



Goulburn Mulwaree Council
Planning Proposal –
Bungonia Heritage Conservation Area
Local Environmental Plan 2009

25 November 2016

Part 1 – Objectives

1.1 Intended Outcomes

The intended outcome of this Planning Proposal is to amend *Goulburn Mulwaree Local Environmental Plan 2009* to establish a Heritage Conservation Area over the village of Bungonia as illustrated in the locality map in Appendix 1. .

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

- i. Amending Heritage Map - Sheet HER_003 and Heritage Map - Sheet HER_003BA) to identify the land shown in Appendix 2 as a heritage conservation area
- ii. Amending Schedule 5, Part 2 to include the 'Bungonia Conservation Area'.

Part 3 – Justification

Section A – Need for Planning Proposal

3.1 Is the Planning Proposal a result of any strategic study or report?

Yes. The report *Bungonia – Investigation into a potential Heritage Conservation Area* (refer to **Appendix 3**) is a response to the *Goulburn Mulwaree 2014 – 2017 Delivery Plan* that includes strategy 5.1 Heritage. The findings of this report (that was publicly exhibited for comment) together with that of the Goulburn Mulwaree Archaeological Management Plan conclude that the Village of Bungonia, originally known as the Town of Bungonia, has a high level of heritage significance and should therefore be protected through listing as a Heritage Conservation Area within the LEP. There are currently seven existing Heritage Items within the Village of Bungonia which will be further protected and enhanced by the introduction of the Heritage Conservation Area.

3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed Bungonia Heritage Conservation Area must be created through an LEP amendment. A Council wide Heritage Study is underway but is not estimated to be completed for at least another 12 months. It is anticipated that a planning proposal may be prepared following completion of the study. However given that a separate report on the establishment of a heritage conservation area in Bungonia has been prepared and exhibited for comment it is Council's preference to proceed with a separate proposal at this time. .

Section B – Relationship to Strategic Planning Framework

3.3 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Yes. The Planning Proposal is consistent with the Cultural Heritage outcomes and actions contained within the *Sydney-Canberra Corridor Regional Strategy 2006-2031* as follows:

- The Planning Proposal will identify, protect and conserve cultural heritage sites, places and landscapes so that intrinsic links to the Region's non-Aboriginal cultural heritage are preserved;
- The Planning Proposal will further develop "strong working relationships and understanding of the diversity of cultural heritage in the Region" (page 50);
- The Planning Proposal will ensure that the LEP "will include appropriate provisions to protect significant towns and villages...associated with natural and cultural landscapes and curtilages" (page 50) and achieve the aim of "protect(ing) conservation values...visual character and setting to reinforce the economic base for tourism" (page 50).

3.4 Is the Planning Proposal Consistent with a council's local strategy or other local strategic plan?

3.4.1 Goulburn Mulwaree Strategy 2020

Yes. The Planning Proposal is consistent with the *Goulburn Mulwaree Strategy 2020* which states:

"The character of Bungonia should be retained and future policies will ensure that any new developments are sympathetic to the heritage character of the village such as fencing, colour schemes and facades" (page 11).

The Planning Proposal will contribute towards achieving the abovementioned outcome by creating a Heritage Conservation Area for the village of Bungonia. Establishment of the conservation area will clearly identify to landowners that there are existing heritage values that need to take into account when land is developed or changes are proposed. The conservation area will complement the seven existing Heritage Items that are located within the village of Bungonia and assist in protecting nine potential archaeological sites.

3.4.2 Community Strategic Plan 2030

The *Community Strategic Plan 2030* (CSP) was adopted by Council on the 2 July 2013 and revised in September 2014.

The Plan seeks to provide opportunities for rural lifestyle, settlement, housing, sustainable farming and natural resource protection.

The Planning Proposal is consistent with the CSP as follows:

Key Direction: 5 – Culture and Leisure

5.1.1 To protect local heritage, public places and amenity including the protection of significant architecture, indigenous heritage and the natural environment

3.5 Is the Planning Proposal consistent with the applicable State Environmental Planning Policies (SEPP)?

SEPP (Sydney Drinking Water Catchment) 2011

The SEPP requires that development consent cannot be granted unless there is a neutral or beneficial effect on water quality. No further information is required as the introduction of a Heritage Conservation Area in Bungonia will have no impact on water quality. Notwithstanding, further consultation with Water NSW will occur should the planning proposal proceed. Future development applications will be subject to the SEPP.

3.6 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is consistent with most Section 117 Directions. The following directions are most relevant to the proposal:

1. Employment and Resources

1.2 Rural Zones

A planning proposal must:

- (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.*
- (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village)*

The planning proposal will not alter any zones or alter the density of future development. It is consistent with this direction.

1.5 Rural Lands

This direction applies when:

- (a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or*

- (b) *a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.*

The planning proposal will not alter any zones or alter the minimum lot size of the subject land. It is consistent with *State Environmental Planning Policy (Rural Lands) 2008*. It is consistent with this direction.

2. Environmental Heritage

2.3 Heritage Conservation

A planning proposal must contain provisions that facilitate the conservation of:

- (a) *items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,*

The planning proposal seeks to create a Heritage Conservation Area for the village of Bungonia. The report *Bungonia – Investigation into a potential Heritage Conservation Area* states that the Village of Bungonia has such heritage significance that it warrants inclusion in Goulburn Mulwaree Local Environmental Plan as a Heritage Conservation Area. The former Town of Bungonia is rare as an early inland Colonial town established south of the Sydney penal settlement that has retained its setting and original buildings in their original context. Within the boundary of the proposed conservation area there are approximately 9 sites that may have archaeological potential and relate to the key historic period and historic themes. The creation of a Heritage Conservation Area for the Village of Bungonia will ensure that the elements contributing to its historical significance will be conserved and protected from any future development within the parameters of the village.

The report *Bungonia – Investigation into a potential Heritage Conservation Area* was publicly exhibited for 28 days following which Council received two written submissions. The first submission fully supported the recommendations of the report while the second requested that two additional sites be included in the proposed conservation area which have been included on the proposed LEP Maps (Appendix 2). On the 21 June 2016 Council resolved to support the establishment of the Heritage Conservation Area for the Village of Bungonia. The proposed conservation area has the support of the Bungonia residents as well as the elected Council. The Planning Proposal is consistent with this direction as it provides for the conservation of items, places and buildings which are of significance within the Village of Bungonia.

4. Hazard and Risk

4.4 Planning for Bushfire Protection

Applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.

In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.

A planning proposal must:

- (a) have regard to Planning for Bushfire Protection 2006,*
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and*
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.*

A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:

- (a) provide an Asset Protection Zone (APZ) incorporating at a minimum:*
 - (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and*
 - (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,*
- (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,*
- (c) contain provisions for two-way access roads which link to perimeter roads and/or to fire trail networks,*
- (d) contain provisions for adequate water supply for fire fighting purposes,*
- (e) minimise the perimeter of the area of land interfacing the hazard which may be developed,*
- (f) introduce controls on the placement of combustible materials in the Inner Protection Area.*

The Planning Proposal affects land mapped as bushfire prone on the Goulburn Mulwaree Council Bushfire Prone Vegetation Map. The Planning Proposal is consistent with *Planning for Bushfire Protection 2006*, will not place inappropriate development in a hazardous area and will not prohibit bushfire hazard reduction within any APZ's. Consultation with the NSW Rural Fire Service will be undertaken should a positive gateway be received under section 56 of the Act.

5. Regional Planning

5.1 Implementation of Regional Strategies

The planning proposal is consistent with the *Sydney-Canberra Corridor Regional Strategy 2006-2031* (see Section 3.3).

5.2 Sydney Drinking Water Catchments

The planning proposal will not alter the zones, density or servicing outcomes for the subject land. It will have neutral effect on water quality in the catchment. In exhibiting the planning proposal Council will need to consult with and take advice from Water NSW.

Section C – Environmental, social and economic impact.

3.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

No. The Planning Proposal will not increase the likelihood of adverse effects on the ecology of the subject land.

3.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The Planning Proposal will not create any adverse effects to the natural environment. The creation of the Bungonia Heritage Conservation Area will assist in the protection of the built environmental heritage values located within the proposed conservation area.

3.9 Has the planning proposal adequately addressed any social and economic effects?

Yes (see Sections 3.3 – 3.6). Additionally, the report *Bungonia – Investigation into a potential Heritage Conservation Area* recommends that archaeological assessments should be undertaken for 9 sites within the proposed Heritage Conservation Area. Any sites deemed to be of significance shall be listed as archaeological items under the LEP with less significant sites included in the Goulburn Mulwaree Development Control Plan 2009. During public exhibition of the report concern was raised regarding the potential additional cost to applications if their property requires an archaeological investigation to accompany a development application. The creation of the HCA would not change this requirement for properties already listed as Heritage Items in LEP 2009. There are potential methods that may be able to streamline this process such as undertaking a study of the whole HCA and apportioning the cost to the various landowners if/when development is proposed. This approach was taken by Council previously in a subdivision in Eastgrove. These matters can be further

investigated in parallel with preparation of this planning proposal. The Planning Proposal will reduce potential social effects with the conservation of the European heritage values of Bungonia Village.

Section D – State and Commonwealth interests

3.10 Is there adequate public infrastructure for the planning proposal?

The Planning Proposal will not result in:

- residential subdivision in excess of 150 lots;
- substantial urban renewal;
- infill development; or
- development that will result in additional demand on infrastructure.

Public infrastructure provision is not relevant to the Planning Proposal.

3.11 What are the views of State and Commonwealth public authorities consultation in accordance with the gateway determination?

Commonwealth public authorities have not been formally involved in this particular Planning Proposal as it is yet to receive a Gateway Determination. At this early stage it appears unlikely that there will be any issues of interest to Commonwealth authorities.

It is proposed that the authorities listed below are consulted in relation to this Planning Proposal, and that this consultation is undertaken concurrent with the public exhibition of the Planning Proposal:

- NSW Rural Fire Service;
- Office of Environment and Heritage; and
- Water NSW.

Part 4 – Mapping

Amendments will be required to the following map sheets:

Heritage Map

Heritage Map – Sheet HER_003

Heritage Map – Sheet HER_003BA

Refer to **Appendix 2** for proposed maps.

Part 5 – Community Consultation

Council has previously consulted with affected landowners and stakeholder groups during public exhibition of Council's report entitled *Bungonia – Investigation into a potential Heritage*

Conservation Area. This exhibition period informed Council's decision to prepare the planning proposal.

Council will commence community consultation post-Gateway Determination. For the purposes of public notification, Council considers that a twenty-eight (28) day public exhibition period is appropriate.

Notification of the exhibited Planning Proposal will include:

- A newspaper advertisement that circulates in the area affected by the Planning Proposal;
- The website of Goulburn Mulwaree Council;;
- Letter to affected and adjoining land holders;
- Letter to Bungonia Progress Association.

The planning proposal will be exhibited in accordance with the Act and Regulations. The public exhibition material will include Council's report into establishment of the conservation area and the staff business paper report following its exhibition as supporting information.

The Gateway Determination will confirm the public consultation requirements.

Part 6 – Project Timeline

Gateway Determination	January 2017
Timeframe for completion of technical studies	No further studies required
Timeframe for agency consultations	February 2017
Public exhibition	March 2017 (28 days recommended)
Public hearing	Not anticipated
Consideration of submission	April 2017
Date of submission of LEP to DoPE	December 2016
Anticipated date of plan made	May 2017
Anticipated date plan forwarded to DoPE for notification	May 2017

Conclusion

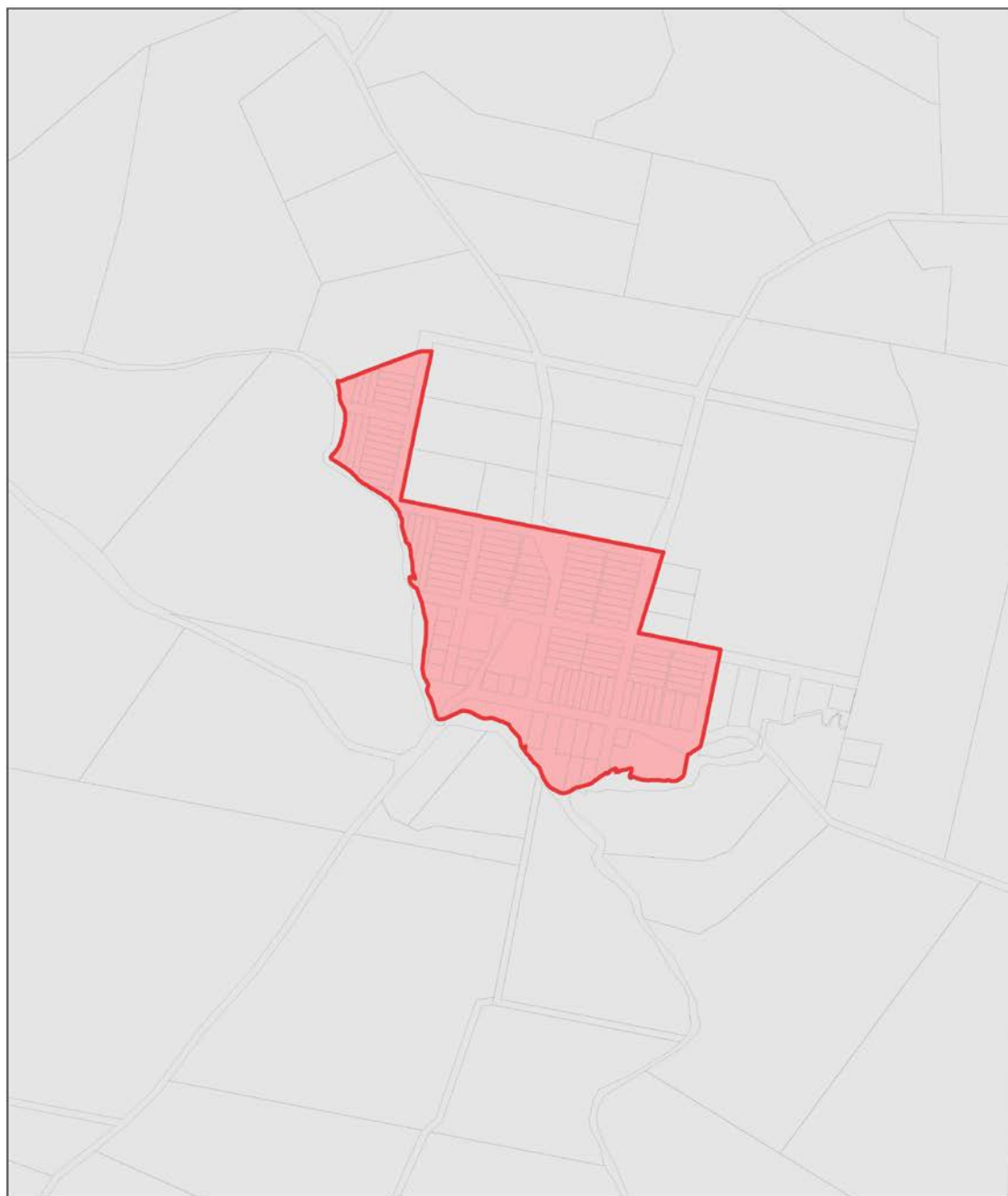
Goulburn Mulwaree Council has initiated a planning proposal to modify its 2009 LEP to create a Heritage Conservation Area over the village of Bungonia.

The planning proposal is broadly consistent with the Sydney–Canberra Corridor Regional Strategy and SEPPs. It is also consistent with the relevant section 117 Directions.

It is not considered that this planning proposal raises any issues that require further studies or detailed assessment. Community consultation will be carried out with affected residents and the broader Bungonia community as outlined above in Part 5.

The Planning Proposal is considered to be of local significance that can be dealt with by Council under delegation.

Appendix 1 – Locality Map





**Goulburn Mulwaree
Local Environmental
Plan 2009**

Site Identification Map
Part of map files:
3310_COM_LHER_003_160_20160617
3310_COM_LHER_003BA_010_20160617

 Subject Land

 Cadastre

Cadastre 17/05/16 © Land and Property
Information (LPI)



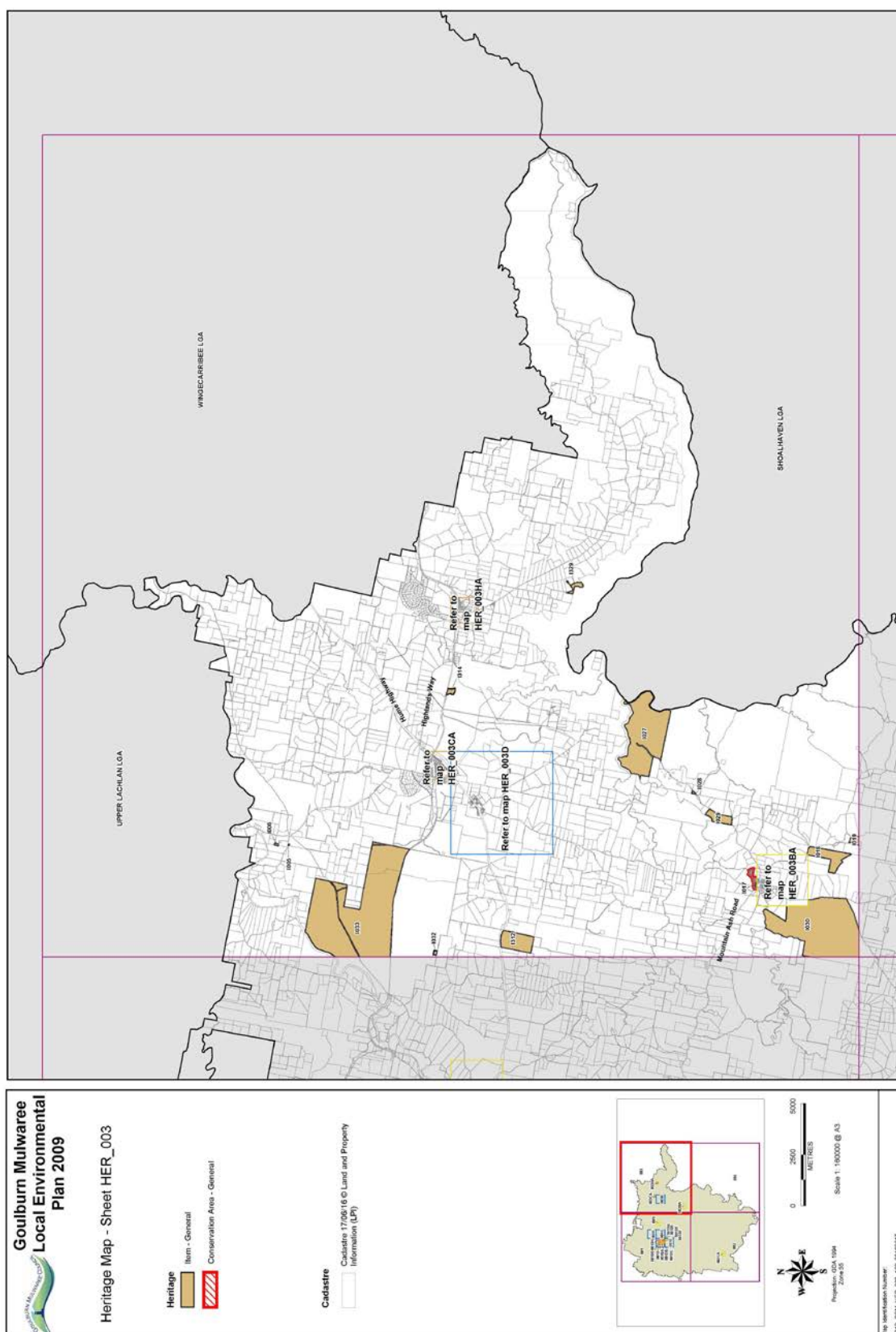

Projection: GDA 1984
Zone 56

0 150 300
METRES

Scale 1:10000 @ A3

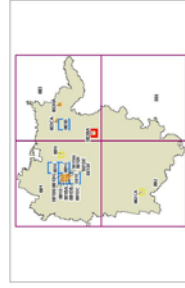
Map Identification Number:

Appendix 2 – LEP Maps



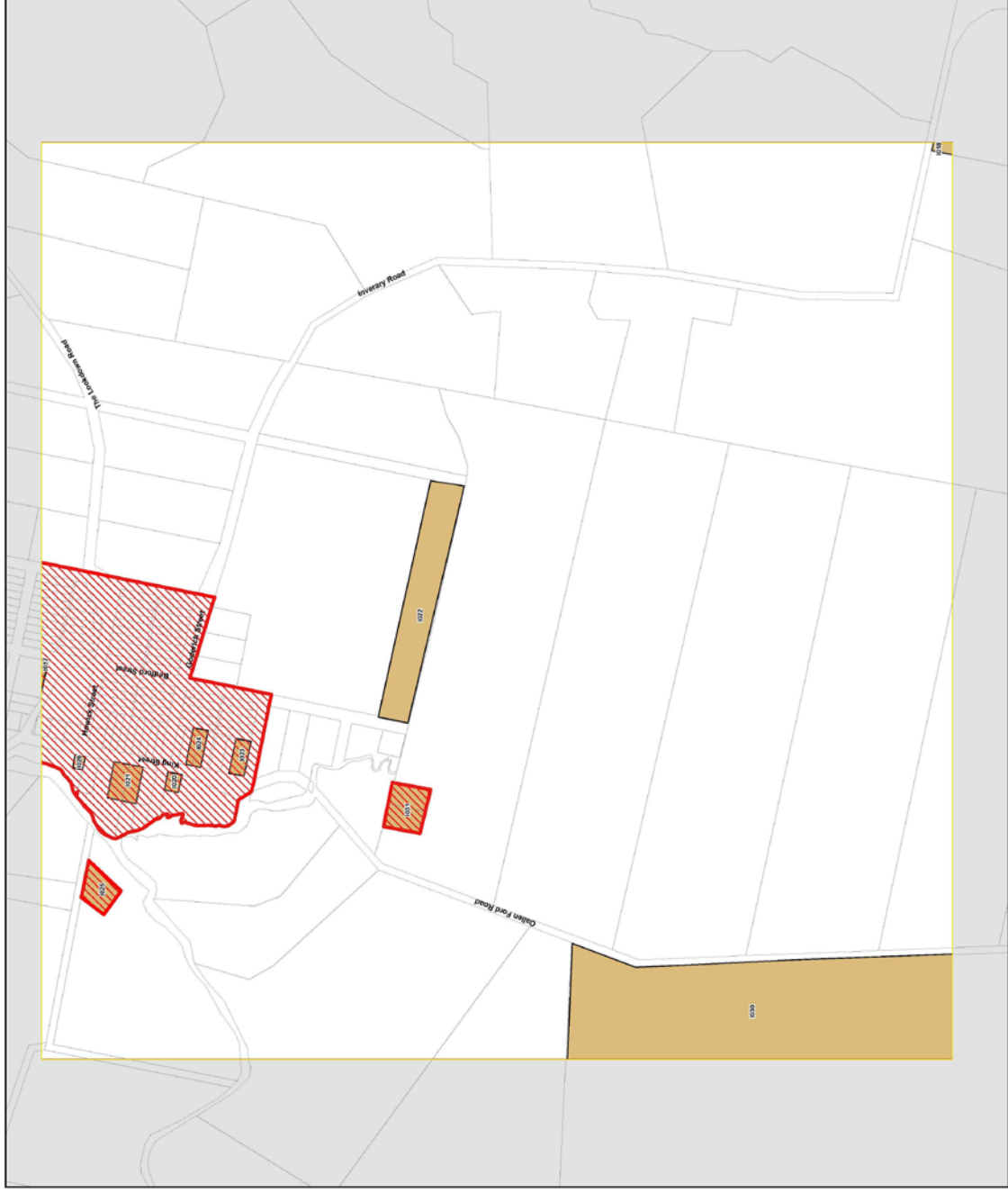
Heritage
 Item - General
 Conservation Area - General

Cadastral
 Cadastral (NTS) (© Land and Property Information (LPI))



Projection: GDA 1994
 Zone 56
 Scale 1: 10000 @ A3

Map Identification Number:
 0010_004_HER_003BA_010_000017



Appendix 3 – Bungonia – Investigation into a potential Heritage Conservation Area

Bungonia

Investigation into a potential Heritage Conservation Area (HCA)

For Goulburn Mulwaree Council

Version 2: May 2015



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Cover Image: View across Bungonia Creek in 1960. (National Archives of Australia)¹

¹ <http://recordsearch.naa.gov.au/SearchNRetrieve/Interface/ViewImage.aspx?B=11139777>

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Executive Summary

Goulburn Mulwaree Council commissioned this report in order to establish whether the Village of Bungonia has heritage significance and whether it should be included in the heritage schedule of Goulburn Mulwaree Local Environmental Plan 2009 (LEP) as a Heritage Conservation Area (HCA). Bungonia Progress Association provided information about historic buildings and sites within the Village. The Village of Bungonia is also referred to by its historic name throughout this report; Town of Bungonia.

The Village of Bungonia provides physical evidence of the early historical development of inland southern NSW in the 1820s through to the 1840s. The development of Bungonia indicates it's aspirations to be a major centre on the Great South Road and demonstrates the demise of the town when that did not eventuate due to the Great South Road being developed on the Goulburn Plains. The pre-1850s buildings and ruins in Bungonia are evidence of the role the village played in hosting travellers and administering a pastoral community. The place has associations with administration of justice and convict road gangs and stockades.

The Village has high archaeological potential relating to the early colonial period when the town serviced travellers due to its location on the eastern minor branch of the Great South Road and for its role as an administration centre for the surrounding district.

It is the conclusion of this report that Bungonia has such heritage significance that its values should be protected through listing as a Heritage Conservation Area within the Goulburn Mulwaree Local Environmental Plan. Guidelines for development within the HCA should be included within the Goulburn Mulwaree Development Control Plan including the map showing the location of contributory places. Such guidelines would be expected to focus upon management of significant sites. It would not create new guidelines that created an expectation that any new dwellings or structures had to mimic existing historical buildings.

Within the boundary of the proposed HCA (Figure 11) there are approximately 13 sites that may have archaeological potential that are not currently listed on the GMLEP. Of these sites only 9 relate to the key historic period and historic themes. See Below:

Kangaroo Inn 1848-1857 (part used as Bakery including convict wells)
Site of Armstrong House, store and post office 1862-1927
Site of first Police Station, 1835-1907
Site of Village Blacksmith
Police Reserve – Paddock
Site of Armstrong's original store
Site of Court House 1837
Possible site of Whipping or Flogging Post c1834
Site of original gaol

Details of all sites are included in Appendix 3.

Archaeological assessments should be undertaken of each of the 9 sites listed above. Based upon the findings of the archaeological assessments of the 9 sites, significant sites should be listed in the Goulburn Mulwaree Local Environmental Plan as archaeological items and less significant sites should be included in the Goulburn Mulwaree Development Control Plan as contributory sites to the proposed Bungonia HCA. The assessments should be undertaken as a group for efficiency and because it is a necessary part of the process to make Bungonia a HCA. Alternatively requirement for archaeological assessment of individual sites could be triggered by development as specified in the DCP. In this case each owner of each site would be responsible for undertaking archaeological assessment if they propose to develop their land.

Prior to any decisions being made regarding the proposal for a HCA this report should be formally exhibited so that the community of Bungonia have the opportunity to participate in the decision making process.

Introduction

Goulburn Mulwaree Council commissioned this heritage assessment of the Village of Bungonia as an action arising from the Community Strategic plan and Operational Plan. In addition the Bungonia Progress Association requested that an investigation be undertaken into the potential for Bungonia Village to become a heritage conservation area (HCA) within Councils existing heritage schedule of Goulburn Mulwaree Local Environmental Plan 2009 (LEP).

Currently Goulburn Mulwaree has two HCAs listed in the LEP. The largest of these includes the Goulburn Central Business District (CBD) and central suburban area of Goulburn. The HCA provides Council with the means to conserve the appearance of a whole street and precinct without individually heritage listing every single property. It provides more flexibility to individual properties as it does not control interiors and is very flexible with regards to development in rear yards. Where a HCA has archaeological significance, as is the case in Bungonia, the visual appearance of new development will not be considered as important as conservation of the historical and archaeological values.

Owning a property in a HCA does not mean you will not be able to change anything. In Bungonia many houses were recently built and don't have heritage value; whilst others do have heritage significance. In either case change is possible, and all changes are assessed on their merits.

Consultation & Acknowledgements

In preparing this report a number of meetings were held on site with members of the Bungonia Progress Association, including Anne Wiggan, Diana Moran and Moira McGinty, some of whom who walked around the Village with the author and pointed out sites of historical importance. The history and site mapping by the Bungonia Progress Association, together with their assistance in the field, was essential to the findings of this report.

Authorship

This report was prepared by Louise Thom, Heritage Consultant with the assistance of Damian Tybussek, Historical Archaeologist. The assistance of the Bungonia Progress Association is gratefully acknowledged.

Location

Bungonia is a small historic village located 27 kilometres east of Goulburn. There are many historic buildings in the village some of which are listed as heritage items in the Goulburn Mulwaree Local Environmental Plan. According to Edward Higginbotham there are also historic sites that have the potential for archaeology relating to the development of the early township². The 2011 census recorded 355 people and 268 private dwellings within the Bungonia locality, most of which are located outside the village.

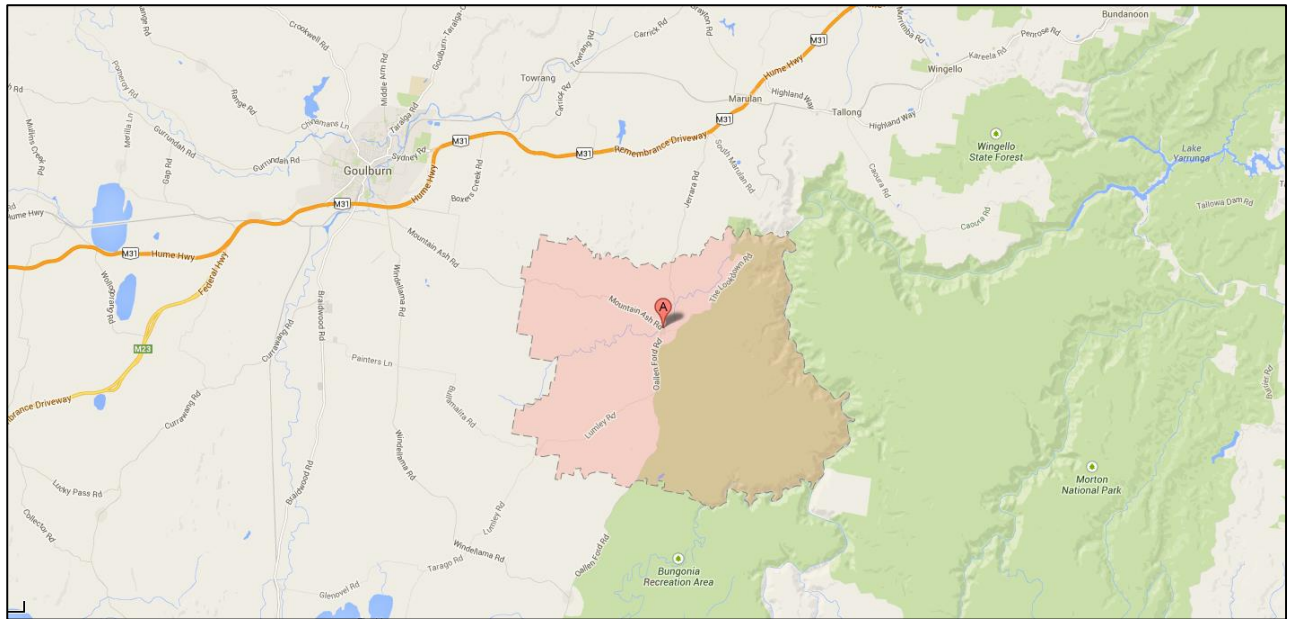


FIGURE1 THE LOCALITY OF BUNGONIA IS SHOWN HERE SHADED PINK. (GOOGLE MAPS)

Background

History

Aboriginal people have lived in the Goulburn Mulwaree area for many thousands of years and have an ongoing relationship with Country. The meeting of the Wollondilly River and Mulwaree Ponds is reputed to have been an important meeting place and Rocky Hill in Goulburn has particular significance. Goulburn was the approximate boundary between the Gandangara to the north and the Ngunawal to the south. The Wandandian people lived on the land to the east of the Great Dividing Range, down to the coast.³

The Pejar Local Aboriginal Land Council represents Aboriginal people in the Goulburn district today. The Aboriginal significance of Bungonia has not been specifically researched as part of this study.

² Higginbotham, Edward & Associates Pty Ltd. Archaeological Management Plan – Goulburn Mulwaree

³ Higginbotham citing Tindale, p20

European Expansion into the “New Country”

The first European exploration into what became the Goulburn area occurred in 1798 when a party led by Henry Hacking and John Wilson passed across the Goulburn Plains and into the Mount Towrang and Marulan areas. However, it was not for another 20 years that another exploration party led by James Meehan, Charles Throsby, and the young Hamilton Hume reached the Bungonia Creek and Jerrara Creek area. Both these exploration parties encountered good grazing land which encouraged the colonial government to open the area for settlement. At this time Governor Macquarie had a policy of encouraging the immigration and settlement of free settlers to lessen the dominance of convicts and ex-convicts in the population. This desired social and economic change was the spur for Macquarie to open the recently discovered lands to the south of Sydney as farming and grazing land. Thus, on the 20 November 1820 Macquarie issued the order allowing permanent settlers to take their livestock into the ‘New Country’ in the south. Initially the settlers who joined this rapid spread of settlement were only allowed to graze their livestock on these lands, but Governor Brisbane soon established Permits of Occupancy in 1822 that allowed them to acquire land grants and further the development of the region. This development was meant to increase the economic viability of the colony by encourage primary industry, particularly the wool industry, which was beginning to prosper on the back of the free labour provided by the convicts who were regularly being assigned to the free settlers during this period.⁴

During this pastoral expansion several large estates were established in the area of what was to become the Town of Bungonia. The principal estate was that of Robert Futter, a retired navy lieutenant, who in 1824 was granted 2,000 acres and six convict servants and he and his wife, Margaret, subsequently established the estate of Lumley Park. Over the following years Futter steadily increased his land holding and by 1831 his estate comprised 5,000 acres with a large stone homestead complex. Another important estate was that of Dr David Reid, a retired naval surgeon, who established his estate of Inverary Park to the southeast of what would become Bungonia after he was granted a 2,000 acre land grant in 1822. Inverary Park became the administrative centre for the district at this time as Reid was the local Magistrate, along with Robert Futter, and court was held partly at his homestead and at Lumley Park. A school and post office was also established at the homestead while the area’s first lock-up was built on his lands along the South Road at the proposed settlement of Inverary. This lock-up was first staffed in 1827 by Constable John Jones, who was apparently the first permanently based rural police officer with the NSW police force. A detachment of mounted police was also sent to assist him to curtail the bushranging in the district that was stationed at Lumley Park in barracks built by Robert Futter. Other early estates in the area includes James R. Styles’s Reevesdale (Parramarrago), based on a grant of 2,000 acres, William Mitchell’s Brisbane Meadows, based on a grant of 3,000 acres, and William Bradbury’s Spring Ponds, based on a grant of 4,000 acres.⁵

The main reason for the establishment of a township in this area was the development of a branch of the New South Road to Braidwood and Bungendore through this region after 1830 (Figure 2). This new route had been decided on by Major Mitchell and branched at Marulan and headed west

⁴ Revitt, Jim. *Bungonia: Foundations of a Heritage*, Narara, NSW: Anvill Press, 1979, pp. 2, 5-6. Heritage Archaeology, *Report to the Heritage Council of New South Wales on Archaeological Excavations at Williams Property, Bungonia, NSW*, Report prepared for Anne Williams, Bungonia, NSW, 2003, p. 18.

⁵ Revitt, *Bungonia*, pp. 9, 19-25, 39-40. Heritage Archaeology, *Report*, pp. 17-18.

towards Goulburn and south to Bungonia through both the Lumley Park and Inverary Park estates. The old Argyle Road, which had been in use since 1822, had passed further to the west through the small proposed settlement of Inverary and its gaol, which had never developed. Thus, there was a good reason for the establishment of a new settlement in this area to serve travellers and administer the surrounding pastoral estates. Consequently, in 1832 Robert Futter was asked by the colonial government to formally release 320 acres of his estate on which to situate the Town of Bungonia at a point where the new road crossed the Bungonia Creek.⁶ The name Bungonia is thought to be a corruption of the aboriginal term “Bun-gunyah” meaning either “good camp site” or “camp on creek”. This new township was surrounded by Bungonia Creek and its tributaries on three sides which made it an ideal place for a settlement, especially with the new road running along its western side (Figure 3). During its survey it had been designed so that smaller allotments for businesses, such as Inns, wheelwrights, or shoeing smiths, were spread along its western side near the road, while a reserve was also made for a Church (Church of England) on a “beautiful and conspicuous site” near the road. Reserves were also made for a court house and goal in the centre of town and another two were set aside along the river for any future community need. In all, the government appears to have put much thought into the location and design of the Town of Bungonia and evidently wished for it to become a leading administrative centre in the region once its branch of the south road was fully developed.⁷

However, this was not to be the case as soon after Bungonia’s establishment pastoralists to the south discovered good grazing land on the Yass and Limestone Plains which meant that traffic on the New South Road increased along the branch through Goulburn that led directly to these areas. Consequently, Goulburn began to prosper at the expense of Bungonia and over time it subsumed much of the town’s administrative functions and prevented any large businesses from settling there. Thus, the development of the New South Road system heavily favoured the Goulburn branch up to its completion in 1843 meaning that Bungonia was neglected by the government and its branch of the New South Road fell into disrepair further isolating the town. For instance, by 1838 the south road from Marulan to Bungonia had deteriorated to the point where many of the wooden bridges were impassable and it was impractical for dray traffic despite it still being steadily used by the local population.⁸ Following its effective bypass by the route through Goulburn, Bungonia remained only to serve the local pastoral estates and never expanded beyond its original boundaries.⁹

⁶ Goulburn Historical society, History of Bungonia

⁷ Higginbotham, Edward & Associates Pty Ltd, *Goulburn Mulwaree Archaeological Management Plan: Volume 1: Historic Themes*, Goulburn Mulwaree Council, 2010, pp. 55-56, 80, 89-90. Revitt, *Bungonia*, pp. 6-7. Heritage Archaeology, *Report*, pp. 20-21.

⁸ The Sydney Herald 8 February 1838, p. 2

⁹ Higginbotham, *Goulburn*, pp. 80, 89. Revitt, *Bungonia*, pp. 7-8.

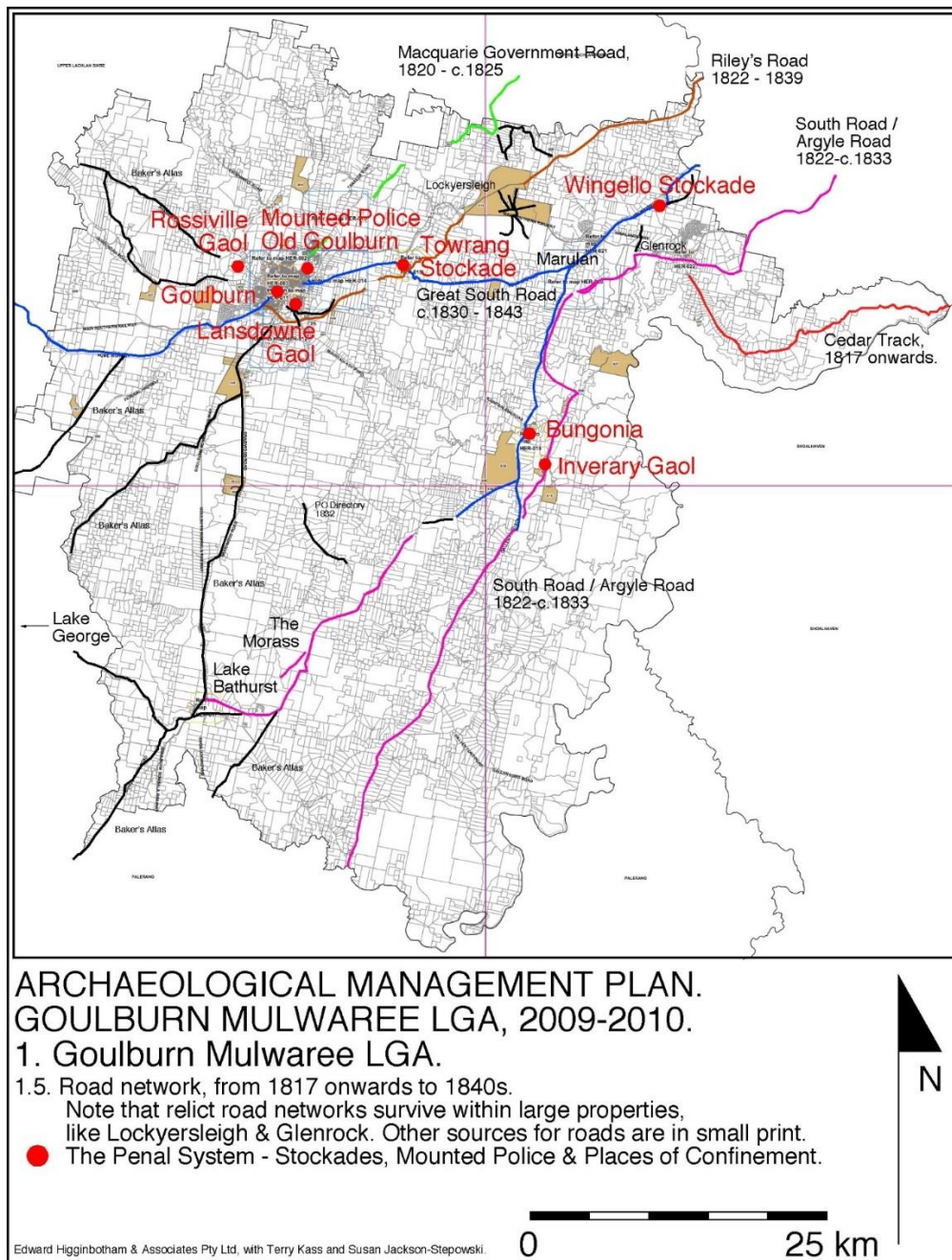


FIGURE 2. MAP SHOWING LOCATION OF ROADS PREPARED BY HIGGINBOTHAM AND ASSOC. ARCHAEOLOGICAL MANAGEMENT PLAN – GOULBURN MULWAREE 2009-2010.

The Town of Bungonia



FIGURE 3. 1933 PLAN OF THE TOWN OF BUNGONIA. SR MAP 120 SOURCED BY HIGGINBOTHAM¹⁰

¹⁰ Higginbotham, p124



FIGURE 4: CLOSE-UP OF BUNGONIA TOWN PLAN EXTRACTED FROM MAP RAA 8. PART 5 BAKER'S AUSTRALIAN COUNTY ATLAS [CARTOGRAPHIC MATERIAL] SYDNEY 1843 – 1846 [HTTP://NLA.GOV.AU/NLA.MAP-RAA8](http://nla.gov.au/nla.map-raa8)

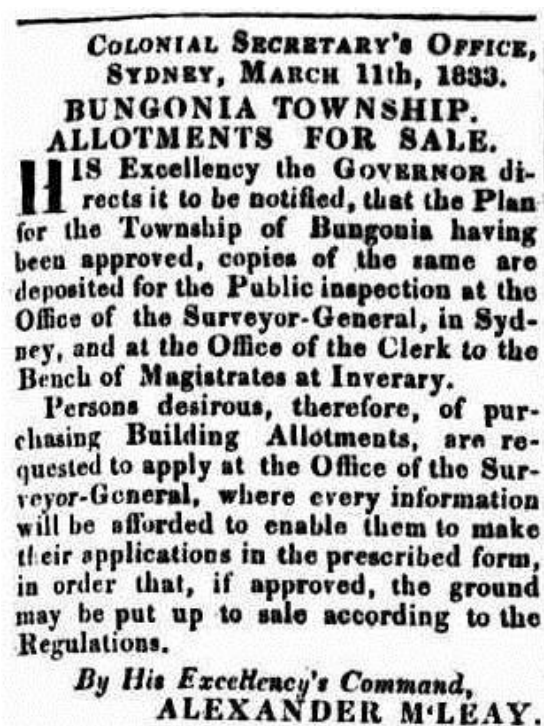


FIGURE 5: THE SYDNEY GAZETTE AND NEW SOUTH WALES ADVERTISER SATURDAY 16 MARCH 1833.

The Town of Bungonia was formally gazetted in 1833 and allotments within the town plan became available for sale with Robert Futter of Lumley Park being the first applicant.¹¹ He applied for and was granted five allotments (1-5 of Section 1 and 1-4 of Section 5) in the northwest corner of the township immediately adjacent the bridge over Bungonia Creek which led into the settlement (although four of these allotments soon after appear to have been transferred or sold to Eliza Champion).¹² This was the ideal location for an inn due to its proximity to the road and entry into the town. Subsequently, Futter had an inn built on this land by the stonemason Patrick Kelly¹³ that was completed in 1837, which he then attempted to sell at auction.¹⁴ It is unknown if this auction was successful, but the inn was initially licenced to Hugh O'Donnell, as the Hope Inn, who must have managed it until 1846 when John Armstrong took over the license. At this time there appears to have been another inn to the north of the town along the New South Road licenced to Nathan Mandelson as the Hit or Miss Inn from 1837 to 1840. Mandelson then transferred his license to Goulburn and William Shiels took over the Hit or Miss until 1843 when he too abandoned the business.¹⁵

One of the other early land applicants was John G. Lynch who applied for many allotments between 1835 and 1836, but only acquired the title to nine within Sections 2 (5-6 and 12-14) and 3 (12-15) on the western side of the township. In 1838 he was described as a settler and storekeeper and in 1839 and the 1841 census it is recorded that he had house within the township, although it is not known

¹¹ The Sydney Gazette and NSW Advertiser 16 March 1833, p. #

¹² The Sydney Herald 25 March 1833, p. 4; 9 Dec 1833, p. 4

¹³ Patrick Kelly also built the Lumley Park homestead and the Bungonia Parsonage.

¹⁴ The Sydney Herald 11 May 1837, p. 2

¹⁵ Higginbotham, *Goulburn*, pp. 89-90.

on which of his three groups of allotments it was situated.¹⁶ However, it is known that on his allotments in Section 3 that he had a general store, which he ran with his clerk John Sceales, and a public house (Allotments 13-14), the Ship Inn, licenced to Edward and Catherine Hughes, between 1839 and 1840.¹⁷ Later in 1840 John Sceales became the licensee of the Ship Inn after he assisted Lynch in ejecting the Hughes family from the inn due to an unknown dispute with Lynch. Subsequently, Sceales changed the name of the public house to the Victoria Inn and it traded under this name at least from 1843 to 1846. In 1848 or 1851 Edward Hughes likely became licensee of the public house again and changed its name to the Kangaroo Inn. He likely held this licence until 1857 when John Armstrong took it over, changing its name back to the Victoria Inn. Armstrong then operated the public house until its destruction by fire in 1872, although sometime prior to this a Mrs Huggins had become the owner.¹⁸

Between 1833 and 1836 only a small number of allotments within the township had been sold, but further sales were undertaken between 1837 and 1840, although it is not known how many were brought.¹⁹ It seems that much of the early allotment purchases were speculations by merchants or other businessmen who brought allotments in many of the new townships (Goulburn, Marulan, and Bungonia) in the area to ensure they had good business premises no matter which branch of the New South Road or new township flourished. As the price of allotments in Bungonia at this time was a minimum of £2 an acre this was not an expensive proposition for these merchants.²⁰ For instance, the Sydney merchants Benjamin and Moses, who later had branches of their Argyle Store in Sydney, Goulburn, and Queanbeyan, brought four allotments in Bungonia (8 of Section 2 and 4-6 of Section 6), but never opened a branch in the town.²¹ Consequently, a fair amount of land was likely brought within the township during its first decade of existence, but little private settlement or construction was undertaken. This fact is borne out by the census data below which indicates that over its first 20 years of life the town only contained between 16 and 20 houses (this seems to include businesses and churches).

As Bungonia was initially planned to be the administration centre and social hub of the surrounding estates it was not long in 1833 before the local Church of England congregation began to organise the construction of a church within the township. However, between 1834 and 1836 there were difficulties with the tenders offered for the construction work, which resulted in the lower stone walling being laid but then work ceasing. Due to the neglected status of the town in the following decades it was not until 1893 that the Christ Church which now stands was completed. As an interim measure the Anglican congregation had constructed a wooden chapel, St Luke's, on a different plot of land, to allow services to be held until the stone church was completed. Despite their being

¹⁶ The Sydney Gazette and NSW Advertiser 8 May 1838, p. 2

¹⁷ The Sydney Herald 4 November 1840, p. 2

¹⁸ Heritage Archaeology, *Report*, pp. 25-28. Higginbotham, *Goulburn*, p. 90.

¹⁹ The Sydney Gazette and NSW Advertiser 24 June 1837, p. 4; 26 August 1837, p. #; 13 December 1838, p. #; 21 May 1839, p. 2; 25 April 1840, p. 2

²⁰ The Sydney Herald 19 November 1835, p. 3

²¹ Martha Rutledge, 'Benjamin, Samuel (1804–1854)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/benjamin-samuel-1768/text1977>, published first in hardcopy 1966, accessed online 11 March 2015.

problems with church construction, work did proceed on the erection of a parsonage which was almost finished in 1840 when the first resident minister, Napoleon Woodd, arrived to service the community. Reverend Woodd stayed until 1849 when he was replaced by the Reverend Thomas Hassall, who was the first Australian ordained minister, and his wife Ann. Reverend Hassall became known as the 'galloping parson' due to the large amount of travel he conducted within his large parish as he routinely visited all the estates, farms, and shepherd's huts in the area. However, he soon left Bungonia in 1853 following the depopulation of the town caused by the gold rushes which left him and his family without servants that were desperately needed considering the amount of time he was away from home. The Reverend E. B. Proctor succeeded Hassall as the minister for Bungonia and remained there until the parish was absorbed by the Marulan Parish in 1888 following the continual decline of the town, especially after it missed out on the southern railway line in the 1860s. Proctor had been a medical student prior to his ordination and with this experience maintained a free dispensary at Bungonia for his poorest parishioners. Following the amalgamation of the parish of Bungonia the parsonage was leased to members of the Styles family, following the sale of the Reevesdale estate, who remained there until the 1950s.²²

The other important religious community at Bungonia was the Catholic congregation and it was not to be long outdone by the Anglicans and between 1839 and 1840 it agitated and raised funds for the construction of a church that was soon after begun. Land for a cemetery outside the town boundaries had also previously been donated by Robert Futter and it was soon consecrated to allow it to be used. However, similarly to the Anglican Church, construction stopped on this project when the walls were around 9 feet high due to the economic recession, but it was ultimately completed and opened as St Michael's Church in 1847, although it may have been in use before this time. Prior to the construction of the Church services were held in the Hope Inn when it was under the management of Hugh O'Donnell. The church bell, which was cast in 1833, was donated by Robert Futter of Lumley Park suggesting that he was one of the heads of the catholic congregation in the area. This congregation was a strong one as in 1853 St Michael's had 102 communicants within the parish.²³

The Churches in Bungonia were always strongly associated with the education of the town's children which unfortunately led to some denominational disputes over religious instruction at different times throughout its history. The earliest school was associated with St Michael's Church and was in operation prior to 1866 when it was under the supervision of Miss Annie O'Brien (later Mrs Armstrong) and had a class of 30 students. This school became a provisional public school in 1868 and was conducted in a stone building at the rear of the Hope Inn near the St Michael's Church grounds. In 1880 it was upgraded to a full public school and new grounds granted for it on the corner of King and Goderich Streets (Allotments 4-5 of Section 19) on which a new granite, rubble, and stone building was constructed in 1882, which still stands today. The public school appears to have had a very fluctuating attendance from the children in the district as many had to walk up to four and a half miles to attend and could be prevented from coming for weeks by flooded creeks or rivers. There was also apparently a fair amount of sickness among the children and the isolation of

²² Revitt, *Bungonia*, pp. 33-35.

²³ Australasian Chronicle 18 August 1840, p. 2; 24 October 1840, p. 3. Revitt, *Bungonia*, p. 38.

the town was very disagreeable to the teachers posted there. Despite this, and through the aid of some dedicated teachers, the school remained open until 1973.²⁴

Another administrative function soon granted to the town was a Court House in 1835 to provide accommodation for the courts previously held at Lumley Park or Inverary Park and a lock-up in 1836 which replaced the one at Inverary.²⁵ Despite land being put aside for these institutions in the original town plan (Figures 2 and 3) it is slightly unclear where the Court House and lock-up were built within the town, as in the 1841 census the lock-up keeper was recorded as living in the suburbs of Bungonia while the police officer was within the town (Table 1). In any event, in 1835 the town boasted a police force of two constables, one lock-up keeper, and a scrounger (flogger) while a N.C.O. and four troopers of the mounted police were stationed at Lumley Park.²⁶ The following year it appears that a district constable, Thomas McGully, was also added to oversee this force.²⁷ It is possible that by 1837 a police watch-house had also been added to this collection of police buildings (although sometimes the terms lock-up and watch-house were interchangeable within police correspondence).²⁸ During the 1830s and 1840s this force would have been necessary for the protection of the district against the increased numbers of bushrangers that stuck-up travellers and raided properties.²⁹ However, following the slow decline of Bungonia the police office (headquarters) and court of petty sessions was moved to Marulan in 1847 and in 1862 the remaining police force consisted of two constables, which over the following years was reduced to one. In 1906-7 a new police station was constructed by the government next to the public school, probably due to the deterioration of the original police buildings. This station was staffed until 1932 when it was finally closed and became a private residence, a function the building still serves today.³⁰

In accordance with its original administrative function it seems likely that Bungonia boasted a post-office prior to 1836, as by this time tenders were being called for the conveyance of mail to and from Bungonia to most of the surrounding towns.³¹ However, the earliest official records indicate that the first known postmaster to be appointed to Bungonia was John Armstrong in 1848. The first post office was apparently a substantial colonial style building with a verandah (weatherboard, Georgian) built opposite the police station (existing) that was still standing in the 1930s. The Armstrong family were strongly connected with the post office, retaining management of it up until the early 1900s.³²

The fortunes of Bungonia over the decades following its effective bypass by the Goulburn branch of the New South Road can be aptly demonstrated by the NSW census returns. In 1841 the town consisted of 16 households within the town limits including a Police station and lockup, at least one

²⁴ Revitt, *Bungonia*, pp. 41-42.

²⁵ The Sydney Gazette and NSW Advertiser 26 April 1836, p. 4

²⁶ The Sydney Herald 27 July 1835, p. 2

²⁷ The Sydney Gazette and NSW Advertiser 9 February 1836, p. #

²⁸ The Sydney Gazette and NSW Advertiser 5 January 1837, p. #

²⁹ The Sydney Herald 20 November 1837, p. 3; 26 October 1838, p. 2

³⁰ Revitt, *Bungonia*, p. 39. Higginbotham, *Goulburn*, p. 91.

³¹ The Sydney Gazette and NSW Advertiser 1 October 1836, p. #

³² Revitt, *Bungonia*, p. 7.

store, and two inns (Table 1). The population consisted of 82 people including 40 men, 18 women, and 24 children (under the age of 14).³³ In 1846 the population had increased slightly to 98 consisting of 29 men, 23 women, and 46 children, while the township still consisted of 16 inhabited houses of which 15 were built of wood, one of stone or brick, and two were apparently unfinished but occupied.³⁴ In 1851 following the gold discoveries at Braidwood the population decreased markedly to 67 consisting of 23 men, 18 women, and 26 children. Within the town there were 17 inhabited houses of which 15 were built of wood and two of stone or brick, although four of these houses were apparently unfinished.³⁵ By 1856 the population had increased to 108 consisting of 30 men, 30 women, and 48 children who resided in 20 inhabited houses of which 14 were now stone or brick and six of wood construction.³⁶ Thus, it appears the diggers returning to the town following the gold rushes did bring back some wealth and prosperity. However, over this period the population of the town had not significantly risen demonstrating that Bungonia has settled into the role of a small rural settlement that serviced the needs of the surrounding pastoral estates. This was likely particularly the servicing of the teamsters hauling the products of the estates, primarily wool and wheat, to the major regional centres and ultimately Sydney. Over the following decades Bungonia continued to serve this function and slowly contracted in size and losing services. By 1872 only around 36 adults were listed on Greville's Post Office Directory as living in the town, although the range of occupations they represent: teachers, innkeepers, storekeepers, farmers, servants, labourers, wheelwrights, blacksmiths, sawyers, bricklayers, carriers, constables, and ministers, does aptly demonstrate the servicing function the town preformed for travellers and the surrounding estates (Table 2).

³³ NSW 1841 Census: http://hccda.anu.edu.au/pages/NSW-1841-census-01_1 Accessed 10/3/2015

³⁴ NSW 1846 Census: http://hccda.ada.edu.au/pages/NSW-1846-census-01_29 ; http://hccda.ada.edu.au/pages/NSW-1846-census-01_30 ; http://hccda.ada.edu.au/pages/NSW-1846-census-01_36 Accessed 10/3/2015

³⁵ NSW 1851 Census: http://hccda.anu.edu.au/pages/NSW-1851-census-01_44 ; http://hccda.anu.edu.au/pages/NSW-1851-census-01_37 Accessed 10/3/2015

³⁶ NSW 1856 Census: http://hccda.ada.edu.au/pages/NSW-1856-census-04_29 ; http://hccda.ada.edu.au/pages/NSW-1856-census-04_33 Accessed 10/3/2015

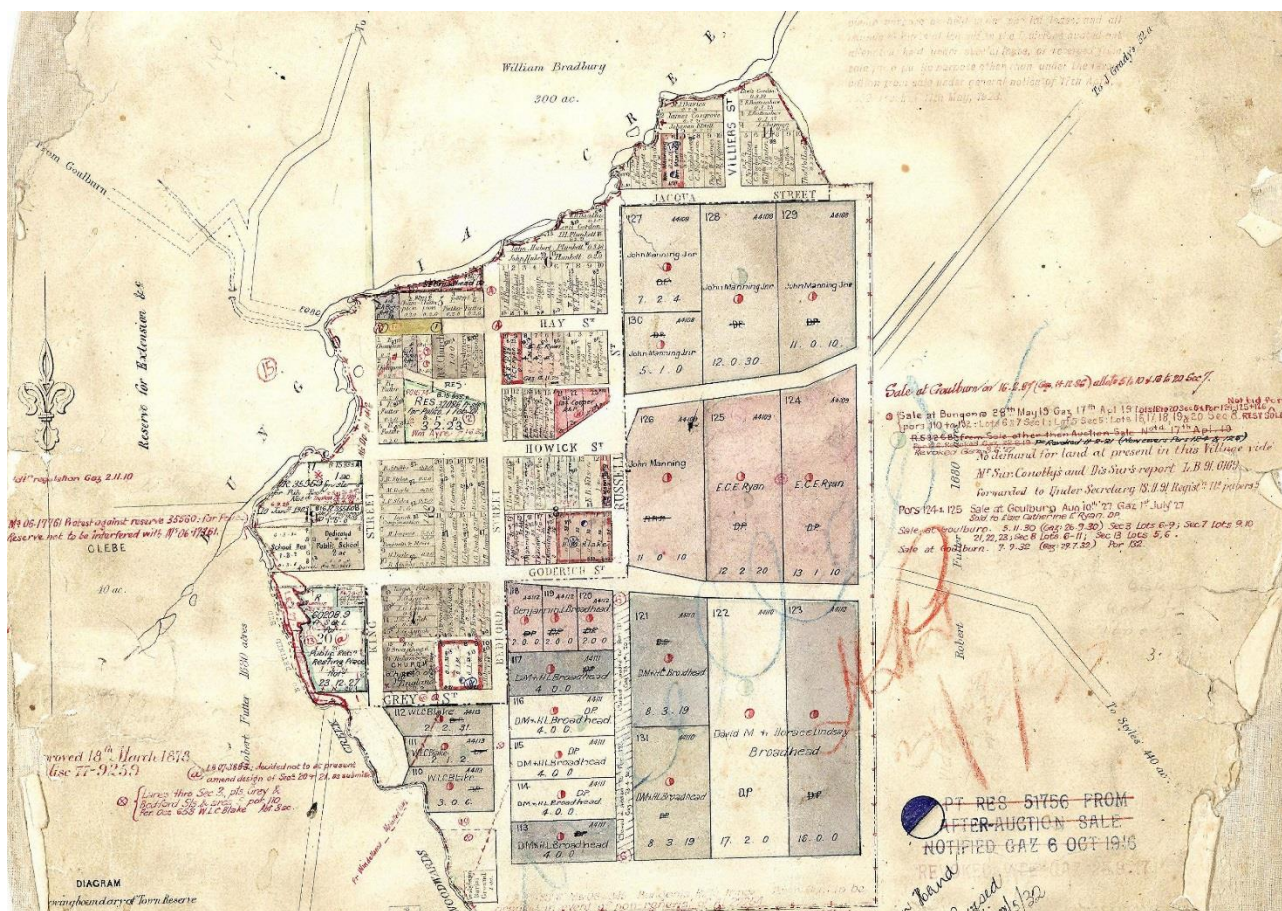


FIGURE.6. NSW LAND AND PROPERTY INFORMATION 1871 TOWN OF BUNGONIA, PARISH OF BUNGONIA, COUNTY OF ARGYLE. MAP SHOWS OWNERSHIP OF LOTS WITH DATES TO EARLY 20TH CENTURY. ([HTTP://IMAGES.MAPS.NSW.GOV.AU/PIXEL.HTM#](http://images.maps.nsw.gov.au/pixel.htm#) ACCESSED 30/10/2014)

Dwelling houses recorded by census data

As the history shows, census data provides details of the numbers and types of dwelling within the Town of Bungonia at certain dates. This provides an indication of what building types have been built in the Township at key historic periods.

Census Date	Population	Total Dwellings	Brick and Stone	Wood, Weatherboard Slab & Inferior	Bark	Shingled
1846	98	16	1	15		10
1851	67	17	2	15		11
1856	108	20	14	6	8	12

TABLE 1. CENSUS DATA WITH DWELLING TYPES AND NUMBERS.

1960s Archival Photographs

National Archives of Australia holds a small selection of images that were taken in 1960 of places in Bungonia.



FIGURE 7. ARCHIVES IMAGE 1. LOOKING TOWARD THE CREEK ACROSS KING STREET? (NATIONAL ARCHIVES OF AUSTRALIA IMAGE NO. : A1200, L34968 BARCODE : 11139777)37



FIGURE 8. NATIONAL ARCHIVES IMAGE 2. THERE IS NO VISIBLE SIGN OF THESE BUILDINGS IN BUNGONIA TODAY. (NATIONAL ARCHIVES OF AUSTRALIA)38

³⁷ <http://recordsearch.naa.gov.au/SearchNRetrieve/Interface/ViewImage.aspx?B=11139777>

³⁸ <http://recordsearch.naa.gov.au/SearchNRetrieve/Interface/ViewImage.aspx?B=11774995>



FIGURE 9. NATIONAL ARCHIVES IMAGE 3. THE SAME STRUCTURES IN FIGURE 9 SEEN FROM ACROSS THE ROAD. (NATIONAL ARCHIVES OF AUSTRALIA)³⁹



FIGURE 10. THIS BUILDING IS STILL EXTANT AND IS LOCATED ON THE CORNER OF KING STREET AND GODERICH STREET ADJACENT TO "VICTORIA INN". (NATIONAL ARCHIVES OF AUSTRALIA)⁴⁰

³⁹ <http://recordsearch.naa.gov.au/SearchNRetrieve/Interface/ViewImage.aspx?B=11775003>

⁴⁰ <http://recordsearch.naa.gov.au/SearchNRetrieve/Interface/ViewImage.aspx?B=11775012>

Physical Description

Surviving within the Village of Bungonia are buildings and archaeological sites that represent historical periods within Bungonia's history. Some of these are listed in the heritage schedule of the Goulburn Mulwaree Local Environmental Plan. (Table 3) Other sites have been mapped by the Bungonia Progress Association as historical sites. (Table 4)

St Michaels Catholic Church, "Hope Inn" (former)	Eliza Champion Street, Hay Street	Lot 15, DP 89404; Lot 1 and Part Lot 2; Sec 1, DP 758184	Local	I017
Bungonia Hall	King Street	Lot 1, Sec 20, DP 758184	Local	I020
Bungonia Police Station, Bungonia Public School (former)	King Street	Lots 4 and 8, Sec 19, DP 758184	Local	I021
Bungonia Rifle Range	King Street	Lot 7006, DP 1025596	Local	I022
Christ Church, Anglican	King Street	Lot 18, Sec 3, DP 758184	State	I023
"Victoria Inn", Ruins	King Street	Lots 13 and 14, Sec 3, DP 758184	Local	I024
War Memorial	King Street	Lot 1, Sec 19, DP 758184	Local	I026
Cemetery Reserve	Oallen Ford Road	Reserve	Local*	I031

TABLE 2. SCHEDULE FIVE GMLEP, BUNGONIA ITEMS WITHIN THE TOWN OF BUNGONIA. THE SIGNIFICANCE OF THESE ITEMS IS DESCRIBED IN APPENDIX 3.



FIGURE 11. THIS BUILDING APPEARS TO BE "VICTORIA INN" BEFORE IT LOST ITS ROOF, CHIMNEYS AND WINDOWS. (NATIONAL ARCHIVES OF AUSTRALIA)⁴¹

⁴¹ <http://recordsearch.naa.gov.au/SearchNRRetrieve/Interface/ViewImage.aspx?B=11775011>

1: Christ Church (Anglican) foundations stone 1877
2: Ship Inn 1839-1842, Victoria Inn 1842-1872 (burnt down)
3: Kangaroo Inn 1848-1857 (part used as Bakery including convict wells)
4: Bungonia Public School 1882-1973
5: Police Station 1907-1932
6: Site of Armstrong House, store and post office 1862-1927
7: Site of first Police Station, 1835-1907
8: Site of Village Blacksmith
9: Site of Manning's Corner Store
10: Hope Inn 1837-1871, Victoria Inn 1872-1919, post office 1942-1974
11: St Michael's Church (oldest catholic church still in use on mainland)
12: Site of Catholic School Residence
13: Police Reserve – Paddock
14: Site of Armstrong's original store
15: Site of Court House 1837
16: Possible site of Whipping or Flogging Post c1834
17: Site of original gaol
18: Site of original bridge over Bungonia Creek 1893-1977
19: The Parsonage and Anglican Glebe 1841-1888 (Outside Town of Bungonia)
20: Site of Walter Jones House
21: Site of first Anglican Church St Luke's 1841

TABLE 3. BUNGONIA PROGRESS ASSOCIATION LIST OF HISTORICAL SITES. SEE MAP IN FIGURE 12. HIGHLIGHTED ARE THE POTENTIAL SITES OF ARCHAEOLOGICAL VALUE AS THEY RELATE TO THE KEY HISTORIC PERIOD AND HISTORIC THEMES (EXCLUDING PLACES ALREADY LISTED ON GMLEP).

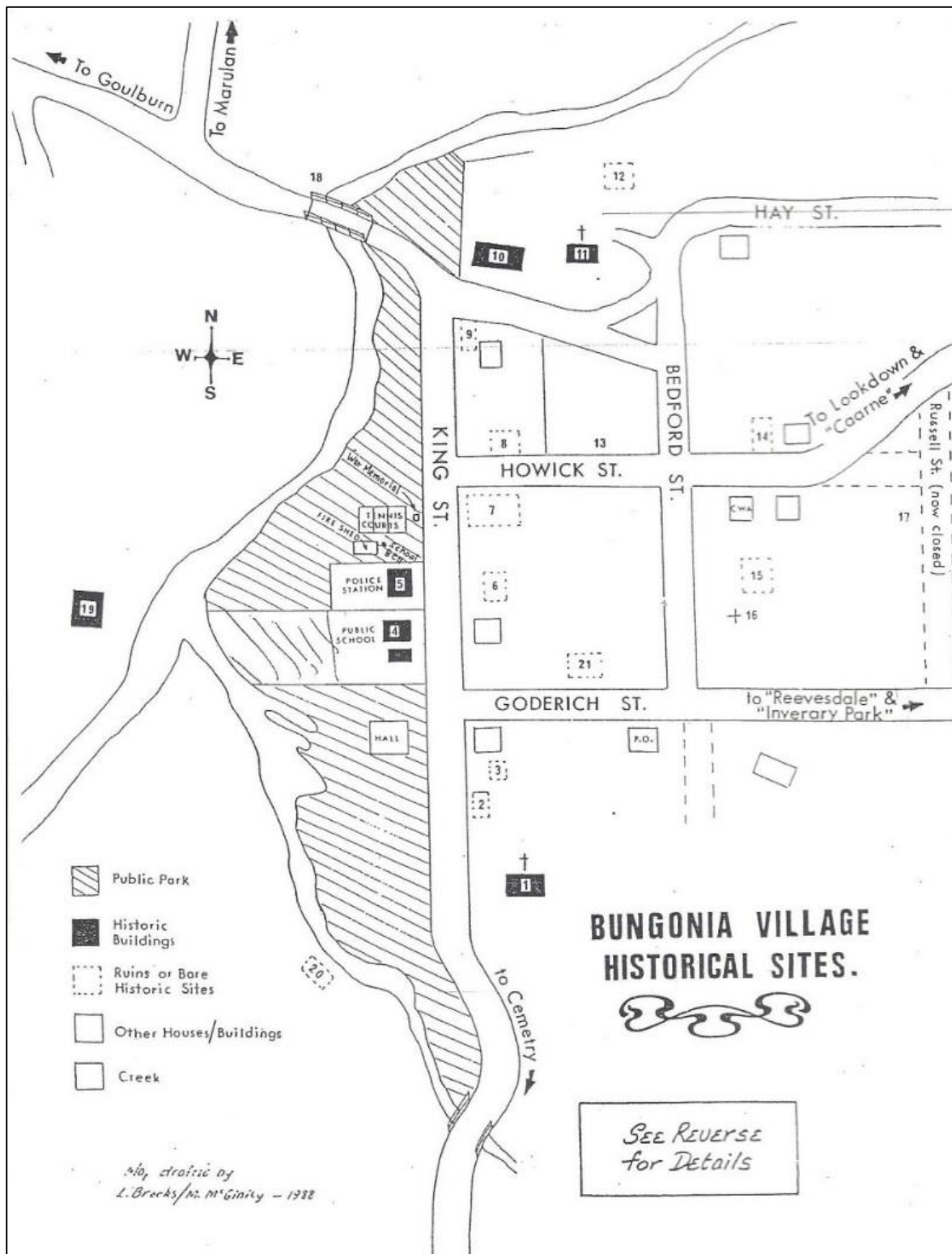


FIGURE 12. VILLAGE OF BUNGONIA HISTORIC SITES COMPILED BY BUNGONIA PROGRESS ASSOCIATION. NUMBERED SITES ARE DESCRIBED IN TABLE 3 ABOVE. A DESCRIPTION OF EACH SITE IS INCLUDED IN APPENDIX 2.

Significance Assessment

Determining the key historic periods helps to establish what historical events shaped the Town of Bungonia and what physical evidence remains from that period. The key periods of the development of Bungonia are analysed below.

What were the key historic periods

1833 – 1843

Historic Themes: Establishment, administration of the penal system, travel and accommodation (hotels and inns), convict labour, religion and education

Physical Evidence: Catholic Church, Hope Inn, Ship Inn and Victoria Inn, Christ Church Anglican archaeological remains, Bungonia cemetery reserve, Archaeological site of the lock-up or gaol.

1844 – 1851

Historical Themes: Great South Road officially designated to go through Goulburn. Gold discovery at Braidwood leads to temporary decline in the Town's numbers. Bungonia continues to cater for travellers and to service pastoral stations.

Evidence: Kangaroo Inn archaeological site

1853 – 1885

Bungonia settles into the role of a small rural settlement that services the needs of surrounding pastoral estates. In particular the servicing of the teamsters hauling the products of the estates, primarily wool and wheat, to the major regional centres and ultimately Sydney.

Evidence: Public School, Armstrong House, store and post office, Victoria Inn, Christ Church Anglican

1885 – 1919

Bungonia declared a Town and in 1919 the Town boundary is reduced. WWI

Evidence: Site of original bridge over Bungonia Creek 1893-1977; 2nd Bungonia Police Station; Rifle Range; War memorial

1920 – 2015

Bungonia remains a stable rural settlement. Town of Bungonia becomes known as Village of Bungonia.

Significant key periods

Each period represents a significant phase in the development of the town until about 1920, after which time there were no significant historic forces that influenced the growth of the town.

Significance Assessment Criteria

The following criteria have been used in the assessment of cultural heritage significance. These criteria are the standard criteria for use in NSW that have been prepared for use by the Heritage

Division of the NSW Office of Environment and Heritage and adapted here to apply to Goulburn Mulwaree.⁴²

For a place to be deemed to be significant to Goulburn Mulwaree it must meet at least one of the following criteria:

- a) an item is important in the course, or pattern, of Goulburn Mulwaree's cultural or natural history;
- b) an item has strong or special association with the life or works of a person, or group of persons, of importance in Goulburn Mulwaree's cultural or natural history;
- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Goulburn Mulwaree;
- d) an item has strong or special association with a particular community or cultural group in Goulburn Mulwaree for social, cultural or spiritual reasons;
- e) an item has potential to yield information that will contribute to an understanding of Goulburn Mulwaree's cultural or natural history;
- f) an item possesses uncommon, rare or endangered aspects of Goulburn Mulwaree's cultural or natural history;
- g) an item is important in demonstrating the principal characteristics of a class of Goulburn Mulwaree's - cultural or natural places; or - cultural or natural environments.

The item can also be significant to the Region, the State of NSW or the Nation.

In this instance the application of the term "item" is broadened to encapsulate the Town of Bungonia.

a) an item is important in the course, or pattern, of Goulburn Mulwaree's cultural or natural history;

The former Town of Bungonia is significant for its role as an administrative centre in the very early development of the inland colony. Bungonia superseded Inverary and preceded Goulburn as the centre of the administration of the penal system in the south of the colony.

The former Town was shaped by early pastoral settlement from the 1820s to 1840s including the highly significant pastoral stations of Inverary, Lumley Park, Reevesdale, Caarne Homestead and Brisbane Meadows that surrounded the Town.

The former Town of Bungonia had a strong historical association with the use of indentured labour. Many of the original buildings and archaeological sites provide physical evidence of the convict history of Bungonia and its surrounding district between 1822 and 1841. Early buildings within the Village such as the Victoria Inn ruins, the stone house at the corner of Goodrich Street and King Street, Hope Inn and St Michael's Catholic Church provide physical evidence of the penal colony use of convict labour in construction of buildings within the former Town of Bungonia.

The former Town of Bungonia played a significant role in the early transport and communication as evidenced by its hotels and inns.

⁴² See www.heritage.nsw.gov.au for more information.

b) an item has strong or special association with the life or works of a person, or group of persons, of importance in Goulburn Mulwaree's cultural or natural history;

The former Town of Bungonia has historic associations with early pastoralists;

Robert Futter, a former naval officer, immigrated to New South Wales in 1823 and took up a land grant near Bungonia in 1824 with his wife Margaret and family at Lumley Park. The Town of Bungonia was excised from his land holding. Well known colonial artist, Conrad Martens, painted the estate of Lumley Park.

Dr. David Reid, a surgeon superintendent on several convict vessels decided to settle in New South Wales in 1822. His land grant in the Bungonia-Marulan area was named Inverary Park and he built a simple dwelling for himself and family in the 1830s. Reid was the local magistrate and for a time it was expected the administrative centre operated from Inverary, with the lock-up established there.

Gabriel Huon de Kerrilleau, a New South Wales corps soldier and tutor to John Macarthur's children, together with his son, Paul, and his son-in-law, William Mitchell, were given permission to occupy 3,000 acres at Bungonia. William Mitchell, a retired officer of the Kent Militia who came to the Colony of New South Wales in 1811, and his wife Elizabeth Huon de Kerilleau, daughter of Louise Le Sage who died at Bungonia in 1828. In 1823 the Mitchells built a house Brisbane Meadow shortly and Gabriel de Kerrilleau family lived nearby at Caarne. Charles Throsby mentions an area named Caarne in his 1818 journal after visiting the Lookdown.

c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Goulburn Mulwaree;

The former Town of Bungonia has aesthetic value due to its location on a rise at a bend in Bungonia Creek. The two prominent ecclesiastical buildings within the Village frame the former Town, being located on high points at either end of the Village. The former Hope Inn at the entrance to the Village adjacent to the Creek also has a commanding view over the Village, the main road and Bungonia Creek (see cover image), as well as providing a significant view from within the Village. Other historic buildings such as the former school and police station contribute to the historic character of the Village.

d) an item has strong or special association with a particular community or cultural group in Goulburn Mulwaree for social, cultural or spiritual reasons;

The Bungonia Progress Association has exhibited a strong attachment to the Village of Bungonia and its early history.

e) an item has potential to yield information that will contribute to an understanding of Goulburn Mulwaree's cultural or natural history;

The former Town of Bungonia has archaeological potential due to the number of historical sites identified within the Village. Sites relating to the period between 1833 and 1860 in particular have the potential to reveal important information of value in the understanding of the history of Bungonia.

f) an item possesses uncommon, rare or endangered aspects of Goulburn Mulwaree's cultural or natural history;

The former Town of Bungonia is rare as an early inland Colonial town established south of the Sydney penal settlement that has not been the subject of intense development and therefore retains its setting and some original buildings in their original context.

g) an item is important in demonstrating the principal characteristics of a class of Goulburn Mulwaree's - cultural or natural places; or - cultural or natural environments.

The former Town of Bungonia represents a very early development phase in the history of Argyle County. Bungonia is an example of a Town established in 1833, which unlike Goulburn, never grew beyond its earliest town plan.

Summary Statement of Significance

The former Town of Bungonia superseded Inverary and predated Goulburn as the administrative centre of the southern inland colony. The former Town of Bungonia provides physical evidence of the early historical development of inland southern NSW in the 1820s through to the 1840s. The development of Bungonia indicates it's aspirations to be a major centre on the Great South Road and demonstrates the demise of the town when that did not eventuate due to the Great South Road being developed on the Goulburn Plains. The pre-1850s buildings and ruins in Bungonia are evidence of the role the village played in hosting travellers and administering a pastoral community. The place has associations with administration of justice and convict road gangs and stockades.

Bungonia has an historical association with the use of indentured labour. Many of the original buildings and archaeological sites provide physical evidence of the convict history of Bungonia between 1822 and 1841. The village has high archaeological potential relating to the early colonial period when the town serviced travellers due to its location on the eastern branch of the Great South Road and for its role as an administration centre for the surrounding district.

The former Town of Bungonia is rare as an early inland Colonial town established south of the Sydney penal settlement that has retained its setting and original buildings in their original context. The former Town of Bungonia has aesthetic value due to its location on a rise at a bend in Bungonia Creek and the historic character of the buildings within the Village in particular the Catholic and Anglican churches and other stone buildings and structures within the Village.

Curtilage - Defining the boundary of the potential HCA

Historical boundary of Town of Bungonia

There are distinct periods in the planning of Bungonia that are reflected in its town boundary. The Town of Bungonia comprised 320 acres released by Robert Futter from his estate. In 1833 when the town was gazetted the place was made up of town lots that are illustrated in Figures 3 and 4. By 1871 the Town Plan (Figure 6) shows the township has expanded to the edges of the river. Also indicated in this plan is that the majority of smaller lots that were made and sold were concentrated between Russell Street and King Street. On 20 March 1885 Bungonia was proclaimed a Town but no change was made to its boundary. In 1919 a new town boundary was identified which concentrated the town in the lots that had been divided into small allotments. In 1930 a boundary amended Gazetted (5-9-30). The 1972 Village Plan shows the town boundary same as 1930.



FIGURE 13 DRAFT SKETCH INDICATING THE 1919 TOWN BOUNDARY (BLUE LINE) AND LOCATIONS OF HISTORIC SITES.

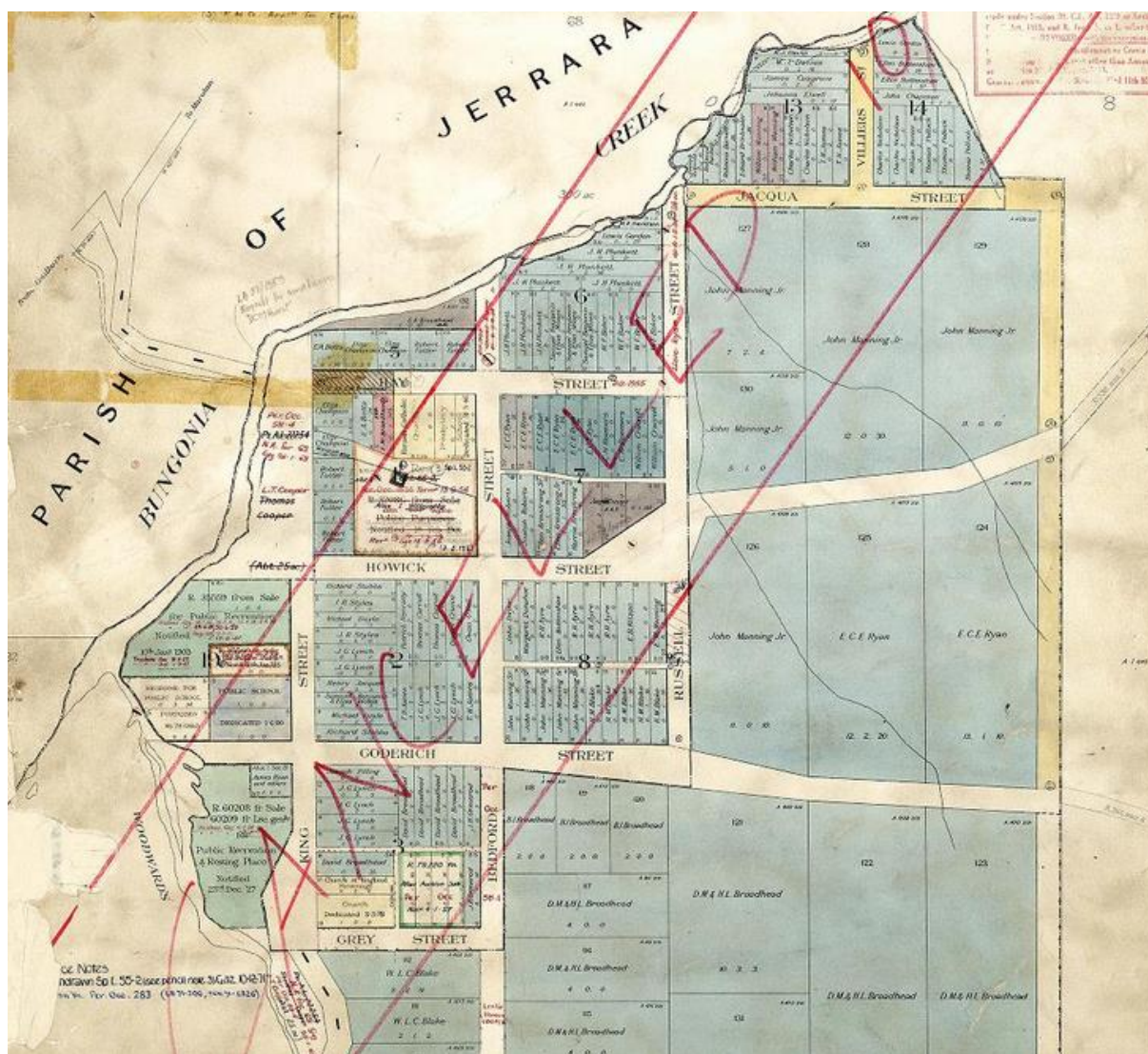


FIGURE 14. TOWN OF BUNGONIA AND ENVIRONS 1932. 43

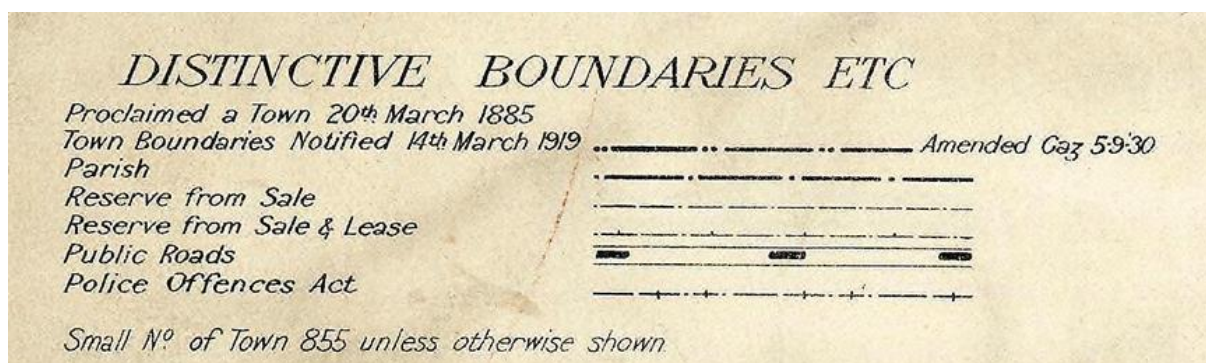


FIGURE 15. DESCRIPTION OF BOUNDARIES FROM 1932 MAP IN FIGURE 915

⁴³ <http://images.maps.nsw.gov.au/pixel.htm#>

The curtilage for the potential heritage conservation area should encompass the area that has the following attributes:

- Contains evidence of the heritage significance of the Village of Bungonia.
- Contains physical evidence of the significant historic period 1820s-1840s
- Reflects the original Town Plan
- Reflects the developed area of Bungonia
- Reflects the 1919 town boundary
- Contains evidence of the key historic themes
 - Historic Theme - Pastoral Settlement – sites dating from the 1820s to 1840s.
 - Transport and Communications – sites associated with convict road gangs and stockades.
 - Towns and Villages – sites associated with the administration of the Penal System

See Figure 16 for a map showing the proposed HCA curtilage.

Recommended curtilage

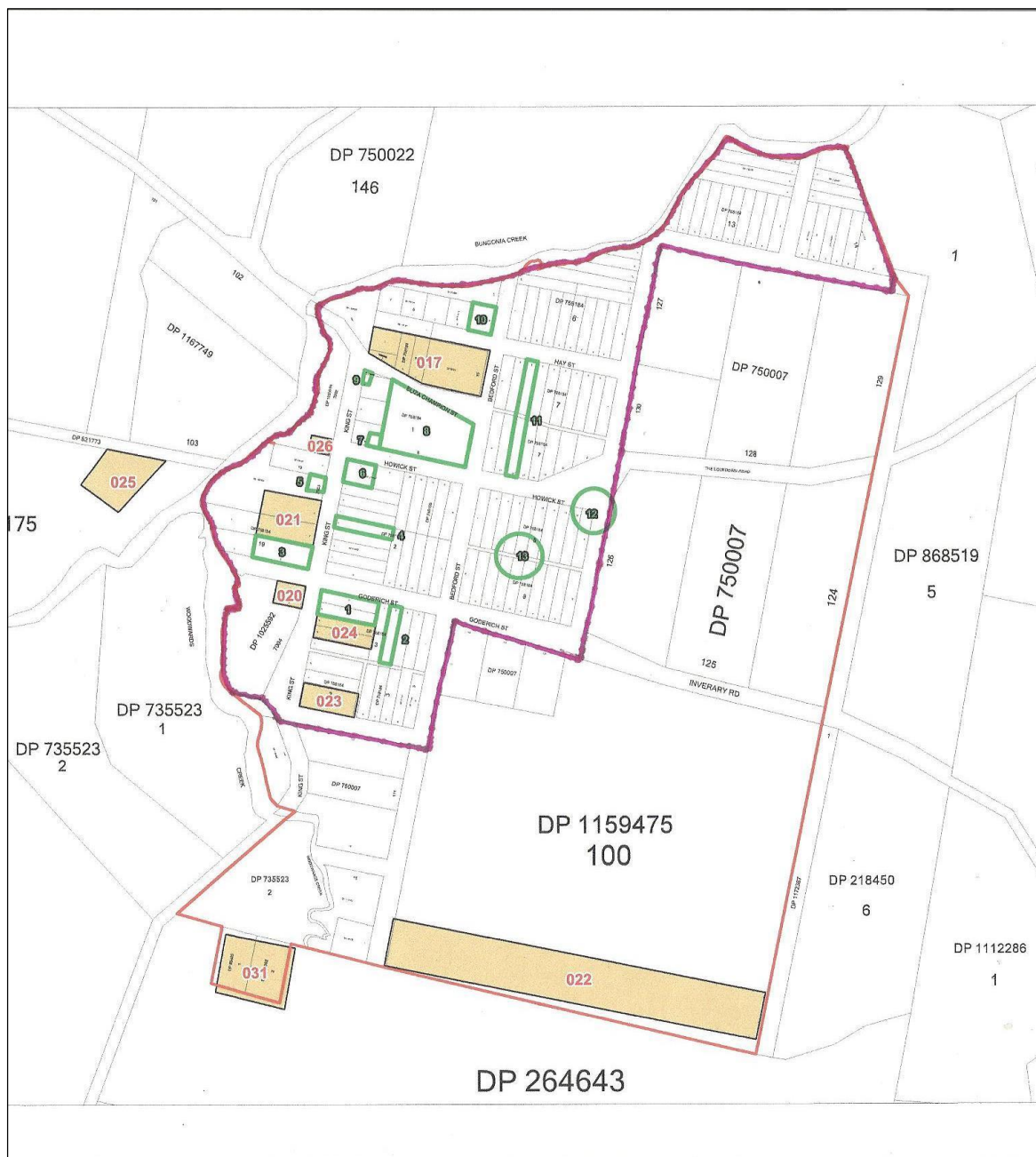


FIGURE 16. DRAFT CURTILAGE SHOWN HERE IN HAND DRAWN LINE IN PURPLE. YELLOW SHADED SITES ARE LISTED AS HERITAGE ITEMS IN GM LEP2009. GREEN LINED SITES ARE POTENTIAL CONTRIBUTORY SITES (NOTE THESE NEED TO BE UPDATED, SEE FIGURE 13 FOR A DRAFT SKETCH WITH THE LOCATION OF CONTRIBUTORY SITES).

Conclusion

The findings of this report together with that of the Goulburn Mulwaree Archaeological Management Plan conclude that the Village of Bungonia, originally known as the Town of Bungonia, has a high level of heritage significance. Documentation also indicates Bungonia has archaeological potential. At this stage there is insufficient information to be able to verify the archaeological resource potential of newly identified sites with any accuracy. This report has identified the sites where anecdotal and some documentary evidence has indicated archaeological sites may be found and refers to them as contributory sites. Archaeological assessment will be required to locate, verify and assess the significance of these contributory sites.

Bungonia has such heritage significance that its values should be protected through listing as a Heritage Conservation Area within the Goulburn Mulwaree Local Environmental Plan. Guidelines for development within the HCA should be included within the Goulburn Mulwaree Development Control Plan including the map showing the location of contributory places. Such guidelines would be expected to focus upon management of significant sites. It would not create new guidelines that created an expectation that any new dwellings or structures had to mimic existing historical buildings.

Within the boundary of the proposed HCA (Figure 11) there are approximately 13 sites that may have archaeological potential that are not currently listed on the GMLEP. Of these sites only 9 relate to the key historic period and historic themes. See Table 5. These sites could be managed in two ways:

1. No further investigation until the site is triggered by proposed development. This would require that the site was listed as a contributory archaeological item in the GMDCP description of the Bungonia HCA.
2. Archaeological assessment to verify the potential of the sites, with preparation of an inventory sheet for each one as a part of the process to make the Bungonia HCA. Amendment of the HCA contributory list and map to reflect the findings and inclusion of archaeological sites in the heritage schedule of GMLEP.

Option two is preferred as the statutory process to amend the LEP and DCP would more straight forward if all information was known at the time the instruments were amended. Option one has the potential to lead to conflict due to the desire for development being the driver for an archaeological assessment.

The community of the village of Bungonia need to have the opportunity to make comment on this report. The HCA proposal will raise many questions and people should be given as much opportunity to discuss it and comment as possible. This report should therefore be publically exhibited. Information sessions should be held concurrently to explain the implications of the report and the HCA proposal. It is recommended that these information sessions be informal kiosk style consultations so that questions can be answered on an individual basis.

Recommendations

1. Prior to making any decisions about a potential Heritage Conservation Area this document should be publically exhibited. Information sessions should be held during the exhibition period so that the implications of the report are quite clear. It is recommended that these information sessions be informal kiosk style consultations so that questions can be answered on an individual basis.
2. The Village of Bungonia has such heritage significance that it warrants inclusion in Goulburn Mulwaree Local Environmental plan as a Heritage Conservation Area. This would need to be subject to a statutory process involving an exhibition period.
3. The curtilage of the potential Bungonia HCA should be based upon the draft curtilage proposed in this report.
4. Should the Bungonia HCA proceed then the Goulburn Mulwaree Development Control Plan should be amended to include the heritage significance of the Bungonia and objectives and controls to facilitate its conservation.
5. Archaeological assessments should be undertaken of each of the 9 sites listed below. Based upon the findings of the archaeological assessments of the 9 sites, significant sites should be listed in the Goulburn Mulwaree Local Environmental Plan as archaeological items and less significant sites should be included in the Goulburn Mulwaree Development Control Plan as contributory sites to the proposed Bungonia HCA.
 - Kangaroo Inn 1848-1857 (part used as Bakery including convict wells)
 - Site of Armstrong House, store and post office 1862-1927
 - Site of first Police Station, 1835-1907
 - Site of Village Blacksmith
 - Police Reserve – Paddock
 - Site of Armstrong's original store
 - Site of Court House 1837
 - Possible site of Whipping or Flogging Post c1834
 - Site of original gaol

Appendices

Appendix 1 – References

Australasian Chronicle

Australian Dictionary of Biography, National Centre of Biography, Australian National University

Bungonia Progress Association *Bungonia Village and District Sites and History Guide*. Undated

Burkitt, Margaret & Goulburn and District Historical Society. *Bungonia, The spot on the creek*. 1985

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National Library of Australia – Cartographic resources.

NSW 1841 Census

NSW 1846 Census

NSW 1851 Census

NSW 1856 Census

NSW Government Land and Property Information. Historic Maps

NSW Government Office of Environment and Heritage – State heritage inventory database

Randell, Freeman. *Williams property Bungonia NSW : Conservation management plan / prepared for Ms Anne Williams*. 2003

Revitt, Jim. *Bungonia, Foundation of a heritage*. 1979

The Sydney Gazette and NSW Advertiser

The Sydney Herald

Appendix 2 – Additional historical information

Table 2A: NSW 1841 Census returns for the Town of Bungonia and its surrounds⁴⁴

Name	Residence	Notes
John Armstrong	Town Bungonia	Householder
David Brown	Town Bungonia	Householder
John Drover	Town Bungonia	Householder
Richard Farran	Town Bungonia	Householder
Edward Hughes	Town Bungonia (Former Ship Inn Licensee)	Householder
Thomas Keefe	Suburbs of Bungonia, Lock-up	
Patrick Kelly	Town Bungonia (Stonemason)	Householder
Matthew Lennon	Town Bungonia	Householder
John G. Lynch	Town Bungonia (Storekeeper, Owner of Ship Inn)	Householder
Donald McKey	Town Bungonia	Householder
Patrick O'Brien	Town Bungonia, Police Office	Police Officer
Hugh O'Donnell	Town Bungonia (Hope Inn Licensee)	Householder
Owen O'Neill	Town Bungonia (Allotment 16, Section 2)	Householder
John Scales (Sceales)	Town Bungonia (Ship Inn Licensee)	Householder
James Tanner	Town Bungonia	Householder
George N. Wood	Suburbs of Bungonia	Householder
J. T. Curry	Bungonia, District Goulburn	
Timothy Cusack	Bungonia, County Argyle, District Goulburn	
James Roberts	Bungonia, District Murrumbidgee	
William Sheils	Bungonia, County Argyle, District Goulburn (Hit or Miss Licensee)	

Table 2B: List of Individuals receiving mail at Bungonia in 1872 from Greville's Post Office Directory⁴⁵

Name	Occupation
Anne Armstrong	Teacher
Catherine Armstrong	Resident
Ellen Armstrong	Storekeeper
John Armstrong	Innkeeper
Thomas Armstrong	Resident
William Armnett	Farmer
John Blake	Servant
James Cooper	Labourer
James Conlon Senior	Householder
James Conlon	Wheelwright
Sarah Conlon	Resident
Daniel Cruice Senior	Resident
Daniel Cruice Junior	Resident
John Evans	Sawyer
William Gale	Labourer
Patrick Handruthy	Householder
William Hansen	Farmer
Caroline Hinton	Resident

⁴⁴ Higginbotham, *Goulburn*, p. 106

⁴⁵ Heritage Archaeology, *Report*, p. 107.

Henry J. Heap	Innkeeper
James Jeffrey	Sawyer
William Jeffrey	Sawyer
Charles Jobson	Sawyer
John Jobson	Sawyer
Ellen Kelly	-
James Kelly	Farmer
John Kelly	Carrier
Patrick Kelly	Farmer
William Kelly	Farmer
Thomas Leatham	Farmer
William Lee	Bricklayer
Thomas Middleton Junior	Labourer
George Noble	Blacksmith
Thomas Noble	Blacksmith
James O'Neil Senior	Farmer
James O'Neil Junior	Farmer
John O'Neil	Farmer
Michael O'Neil	Farmer
Owen O'Neil	Householder
Margaret O'Neil	Resident
Thomas O'Neil	Farm Assistant
John Paget	Constable
Reverend E. B. Proctor	Church of England Minister
Calvin Sampson	Householder
Elizabeth Ward	Farmer
Jane Woodward	Resident

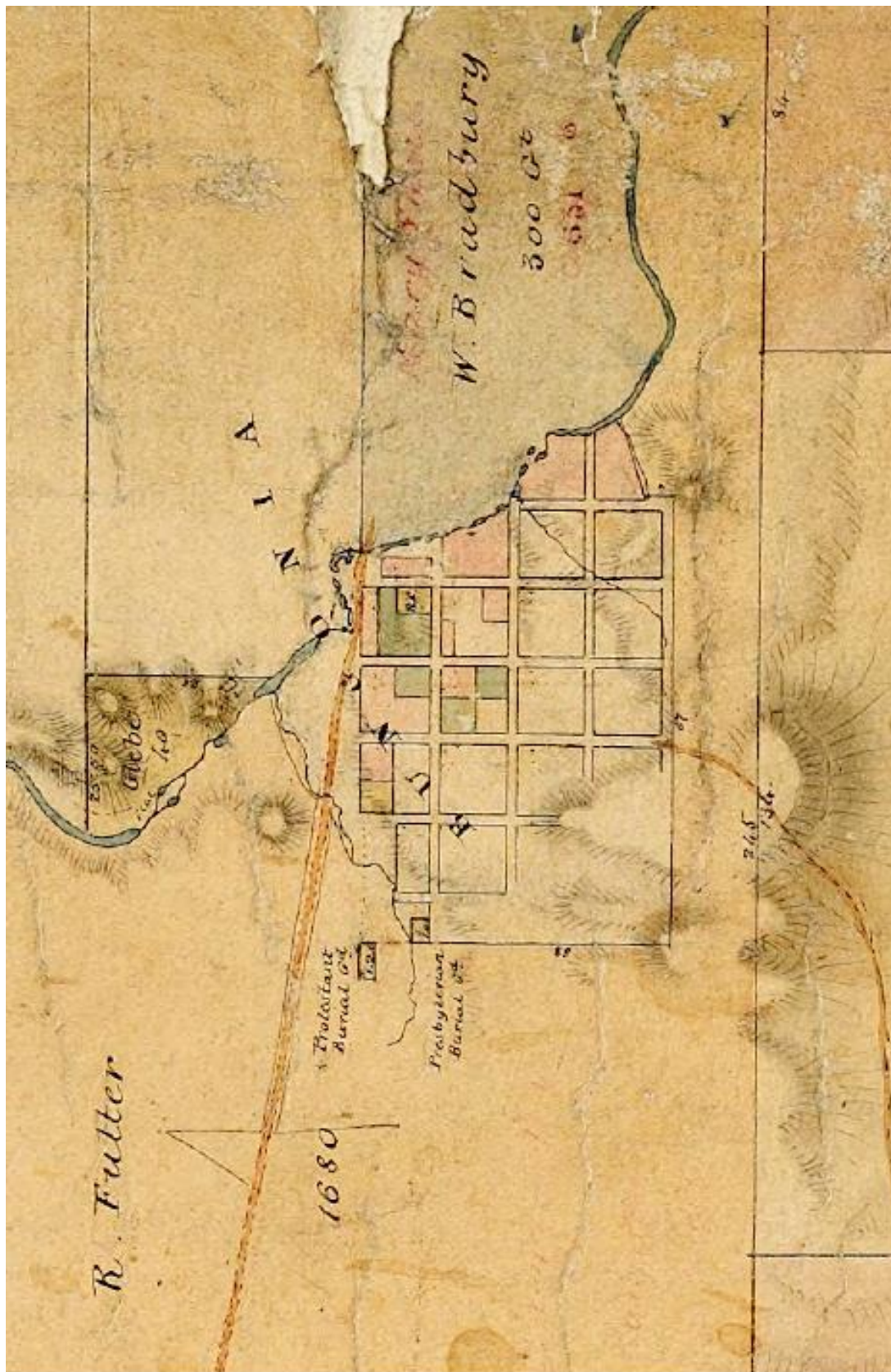


FIGURE 2A. VILLAGE OF BUNGONIA. DETAIL OF PLAN OF ENVIRONS OF BUNGONIA, WITHDRAWN FROM OFFICE USE ON 2 MAY 1889. SOURCE. SR MAP 1484., ACCESSED BY HIGGINBOTHAM (FIGURE 7.18 P.127)

Appendix 3 – Description of individual sites

Table 6 contain pictures of the places mentioned in Tables 3 and 4 along with the description provided by the State Heritage Inventory – for the LEP items or from the Bungonia Progress Association for the historic sites.

TABLE 3A DETAILS OF KNOWN OR LIKELY HISTORIC SITES WITHIN THE TOWN OF BUNGONIA.

St Michael's Catholic Church St. Michael's Catholic Church at Bungonia is (reputedly) the oldest standing Catholic Church on the Australian mainland. Construction commenced in 1839, and was completed about 1847. The work is attributed to the stonemason Patrick Kelly who was an assigned convict to the landholder Robert Futter.	
Hope Inn The Hope Inn, a vernacular Georgian style building erected c.1837 for Robert Futter who recognised the potential for an inn to serve travellers passing through to Braidwood. In 1834 he commissioned the stonemason Patrick Kelly to commence work on the structure. The inn was completed in 1837 and remains in occupation as a private residence.	
War Memorial The Bungonia War Memorial is a place of remembrance for those who died during the Boer War [1899-1902], World War I [1939-1945], World War II [1939-1945]. The white marble obelisk on a concrete platform is surrounded by a decorative steel fence with wooden flag poles on the northern and southern sides.	

Bungonia Public School

Bungonia Public School operated from 1882 to 1973. It is now used as a residence.



Bungonia Police Station

Bungonia Police Station building was erected in 1907. It is now used as a residence.



Bungonia Hall

The century old Bungonia Village Hall also known as the 'Bungonia Progress Association Hall', has strong associations with the community of Bungonia.



Victoria Inn Ruins/ Site

The stone ruins relate to the earliest period of occupation by European settlers in the area. They are considered to be associated with the operation of two inns, the Ship Inn (1839) and the Victoria Inn (1843).

**Christ Church Anglican**

Christ Church, Bungonia is a largely intact example of Early English (Gothic) church architecture as adapted to rural Australia in the mid-late Victorian Period. The present church was opened in 1878 and consecrated in 1893. It is the latest of three Colonial period churches to occupy the site and partially overlies the archaeological remains of an 1836 stone church.

**Bungonia Cemetery**

The Bungonia Cemetery Reserve contains graves of local pioneers such as Robert Futter. It also houses graves of World War veterans.



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Rifle Range

The Bungonia Rifle Range was established in c. 1906 and was used in the training of recruits for both WWI and WWII, as well as for recreational and competitive rifle shooting. The site holds archaeological evidence of the rifle club activities.

Armstrong House/ Post Office Site A large Oak tree and a mound are only above ground evidence. (Bungonia Progress Association)	
Old Police Station Site 1835 – 1907 Site is marked by two exotic trees and a pile of bricks. (Bungonia Progress Association)	
Village Blacksmith Site Archaeology said to be present such as horse shoes. (Bungonia Progress Association)	
Dwelling, Tickners and Cross Bootmakers 1899 Site. Mannings Corner Store Chimney survives. Are these the same site? (Bungonia Progress Association)	
The Priest's Garden. On the northern side of the church overlooking the creek there is the outline of a small dwelling thought to be the site of a small catholic school and teachers	

residence. It may also have been a presbytery. (Bungonia Progress Association)	
Police Paddock. Used for police horses (Bungonia Progress Association)	
Site of Ellen and Thomas Armstrong's original Store (Bungonia Progress Association)	
Courthouse c. 1834 (Bungonia Progress Association)	
Whipping/Flogging Post Oral tradition is divided as whether the post was south of the courthouse or on the corner of Howick and Bedford Streets. (Bungonia Progress Association)	
Gaol (1835) Later transferred to King Street (Bungonia Progress Association)	
Old Post Office	