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New High School in Bungendore: Statement of Heritage Impact and Archaeological Assessment

School Infrastructure NSW

DOCUMENT TRACKING

Project Name	New High School in Bungendore: Statement of Heritage Impact and Archaeological Assessment
Project Number	CAN21 18598
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Approved by	Beth Medway
Status	Final
Version Number	v6
Last saved on	9 September 2021

This report should be cited as 'Eco Logical Australia 2021. *New High School in Bungendore: Statement of Heritage Impact and Archaeological Assessment*. Prepared for School Infrastructure NSW.'

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1. Introduction

1.1 Background

This Statement of Heritage Impact (SoHI) and Historical Archaeological Assessment (HAA) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of an application for a State Significant Development (SSD No 14394209). The SSDA is for a new high school located at Bungendore.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs), notably as follows in Table 1:

Table 1: SEARs

SEARs requirements	Response
<ul style="list-style-type: none"> Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015). The SOHI is to address the impacts of the development on the heritage significance of the site and adjacent areas and is to identify: <ul style="list-style-type: none"> all heritage items (state and local) within the vicinity of the proposal including built heritage, landscapes, and archaeology (this includes historic sites with Aboriginal Cultural Heritage values). Detailed mapping of these items shall be provided. The SOHI shall consider the curtilage and setting of the items and provide individual assessments of why the items and site(s) are of heritage significance. how the development is consistent with any relevant Conservation Management Plan. the impacts of the development on heritage item(s), heritage significance or cultural heritage values of the site, including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes, any modified services. the attempts to avoid and/or mitigate the impact on the heritage item(s), heritage significance or cultural heritage values of the site. the attempts to recognize, celebrate, and interpret for the public the heritage significance of the identified items, landscapes, and archaeology within the development. justification for any changes to the heritage fabric or landscape elements including any options analysis. 	<p>This document and Section 1.5</p>
<ul style="list-style-type: none"> An historical archaeological assessment should be prepared by a suitably qualified historical archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. The investigation should also address the previous Ground Penetrating Radar investigation undertaken within the site to understand the potential for unmarked burials to survive. If appropriate, archaeological testing to inform the EIS is recommended during the SSD assessment stage. If testing is undertaken it should be used to inform and refine design for the SSD. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme. 	<p>This document and Section 1.5</p>

1.2 Proposal

The proposed development is for the construction of a new high school in Bungendore. The proposal has been designed as a stream 3 high school to initially provide for approximately 450 students with core 4 facilities aimed to future proof demand forecasted to 2036.

The site is located on the opposite side of Gibraltar Street from the existing Bungendore Public School to the south enabling the creation of an education style precinct that will enable a cohesive connection between the two schools as well as the wider Bungendore community.

The proposal will include the demolition of the Bungendore Swimming Pool (to be relocated to Queanbeyan-Palerang Regional Council's proposed new Bungendore Sports Hub) and the Bungendore Community Centre; repurposing of existing council buildings; and the construction of new school buildings. New facilities for the high school will comprise of 24 general learning spaces; dedicated science and technology spaces; a gymnasium; library; canteen; outdoor learning and play areas that include two games courts.

A new agricultural plot is also proposed to the north of the main school site including a new agricultural building and scout storage shed, adjacent to the existing scout hall.

The proposal will also provide for shared administration and staff facilities between the high school and existing primary school and construction of a warm shell for community facilities including a community library, council shopfront and community health hub.

Additionally, miscellaneous off-site works, including upgrades to nearby road intersections and infrastructure, crossings, footpaths, and the like will be provided to encourage active transport opportunities and respond to changing traffic conditions.

Please see TKD's design report for relevance to bulk and scale, architectural expression and materiality.

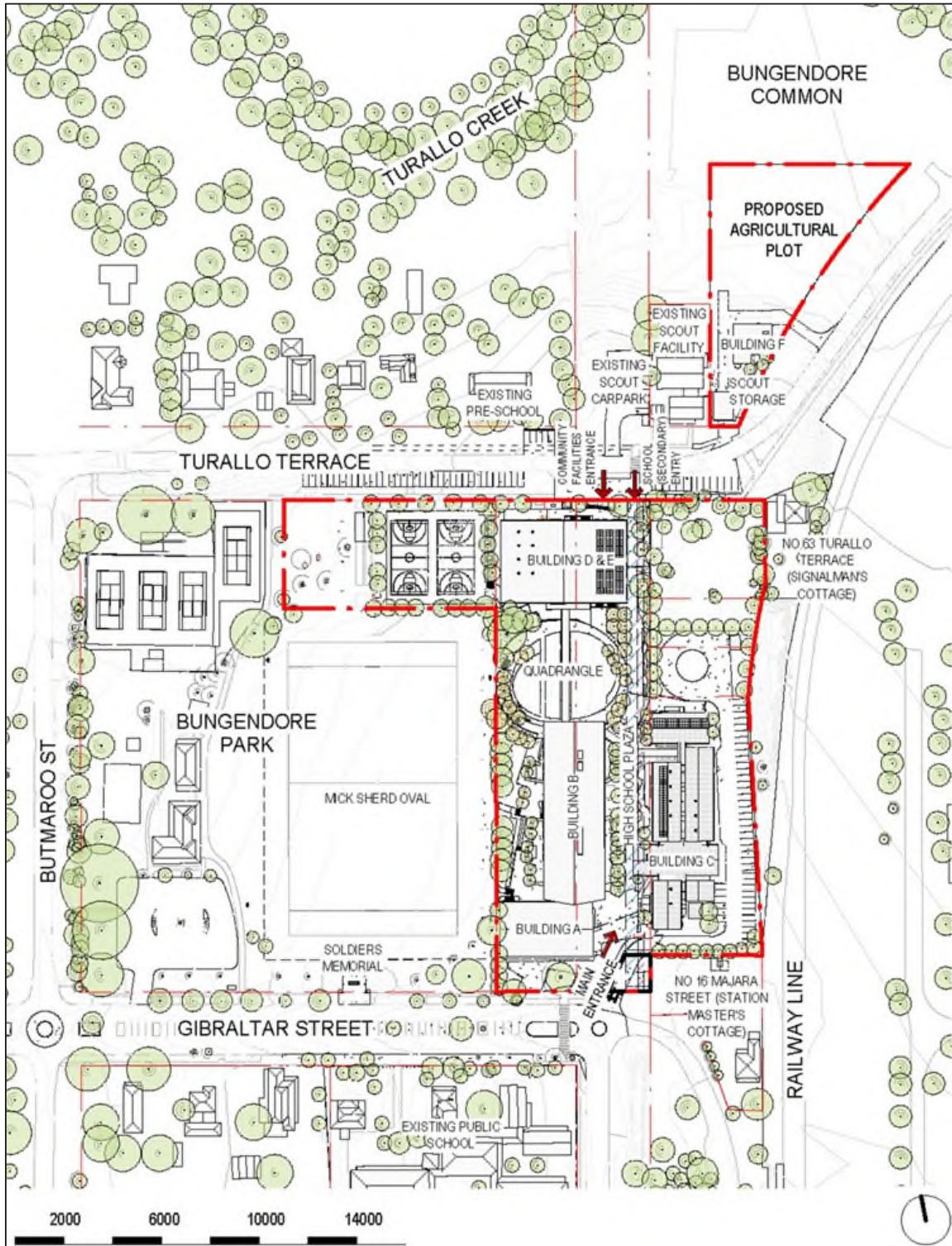


Figure 1: Proposed site plan (Source: TKD Architects)



Figure 2 Example of scale in relation to the existing structures and landforms (Please see TKD 's design report in relation to bulk and scale)

1.3 Site Description

The proposed development is located within the Bungendore Town Centre within the local government area of Queanbeyan-Palerang Regional Council. The proposal involves the use of land which includes Bungendore Park bounded by Gibraltar St, Majara Street, Turallo Terrace and Butmaroo St (Mick Sherd Site), the existing former Palerang Council site at 10 Majara Street, the Majara Street road reserve bounded by Turallo Terrace and Gibraltar Streets and Nos. 2, 4 and 6 Majara Street (Refer to Table 2 below).

The site is approximately 29,205 m² in area and consists of a relatively flat topography. It contains part of Bungendore park, existing Council buildings and maintained public open space areas. The land is mostly cleared of vegetation with some mature trees interspersed throughout subject lots.

The surrounding area generally includes low density residential developments to the north and west, an existing rail line to the east and Bungendore Public School and the Bungendore train station to the south and south west respectively.

Table 2: New high school in Bungendore legal descriptions

Property Address	Lot/DP	Area (m ²)
6-14 Butmaroo Street	Part Lot 701 DP 1027107	11 700 m ²
2 Majara Street	Lot 12 DP 113967	1 903 m ²
4-6 Majara Street	Lot 13 and 14 DP 1139067	1 724 m ²
10 Majara Street	Lot 3 DP 830878	4 571 m ²
Butmaroo Street	Part of Lot 701 DP 96240	Approx. 4 500 m ²
Portion of Majara Street between Turallo Terrace and Gibraltar Street	N/A	N/A



Figure 3: Site aerial depicting the land subject to the proposed High School. (Source: TKD Architects)



Figure 4: Location of the study area (Six Maps Land and Property Information)

1.4 Purpose and aims

The study area includes part of two locally listed heritage items on the Palerang Local Environmental Plan (LEP) 2014 (Schedule 5) being the Soldiers Memorial (I199) and Bungendore Common (I243). There are multiple heritage items in the vicinity of the study area listed on the Palerang LEP 2014 and Bungendore Railway Station is listed on the State Heritage Register and on the s.170 NSW State agency heritage registers (refer to Section 3).

The SEARs (SSD-14394209) necessitate preparation of a SoHI and an AA in accordance with SEARs item 7 (see section 1.1). In addition, under clause 5.10 of the LEP, submission of a SoHI is required for works to heritage listed items, items in conservation areas and items in the vicinity of heritage items.

This report will identify and assess any potential impacts to the heritage significance of the items in the study area and the vicinity as a result of the proposal. Where necessary, mitigative measures and recommendations for the long-term conservation of heritage values will be provided.

The study area is shown in Figure 4. Pre-lodgement consultation with Damian Tybussek from Heritage NSW determined that the study area should be assessed as three separate sections, being Bungendore Park, Bungendore Common and the Palerang Council Administration buildings.

1.5 Methodology (response to SEARs)

- This SoHI and AA has been prepared by experienced and qualified heritage consultants (Section 1.5).
- This SoHI and AA has been prepared in accordance with the *NSW Heritage Manual* (Heritage Office and DUAP, 1996), *Assessing Heritage Significance* (OEH, 2015), *Statements of Heritage Impact* (Heritage Office and Department of Urban Affairs & Planning, revised 2002), *Archaeological Assessment* (1996) and *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch, Department of Planning, 2009) guidelines as required by the SEARs. The philosophy and process adopted is guided by the *Australia ICOMOS Burra Charter*, revised 2013.
- The SoHI identifies all heritage items within the vicinity of the proposal and provides detailed mapping of these items (Section 3).
- There is no relevant Conservation Management Plan for the study area.
- The SoHI assesses the impacts of the proposal on the heritage significance of the study area and heritage items in the vicinity and determines it to be negligible (Section 6).
- There are no significant views or vistas associated with the study area (Section 3). No heritage buildings are impacted by this proposal so BCA and DDA works, new fixtures, fittings and finishes and services are not applicable.
- The study area has little heritage significance and therefore protecting, conserving celebrating or interpreting heritage values is unnecessary.
- There are no changes to heritage fabric or landscape elements as no heritage listed buildings or trees are altered by the proposal (Section 3).
- The historical archaeological assessment identifies the study area to be unlikely to contain a significant archaeological resource including unmarked burials (Section 4).
- Archaeological testing is not considered appropriate, and a mitigation strategy is unnecessary (Section 6).
- The proposal has been assessed in relation to the Palerang Local Environmental Plan (LEP) 2014 and the Palerang Development Control Plan (DCP) 2015 (Section 5).
- This assessment is based on a site survey conducted by Declan Coman, ELA Archaeologist on 13 August 2020 and plans prepared by TKD Architects dated 1 September 2021.

1.6 Author identification

This report has been prepared by Karyn McLeod ELA Principal Heritage Consultant, (BA Hons Archaeology, University of Sydney, MA Cultural Heritage Deakin University) who has 27 years of heritage and archaeological experience in NSW. The report had input from Declan Coman, ELA Archaeologist (BA Archaeology Australian National University) and reviewed by Jennifer Norfolk, Senior Heritage Consultant (BSc. Marine Science, University of Sydney, MSc. Marine Archaeology, Southampton University).

1.7 Limitations

Due to Covid-19 restrictions, State Archives was closed and non-digitised maps and plans were not available.

2. Context

2.1 Site context

Bungendore Park is currently used for recreation and team sports such as soccer and football. The north eastern corner of the park contains an outdoor swimming pool, the north western corner contains three tennis courts, cricket nets and dressing sheds. The western side of the park houses amenities, a shade covered playground, fitness equipment, parking, and picnic facilities. A concrete path winds through the northern and eastern part of the park linking Turallo Terrace in the north with Majara Street in the east and Gibraltar Street in the south. A rotunda is located in the south eastern portion of the park and the park contains irrigation as well as services including water, sewage, and lighting. The listed Soldiers Memorial is located on southern boundary of the park facing Gibraltar Street. A memorial fountain is located on the southwestern corner of the park.

Bungendore common is cleared and vacant land predominantly south of and adjoining Turallo Creek.

The Council Administration buildings are a group of five modern gable roofed pavilions constructed on vacant land between the train line and the park in 2005. They have no heritage significance.

The surrounding township of Bungendore generally includes low density residential developments to the north and west, an existing rail line to the east and Bungendore Public School and the Bungendore train station to the south and south west respectively. Bungendore is characterised by historic stone, brick, and timber buildings. The scale is predominantly single storey and many allotments remain vacant. There are numerous heritage items in the town dating from the late 19th and early 20th Centuries.

2.2 Heritage Context

Three new high school buildings and tennis courts are proposed to be located within the heritage curtilage of the Bungendore Soldier's Memorial (LEP I199) the curtilage of which includes all of Bungendore Park. The curtilage does not reflect the location of the heritage item or its significance and includes non-significant items such as the Mick Sherd oval, the tennis courts, the pool, parking, and various park amenities.

Vacant land to the north east of Bungendore Park will be repurposed as an agricultural plot. The proposed agricultural plot is located in a small portion of the large Bungendore Common heritage curtilage (LEP 243) and will remain an open vegetated area, including a new agricultural building and scout storage shed, adjacent to the existing scout hall.

The items listed in the Palerang LEP 2014 are based on the original Bungendore Heritage Study prepared by David Scobie in 1982 and as it is now 39 years old. The draft Bungendore Heritage Study 2018 does not include Bungendore Park or Bungendore Common as heritage items as it did not assess memorials, fountains, or trees. The listings are therefore somewhat unclear (see Section 3).

No works are proposed within the heritage curtilage of Bungendore Public School (LEP I197) south of Bungendore Park.

No works will be undertaken within the State heritage listed curtilage of the Bungendore Train Station (SHR 01105).

2.3 Town History

Prior to European settlement, the area was occupied by the Ngarigo people. On a linguistic level, the Queanbeyan Palerang Regional LGA is usually associated with the Dhurga (Thoorga/Durga) language region with Ngannawal across the west and Ngarigo across the south (Wesson 2000:118). Aboriginal groups moved across the landscape in small family groups for economic, ritual, and social reasons and connectivity with the peoples of the Snowy Mountains and South East coast was maintained. With the arrival of the farmers and settlers, the Aboriginal population was severely reduced by a combination of introduced disease and a strain on the use of natural resources due to, land ownership, fencing and the removal of native vegetation for farming.

The first Europeans to visit the area were members of the exploratory party of Dr Charles Throsby in 1820, who, along with Hamilton Hume, explored the Braidwood area. In 1824 Captain Richard Brooks of 'Denham Court' established a 4000 acre property north of Turallo Creek for his large herds of cattle where one of the outstations was named "Bungadow". The NSW Census of 1828 notes Brooks' property employed eighteen people (Plowman 2008). By 1835 the area was known as Bungendore. The village of Bungendore became a settlement as a result of its location at the junction of roads between Goulburn and Braidwood, as well as roads east to the coast and south to Queanbeyan. In 1836 a mail run was established which passed through the district and when Surveyor Larmer arrived in 1837, four families were already living in the area conducting illegal businesses, generally sly grog. His recommended grid street layout was gazetted by the government at the end of that year (Philip Leeson 2018).

In 1838 John Dwyer was granted a license for the Harp Inn in the village of Bungendore. Government, religious and commercial buildings were constructed in the town from the late 1830s, the post office was established in 1840 and an Anglican church in 1843. By 1848, thirty people populated the seven buildings in the town of Bungendore however the town remained little more than a staging post on the way to Queanbeyan. Surveyor Robert Dixon published a map of the district in 1846 that showed the road from Goulburn passing along the eastern shore of Lake George to Bungendore, then Queanbeyan (Plowman 2008). The majority of the land surrounding the town comprised large pastoral or agricultural properties and many allotments remained vacant until the arrival of the railway in the 1880s. There are still numerous vacant blocks of land in the township.

A site for the public school was selected in 1873 on land that was formerly the police paddock. The courthouse and post office were already constructed within the block which had been dedicated for public buildings and the school was squeezed into the eastern part of the block. The original buildings were constructed by 1875. At that time approximately 200 people inhabited the town. The original buildings are extant, but have been subject to multiple alterations, additions new, buildings and facilities over time. The first bridge over Turallo Creek was constructed in 1875 (Plowman 2008) although it is probable that cattle and pedestrians had been crossing it for many years before.

Its first subdivisions were in the 1880s during a time when it was believed that the town would boom with the construction of the railway station and hope that Lake George would become a tourist attraction. The population of the town increased dramatically when the railway arrived in 1885. The town remained a railhead until the line reached Queanbeyan in 1887 which was emerging as the major town in the area (Plowman 2008). In the early 20th century rabbit trapping had become an extremely valuable industry in the area around Bungendore and the town had a rabbit-freezing plant that employed 14 workers and over 250 trappers. As Queanbeyan emerged as the major town in the area,

Bungendore has essentially remained a country village serving the surrounding graziers. Being so close to the Canberra and Queanbeyan however, the region has seen an increase in hobby farms and tourism is now a major contributor to the economy (Bungendore History).

2.4 Palerang DCP 2015 – Bungendore Character Statement

The village of Bungendore has a strong visual setting on the open plain south of Lake George, bounded by significant ridges to the east, west and south. There is a clear divide between the rural landscape and the town. The village topography is flat and is bisected by Turallo Creek running east to west and the Sydney to Canberra rail line running north to south. The creek and its reserve are the only dominant natural land feature within the village.

Four roads converge on the village, linking it with Braidwood and the south coast, Queanbeyan, Canberra, Goulburn, and Sydney. From the east, the Kings Highway (Malbon Street) has views of older dwellings, the cemetery, and the new housing development in the northern part of the village. From the south, the Kings Highway includes a mix of heritage buildings and rural commercial suppliers. From the west, Bungendore Road contains views of the rural landscape, the village's sewerage treatment plant and the commercial area. From the north, Tarago Road is lined with a belt of native and exotic (pine) trees. It passes the newer housing estate and crosses over Turallo Creek.

Bungendore is a rural town with commercial, civic, and residential neighbourhoods. The characteristic subdivision pattern of the original village and low scale development creates an open, informal, and spacious character that contributes to the rural village character. This area is bounded by Molonglo Street, Rutledge Street, Majara Street and Turallo Terrace. There is a clear delineation between the historic nineteenth century village and the late twentieth and twenty first century residential areas.

The small commercial and light industrial areas provide local employment and services to residents in the town and the surrounding rural community. Bungendore accommodates high numbers of tourists – day trippers from Canberra and Queanbeyan, and travellers passing through.

The original village area has four distinct precincts; the civic, commercial, open space areas and the residential area which surrounds the commercial area. The civic area contains numerous significant heritage buildings which continue to serve the functional needs of the village. These include the police station, post office, public school, and the railway station. Bungendore Park, well known for its mature pine trees, Anzac Memorial and the cricket oval forms the centre of this area. As well as being a sporting facility, it provides a rest stop for visitors and a meeting place for the community. The role of the area has continued to grow with the development of a community health centre and in recent years additional buildings at the school and the new QPRC administrative building.

The commercial area has two distinct parts: the 'tourist' area on Malbon Street and the 'shopping' area on Gibraltar and Ellendon Streets. Unusually for a nineteenth century village, there is not a focal point such as a village square or a 'main' street. The area has many historic buildings with some being used for residences and others for business. Most buildings are single storey, constructed with local timber, brick or stone with corrugated steel roofs, either pitched between 25-30 degrees with hips or gables or low slope skillions often concealed behind parapets. There are a few two storey buildings, including the Royal Hotel. A dominant feature of almost every building is a verandah or awning, some forward of, and

some behind the street boundary line. The newer buildings are generally in sympathy with the character of the village. Materials include brick, painted timber, and corrugated steel.

The subdivision pattern in the 'old' part of Bungendore is generally consistent with, and responds to, the grid road layout that is oriented east-west. Street blocks are typically square (200 metres by 200 metres), some with service lanes. Original lots were deep and narrow (100 metres by 20 metres). The lots are large, some of the streets have verges without kerbs and those in the inner area have upright kerbs. There has been some change to the shape of the lots over time through amalgamation and subdivision. Lots front the road and buildings are typically oriented to the street.

Historic buildings of the mid nineteenth century village are substantial stone and brick structures. Many of the buildings are important as heritage features in their own right or for their historic stylised contribution to the streetscape. They include places with plain Georgian frontages and modest cottages with verandahs, steeply gabled roofs, or other features. Buildings are predominantly single storey. Residences with heritage values are scattered throughout the village. Turallo Terrace on the northern edge of the original village area has a concentration of historic buildings. The churches, important for their rustic gothic style are notable heritage features of the village.

Residential lots are characterised by single dwellings with the front of the dwelling facing the front of the lot (the street frontage) and the rear of the dwelling and the rear yard facing and adjacent to the rear of the lot. Houses are generally set back from the street (average 7 metres) and are generally located within the front half of the lot leaving significant rear yards. Many lots and the streets are planted with mature trees that have created a significant canopy. The planting of mature trees along lot boundaries provides substantial buffers between lots.

The vacant rear yards and significant amount of undeveloped area has allowed for the growth of large canopy trees, which are prevalent high above rooftops. Trees are a mix of evergreen and deciduous so that there is a constant view of the green year round. Existing planting is generally informal with clumps of trees in rear yards and some trees in front yards. Houses are typically single or double fronted with verandahs and steeply pitched gable or hipped roofs with narrow spans and a high degree of articulation over the floor plan. Wall materials include brick, stone or weatherboard and roofs are predominantly corrugated steel. There is characteristically a larger proportion of the surrounding area that is undeveloped land, and a larger proportion of soft landscape to hard that creates a feeling of openness and rural village character. The significant gaps between buildings allow for views through to the surrounding rural landscape. The major landscape within the village is trees and spaces consisting of the Turallo Creek reserve, Frogs Hollow, Bungendore Park, and the Bungendore cemetery.

The eastern part of Bungendore is largely formed by the Rutledge Estate. This area contains several individually listed places dating from the mid nineteenth century comprising small rural landholdings including farmhouses and associated outbuildings. The late nineteenth century street subdivision pattern was laid over the former. There are several early twentieth century dwellings which exhibit characteristics of Californian Bungalow Style. Later development comprises mid twentieth century dwellings of no heritage value.

In recent years, Bungendore has experienced residential growth at the northern and southern ends of the town and some infill development in the older residential areas. The new dwellings are predominantly single story with some multi-dwellings (town houses) being erected in the inner southern

area. The commercial area is undergoing change with dwellings being used for commercial purposes, improvements to existing commercial buildings and the development of a supermarket and a two-story building which will contain office and commercial space (Palerang DCP 2015 p. 154-155).

The study area is characterised by the following features, shown in the images below.



Figure 5: Bungendore Soldier's Memorial on Majara Street, south west of the study area



Figure 6: Bungendore Park and rotunda near Majara Street within the study area



Figure 7: Mick Sherd oval, part of Bungendore Park to the west of the study area



Figure 8: Swimming pool on the north western corner of Bungendore Park within the study area



Figure 9: Bungendore Common and Turallo Creek in the background north of the study area



Figure 10: Scout hall and location of proposed agricultural plot in Turallo Common



Figure 11: Council Administration buildings viewed from Bungendore Park



Figure 12: Council Administration buildings viewed from Majara Street

Heritage items in the vicinity of the study area are as follows.



Figure 13: One of the original public school buildings south of the study area



Figure 14: School Master's cottage, one of the original school buildings



Figure 15: P.J.B. Osborne memorial fountain on the south west corner of Bungendore Park



Figure 16: St. Philip's Anglican Church Butmaroo Street



Figure 17: Court House on Gibraltar street south of the study area



Figure 18: Post office on Gibraltar street south of the study area



Figure 19: School of Arts building south of the study area on Gibraltar Street



Figure 20: Bungendore train station adjacent to the school and south of the study area



Figure 21: Station Masters Cottage on Majara Street north of the train station



Figure 22: The stone stables on Butmaroo Street west of the study area



Figure 23: Bungendore preschool on Turallo Terrace north of the study area



Figure 24: St Joseph's Convent on Turallo Terrace north of the study area

3. Heritage Assessment

3.1 Listing

The Queanbeyan Palerang Regional LGA has diverse heritage and includes buildings, objects, monuments, Aboriginal places, gardens, bridges, landscapes, archaeological sites, streets, industrial structures, routes of human movement, cultural landscapes, and a conservation precinct.

The study area comprises part of two locally significant heritage items; Bungendore Soldier's Memorial (LEP item I199) and the Bungendore Common (LEP item I243). Bungendore Soldier's Memorial includes all of Bungendore Park. Bungendore Common includes large portions of land south of Turallo Creek. Another 10 items are located in close proximity to the study area. In addition, the Bungendore Train Station is a State significant item and is located directly to the east of the study area (Figure 25).

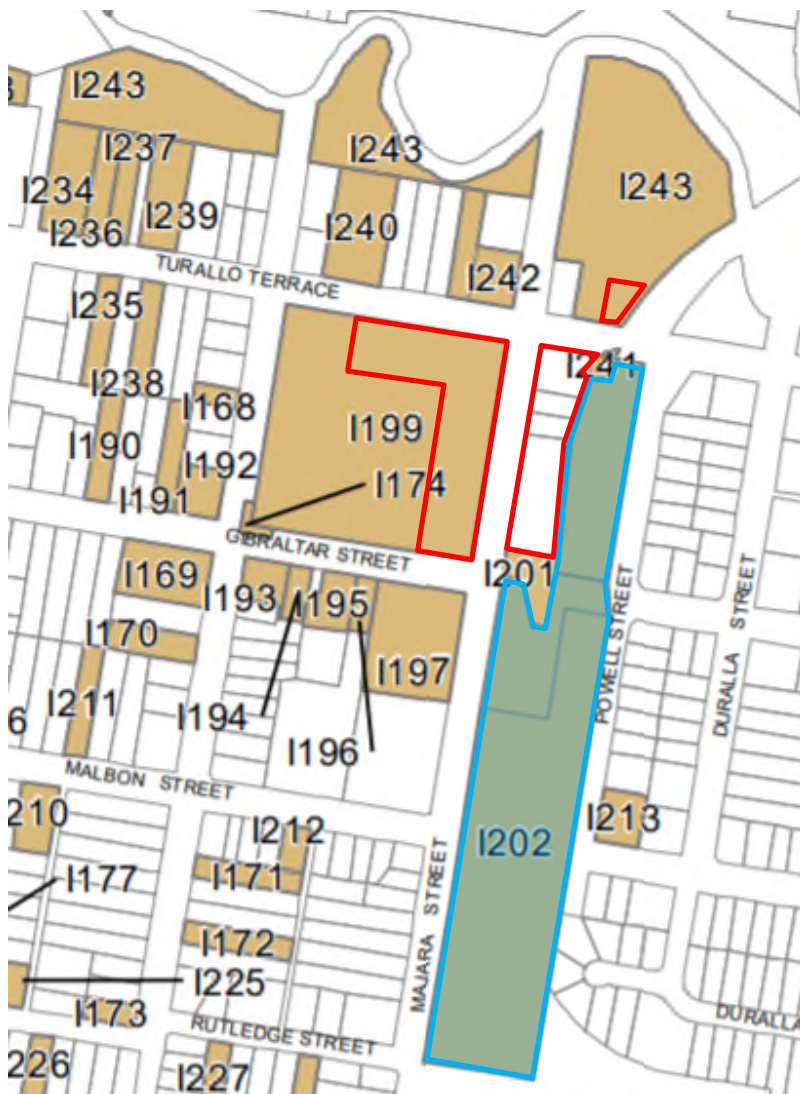


Figure 25: The study area (red) and local heritage listed items. The state listed Bungendore train station is shaded blue (Palerang LEP 2014 Heritage Map 004A).

The following descriptions and statements of significance are sourced from the State Heritage Inventory (SHI) (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>) and additional heritage consultant input.

3.1.1.1 Description

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area. A single flagpole, to the east reflects its ceremonial nature. Of the fourteen Memorial arches in Australia, seven are in New South Wales. One of the least common Memorial forms.

The listing only includes the Memorial, however the whole of the park including the Mick Sherd oval, pool, tennis courts, car parking and facilities are included in the heritage curtilage.

3.1.1.2 Significance

Locally listed item. War Memorials erected in towns and cities throughout Australia following World War One, were a conscious statement of participation, grief, and nationalism. World War One was a momentous event in Australia's experience. Participation was to affect many communities and create division over the issue of conscription for a war from which the Digger, or Australian soldier, was to emerge as national hero and custodian of the ANZAC tradition and nationalism. Memorial forms reflect the search for an appropriate means of expression and are a record of the public fashions and political, social and community attitudes of their time. Bungendore Soldier's Memorial is historically important at National, State, Regional and community levels as a record of district participation in World War One and an embodiment of the prevailing sentiments and attitudes of its time. In its location and design, it is important in demonstrating the principal characteristics of the siting of war Memorials. As a district Memorial it is highly valued by the community for its spiritual, symbolic, cultural, and social associations.

3.1.2 Bungendore Common, off Turallo Terrace, LEP item I243

3.1.2.1 Description

It is public use open space, cleared and vacant land predominantly following Turallo Creek. In 1901 five trustees were nominated for overseeing the common which was land set aside for public use and had a good supply of firewood and building stone in addition to a good reserve for agistment (Trove NLA).

3.1.2.2 Significance

No significance assessment is available on the SHI, but it is clear the land is locally significant as it was set aside for public use early in the 20th century and is still used for public enjoyment.

Heritage items adjacent or in the vicinity of the study area include the following.

3.1.3 Bungendore Railway Station and yard group Precinct, Majara Street (SHR 01105)

3.1.3.1 Description

Platform Items on the Country Regional Network managed by JHR as an agent for TfNSW include Station Building - type 4, standard roadside third class brick (1885) Signal Box - type G, timber signal box with skillion roof (1917) Goods Shed - type 3, corrugated iron (1884) Per Way Trolley Shed - corrugated iron 5 tonne metal Jib Crane. The station buildings present as a symmetrical layout and elevation, with a central waiting room with two single storey structures to either side, one containing men's and women's toilets, the other the lamp room. Originally these were connected to the main building with small pavilions with yards for staff use, now removed. The building is simply planned with central waiting room flanked by the Station Master's office and ticket office with parcels at one end of the building and ladies waiting room at the other. The station buildings are constructed of brick with a painted finish and feature gabled roofs clad in corrugated iron with corbelled brick chimneys. The central building features a rear porch entry to the central room which is marked by a transverse gable. Gable ends feature decorative timber barge boards and timber finials. The platform verandah has a decorative timber valance and is

supported on timber posts with curved iron brackets. Timber sash windows have moulded surrounds and sills. The signal box (1917) is a simple square structure with a skillion roof clad in corrugated iron and timber framed walls clad in fibro. Some signalling equipment is still evident. The goods shed (1884) is a large rectangular structure with a gabled roof clad in corrugated iron extending to form awnings on either side of the building. The awnings are supported on timber brackets. The building is timber framed with corrugated iron wall cladding. A small office wing is clad in weatherboard. The structure features a large timber platform and timber sliding doors with diagonal boarding. The goods shed features a metal fence, advertising signs, sign with distances to Queanbeyan and Goulburn on exterior wall of office, two doors to each side of goods shed and standard horizontal timber bracing. The platform face is brick with asphalt platform surface.

3.1.3.2 Significance

The Bungendore Railway Station and Yard Group is a State Significant item (SHR 01105), Bungendore Railway Precinct is listed on the s.170 NSW State agency heritage register and the Signalman's Cottage, Railway Stockyard and Railway Station and Yard Group are separately listed locally significant items on the LEP. Bungendore Railway Precinct comprises a state significant late nineteenth century railway station and partly intact yard, including the 1885 roadside station building, the 1885 goods shed and jib crane. The extant railway buildings and structures at Bungendore, particularly the station building, and goods shed, are important elements within the wider townscape of Bungendore and are good representative examples of a series of similar items located on the Main Southern Line and the Bombala Lines.

3.1.4 Bungendore Stationmaster's Cottage, 16 Majara Street, LEP item I201

3.1.4.1 Description

Brick building in good condition with pyramidal hipped roof, symmetric timber door and window, concave verandah with timber verandah posts and off-set chimney.

3.1.4.2 Significance

Part of the State listed group and individually significant at the local level for its association with the provision of rail transport to the Bungendore. The building is a good example of the type of cottage provided for rail staff and is an attractive building in its own right.

3.1.5 Railway signalman's cottage, 63 Turallo Terrace, LEP Item 241

3.1.5.1 Description

A simple weatherboard building with a hipped iron roof and central fireplace and chimney. Veranda has been boxed in and a simple picket fence surrounds the property.

3.1.5.2 Significance

Associated with provision of rail to Bungendore in 19th century. Part of Bungendore railway station Group.

3.1.6 Bungendore School original buildings, 59–65 Gibraltar Street, LEP item I197

3.1.6.1 Description

Buildings B00A and B00G are brick buildings constructed at different phases of the school's development. The School Hall is red brick with a steeply pitched roof and later decorative timber

bargeboards built c1880. The headmaster's cottage is a single storey symmetrical building of painted brick that dates to the 1860s.

The listing only includes the two historical school buildings however the heritage curtilage includes six recent buildings and some open space.

3.1.6.2 Significance

The buildings are listed on s.170 NSW State agency heritage register and are also locally listed items. The old School Hall and Headmaster's cottage are attractive buildings with strong historic links to Bungendore's development and a significant part of Bungendore's history.

3.1.7 School of Arts building, 57 Gibraltar Street, LEP item I196

3.1.7.1 Description

Symmetrical weatherboard building with two gables facing street. Each gable wall has a pair of arched double-hung timber windows. There is a central doorway with flat portico supported on brick and timber columns. The building is adjacent to the primary school and included in the study area but will not undergo any works.

3.1.7.2 Significance

Locally listed item. This is an both an attractive building and built as the School of Arts, which was an important institution in early country towns. Makes a strong contribution to Bungendore's historic character and local street scapes.

3.1.8 Bungendore Police Station and Residence, 45-49 Gibraltar Street, LEP item I194

3.1.8.1 Description

The Police Station and Lockup Residence was originally designed for use as a Courthouse and Residence by the Colonial Government Architect, in 1876. The Police Station and Residence is an attractive small stone building designed in the Victorian Free Classical style with render details and a hipped roof clad in corrugated iron. The building is symmetrically designed with a central entrance flanked on either side by a window opening which is surrounded by rendered quoins. There is a simple verandah attached which is supported on timber posts.

3.1.8.2 Significance

Listed on s.170 NSW State agency heritage register and a locally significant item. The Bungendore Police Station and Lockup Residence is an attractive Victorian public building constructed in stone. The building contributes to the townscape of Bungendore and is significant for its long-term links to the provision of police services in the area.

3.1.9 Post Office and Shop, 55 Gibraltar Street, LEP item I195

3.1.9.1 Description

Timber framed, weatherboard clad walls and corrugated iron roof with bullnose verandah on east and north sides of attached residence, timber double-hung windows, the front windows have nine panes to upper sash. It forms part of an important group of public buildings along with the old schoolhouse, School of Arts and Courthouse. Appears to date to the early 20th century.

3.1.9.2 Significance

Locally listed item. High integrity and strong streetscape character, strong social values for the local community and enhances local group of civic buildings.

3.1.10 Courthouse, 45 Gibraltar Street, LEP item I193

3.1.10.1 Description

Rubble stone construction with plastered walls, high pitched iron roof, timber verandah posts. Designed by Colonial Architect J Barnett in 1876.

3.1.10.2 Significance

Locally listed item. A very attractive stone building from the 19th century in exceptional condition. Very high historic and streetscape value.

3.1.11 Stone Stables, 42 Gibraltar Street, LEP item I192

3.1.11.1 Description

Rubble stone walls roughly brought to courses, one half remains roofed in CGI over bush pole rafters, western section partly decayed. Poor to fair, but sufficiently intact to be restored. Built in 1847 as stables for horses and fodder and understood to be the oldest intact building in the village.

3.1.11.2 Significance

Locally listed item. Highly significant at the local level. Technically significant as an exemplar of early local stonework.

3.1.12 P.J.B. Osborne Memorial Fountain, Corner of Butmaroo and Gibraltar Streets, LEP item I174

3.1.12.1 Description

P.J.B. Osborne was a Councillor and Shire President of The Yarrowlumla Shire Council. The highly decorative stone fountain was constructed in his honour for his service to the community. It was unveiled on 18th October 1969 by His Excellency The Governor Of New South Wales Sir Roden Cutler.

3.1.12.2 Significance

Locally listed item. Public drinking fountain Memorialising a local resident and is substantially intact.

3.1.13 St Joseph's Convent (former), 52 Turallo Terrace, LEP item I240

3.1.13.1 Description

Double storey face brick federation era building with arched entrance and mature plantings.

3.1.13.2 Significance

A richly detailed brick building of high quality built as a convent and indicative of the on-going strength of Catholicism in Bungendore into the 20th century. Historic, aesthetic, and social value. Contributes to the streetscape.

3.1.14 Preschool, 64 Turallo Terrace, LEP item I242

3.1.14.1 Description

Brick building with gable iron roof and three chimneys on each side. Large 12 pane windows.

3.1.14.2 Significance

An attractive building with strong historic and social links to Bungendore's development.

3.1.15 Weatherboard cottage, 53 Malbon Street, LEP item I212

3.1.15.1 Description

Timber framed house clad with weatherboard and a corrugated iron roof dating to 1890. The front windows have been enlarged however it is substantially intact.

3.1.15.2 Significance

Locally listed item. An attractive 19th century weatherboard cottage that has been sympathetically restored. The scale, form and character of the building contributes to Bungendore's historic character and streetscape.

3.1.16 Church Hall, 29 Butmaroo Street, LEP item I170

3.1.16.1 Description

Brick walls, timber windows, corrugated iron roof, decorative treatments to brackets and gables.

3.1.16.2 Significance

Locally listed item. A brick hall with some attractive detailing, that contributes to an understanding of Bungendore's development in the first half of the twentieth century. May have been originally constructed as an Anglican hall.

3.1.17 St Philips Anglican Church, 19-23 Butmaroo Street, LEP item I169

3.1.17.1 Description

St. Philip's Church is an example of the Victorian Free Gothic style building. The walls are constructed of rock-faced ashlar and the jointing is emphasised by fine pointing. Wall buttresses are a feature of the facades and define the structural bays of the church. The steep-pitched timber-frame gable roof is clad with asbestos shingles. Walls feature high-pointed Gothic windows which are complemented by arched sandstone blockwork to window heads. The eastern facade of the church consists of a projecting ancillary component which accommodates the altar. This original portion of the building is lower in height than the main body of the church but matches the overall design and construction. The eastern facade features a Gothic window with stucco tracery. Window mullions are stucco. The apex of the gable to this ancillary portion of the church features a stone cross. Behind this, on the gable apex of the main church roof is a similar stone cross. The northern facade features a lower transept element which is original and matches the style and construction of the church. It features timber entrance doors set within a high-pointed Gothic arch. Stucco moulded Gothic window to side wall of this transept, and stone cross to gable apex. Western gable is adorned with a small stone bell tower and cross. The western facade is characterized by a Gothic stain glass window of St. Michael (c.1915) with ornate stucco tracery. Externally the church is in good condition and retains much of its original architectural integrity. Internally, the walls are cement rendered and painted. The ceiling expresses the exposed timber rafters, purlins, and the high pitch of the roof. A prominent feature of the interior is the four gargoyles representing the four gospels of Matthew, Mark, Luke, and John. The condition of the interior is good and retains much of its original integrity.

3.1.17.2 Significance

Locally listed item. St. Philip's Church, Bungendore, erected in 1864, has aesthetic significance as a good example of the Victorian Free Gothic style. Externally, the building features fine detailing including the rock-faced ashlar and emphasized pointing, buttress design, and Gothic windows. Significant features of the interior include the stain-glass windows, exposed timber rafters and purlins, and the four gargoyles. The church has historical and social significance as a religious building erected in response to the growing farming regions of Bungendore and surrounds. Designed by the Anglican Canon Alberto Dias Soares, the church is of significance to the Anglican Church of Australia. Mature elm trees and fence are part of the significance.

3.1.18 Cottage, 9 Butmaroo Street, LEP item I168

3.1.18.1 Description

Weatherboard cottage with new bull-nosed verandah roof. Large extension to rear.

3.1.18.2 Significance

Locally listed item. An attractive weatherboard cottage dating from the early part of the twentieth century. The building continues to contribute to Bungendore's historic streetscape.

3.2 Significance

Before making decisions to change a heritage item, it is important to understand its values and why they should be retained. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. These values comprise of Historical, Social, Associative, Aesthetic, Technical/Research, Rarity, Representative. There are two levels of heritage significance used in NSW: state and local. The heritage items within the study area are locally significant items. No built heritage is located in the study area.

3.2.1 Bungendore Park

The heritage curtilage for the Soldier's Memorial (LEP I199) includes the entirety of Bungendore Park, however the Memorial arch and plantings only comprise a small footprint on the boundary of Gibraltar Street. The heritage curtilage for this item should be reduced to reflect the significance and location of the item not the entire park and associated facilities such as the oval, swimming pool, tennis courts amenities and carparking. The Soldier's Memorial has historical, aesthetic, and social significance for the local population. The draft Bungendore Heritage Study 2018 does not include the park as a heritage item.

3.2.2 Bungendore Common

The Bungendore Common includes a large portion of land bounding Turallo Creek to the north of the study area and was land set aside in the early 20th century for use of the local community. It has aesthetic and social significance for the local community. The draft Bungendore Heritage Study 2018 does not include the common as a heritage item.

3.2.3 The Council Administration buildings

The Council Administration buildings do not have heritage significance.

3.2.4 Heritage items in the vicinity

Apart from the Bungendore Railway Station, all of the heritage items in the vicinity of the study area are locally significant for their historical and aesthetic values and make a strong contribution to Bungendore's historic character and local street scapes. The draft Bungendore Heritage Study 2018 makes recommendations for additional items to be considered for listing, but these have not yet been updated in the LEP. One additional item in the vicinity of the study area at 7 Buttmaroo Street, comprising a miner's cottage, has been considered for listing.

No works are proposed in the heritage curtilage of the train station.

No built heritage in the vicinity of the study area will be impacted by the proposal.

No items in the study area or the vicinity are listed as having natural, archaeological, or Aboriginal heritage values.

The village topography is flat, and therefore, there are no vantage points and views are obscured by trees and existing buildings. No significant views are noted in any of the heritage studies of Bungendore.

4. Archaeological Assessment

4.1 What is archaeology?

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains; it is also about landscapes and links between sites. Archaeology is assessed in two ways, the potential for the site to retain an archaeological resource and the significance of that resource. The significance of the resource then determines the management and approvals required.

Section 4(1) of the *Heritage Act* (as amended 2009) defines ‘relic’ as *any deposit, artefact, object or material that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and is of State or Local heritage significance*.

Archaeological sites, which contain ‘relics’ as defined by the *Heritage Act*, are treated in the same way as any other surviving physical evidence of the past such as buildings, works, precincts, landscapes or other places and items with potential or known heritage value.

There have been a number of previous Aboriginal archaeological assessments in the Bungendore area as well as heritage studies and conservation work to individual buildings. There has been no previous archaeological assessment of the study area.

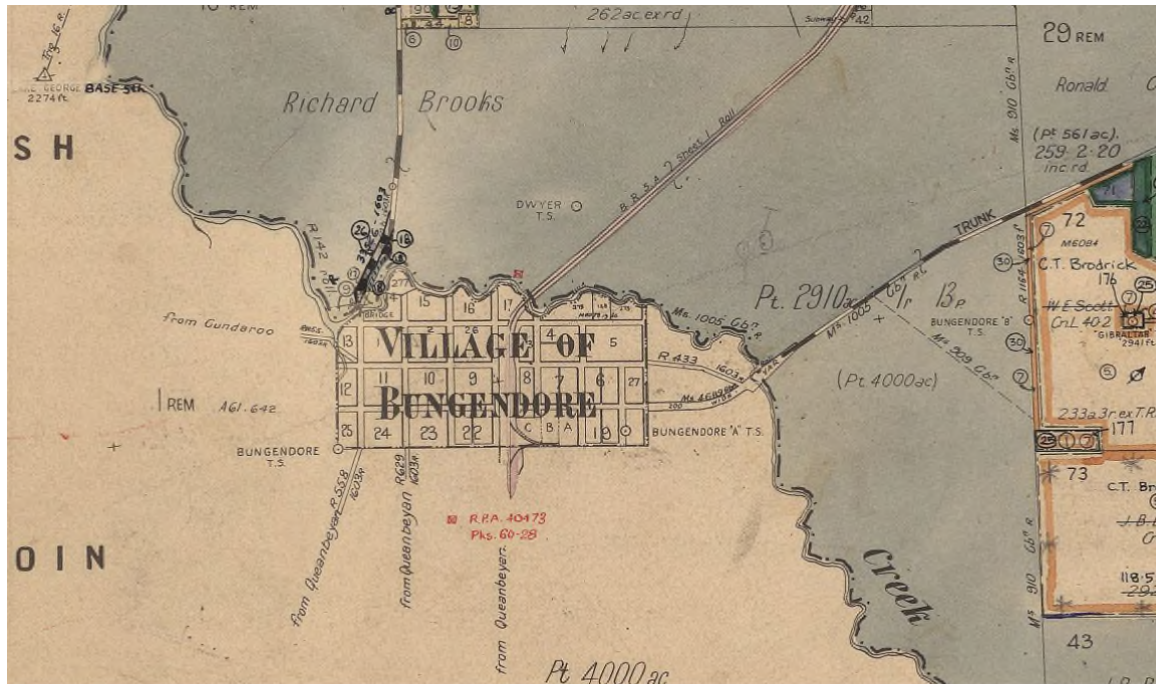


Figure 27 Village of Bungendore (no date), Parish of Wamboin, County of Murray, Richard Brookes' land to the north (Historical Lands Records Viewer [HLRV])

4.2 Study area development

4.2.1 Bungendore Park

In 1836 a mail run between Goulburn and Braidwood was established which passed through the district and when Surveyor Larmer laid out the town in 1837 a number of people were already living in the area. Larmer's grid street layout enclosed blocks south of Turallo Creek and Gibraltar Street became the main street for government buildings and block 26 was undeveloped.

Bungendore Park (block 26) was a recreation reserve set out in the original town plan by Larmer on Gibraltar Street (SHI Listing). It was proclaimed open space in 1886 (Figure 28) but was reserved as parkland since the earliest development of the town (Gillespie 1991). No digitised historical records, parish maps or surveyor's plans researched to date indicate any evidence that the reserve contained any buildings post dating 1837. The 1884 plan shows the location of buildings in the town and none are located in the park or the study area (Figure 27). The Parish Map dating to 1900 (Figure 27) shows all resumed land, none of which is located in the park or the study area. Historical photos dating to 1961 (Figure 30) demonstrate there was an oval used for cricket and football in the current location of the Mick Sherd oval, surrounded by a post and rail fence, and the tennis courts were present in their current location. The swimming pool in the north eastern corner was constructed in 1991 (Figure 31) and various improvements to amenities, car parking, paths, landscaping, irrigation, sewer, water and lighting have been installed and upgraded over time.



Figure 28 1884 Bungendore subdivision Plan showing the original grid layout and location of existing buildings (Historical Lands Records Viewer [HLRV])

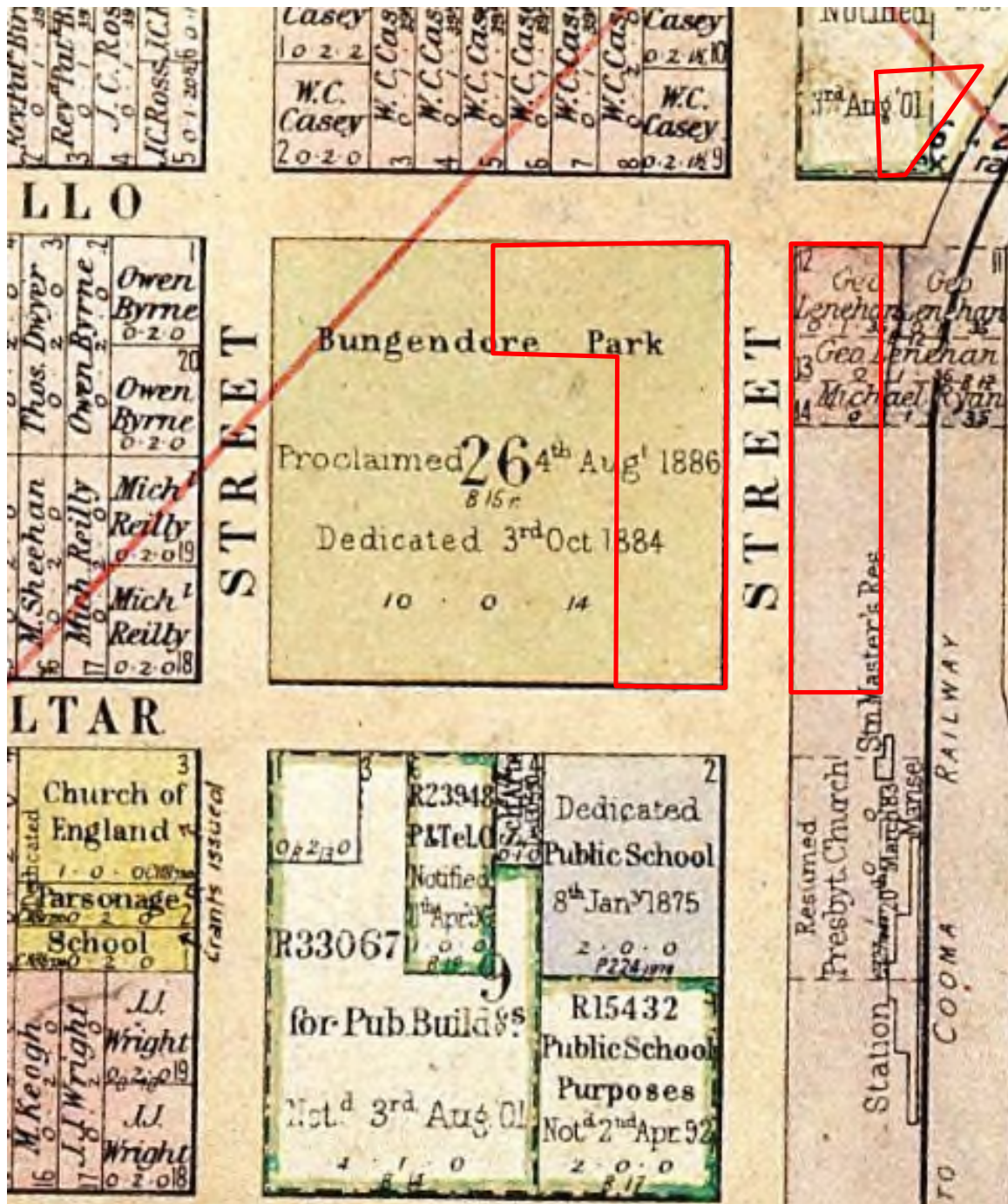


Figure 29: 1900 Parish Map of Bungendore showing allotments in the study area (Historical Lands Records Viewer [HLRV])

4.2.2 Bungendore Common

Like Bungendore Park, Bungendore Common was land predominantly following Turallo Creek and set aside for public use. Allotments fronting Turallo Terrace were subdivided and these allotments backed onto the reserve. It is likely this was also a flood mitigation measure. There is no evidence from available maps and plans that this land was ever developed. The common was truncated by the railway in 1885 and is now predominantly cleared and vacant apart from vegetation directly along the creek line.



Figure 30: 1961 aerial image of the study area (Historical Aerial Imagery Viewer)



Figure 31: 1992 aerial image of the study area (Historical Aerial Imagery Viewer)

4.2.3 The Palerang Council buildings

The Palerang Council buildings on Majara Street, opposite Bungendore Park, were constructed on vacant land adjacent to the rail line in 2005. The modern single storey buildings are surrounded by a carpark and community centre in the north of the lot was constructed on vacant ground in the 1980s.

4.2.4 Bungendore Common

Like Bungendore Park, Bungendore Common was cleared and vacant land predominantly following Turallo Creek and set aside for public use. Allotments fronting Turallo Terrace were subdivided and these allotments backed onto the reserve. It is likely this was also a flood mitigation measure. There is no evidence from available maps and plans that this land was ever developed. The common was truncated by the railway in 1885 and the adjacent scout hall was constructed in 2018.

4.3 Archaeological potential

Archaeological potential is defined as:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:

- known archaeological features/sites (high archaeological potential)
- potential archaeological features/sites (medium archaeological potential)
- no archaeological features/sites (low archaeological potential) (OEH 2011).

4.3.1 Bungendore Park

Inspection of Bungendore Park clearly demonstrated multiple impacts in the form of paths, structures, and services but no evidence of previous buildings, archaeological features, or deposits. Bungendore Park was set aside as a reserve in 1837 and was not subject to any building activity apart from modern amenities. The park has had fences, goal posts, lighting, services, paths, equipment, park furniture and plantings introduced, removed, and upgraded over the many years it has been used for recreation. Football became popular in 1892 (Plowman 2008) and it is likely that the game has been played in the park since that time. The park is likely to contain small lost items and possibly dispersed domestic rubbish, however the study area is considered to have low archaeological potential.

Anecdotal evidence maintains that a 'grave' was present in the park. Local newspaper articles and correspondence to Council claim this grave was an Aboriginal child who had died along the railway line, another states it was a local Aboriginal man, additional opinions assert an unnamed bushranger was buried there or a number of Chinese men, while many members of the community had not heard of the grave at all. Local stories speculate that the grave was surrounded by a picket fence, an iron fence, was not fenced or was not present at all. No maps, plans or photographic evidence exist to prove the presence of a grave. A cemetery has been present in the town since its inception, so burial of anyone in the local park would not only be unnecessary but also illegal.

An article from the *Queanbeyan Age*, May 8 1989, (Figure 32), shows a poor quality photograph of a group of people leaning on the post and rail fence surrounding the cricket pitch and oval claims that the location of the 'bushrangers grave' is behind them. The article does not indicate when the photo was taken, there is clearly no grave in the image and the oval had been used for sporting activities for many decades before the picture was taken. The article also states the location of the grave as 20 m west of

the of the Soldier's Memorial therefore placing it the location of a lighting or electrical enclosure on Gibraltar Street. The area has been subject to footpath construction, service installation, returfing, and planting. The article also states that Bungendore residents remain sceptical and there was little support for the grave's recognition or preservation.

A photograph from the *Bungendore Bulletin*, September 2000, (Figure 33) shows a group of people in the assumed location of 'the grave' of an Aboriginal child in the south eastern corner of the park with Majara Street in the background. This area has now been embellished with a rotunda, paths, and plantings.



Figure 32: *Queanbeyan Age* (May 8, 1989) article stating the grave of a bushranger is located west of the Soldiers Memorial



Figure 33: *Bungendore Bulletin* (September 2000) article stating the grave of an Aboriginal child is located near the corner of Majara and Gibraltar Streets

In 2012 a ground penetrating radar (GPR) was used to locate the supposed grave. GPR is a useful device for locating services, however archaeologists in Australia generally don't use GPR, as dense clay and the high levels of iron in our soils often produce inaccurate and inconclusive results. The geology of the study area is characterized by shallow erodible soils and heavy clays. The 2012 GPR results are poor quality and unprofessional, no map is provided, so the area surveyed is unknown, and while a minor 'anomaly' was recorded near the rotunda, it could easily be tree roots or a service, which is often the case.

A letter to Council from local residents Theo Tremblay & Paloma Ramos in 2011 recalled some Bungendore history and state that a middle-aged Aboriginal man named Billy was buried in a grave yard located around where the train station is now. They do not recall seeing a grave in the park as children.

In summary, the 'grave' is not a recorded site, its location is ambiguous, the person supposedly interned is contradictory, the GPR results are inconsistent and there are no reliable records or photographic evidence. In addition, there seems to be no acknowledgement of when this event supposedly took place nor is there agreement within the community that there ever was a grave. None of the Heritage Studies or previous Aboriginal archaeological reports mention a grave. Even if a body had been interred in the shallow soils, skeletal material is unlikely to have survived the multiple impacts the park has experienced over time. A cemetery has been located in Bungendore since the town's inception, located on the outskirts of the town to the south east of the train station.

4.3.2 Bungendore Common

Inspection of Bungendore Common demonstrated no evidence of previous buildings, archaeological features, or deposits. Like Bungendore Park, the common was set aside as a reserve and was not subject to any building activity. The 1900 Parish Map (Figure 28) shows an allotment adjacent to the train line, however it appears that it was not developed as the 1884 plan (Figure 27) and historical aerial images (Figures 29 & 30) reveal no buildings in the study area. The Scout hall to the west and Signalman's cottage between Turallo Terrace and the railway line are not within the study area.

The Bungendore Jockey Club set up a permanent racecourse on Bungendore Common and a race was held every year until it was closed in the 1990s. The 1961 aerial image demonstrates that the racetrack was not located in the study area. The study area is cleared and likely to be disturbed particularly around the south eastern corner due to previous unformed roads, construction of the railway and Turallo Terrace. The study area is considered to have low archaeological potential.

4.3.3 Council Administration buildings

The Council Administration buildings (2005) and Community Centre (1980s) are built on land that appears to be initially reserved as the curtilage of the rail line. The 1900 parish map shows the northern part of the allotment, in the location of the current community centre, subdivided into a number of portions in the ownership of George Lenehan and Michael Ryan. It appears the land was never developed as the 1961 aerial shows the allotments vacant. It is possible these allotments were resumed for railway use. The original Presbyterian church, built in 1875 opposite the school, was the most appropriate site for Bungendore station and was demolished. The station master's residence was constructed just south of the station and the signalman cottage was constructed in the northern portion adjacent to the train line. Neither of these items are within the study area. Both the Council Administration buildings and the Community Centre were constructed on vacant ground and it is considered the study area has low archaeological potential.

4.4 Archaeological significance

In NSW, the process of finding out whether an item is important is called assessing significance. To be considered a 'relic' under the Heritage Act, an item must have either local or State significance. A site or resource is said to be scientifically significant when its further study may be expected to help answer questions (Bickford and Sullivan, 1984 pp 23–24). For example, can the site contribute knowledge and is this knowledge relevant to general questions about associations with individuals, groups, or events of historical or social importance. While a site may have archaeological potential, the resource may not be significant if it does not have the ability to provide important information regarding a range of questions concerning way of life, taste, function, custom or process, location, setting, design, materials and workmanship etc (Kerr 2000:8).

An archaeological resource should add to the knowledge of the past in an important way, rather than merely duplicating known information or information that might be more readily available from other sources such as documentary records or oral history.

4.4.1 Bungendore Park

Bungendore Park has been an area of recreation since the town's inception and is assessed as having low archaeological potential. The park has been used as a recreation reserve and sports field since the

town's inception and therefore its use would not have resulted in a significant archaeological deposit. Due to the volume of archaeological evidence relating to the occupation of Australia in the late 19th and early 20th century, in combination with mass production of building materials and personal and everyday items, any archaeological resource located within the study area is unlikely to meet the threshold for State or local significance historically, socially, aesthetically and scientifically, nor would it be rare or representative. The location or presence of a 'grave' cannot be substantiated and therefore the Bungendore Park study area is assessed as having low archaeological potential and significance under the *Heritage Act* and there is no reason to seek a permit to excavate or investigate the area.

4.4.2 Bungendore Common

Bungendore Common was never developed and was used as a recreation reserve which would not have resulted in significant archaeological features or deposits. Bungendore common study area is assessed as having low archaeological potential and significance under the *Heritage Act*.

4.4.3 Council Administration buildings

The council Administration buildings and Community centre are located on land that may have originally formed part of the railway curtilage and were not developed until the construction of the current buildings. The study area is assessed as having low archaeological potential and significance under the *Heritage Act*.

5. Statutory Controls

5.1.1 *Heritage Act 1977 (New South Wales)*

The *Heritage Act 1977* (NSW) provides protection of the environmental heritage of the State which includes places, buildings, works, relics, movable objects, or precincts that are of State or local heritage significance.

The NSW State Heritage Register (SHR) is the statutory register under Part 3A of the NSW Heritage Act. Listing on the SHR means that any proposed works or alterations (unless exempted) to listed items must be approved by the Heritage Council or its delegates under section 60.

Section 57(2) of the Heritage Act provides for a number of potential exemptions to Section 57(1) approval requirements to reduce the need for approval of minor or regular works such as maintenance. Exempted development does not require prior Heritage Council approval. Standard exemptions do not apply to the disturbance, destruction, removal, or exposure of archaeological relics.

Archaeological features and deposits are afforded statutory protection by the ‘relics provision’. The ‘relics provision’ requires that no archaeological relics be disturbed or destroyed without prior consent from the Heritage Council of NSW.

Archaeological sites that are not located within a State heritage curtilage are protected under Section 139-140 of the *Heritage Act 1977* (Heritage Act). A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damage or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

The Heritage Council must be notified on the discovery of a relic under Section 146 of the Heritage Act.

- The study area is not a state listed heritage item nor are there any known archaeological sites. If all works remain outside the heritage curtilage for the Train Station group, no approvals are required from the Heritage Council.

5.1.2 *Environmental Planning and Assessment Act 1979 (New South Wales)*

The *Environmental Planning and Assessment Act 1979* (EP&A Act) requires that consideration is given to environmental impacts as part of the land use planning process. In New South Wales, environmental impacts are interpreted as including cultural heritage impact. Proposed activities and development are considered under different parts of the EP&A Act, including:

- Major projects (State Significant Development under Part 4.1 and State Significant Infrastructure under Part 5.1) require the approval of the Minister for Planning.
- Minor or routine developments requiring local council consent are usually undertaken under Part 4 activities which, in limited circumstances, may require the Minister’s consent: and
- Part 5 activities which do not require development consent. These are often infrastructure projects approved by local councils or the State agency undertaking the project.

Notwithstanding this, under Section 5.5 of the EP&A Act, a determining authority has the duty to fully consider the environmental impact of an activity and is required to “take into account to the fullest

extent possible all matters affecting, or likely to affect the environment” arising from the proposal. This is facilitated through the current assessment, the purpose of which is to identify, assess, and determine the significance of potential heritage impacts, as well as mitigating actions and responsibilities that can be taken to minimise potential impacts.

- This project will be assessed as State Significant Development (SSD) under Part 4.1 of the EP&A Act, which applies to all school applications as being SSD and require the approval of the Minister for Planning.

5.1.3 Palerang Local Environmental Plan 2014

Table 3: Section 5.10 LEP clauses

Clause	Discussion
<p>1) Objectives</p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Palerang</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	
<p>2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(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):</p> <ul style="list-style-type: none"> i a heritage item, ii an Aboriginal object, iii a building, work, relic, or tree within a heritage conservation area, <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged, or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <ul style="list-style-type: none"> i on which a heritage item is located or that is within a heritage conservation area, or ii on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, <p>(f) subdividing land:</p>	<p>Bungendore Common and Soldier’s Memorial are located in the study area and are locally listed heritage items.</p> <p>The proposed works will not demolish or move any heritage items in the study area or vicinity.</p> <p>The proposed works will not disturb or destroy known Aboriginal or historical archaeological objects or relics.</p> <p>The study area is not located in a conservation area.</p> <p>This SoHI is required to consider potential impacts to the heritage items in the study area and in the vicinity.</p> <p>It is considered that the proposal would not impact the identified heritage significance of any of the heritage items in the study area or vicinity.</p> <p>Subdivision is not proposed.</p>

Clause	Discussion
i on which a heritage item is located or that is within a heritage conservation area, or.	
ii on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	

(4) Effect of proposed development 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).

This SoHI has been prepared to accompany the development application for the proposed works, in order to assist the consent authority in determining the impact of them upon the heritage listed items in the study area.

(5) Heritage assessment

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

- a) on land on which a heritage item is located, 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.

This document fulfils this requirement as the study area contains land on which a heritage item is located.

5.1.4 Development Control Plan

The proposed works are addressed in the table below in relation to the relevant provisions in the Palerang DCP 2015. The provisions of a DCP are intended to provide guidance and are not statutory requirements. Please see TKD's design report in relation to bulk and scale, architectural expression and materiality for more detail.

Table 4: DCP provisions

Provision	Discussion
B10.1.6 New development in the vicinity of heritage items New development has the potential to impact on historic buildings and streetscapes by virtue of scale, location, appearance, and landscaping.	The proposed new buildings are one and two storey and they are grouped collectively opposite the existing Council Chambers. Building heights are defined by compliance and functional requirements. The linear form is expressed via repetition of windows, vertical and horizontal sun shades and roof form. The design of the buildings is influenced by the region's pastoral heritage and reference to wool sheds.
Objective a) To ensure new development harmonises with the existing streetscape and heritage item's built form b) To ensure new development does not block views to, or compromise the appreciation of significant buildings	There are no heritage items in the study area or in the vicinity that will be impacted by obscured views. No significant views have been identified.
Control	

Provision	Discussion
1) Buildings shall be appropriate to the character of the streetscape or context.	The new high school buildings are of one and two storey scale reflecting the character of the town. New buildings are screened by existing trees in the park. The high school site is generally isolated from the town and neighbouring buildings due to its location adjacent to the Mick Sherd Oval to the west, Bungendore Common to the north and railway to the east. The new buildings will not impact on views or cause overshadowing.
2) New buildings shall be of a similar height or less than surrounding buildings.	New high school buildings are set back from Gibraltar Street and Turallo Terrace and existing trees will not be removed, thereby retaining the character of the park, and retaining heritage items in the vicinity <i>in situ</i> and allowing their full appreciation.
3) New buildings shall not obstruct views (including oblique views along the street) of significant buildings.	New development does not copy existing buildings in the vicinity. Majara Street will be closed, and new buildings and the existing repurposed Council Chambers will be oriented to the school plaza. Materials and finishes have been selected for their aesthetic, low maintenance and durable qualities and reflecting material tonality of the existing Council building. Metal roofing is proposed to each of the buildings to remain in keeping with the materiality and character of the town.
4) New buildings shall not visually dominate the streetscape or roofscape of the surrounding area.	The new buildings are simple in form with shallow pitched roofs in keeping with the style of surrounding heritage items and to minimise bulk. Adjacent buildings are two storey and the impacts are considered to be minimal. The scout hall store and Agricultural plot buildings are single storey, have simple skillion roof forms. The facades are designed to be robust and utilitarian, typical of an agricultural building.
5) New buildings shall be set back or further away from the significant building if it is likely to have an adverse impact on a heritage building by virtue of scale, location, or appearance.	The new buildings are located within the curtilage of the Soldier's Memorial which does not reflect the location of the heritage item. The heritage curtilage of the Soldier's Memorial should be reduced so that it does not include non-significant items such as the Mick Sherd oval, the tennis courts, the pool, parking, and various park amenities.
6) New buildings with visible side elevations shall be articulated if greater than 15 metres in length. The articulation can take the form of a rebate in the wall, possibly in combination with a full height change of wall material.	New buildings are not located directly adjacent to any heritage items and will be located on existing open space fringed by trees.
7) New development may "borrow" architectural language or design from early historic or contributory architectural buildings, such as roof pitch, corrugated iron roofing or weatherboard walls.	The character of the setting of the heritage items in the vicinity would remain unchanged.
8) New development may interpret traditional design concepts in a modern way, and do not have to copy existing buildings.	Significant fabric on the Soldier's Memorial will be preserved.
9) Where larger scale new developments are proposed a building and streetscape character analysis, streetscape elevation, and definition of suitable envelope, is to be prepared and discussed with the heritage advisor prior to undertaking detailed design.	Mick Sherd oval will be largely retained with new buildings located on the periphery of the allotment. The open space of the Bungendore Common will remain open space and the proposed agricultural plot will occupy a very small portion of the heritage curtilage and remain an open vegetated space.
10) Where a structure is unable to achieve a suitable design standard, for example because of its utilitarian or specific nature, it is to be lower, set back from adjacent structures and incorporate suitable screening.	Suitable tree screening will be possible around any new buildings to minimise any visual impacts if required.

Provision	Discussion
<p>B10.1.8 Requirements for a Built Heritage Impact Statement</p> <p>Objective</p> <p>a) To obtain sufficient information to enable consideration of the impact of the development proposal</p> <p>Control</p> <p>1) A Built Heritage Impact Statement is to be provided with a development application in the following circumstances:</p> <p>2) • where alterations or additions, demolition or a change of use are proposed in relation to a heritage item listed in the PLEP 2014 or on the NSW State Heritage Register, or</p> <p>• where development is in the vicinity of, or has the potential to, impact upon a heritage item.</p>	<p>1) This Heritage Impact Statement has been prepared to accompany the development application for the proposed works, in order to assist the consent authority in determining the impact of them upon the heritage listed subject site. The proposed new buildings will be located within the curtilage of two heritage items and in the vicinity of heritage items.</p> <p>There is no existing Heritage Impact Statement, Conservation Management Plan or Conservation Management Strategy for the study area.</p> <p>The current curtilage of the Soldier's Memorial includes the entire block bounded by Majara Street to the east, Turallo Street to the north, Butmaroo Street to the west and Gibraltar Street to the south. It does not reflect the location of the item and includes non-significant items such as the Mick Sherd oval, the tennis courts, the pool, parking, and various park amenities.</p> <p>There will be no impact on any significant values of the heritage items in the study area or the vicinity.</p>

6. Impacts

Bungendore Park, although located within the curtilage of the Soldiers Memorial listing, is not considered a significant heritage item. Bungendore Common is simply unutilised open space. There are no significant trees, views, archaeology or features in either heritage item or within the entirety of the study area. the study area.

No built heritage will be demolished, removed, changed or impacted directly or indirectly.

No significant views have been identified or will be impacted.

No historical or Aboriginal archaeological objects or places will be impacted by the proposal.

6.1 Heritage Office guidelines

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

Table 5: Heritage Office guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>The Soldier's Memorial and Bungendore Common are located in the study area and are locally listed heritage items.</p> <p>The proposed works will not demolish or move any heritage items in the study area or vicinity. Existing open space will be retained, and the scale of the new proposal is appropriate for its location and future use.</p> <p>There are no significant views to or from the study area and views to or from heritage items in the vicinity will not be impacted due to the flat topography and current vegetation screening around the park and along the main streets.</p> <p>The proposed works will not disturb or destroy known Aboriginal or historical archaeological objects or relics.</p> <p>The proposed works will not impact directly or indirectly the heritage values of the State heritage listed train station.</p> <p>It is considered that the proposal would not impact the identified heritage significance of any of the heritage items in the study area or vicinity.</p> <p>The proposal will have a substantial positive social and/or economic impact on Bungendore by providing essential services, facilities, and employment opportunities during and after the development process.</p>
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	<p>There are no identified aspects of the proposal that could detrimentally impact on heritage significance of heritage items in the study area or the vicinity.</p> <p>The current heritage curtilage of the Soldier's Memorial does not reflect the footprint of the item and should be reduced.</p>
The following sympathetic solutions have been considered and discounted for the following reasons:	<p>Several phases of design have been undertaken to address community concerns. No sympathetic solutions have been discounted as the impacts to the heritage significance of the study area and the vicinity are negligible.</p>

Question	Discussion
<p>Major additions</p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If not, why not?</p> <p>Will the additions tend to visually dominate the heritage item?</p> <p>Are the additions sited on any known or potentially significant archaeological deposits?</p> <p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<p>Direct and indirect impacts to heritage items in the study area and the vicinity are negligible.</p> <p>Existing structures will be repurposed, and the new low scale buildings will not visually dominate heritage items in the vicinity.</p> <p>The site has been surveyed by an archaeologist and does not contain potentially significant archaeological deposits.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>Views to and from all the heritage items in the vicinity will not be impacted due to existing trees and open space.</p> <p>The town of Bungendore contains multiple heritage items and the location near the primary school, oval and train station on vacant land is practical.</p> <p>The existing curtilage of the Soldier's Memorial does not reflect or contribute to the significance of the item.</p> <p>There are no known or potential archaeological sites in the study area that would be impacted.</p> <p>There are no direct or indirect impacts to the significance of the train station.</p> <p>Form, siting, proportion, and design has been considered to facilitate the requirements of the school while complimenting the low scale and character of the surrounding town. The new buildings are set back from Turallo Terrace, Gibraltar Street and heritage items in the vicinity allowing continued appreciation.</p> <p>The public, and users of the park will still be able to view and appreciate the Memorial and Bungendore Common will remain accessible. The heritage impact of the new development is negligible.</p>

7. Conclusion and Recommendations

CONCLUSIONS

Three new high school buildings are proposed in Bungendore Park and two in Bungendore common as well as repurposing of existing Council Administration buildings. The study area includes land within two locally listed heritage items. There are also multiple heritage items in the vicinity of the study area listed on the State Heritage Register, the s.170 NSW State agency heritage register and in Schedule 5 of the Palerang Local Environmental Plan 2014.

- The new high school buildings are proposed to be located within the heritage curtilage of the Soldier's Memorial which includes the entirety of Bungendore Park. The park consists of multiple items which have no heritage values including which includes Mick Sherd oval, parking, pool, tennis, and cricket facilities, playground, and amenities. The Memorial Arch and plantings only comprise a small footprint on Gibraltar Street and the heritage curtilage does not reflect the location or significance of the item. The proposed high school will not directly or indirectly impact on the locally listed Memorial Arch and plantings.
- In keeping with the character of the town, the proposed new buildings are one and two storey and they are grouped collectively opposite the existing Council Chambers which are of similar height.
- No direct or indirect impacts will occur to the significance of the state listed Bungendore Train Station or its curtilage.
- No heritage items in the study area or its vicinity will be demolished.
- No heritage items in the vicinity will be directly or indirectly impacted by the works.
- No significant views to or from heritage items will be obscured.
- The proposed agricultural plot will retain the open vegetated character of the Bungendore Common.

Form, siting, proportion and design has been considered to facilitate the requirements of the school while complimenting the low scale and character of the surrounding town. The new buildings are set back from the main thoroughfare of Gibraltar Street, thereby allowing continued appreciation of heritage items in the vicinity. The high school site is generally isolated from the town and neighbouring buildings due to its location adjacent to the Mick Sherd Oval to the west, Bungendore Common to the north and railway to the east. The new buildings will not impact on views or cause overshadowing.

- The heritage impact of the new development is considered negligible.

RECOMMENDATIONS

It is recommended that the following measures are implemented to avoid and minimise impact on the surrounding heritage items:

- The heritage curtilage of the Soldier's Memorial (LEP I199) should be reduced to reflect the significance and location of the item and not the entire oval and associated facilities such as the swimming pool, tennis courts, amenities playground and parking. The Memorial has historical, aesthetic and social significance for the local population, but it does not extend to the entire park.

- Consultation with QPRC will be required to reduce the heritage curtilage of the Soldier's memorial. This is not an uncommon procedure.
- The 2018 Heritage Study should be updated to include parks, memorials, fountains and trees and heritage listings and curtilages should be revised.
- Any demolition or relocation of heritage items such the memorial fountain, Soldier's Memorial or primary school buildings will require further approvals.
- The location of site storage, parking, compounds, stockpiles etc has not been provided. These should not be located within the curtilage of any local or state heritage item.

A standard unexpected finds process should be adopted during works associated with the proposal as a mitigation measure as follows.

- An 'unexpected heritage find' can be defined as any unanticipated archaeological discovery, that has not been previously assessed or is not covered by an existing approval under the *Heritage Act 1977* (Heritage Act) or *National Parks and Wildlife Act 1974* (NPW Act). These discoveries are categorised as either:
 - Aboriginal objects (archaeological remains i.e.: stone tools),
 - Historic (non-Aboriginal) heritage items (archaeological remains (i.e.: artefacts) or movable objects),
 - Human skeletal remains.
- Should any unexpected historical archaeology be uncovered during any future excavation works, the following procedure must be adhered to:
 - Stop all work in the immediate area of the item and notify the Project Manager.
 - Establish a 'no-go zone' around the item. Use high visibility fencing, where practical. Inform all site personnel about the no-go zone.
 - No work is to be undertaken within this zone until further investigations are completed.
 - Engage a suitably qualified and experienced Archaeologist to assess the finds.
 - The Heritage Council must be notified if the finds are of local or state significance. Additional approvals will be required before works can recommence on site.
 - If the item is assessed as not a 'relic', a 'heritage item' or an 'Aboriginal object' by the Archaeologist, work can proceed with advice provided in writing.
- If changes are made to the plans issued July 2021 this SoHI will need to be reviewed to reflect the new designs.

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