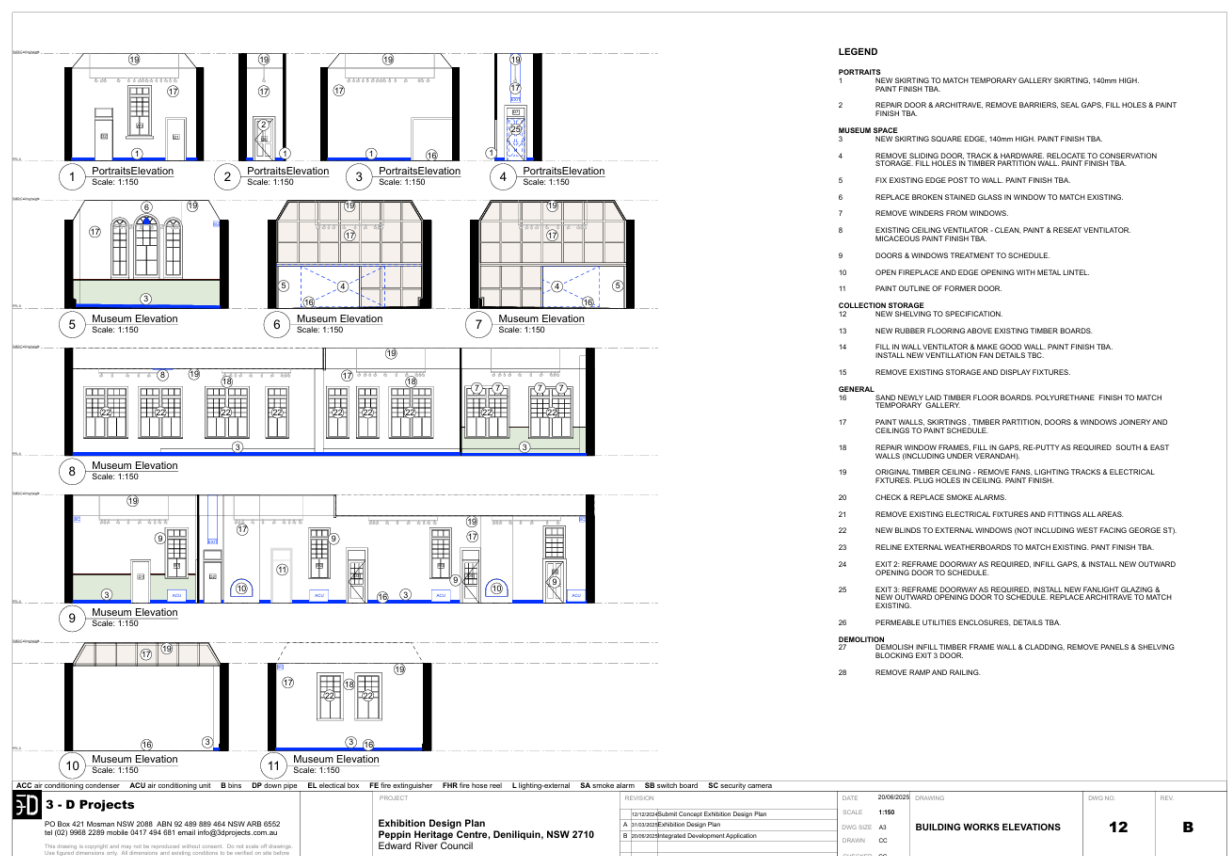
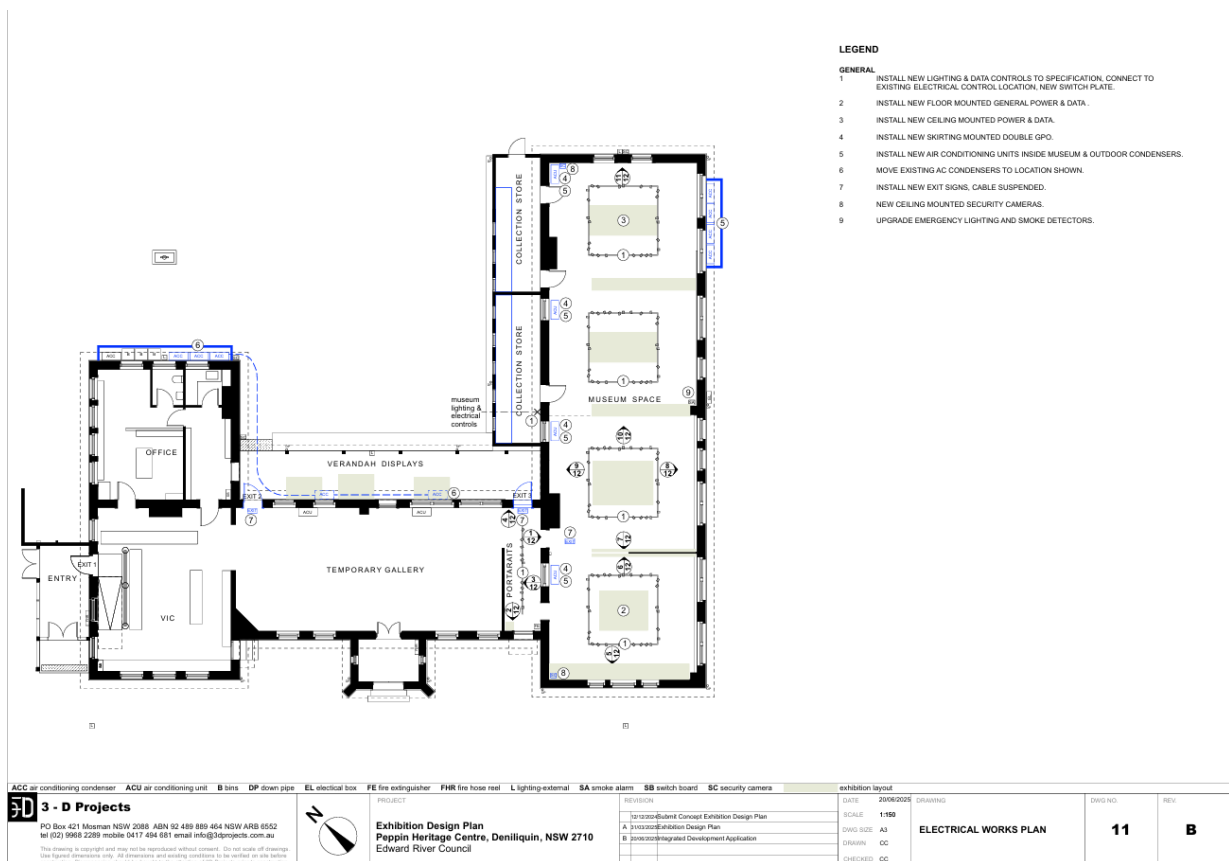


1921 School Plan with detail of changes

APPENDIX 4: DEVELOPMENT PLANS – STAGE 1

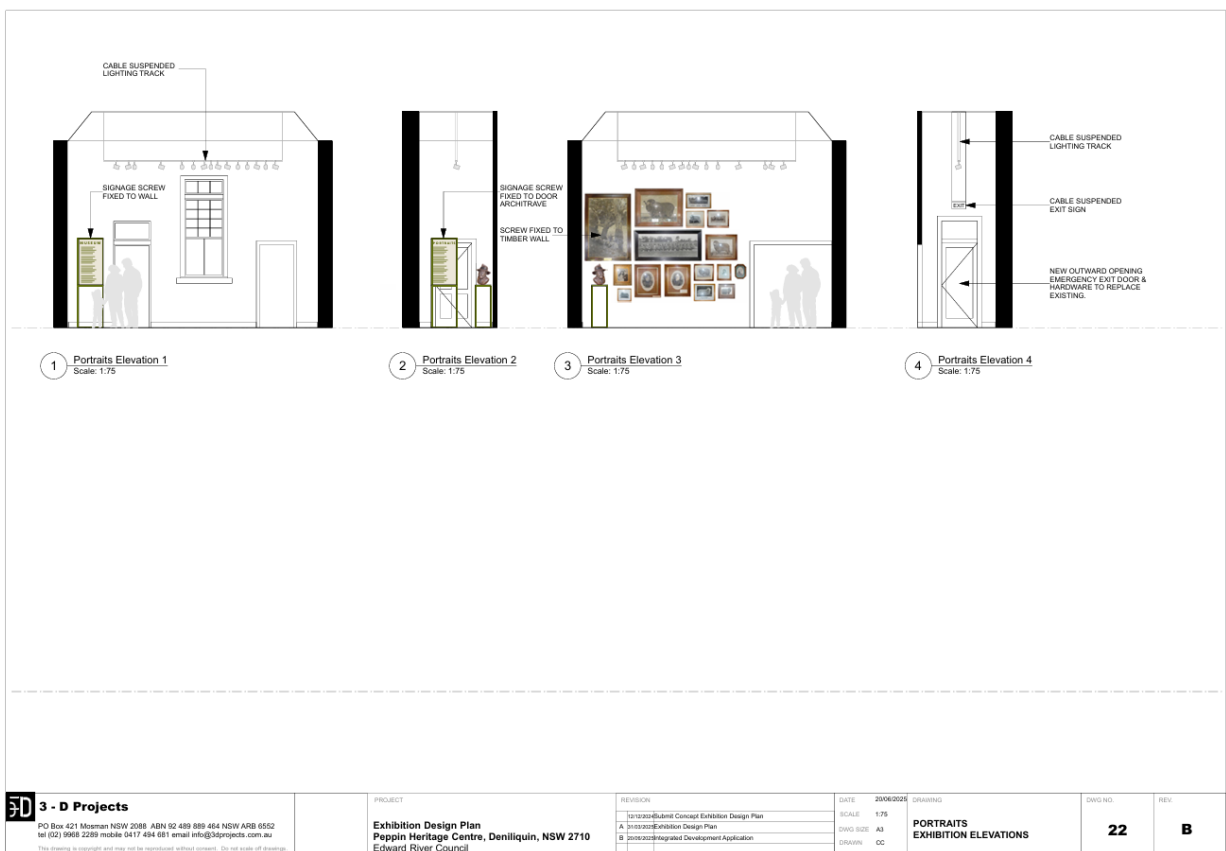
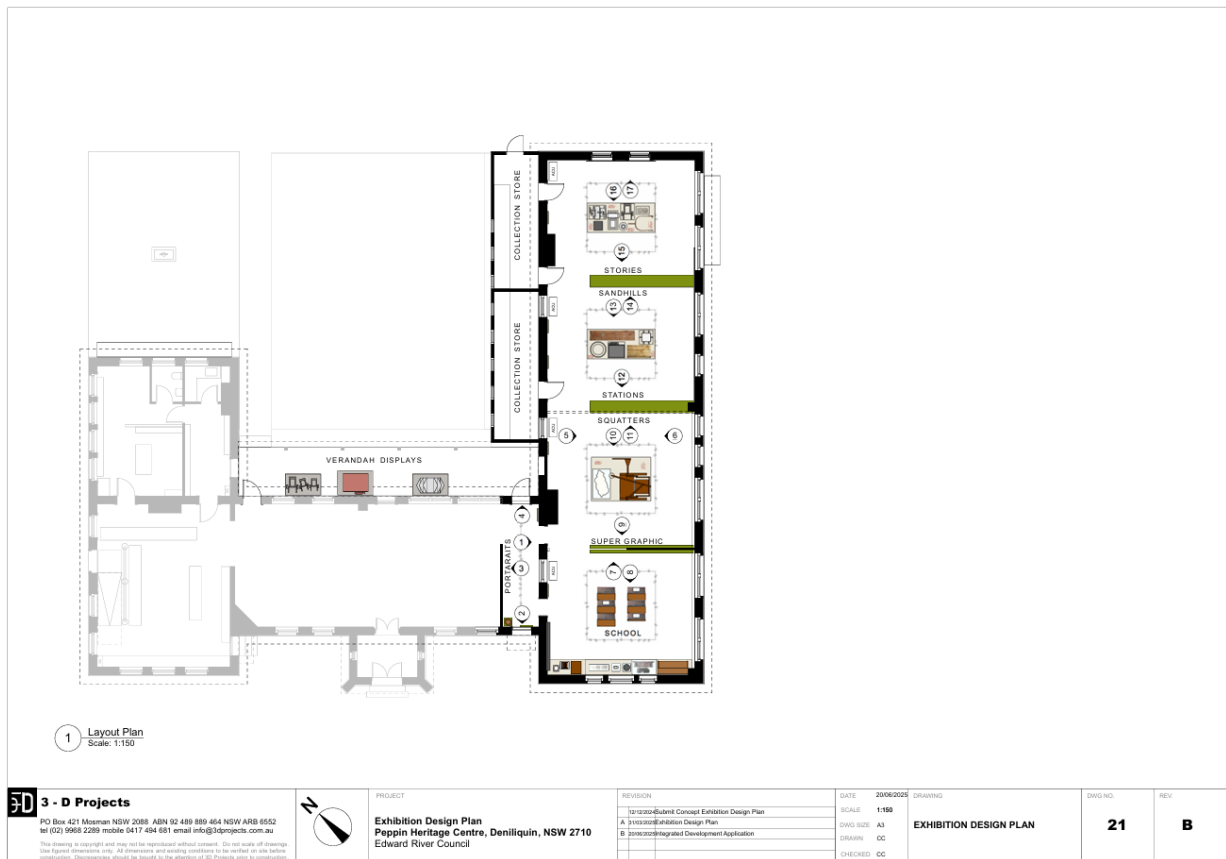


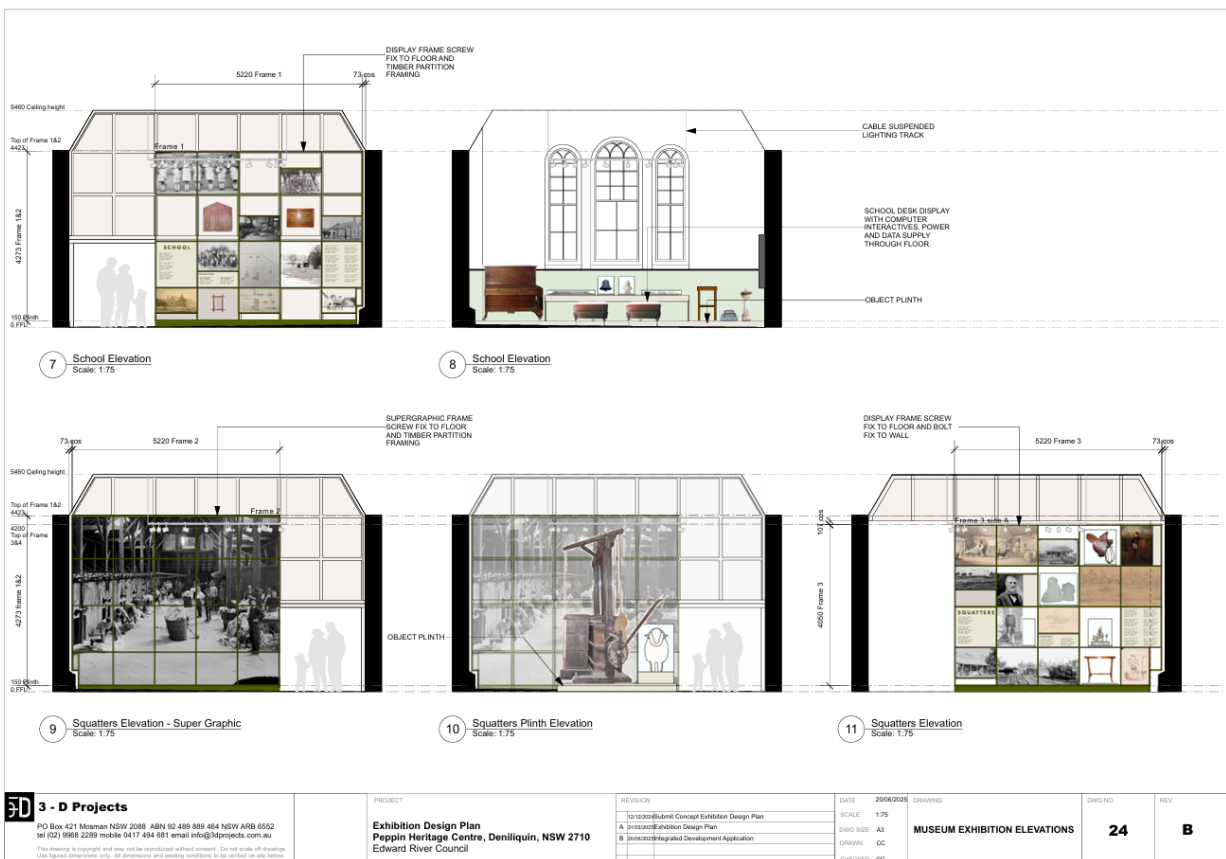
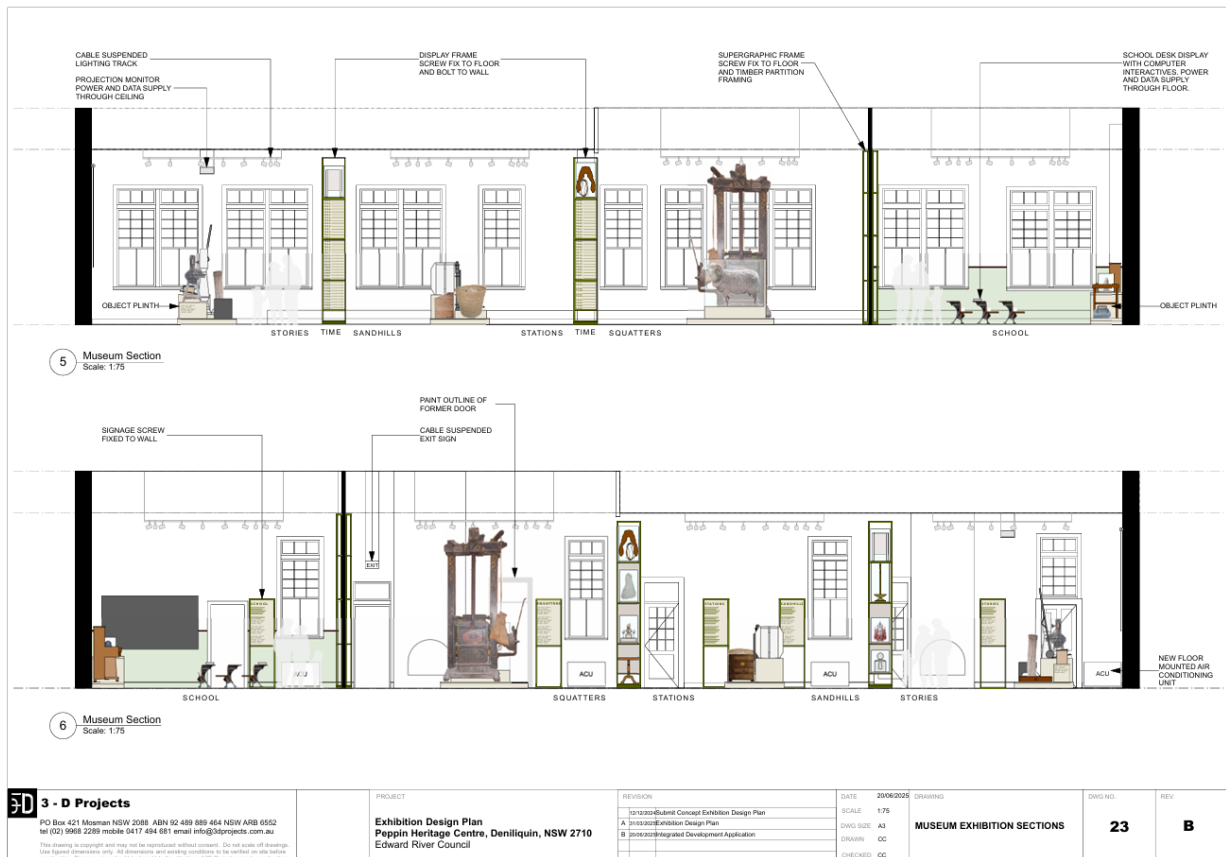


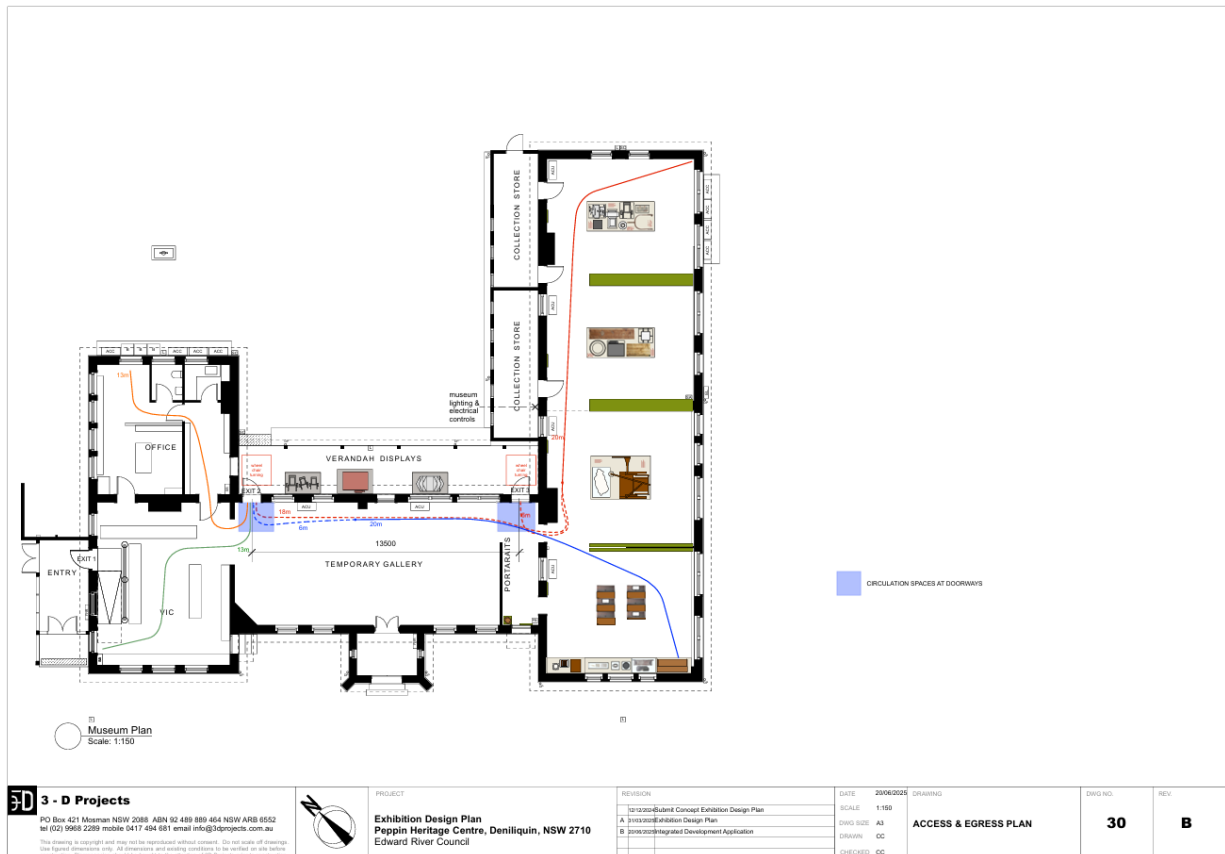
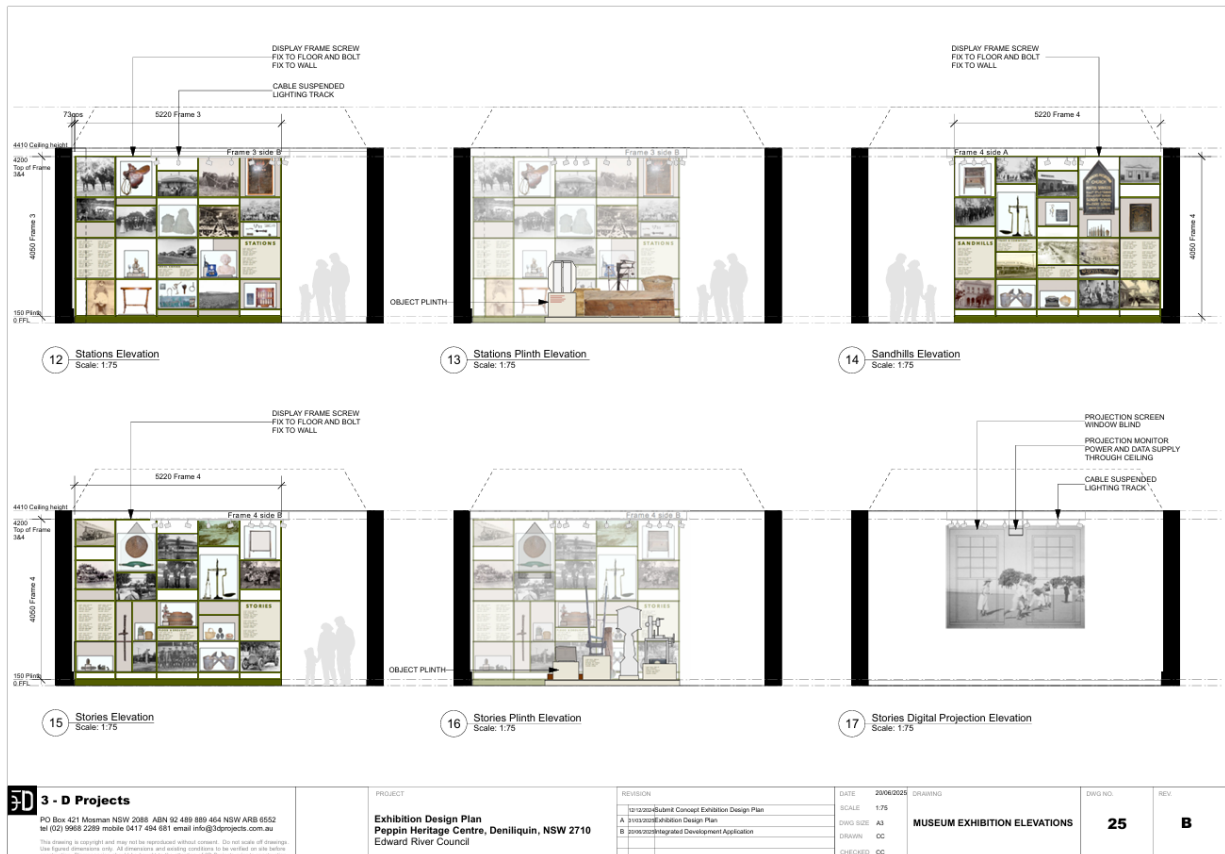


DOOR 1 LOCATION: MUSEUM SPACE, NORTH ELEVATION DESCRIPTION: PAINT EXISTING ARCHITRAVE ON BOTH SIDES. CURRENTLY NO DOOR.	DOOR 2 LOCATION: MUSEUM SPACE, NORTH ELEVATION DESCRIPTION: PAINT EXISTING ARCHITRAVE ON BOTH SIDES. CURRENTLY NO DOOR. CLEAR GLASS FANLIGHT.	DOOR 3 LOCATION: MUSEUM SPACE, NORTH ELEVATION DESCRIPTION: PAINT EXISTING DOOR & ARCHITRAVE ON BOTH SIDES. RETAIN EXISTING DOOR HARDWARE. SEE DIAGRAM FOR EXTRA NOTES.	DOOR 4 LOCATION: MUSEUM SPACE, NORTH ELEVATION DESCRIPTION: PAINT EXISTING DOOR & ARCHITRAVE ON BOTH SIDES. RETAIN EXISTING DOOR HARDWARE. SEE DIAGRAM FOR EXTRA NOTES.	DOOR 5 LOCATION: MUSEUM SPACE, NORTH ELEVATION DESCRIPTION: PAINT EXISTING DOOR & ARCHITRAVE ON BOTH SIDES. RETAIN EXISTING LOWER DOOR HARDWARE. SEE DIAGRAM FOR EXTRA NOTES.	DOOR 6 LOCATION: PORTRAITS GALLERY, WEST ELEVATION DESCRIPTION: REMOVE CURRENT BARRIERS IN FRONT OF DOOR. REPAIR EXISTING DOOR AND ARCHITRAVE. FILL HOLES. SEAL GAPS. INSTALL WEATHER STRIP. PAINT DOOR AND ARCHITRAVE ON BOTH SIDES. RETAIN EXISTING LOWER DOOR HARDWARE.
DOOR 7 / EXIT DOOR 3 LOCATION: PORTRAITS GALLERY, EAST ELEVATION VIEWED FROM INSIDE DESCRIPTION: NEW OUTWARD OPENING TIMBER FRAMED GLASS DOOR. WITH EMERGENCY EXIT HARDWARE. RETAIN EXISTING DOOR FRAME AND REPLACE ARCHITRAVE TO MATCH EXISTING. MODIFY DOOR FRAME FOR NEW DOOR. PAINT DOOR AND ARCHITRAVE ON BOTH SIDES.	DOOR 8 / EXIT DOOR 2 LOCATION: TEMPORARY EXHIBITIONS GALLERY, EAST ELEVATION VIEWED FROM INSIDE DESCRIPTION: NEW OUTWARD OPENING TIMBER FRAMED GLASS DOOR. WITH EMERGENCY EXIT HARDWARE. RETAIN EXISTING DOOR FRAME AND ARCHITRAVE. MODIFY DOOR FRAME FOR NEW DOOR & INFILL GAPS. PAINT DOOR AND ARCHITRAVE ON BOTH SIDES.	DOOR 9 / EXTERNAL LOCATION: COLLECTION STORE, EAST ELEVATION VIEWED FROM INSIDE DESCRIPTION: PAINT EXISTING DOOR & ARCHITRAVE ON INSIDE. RETAIN EXISTING DOOR HARDWARE. REMOVE BOARD FROM WINDOW & INSTALL FROSTED DECAL TO INSIDE FACE. SEE DIAGRAM FOR EXTRA NOTES.	WINDOW 1 LOCATION: MUSEUM SPACE, NORTH ELEVATION DESCRIPTION: PAINT EXISTING WINDOW, BEADING & ARCHITRAVE ON BOTH SIDES. RETAIN EXISTING HARDWARE. SEE DIAGRAM FOR EXTRA NOTES.	WINDOW 2 LOCATION: MUSEUM SPACE, NORTH ELEVATION DESCRIPTION: PAINT EXISTING WINDOW, BEADING & ARCHITRAVE ON BOTH SIDES. RETAIN EXISTING HARDWARE. SEE DIAGRAM FOR EXTRA NOTES.	WINDOW 3 LOCATION: MUSEUM SPACE, NORTH ELEVATION DESCRIPTION: PAINT EXISTING WINDOW, BEADING & ARCHITRAVE ON BOTH SIDES. RETAIN EXISTING HARDWARE. SEE DIAGRAM FOR EXTRA NOTES.
3 - D Projects PO Box 421 Mosman NSW 2088 ABN 92 489 884 464 NSW ARB 6552 tel (02) 9668 2289 mobile 0417 494 681 email info@3dprojects.com.au <small>This drawing is copyright and may not be reproduced without consent. Do not scale off drawings. Use figured dimensions only. All dimensions and existing conditions to be verified on site before construction. Discrepancies should be brought to the attention of 3D Projects prior to construction.</small>			Exhibition Design Plan Peppin Heritage Centre, Deniliquin, NSW 2710 Edward River Council		
REVISION 1 10/02/2020 Submit Concept Exhibition Design Plan A 10/02/2020 Exhibition Design Plan B 10/02/2020 Integrated Development Application			DATE 20/06/2020 SCALE 1:50 DWG SIZE: A3 DRAWN: CC CHECKED: CC		
			DOOR & WINDOW SCHEDULE		
			DWG NO. 13 REV. B		

1 Supergraphic Scale: 1:40	2 Display Frame Scale: 1:40	3 Object Plinth Scale: 1:40
3 - D Projects PO Box 421 Mosman NSW 2088 ABN 92 489 884 464 NSW ARB 6552 tel (02) 9668 2289 mobile 0417 494 681 email info@3dprojects.com.au <small>This drawing is copyright and may not be reproduced without consent. Do not scale off drawings. Use figured dimensions only. All dimensions and existing conditions to be verified on site before construction. Discrepancies should be brought to the attention of 3D Projects prior to construction.</small>		
Exhibition Design Plan Peppin Heritage Centre, Deniliquin, NSW 2710 Edward River Council		
REVISION 1 10/02/2020 Submit Concept Exhibition Design Plan A 10/02/2020 Exhibition Design Plan B 10/02/2020 Integrated Development Application		
DATE 20/06/2020 SCALE 1:40 DWG SIZE: A3 DRAWN: CC CHECKED: CC		
EXHIBITION DISPLAY SYSTEMS		
DWG NO. 20 REV. B		







APPENDIX 5: BUILDING PHOTOGRAPHS

EXTERNAL



1. Front entry between new Café/infill and former school



2. Former School – West Façade



3: Original entry former school at west façade



4: Infilled door at west façade



5: Window at west facade



6: Former entry details at West Façade



7: Original Door not used at West Façade



8: Cracking at brickwork – south façade



9: windows at South Façade



10: Window sills – showing deteriorated paint finish



11: Windows at South Façade



12: Window sills – showing deteriorated paint finish



13: Rear – north + east façade



14: North infill verandah



15: Rear/East verandah



16: Rear east verandah + facade



17: Rear/East verandah



18: Rear/East Verandah



19: Former Shed East Façade



20: Former Shed East Façade



21: Rear/East Verandah



22: Rear/East Verandah



23: Rear/East Verandah + door details



24: Rear/East Verandah + door details



25: Later added infill at verandah for storage



26: Internal of storage view to North Room



27: View to infill shelving at former door to become new egress



28: View of verandah and view of oven storage



29: View of junction between verandah roof + north rooms

INTERNAL



30: Entry Foyer to Café + Museum



31: view of entry to Museum



32: View of Visitor Information area



33: View of Visitor Information area



34: View to Visitor Information area



35: View to egress door from temporary gallery space.



36: View of temporary gallery space



37: View of temporary gallery space



38: View of closed off door + later added wall



39: View of closed off door + later added wall



40: View of Original Window



41: Original Classroom Space – West Wall



42: Original Classroom Space – East Wall



43: Original Classroom Space – North Wall



44: Window Detail at West Wall



45: Window + winders details at South Wall



46: Wall detail at West Wall



47: Museum Space West Wall



48: Museum Space West + South Wall



49: Museum Space North Wall



51: Museum Space South Wall



52: Museum Space – overall view to East



53: Museum Space view to East Wall



54: Museum Space South Wall



55: Museum Space South Wall



56: Museum Space North Wall



57: Museum Space view of ceiling + vent



58: Museum Space Ceiling



59: Current Lobby for egress



60: Current Lobby for egress



6: Current Lobby for egress north wall



62: Current Lobby for egress north wall



63: Door to Storage



64: Internal Storage – East Wall



65: Internal Storage south infill wall



66: Internal Storage North Wall



67: Internal Storage – view to west wall