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New Primary School in Murrumbateman: Statement of Heritage Impact and Archaeological Assessment

NSW Department of Education

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Project Manager	Skye O'Brien
Prepared by	Karyn McLeod, Jennifer Norfolk
Reviewed by	Skye O'Brien
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1. Introduction

1.1 Background

Eco Logical Australia (ELA) has been commissioned by NSW Department of Education to prepare a Statement of Heritage Impact (SoHI) inclusive of an Archaeological Assessment (AA) to support future development of 2 Fairley Street, Murrumbateman (Lot 302 DP1228766) for the establishment of a new primary school. The works will be undertaken as State Significant Development (SSD) and impacts to heritage items must be considered as part of the Secretary's Environmental Assessment Requirements (SEARs). The construction of this primary school is in direct response to the expected growth of the village of Murrumbateman.

The SEARs (Application number SSD-11233241) have specific requirements for assessment of the impact on the heritage significance of the heritage items adjacent to the site (SEARs item 7). The study area is not a listed heritage item but is surrounded by a number of heritage items listed on the Yass Valley Local Environmental Plan (LEP) 2013, including the Old Murrumbateman Schoolhouse (I111) to the south east, Woodside Slab Cottage (I101) to the north and Hillview Homestead and Garden (I100) to the east. There is also a row of Memorial Street Trees (I099) along the eastern margin of the Barton Highway (refer to Section 4). Under Clause 5.10 of the LEP, the 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 in 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.

1.2 Study area location

The study area is located in the Southern Tablelands region of New South Wales, 30 km north west of Canberra and in the Yass Valley Shire Local Government Area (LGA).

The study area is located in the north eastern part of Murrumbateman, is 15,600 m² in size and bounded by Fairley Street to the north, Rose Street to the west and the Barton Highway to the east. The new school will be situated north of the existing Old Murrumbateman Schoolhouse which now operates as a library (Figure 1). A tourist hotel is located opposite the site to the north, a medical centre and childcare centre is located to the west and rural land and equestrian facilities to the east across Barton Highway. There is also a cycling and equestrian pathway to the south between the study area and Old Murrumbateman Schoolhouse within the curtilage of the heritage item.

1.3 Proposal

Murrumbateman is the second largest settlement in the LGA with a population of approximately 3,200. As identified in the Councils Local Strategic Planning Statement, Murrumbateman is expected to grow into a major town / large district with an expected population of 10,000. Despite Murrumbateman's prominent role in the LGA, there is currently no primary school in the village.

The proposed development is for construction and operation of a new primary school with Core 21 facilities in Murrumbateman that will accommodate up to 368 students.

The proposed development includes:

- A collection of 1-2 storey buildings containing 14 home base units, 2 special education learning units, hall, administration facilities and library.
- On-site parking lot with 40 spaces and kiss-and-ride area.
- Outdoor sports court and play area.
- Integrated landscaping, fencing and signage.

The design includes buffer planting to the perimeter of the site to includes native trees and understory of groundcovers and grass as well as deciduous trees to form a visual and physical buffer between school and carpark. Larger evergreen native tree planting between proposed school and existing adjacent development, particularly to the south. This is in keeping with the trees in the surrounding area.

No works are proposed within the heritage curtilage of any of the heritage items to the south, north or east of the study area.

1.4 Methodology

This SoHI and AA has been prepared in accordance with the *Statements of Heritage Impact* (Heritage Office and Department of Urban Affairs & Planning, revised 2002), *Assessing Heritage Significance* (Heritage Office 2001) and *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch, Department of Planning, 2009) guidelines. The philosophy and process adopted is guided by the *Australia ICOMOS Burra Charter*, revised 2013.

The proposal has been assessed in relation to the LEP and the Yass Valley Shire Development Control Plan (DCP) 2015.

This assessment is based on a site survey conducted by ELA archaeologists and heritage consultants Jennifer Norfolk and Charlotte Bradshaw and plans prepared by Hansen Yuncken dated April 2021. Any changes to those plans may require further heritage assessment.

1.5 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) and Jennifer Norfolk, Senior Heritage Consultant (BSc. Marine Science, University of Sydney, MSc. Marine Archaeology, Southampton University).



Figure 1 Location of the study area (Six Maps Land and Property Information)

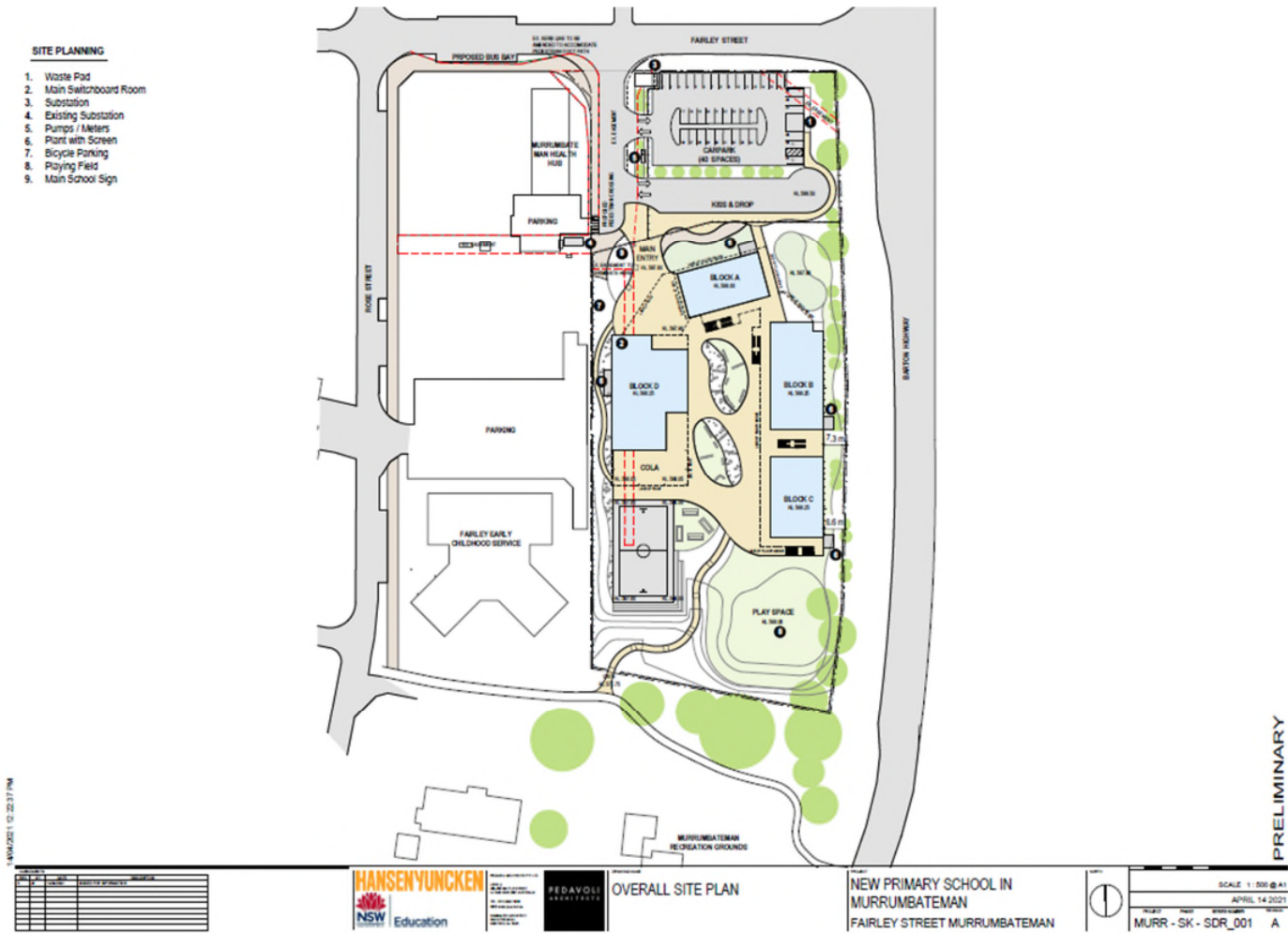


Figure 2 Proposed layout (Hansen Yuncken April 2021)

2. Site context

2.1 Site history

Prior to European settlement, the region was inhabited by the Aboriginal Ngunnawal and Wiradjuri tribes, and features many areas of Aboriginal cultural significance, including Oak Hill, the Hollywood Mission and Hattons Corner. Smith (1992) suggests that the general region was a gathering place for Aboriginal groups and Tindale (1974) suggests that the Aboriginal people of the wider Yass area were likely associated with the *Gandangara*, *Ngarigo*, *Wiradjari* and *Walgalu* communities.

On a linguistic level, the Yass Valley LGA is usually associated with the Dhurga (Thoorga/Durga) language region with Ngunnawal 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.

The first Europeans to visit the area were Hume and Hovell who visited the Murrumbateman district in 1824 on their overland journey from Gunning to Port Phillip Bay. Squatters followed in the tracks of the explorers and ran sheep in the Murrumbateman district. Various settlers then obtained grants of land in the area. George Davis was granted a 60 acre property with a frontage to the Murrumbateman Creek in 1821 and settled there with his wife Mary in 1828. John Terry obtained a 1,000 acre grant in 1829, Thomas Rose was given 700 acres on the 'Morumbateman' Creek in 1832 and John Terry Hughes and Edward Terry each received grants of 1,000 acres in 1839. Some of these grantees were residents of Sydney and did not live on their holdings (Wagner 1960).

The rapid expansion of European settlement in the region impacted on the traditional economy and secular and spiritual practices of Aboriginal people. This would have included dislocation and displacement from hunting grounds, water sources and other food, clothing and technological resources. 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 (Flood 1980, Butlin 1983 and Lea-Scarlett 1986).

The place of first settlement in the Murrumbateman-Yass 'area' is "Gounyan", north of Murrumbateman, where George and Mary Davis constructed an Inn on the banks of the Murrumbateman Creek named "The Sawyers' Arms" which was licenced in 1834. By the mid-1830s a considerable number of people had settled on the Yass Plains and in 1837 a town was laid out by the government at Yass. "The Sawyers' Arms" therefore provided a service to the district pioneers and to the travellers along the road from Yass to Queanbeyan (Wagner 1960).

The origin of the name of Murrumbateman is uncertain, however, the similarity with other district names such as Murrumburrah and Murrumbidgee may suggest an Aboriginal origin. The first school at Murrumbateman was a provisional school that opened in July 1869. By 1872 the school was elevated to the status of a public school with more than 20 pupils enrolled and a new brick building was erected at a cost of £100. In 1876 the Presbyterian and Anglican Churches combined to build the "Scots Church" in Murrumbateman, south of the school and Murrumbateman Post Office opened in 1893 (Yass Tribune 22 March 2018).

The earliest district activities were associated with sheep raising, wheat growing and mining. Towards the end of the 19th century a group of some 30 Chinese gardeners was permitted to cultivate market gardens on a portion of "Gounyan". They used irrigation on the rich land beside the Murrumbateman Creek, and produced vegetables for the markets at Yass and Queanbeyan. These gardeners lived in bark huts adjacent to the ruins of the old inn (Wagner 1960).

James Remington is credited with the discovery of gold at Nanima Creek, 3 miles east of Murrumbateman village in 1897. Gold, bismuth, manganese, cobalt, and wolfram have been found in the Murrumbateman-Yass district, but only gold and bismuth have been worked to any extent.

In 1954 there were only 52 dwellings and 213 people inhabiting the town. During that year, the "old" school was replaced by a modern weatherboard structure located in another portion of the school grounds and the old school buildings now function as a library. The Murrumbateman district is still renowned for its output of high quality merino wool. The district has also become known for its cool climate wines, which are gaining wide acceptance.

2.2 Site description

Site survey of each study area was undertaken by ELA Archaeologists Jennifer Norfolk and Charlotte Bradshaw, on the 29th of January 2021. The entire study area was found to be flat, cleared of trees and significantly disturbed (Figure 5). The northern portion of the study area contains a hardstand car park, while the southern portion contains a flat cleared landform, is highly disturbed and with extremely shallow soils (Figure 6).

The earliest part of the town forms a grid of eight streets to the west of the Barton Highway containing eight blocks of mostly residential occupation. The township then spreads west and south and is semi-rural comprising of rural residential lifestyle estates with blocks ranging in size from one to ten acres. More recently, significant subdivision and development has occurred to the west of the study area, and the entirety of the study area has been impacted by the construction of a carpark in the northern portion and a new cul-de-sac and street lighting along the western border of the property (Figure 5 and Figure 7). Land to the north and east of the study area remains predominantly rural. The roof of the old school can be seen from the study area (Figure 12) as well as the memorial trees on the Highway (Figure 6). There are no views of 'Hillview' or 'Woodside' heritage items to or from the study area.



Figure 3: View south from the study area to the trees on the northern boundary of the Old Murrumbateman school



Figure 4: View south of the school buildings from most southern part of the study area



Figure 5: The study area, view north with new access road on left



Figure 6: The study area, view east toward Barton Highway and memorial trees



Figure 7: The study area, view north east, memorial trees in the background



Figure 8: The study area, view west toward existing buildings on western boundary



Figure 9: Old Murrumbateman School, view west from the Barton Highway



Figure 10: The old school buildings, view south west from the school car park



Figure 11: Path and cycleway between the study area and the Old School



Figure 12: View south of a large pine tree on the school property from most southern part of the study area

The study area is approximately 50 m to the north of the heritage curtilage of Old Murrumbateman School, 40 m from the memorial trees on the opposite side of the Barton Highway, 60 m south of the heritage curtilage of Woodside and 200 m north east of the heritage curtilage of Hillview.

Several mature native and introduced trees lie within the heritage curtilage of the school close to the boundary of the study area (figure 3 and Figure 12).

3. Archaeological assessment

3.1 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 has been no previous archaeological assessment of the study area.

3.2 Site history

Surrounded by large pastoral properties and without a train station, the village of Murrumbateman grew slowly, centred around the church, school and post office to the south of the study area. Historically situated on the main route between Yass and Queanbeyan, it was a convenient stop over, however its development was driven by the pastoral and mining activities in the region.

Historical aerial imagery demonstrates that the study area was pastoral in use, comprising cleared grassland and a dam in the north eastern portion. A first-order ephemeral creek line fed the dam. There were no fence lines or structures in the study area (**Figure 13**).

The property remained rural in use until 2017 when large scale earth works occurred in the study area on the adjacent block to the west (Figure 15). The cul-de-sac and car park were finished by 2019 and the study area has remained vacant (Figure 16).



Figure 13: Aerial image of the study area 1989 (Historical Aerial Imagery Viewer)



Figure 14: Aerial image of the study area 2010 (Google Earth)



Figure 15: 2017 aerial image of the study area (Google Earth)



Figure 16: 2019 aerial image of the study area (Google Earth)

3.3 Archaeological potential

Archaeological Potential is defined as:

The degree of physical evidence present on an archaeological site is 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).

Inspection of the study area clearly demonstrated multiple impacts and no evidence of previous structures or archaeological features or deposits.

Historically the study area was north of the main township and was farmland with a dam until 2017. The land was subject to clearing grazing and possibly some cropping however no buildings were constructed, apart from fencing and no occupation occurred that would have left an archaeological resource.

The study area has no archaeological potential.

3.4 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.

The study area has no archaeological potential and therefore no archaeological significance.

4. Heritage Impact Assessment

4.1 Listing

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

The study area in Murrumbateman is surrounded by three locally significant heritage items as shown in Figure 17; Old Murrumbateman Schoolhouse (I111) to the south, Woodside Slab Cottage (I101) to the north and Hillview Homestead and Garden (I100) to the east. There is also a row of Memorial Street Trees (I099) along the eastern margin of the Barton Highway.

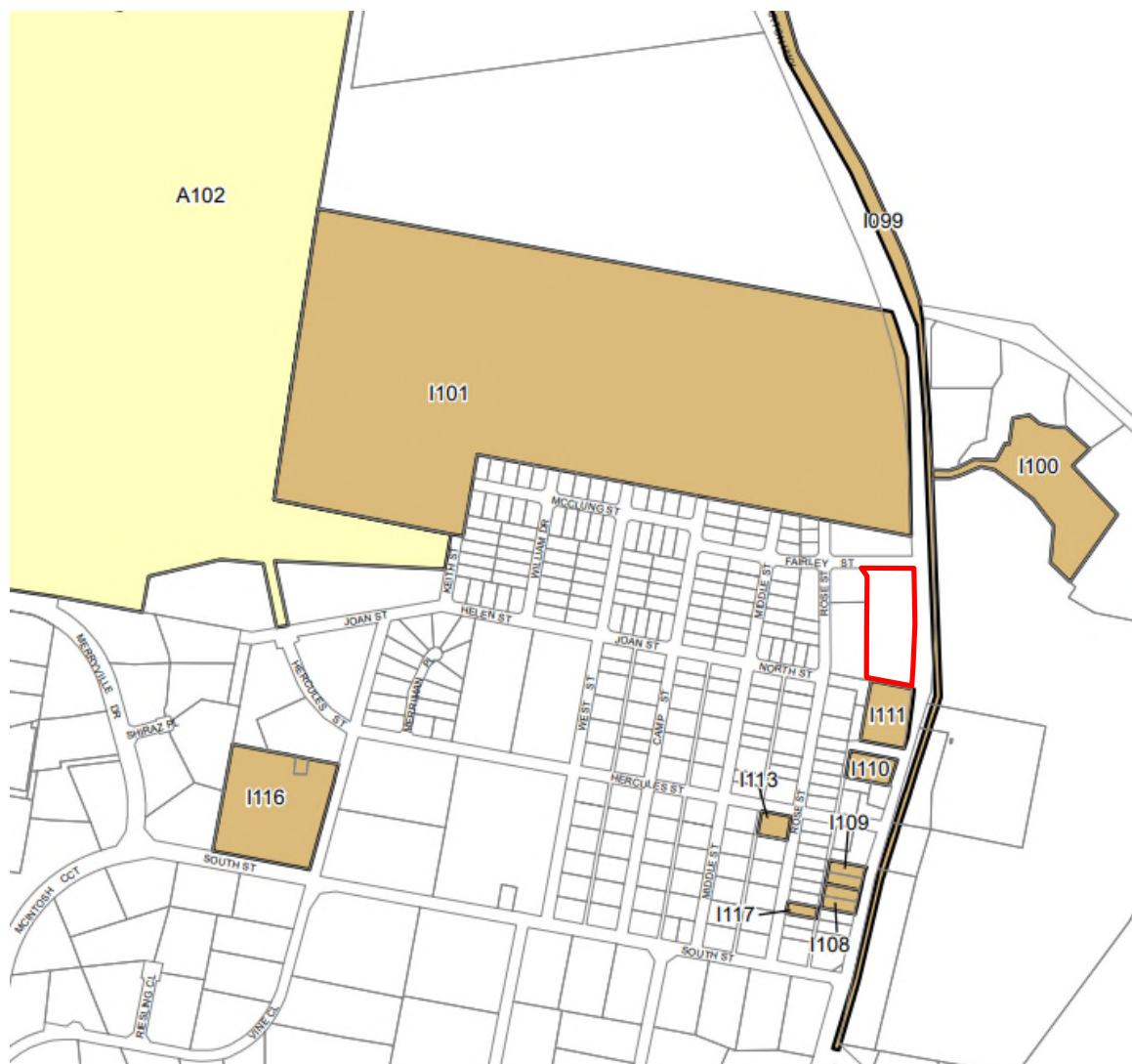


Figure 17: The study area (red) and local heritage listed items (brown). The old school site is directly south of the study area.

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.

4.1.1 Old Murrumbateman Schoolhouse (I111) 32 East Street, Murrumbateman

4.1.1.1 Description

Formal application to establish a school in Murrumbateman was made in 1868. Land was set aside in 1869 and a two-roomed slab building with a bark roof was erected in that year. One room was a teacher's residence and the other the schoolroom. An increase in pupil numbers led to the construction of a more substantial school in 1871 and the slab dwelling became the teacher's residence. The residence was up-graded in 1876 when a new three-roomed residence was built, and the original slab building retained as a detached kitchen. Further increased enrolments in 1885 led to the enlargement of the school and refurbishment of the kitchen section of the teacher's residence. In the early 1900s a tennis court was built in front of the school and the schoolyard was planted with over 60 shade trees. In 1917 the verandah on the western side of the school was constructed. A new school building was opened in 1954 and pupil numbers through the 1960s were sustained by an increased population associated with development of Canberra. The school was closed in 1973 due to low numbers and school children bused to Yass and Canberra. In the early 1980s, the Murrumbateman Agricultural Bureau and Progress Association secured the return of the school site to the community and restoration of the buildings was completed in 1995. The residence is currently rented, and the school room used as the local library.

The heritage item includes two brick buildings, the cream painted residence being closer to the road. The residence has a hipped roof of corrugated steel and a skillion roofed verandah to three sides. The front is symmetrical with double hung windows either side of the front door. There are three brick chimneys with corbelled tops. The verandah to residence has been partly infilled. The schoolhouse has a hipped roof and a skillion verandah partly across the front of the building. Windows are multi-pane double hung sashes. A chimney is on the front of the building. The property retains historic trees, mainly pines, planted around the perimeter of the grounds.

4.1.1.2 Significance

The heritage item was historically associated with early establishment of the village and a desire of the community to secure an education for their children. The buildings and grounds have significance for the present community, many of whom attended during their childhood. The buildings are attractive examples of their type and the combination of their form, detail and setting imbue them with considerable aesthetic appeal. The remaining trees have both historic and aesthetic values and contribute to the village setting as seen from the Barton Highway.

4.1.2 Woodside Slab Cottage (I101) 3489 Barton Hwy, Murrumbateman

4.1.2.1 Description

Constructed in 1850 probably by David Webster, Woodside remained in the Webster family until it was bought in 1949 and became part of Gordon and Sylvia McClung's 'Hawthorn'. The date of construction is suggested by newspapers taken off the walls. The kitchen wing at the rear was added later but is consistent in style and construction technique. The wallpaper and hessian ceilings were removed in 1976.

The building is a double hipped dwelling with vertical (and some horizontal) slab walls. The north wall and some other parts have been clad in fibro. The hipped roofs comprise corrugated iron over timber shingles, with bush pole rafters evident. Verandah posts are chamfered. A variety of multi paned windows have been used. Much of the original fabric remains intact.

4.1.2.2 Significance

Woodside, on the Old Cooma Road (Barton Highway), is one of the oldest buildings in the area, predating the village of Murrumbateman. It is a good example of a slab cottage and illustrates sound, rustic workmanship typical of rural building methods in the mid-nineteenth century. The building has aesthetic values and is a landmark on the Barton Highway.

4.1.3 Hillview Homestead and Garden (I100) 3482 Barton Highway, Murrumbateman

4.1.3.1 Description

George Vallance, a master silk paisley shawl weaver, and his wife Margaret emigrated from Scotland to Australia with their five children. George was offered a job as a shepherd by John Hoskings at Foxlow, Murrumbateman. Mr Vallance received a grant of 800 acres for services rendered to the State of NSW as a free settler. It is believed the grant may have been in return for tutoring some of the children in the area. Vallance built a pise brick home that was demolished at the turn of the 20th century. The weatherboard house, Hillview, was built in the early 1900s with brick additions in 1911 or 1912 by Mrs Hawter, who also increased the size of the property from the original 800 to 5000 acres. The bricks were made in Vallance's own brick kiln which was built on the other side of the Yass River Road, where a small brick cottage now exists. Other buildings on the property date from the early 1900s. The garage is inscribed "GMVE 1919".

Walter Merriman purchased Hillview from his sister Susanna Vallance in 1937, and used the land for his short horn cattle and merino sheep. It was one of twelve properties sold by the Merriman family after the death of Sir Walter Merriman in 1972.

The early wing was built of rusticated weatherboards with a hipped corrugated iron roof. The straight pitched verandah to three sides has decoratively carved timber posts and valance, and a timber floor. Chimneys have a simple brick projecting course and rough course panels. Externally there is original joinery, four panel doors and double hung windows. Internally there is a central hallway, masonite cladding and fibrous plaster ceilings. The later wing, built c 1911-1912, is of stretcher bond face brick with roughcast panels and friezes, timber battening to gables, shuttered double hung windows and exposed rafters. The half-glazed front door has a transom and sidelights with Art Nouveau influence and geometric coloured glass designs. Other features include original joinery, half-glazed doors with floral design, some pressed metal ceilings and cornices.

4.1.3.2 Significance

Hillview is a prominent pastoral property that is associated with the mid nineteenth century development of Murrumbateman. Hillview has a strong association with the Vallance family who built the homestead in 1860 and the additions of 1911-12 and with the Merriman family who owned the property from 1937 to 1972. The homestead is a handsome house with clearly defined wings from the original 1860 construction and the 1911-12 additions. The high quality of architectural detailing from the 1911-12 period remains intact including the robust timber posts, valance and Art Nouveau glazing.

4.1.4 Memorial Street Trees (I099)

4.1.4.1 Description

Approximately 75 London Plane trees have been planted on the eastern side of Barton Highway in the road reserve from around 1940. The trees are located from north of Hillview to the Gundaroo Road. Initially, 25 London Plane trees were planted by students from the Murrumbateman School on Arbor Day during World War II (WWII) to commemorate those members of the local community who served their country in the two World Wars. Each child was responsible for his or her own tree. The trees highlight the road alignment at that time. Additional trees have been added over time.

4.1.4.2 Significance

Historically associated with Arbor Day and WWII. The trees have considerable social value both for the efforts of the community and individuals who planted the trees, and for those who served, and in some cases gave their lives, for their country in both world wars. The trees have a high degree of aesthetic and streetscape value.

4.2 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.

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 Murrumbateman's historic character.

4.3 Statutory Controls

4.3.1 Heritage Act 1977 (New South Wales)

The *Heritage Act 1977* (NSW Heritage Act) 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. 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, damaged 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. No approvals are required from the Heritage Council.

4.3.2 *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.
- 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 5.1 of the EP&A Act, which applies to all school applications as being SSD and require the approval of the Minister for Planning.

4.3.3 Yass Valley LEP 2013

Table 1 Section 5.10 LEP clauses

Clause	Discussion
<p>1) Objectives</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Yass Valley (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	
<p>2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (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): <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, (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, (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, (d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land: <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, (f) subdividing land: <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>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 vicinity of the study area.</p> <p>It is considered that the proposal would not impact the identified heritage significance of any of the heritage items in the vicinity of the study area.</p> <p>Subdivision is not proposed.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>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</p>	<p>This SoHI has been prepared to accompany the SSDA application for the proposed works, in order to assist the consent authority in determining the impact upon the heritage</p>

Clause	Discussion
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).	listed items in the vicinity of the study area. It is considered the impact on heritage items in the vicinity will be negligible.
(5) Heritage assessment	
The consent authority may, before granting consent to any development:	This document fulfils this requirement as the study area is in the vicinity of several heritage items.
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.	

4.3.4 Development Control Plan

A Comprehensive Yass Valley Development Control Plan (YVDCP) 2018 is currently being prepared. The proposed works are addressed in the table below in relation to the relevant provisions in the Yass Valley Council Development Control Plan, Fairley Commercial Centre, Murrumbateman' 2015. The provisions of a DCP are intended to provide guidance and are not statutory requirements. The study area is within the Approved Fairley Subdivision and the DCP provides an indication as to how the land may be developed including proposed for commercial, retail or tourism uses. There are no heritage provisions or controls in the DCP.

4.4 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 2 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 proposal will neither enhance nor detract from the significance of the locally listed heritage items in the vicinity of the study area.</p> <p>The proposed works will not demolish or move any heritage items in the vicinity of the study area.</p> <p>The scale of the new proposal is appropriate for its location adjacent to one and two storey structures.</p> <p>There are no significant views to or from the study area and to or from heritage items in the vicinity.</p> <p>The proposed works will not disturb or destroy known Aboriginal or historical archaeological objects or relics.</p> <p>Plantings are in keeping with the surrounding area.</p>

Question	Discussion
	<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 Murrumbateman by providing essential education facilities and employment opportunities during and after the development process.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>There are no identified aspects of the proposal that could detrimentally impact on heritage significance of heritage items in the vicinity of the study area.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<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 items in the vicinity are negligible.</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 location on vacant land near the existing childcare centre and on the fringe of the town centre is practical.</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 heritage items in the vicinity.</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.</p> <p>The public, and users of the nearby heritage items will still be able to view and appreciate their significance.</p> <p>No trees will be removed and proposed plantings are in keeping with those in the surrounding area.</p> <p>The heritage impact of the new development is negligible.</p>

5. Conclusion and Recommendations

CONCLUSIONS

A new public school is proposed on the northern fringe of Murrumbateman village. The proposal involves the construction of a collection of 1 and 2 storey buildings, outdoor play area, internal driveway and parking and associated landscaping. This report concludes the following:

- The location of the proposed school is not a heritage item.
- There are four heritage items in the vicinity of the study area listed in Schedule 5 of the LEP.
- The proposed school will not encroach on the curtilage of any heritage items.
- No heritage items will be directly or indirectly impacted by the proposal.
- The new school is proposed to be located on vacant land that has no archaeological potential.
- There are no significant views to or from any of the heritage items in the vicinity to the study area.
- In keeping with the character of the town, the proposed new buildings are one and two storeys.
- 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.
- Continued appreciation of heritage items in the vicinity has not been compromised.
- The heritage impact of the proposal is considered negligible.

RECOMMENDATIONS

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

- The location of site storage, parking, compounds, stockpiles etc should not be located within the curtilage of any heritage item.
- Vehicular traffic or storage should not occur within the Old Murrumbateman School heritage curtilage. Fencing to avoid impacts should be considered.
- The remaining trees within the Old Murrumbateman School heritage curtilage have both historic and aesthetic values and contribute to the village setting as seen from the Barton Highway. The trees can be trimmed on the advice of an arborist but should be protected from damage during the construction phase. This includes the roots of the trees. Installation of high visibility fencing should ensure inadvertent damage to the trees is avoided.
- 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 ie: stone tools),
 - Historic (non-Aboriginal) heritage items (archaeological remains (ie: 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 prepared by Hansen Yuncken April 2021, this SoHI will need to be reviewed to reflect the new designs.

6. References

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