



ARCHAEOLOGY – HERITAGE – MEDIATION – ARBITRATION

# Centre of Excellence in Agricultural Education

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## Statement of Heritage Impact

29 June **2021**

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Report to: NBRS Architecture on behalf of NSW  
Department of Education

LGA: Hawkesbury City Council

Version: B.2021





## DOCUMENT CONTROL

PROJECT NO.: NA400      STATUS: FINAL

REV	DATE	PREPARED BY	EDITED BY	APPROVED BY
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## INTEGRATED MANAGEMENT SYSTEM

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## EXECUTIVE SUMMARY

An Environmental Impact Assessment (EIS) is being prepared by RPS Australia East Pty Ltd (RPS) on behalf of the Department of Education NSW (the applicant) in support of a State Significant Development (SSD) Application (SSD-15001460) for the construction and operation of a new Centre of Excellence (CoE) in Agricultural Education at Richmond. The CoE will provide new agricultural/STEM teaching facilities for secondary students with general learning and administration spaces to be utilised by rural, regional, metropolitan and international school students. The CoE will be located on part of 2 College Street, Richmond which is land to be leased from Western Sydney University to the Department of Education NSW on a long-term basis.

This project is being assessed as a State Significant Development No. SSD-15001460. The Secretary's Environmental Assessment Requirements (SEARS) were issued on 19th March 2021. Condition 6 of the SEARS requires the following:

### 6. Heritage

- *Identify any archaeological potential or archaeological significance on and adjacent to the site and the impacts the development may have on this significance.*
- *Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015).*

This report has been written to address the above and has been prepared in accordance with *NSW Heritage Manual* (Heritage Office and DUAP:1996) and *Assessing Heritage Significance* (OEH:2015)

The proposed design has been reviewed and is considered that it will have no impact upon the heritage significance of the heritage items on and adjacent to the site.

An archaeological assessment was undertaken which assessed the site as containing low archaeological potential. No significant features or relics were recorded although fences and drainage lines were recorded. The report determined that there were no historical archaeological constraints upon the proposed development and that no further assessment, testing or monitoring was required and made the following recommendations.

- 1) An archaeologist should be engaged to be on-call in the event of an unexpected find. In the event of an unexpected find such as a feature or possible relic, all work should cease in the vicinity of the unexpected find and the area secured. The archaeologist should be contacted and advice sought.
- 2) All employees, contractors, sub-contractors working on the site should be inducted as to the provisions of the *Heritage Act 1977* and advised that it is an offence to harm a relic.



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## 1.0 INTRODUCTION

### 1.1. Background

An Environmental Impact Assessment (EIS) is being prepared by RPS Australia East Pty Ltd (RPS) on behalf of the Department of Education NSW (the applicant) in support of a State Significant Development (SSD) Application (SSD-15001460) for the construction and operation of a new Centre of Excellence (CoE) in Agricultural Education at Richmond. The CoE will provide new agricultural/STEM teaching facilities for secondary students with general learning and administration spaces to be utilised by rural, regional, metropolitan and international school students. The CoE will be located on part of 2 College Street, Richmond which is land to be leased from Western Sydney University to the Department of Education NSW on a long-term basis.

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This report has been written to address the above and has been prepared in accordance with *NSW Heritage Manual* (Heritage Office and DUAP:1996) and *Assessing Heritage Significance* (OEH:2015)

### 1.2. Site Location and Description

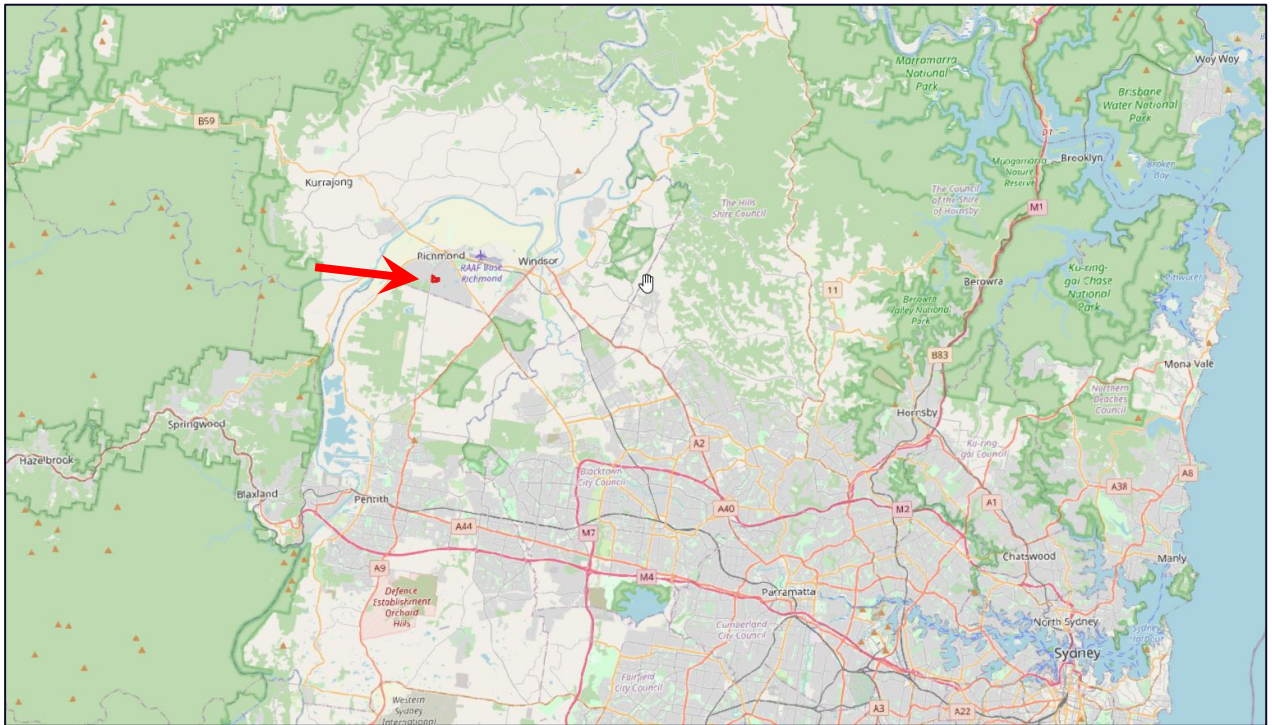
The site is located on part of the Western Sydney University (Hawkesbury Campus) site in the south western corner. The site is bounded by Londonderry Road to the west, an internal road known as Vines Drive to the north and Maintenance Lane to the east (Figures 1-4).

The site has a total site area of approximately 11.37 hectares (ha) and is currently described as part Lot 2 DP 1051798.

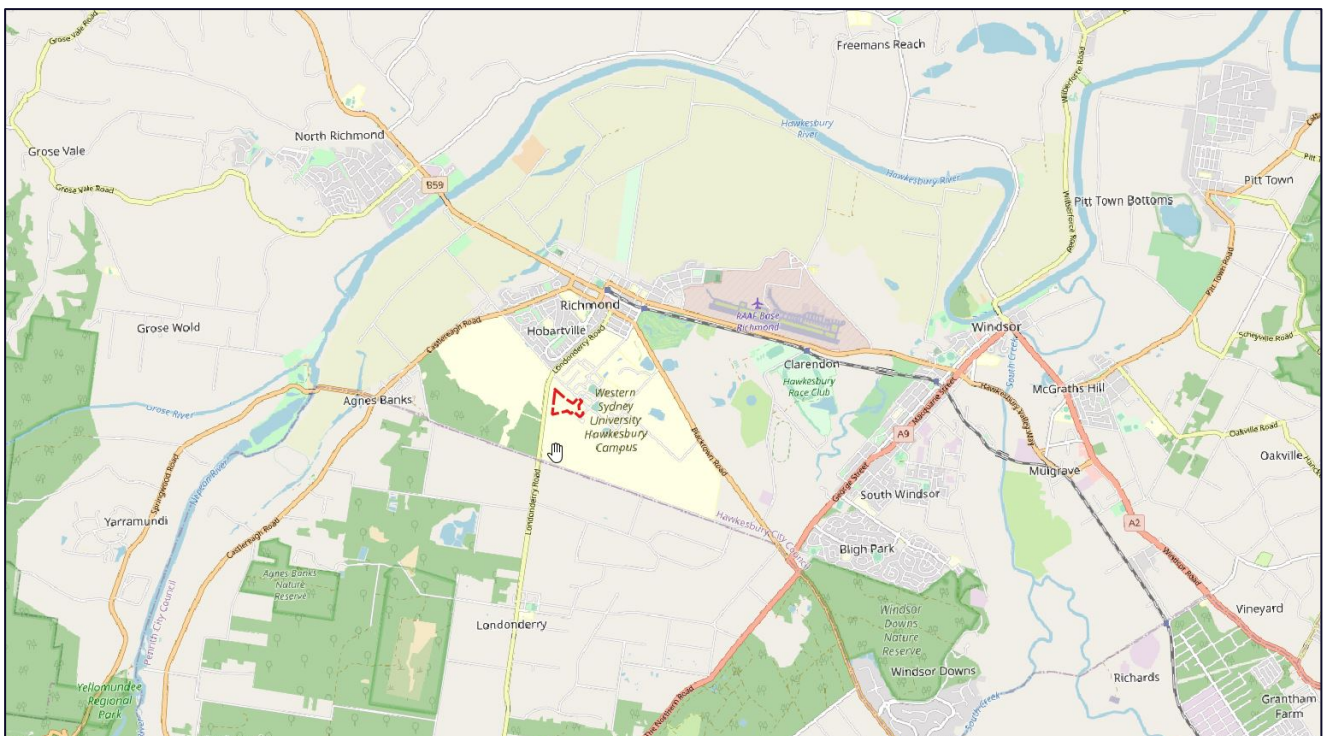
The site is currently vacant, with natural grassland and a few trees bordering the perimeter of the site, most notably along the southern portion of the site. Historically, the site has been used for grazing and agricultural uses. Drainage channels are present within the site, running on a north to south axis. The University campus buildings to the north east and north west display original and contemporary education buildings.

The study area is in an area of Nepean River flats with a variation in elevation across the site of 2 metres. No extant structures are present apart from fences and drainage lines.





**Figure 1:** Study area in north-west section of Sydney Basin (red arrow) (Map source OSM Standard)



**Figure 2:** The study area edged in red dashed line (Map source OSM Standard)



**Figure 3:** The study area of the proposed development site – red outline (Map source OSM Standard)



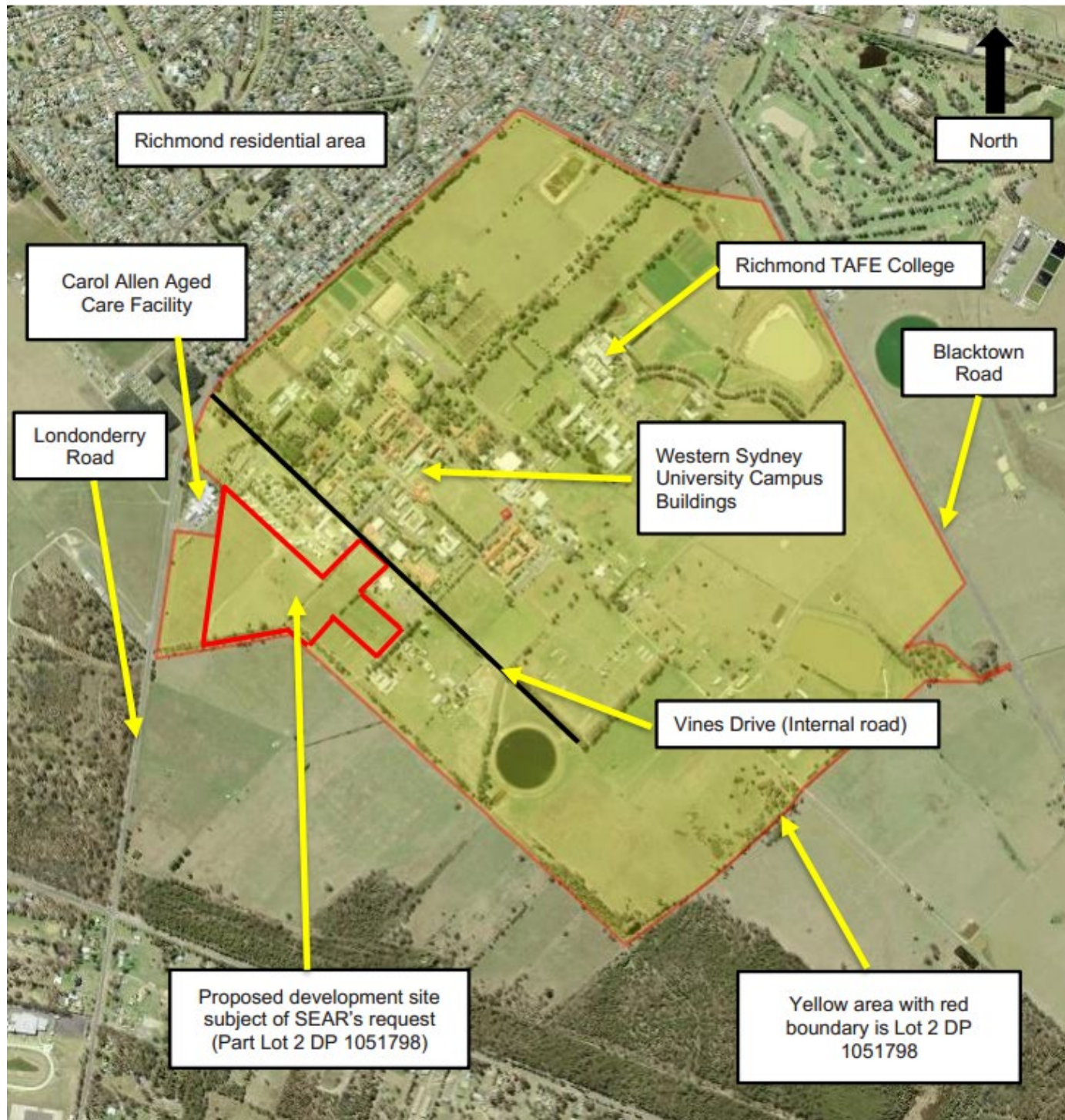


Figure 4: Location Plan (EIS, RPS)





## 2.0 LEGISLATION

### 2.1 Heritage Act 1977 (as amended)

#### *State Heritage Register*

s31 of the NSW *Heritage Act 1977* provides for the establishment and maintenance of the State Heritage Register by the Heritage Council. s32 allows the Minister to direct the listing of an item which is of State heritage significance and sets out the procedure for listing an item.

Under s57 of the Heritage Act a person must not “demolish, despoil, excavate, alter, move, damage or destroy” an item listed on the State Heritage Register without a permit under s60 of the Act.

The subject site is not listed on the State Heritage Register.

#### *Protection of relics*

As defined in the NSW Heritage Act 1977 a “relic”:

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

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

However, as this project is being undertaken as a State Significant Development approval is not required under the *Heritage Act* (See 2.2 below).

### 2.2 State Significant Development

This project is being undertaken as a State Significant Development (SSD-15001460) under Part 4, Division 4.1 of the *Environmental Planning & Assessment Act 1979* (EPA Act). Section 4.41 of the EPA Act (see below) does not require that a State significant development seek approval under the Heritage Act as follows:

s4.41 details the authorisations that are not required for State significant development, as detailed below. s4.41(c) states that an excavation permit is not required.

4.41 Approvals etc legislation that does not apply  
(cf previous s 89J)

- (1) The following authorisations are not required for State significant development that is authorised by a development consent granted after the commencement of this Division (and accordingly the provisions of any Act that prohibit an activity without such as authority do not apply):

(b) a permit under section 201, 205 or 219 of the *Fisheries Management Act 1994*.

(c) an approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*.

(d) an Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*.

(f) a bush fire safety authority under section 100B of the *Rural Fires Act 1997*.

(g) a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the *Water Management Act 2000*.

- (2) Division 8 of Part 6 of the Heritage Act 1977 does not apply to prevent or interfere with the carrying out of State significant development that is authorised by a development consent granted after the commencement of this Division.

- (3) A reference in this section to State significant development that is authorised by a development consent granted after the commencement of this Division includes a reference to any investigative or other activities that are required to be carried out for the purpose of complying with any environmental assessment requirements under this Part in connection with a development application for any such development.



The EPA Act is administered by the Department of Planning, Industry and Environment (DPIE) who will provide the consent for this project and for any impacts.

Condition 6, Heritage, of the Secretary's Environmental Assessment Requirements (SEARS) (SSD-15001460) issued on 19/03/2021 requires the applicant to:

- *Identify any archaeological potential or archaeological significance on and adjacent to the site and the impacts the development may have on this significance.*
- *Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015).*

This report satisfies the second dot point and is an assessment of the impact of the proposal on the heritage significance of the site. An archaeological assessment, as a separate report, has been prepared to address the first dot point, although the results of the archaeological assessment are included in this report.



## 3.0 PROPOSAL

### 3.1. Project description

The proposed development involves the construction and operation of a new Centre of Excellence (CoE) in Agricultural Education on a leased land parcel within the Western Sydney University (Hawkesbury Campus) site, Richmond NSW.

The CoE will provide new agricultural/STEM teaching facilities with general learning and administration spaces to be utilised by rural, regional, metropolitan and international school students. The CoE will accommodate up to 325 students and up to 25 employees consisting of farm assistants, administration staff and teachers and up to eleven (11) itinerant staff members. The CoE will also include short-term on-site accommodation facilities for up to 100 visiting students and teaching professionals from regional and rural NSW.

The CoE will include five science laboratories, ten general learning spaces, practical activity teaching areas, seminar, botany room, administration block and accommodation facilities. It will also include covered outdoor learning areas, dining / recreation hall, canteen and kitchen, agricultural plots, significant landscaping spaces, car parking and provision of necessary infrastructure.

The proposed development has been designed to be well integrated into the Western Sydney University site, having due regard for scale, bulk and orientation of existing buildings. The educational facilities will display linear open building forms in single story design with open spaces and lightweight construction techniques.

The scope of the proposed work includes the following:

- Three academic blocks (Block B, C and D).
- Short-term, dormitory site accommodation with capacity for 62 patrons (Block F).
- Dining hall, Conference space and canteen (Block E).
- Administrative building (Block A).
- Support facilities for management and maintenance of site.
- External works to accommodate circulation and covered walkways between buildings.
- Pedestrian walkways.
- Student and staff amenities.
- Covered Outdoor Learning Areas.
- Staff car parking area and bus drop off and pick up area at the eastern side of the site, near Block F.
- Visitor parking located in front of block A.
- Short-term accommodation car parking area.
- Green house.
- Various agricultural and animal plots and associated agricultural workshop.
- Provision of waste facility area.
- Installation of all essential services including stormwater management devices where required.
- Operation of the CoE site.

The Development Plan is provided at Figure 5 and the proposed Site Plan is provided as Figure 6.



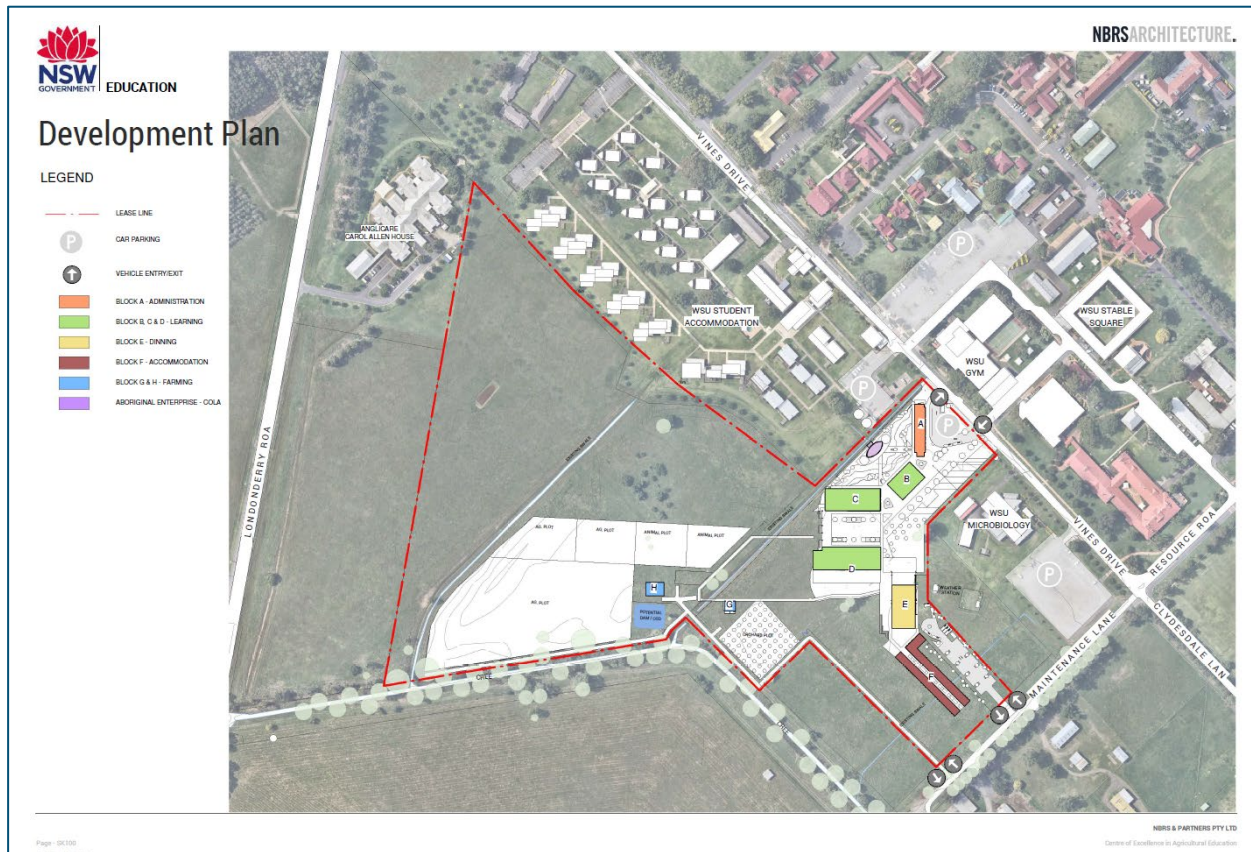


Figure 5: Development Plan for the site

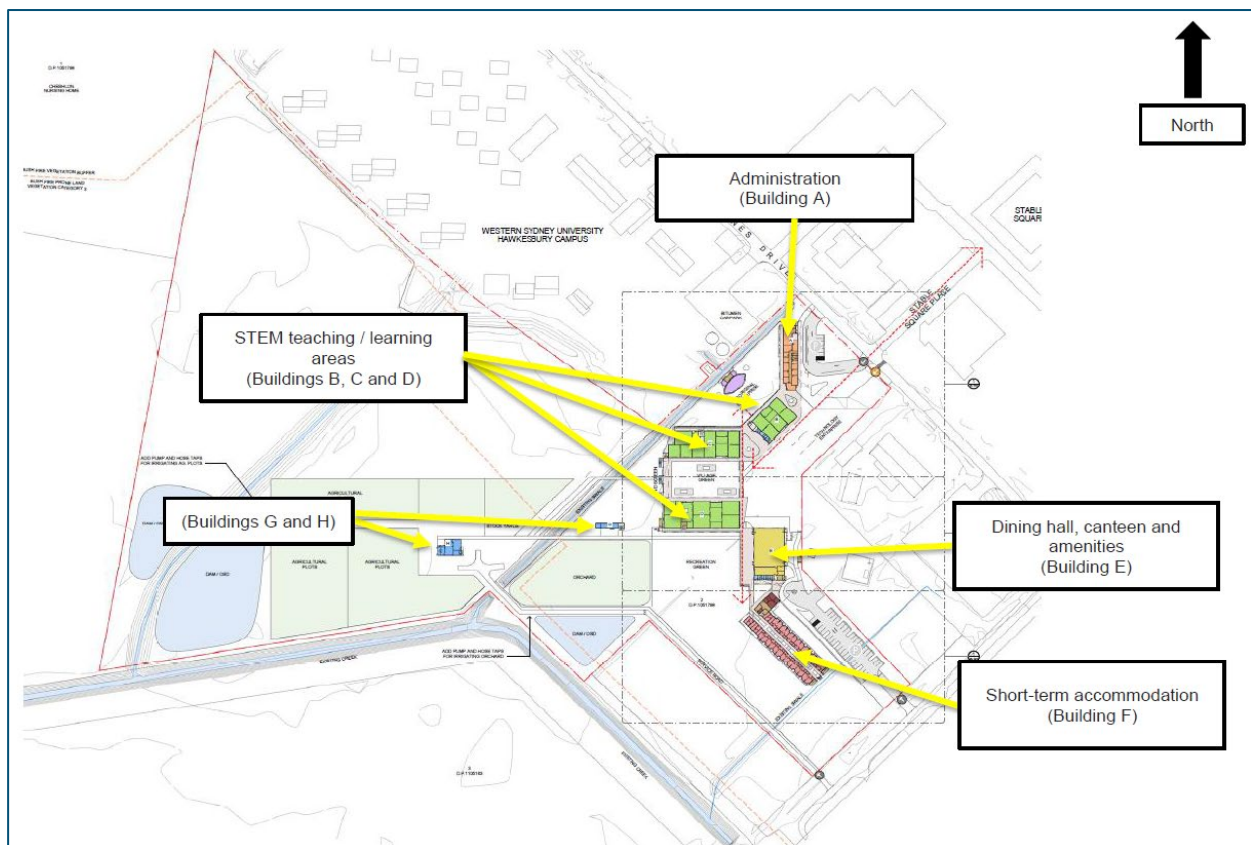


Figure 6: Proposed Site Plan



### 3.2. Planning Framework and Assessment

The proposed development is classified as state significant development (SSD) on the basis that it falls within the requirements of Clause 14 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP). The development is for the purpose of a new school and regardless of the capital investment meets the requirements of State Significant Development.

The CoE project is being assessed in accordance with the requirements of Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act) and against the SEARs issued for the project.

### 3.3. Building design philosophy

The proposed development has been designed with a strong focus on the speciality function of the educational facility. The learning environment offers a strong focus on Agriculture and STEM skills, as such the external learning environment produces equal if not more significance to the facility than the internal arrangements. The site planning has accommodated for this with the inclusion of the following principles of the project:

- Strong presentation to Vines Drive, with the Administrative Building identified as the principal entrance to the site.
- Regard for the Western Sydney University (Hawkesbury Campus) masterplan principles and the existing entry arrangements at the site with concern to the axial arrangement of the proposed buildings.
- Entry vistas that terminate at low level within the learning blocks.
- Intuitive educational “block” organisation; assigning order to related function.
- Consideration given to the local heritage items within the WSU campus
- Orientation and placement of buildings to correspond to the existing surrounding environment and enterprises.
- Positioning of internal spaces to be sympathetic to the existing vistas and Aboriginal heritage nature of the site.

### 3.4. Proposed built form

The proposed development is to be sited on a vacant parcel to the south of the existing Western Sydney University (Hawkesbury Campus) and Vines Drive. The proposed CoE buildings are sited to the south of Vines Road with the primary access from a private road. The proposed development includes new educational buildings, open spaces and parking facilities as per below.

#### New educational buildings

Six (6) main educational buildings and two (2) farm buildings are proposed as part of the development.

- Block A: One (1) single- storey building on the site will accommodate the administrative activities, shared office space and staff located at the main entrance from Vines Road.
- Block B: One (1) single storey building provides a central practical activities / seminar room and four general learning areas (two on the northeast elevation and two on the southwest elevation) to be used as teaching areas. Oriented generally north to south.
- Block C: One (1) single storey building offers two (2) areas for practical activities, 1 seminar, semi commercial food tech with kitchen prep and six (6) general learning areas. Generally oriented east to west.
- Block D: One (1) single storey building to provide five (5) labs, 1 botany / zoology room, 2 practical spaces and one preparation area. Oriented east to west.
- Block E: One (1) Single story building containing the dining hall and conference area with canteen and kitchen. Oriented north to south.
- Block F: One (1) Single storey building to accommodate short term accommodation, dormitory style bedrooms with a wellbeing area extending to the northeast.
- Block G: One (1) Single storey green house.
- Block H: One (1) Single storey Agricultural workshop.

#### Open space and amenities

Buildings have been oriented on the site in linear open building forms utilising a 7.5 x 9m DfMA grid for a light weight steel structure and portal frame structures. The buildings are connected by Covered Outdoor Learning Areas, facilitating pedestrian activity. Agricultural plots are sited to the west of the buildings and accessed by internal circulation path. The arrangement of the outdoor learning spaces and buildings create a comprehensive site wayfinding strategy with landscaping utilised to reinforce the site plan.

### Site and parking facilities

The site planning focuses on separate private and public vehicular access with minibus/ student drop off and pickup occurring at the north from Vines Road. Further parking for staff, short-term accommodation, loading, waste removal and maintenance is located to the eastern side of the site.



Figure 7: Proposed site plan overlay



## 4.0 LISTED HERITAGE ITEMS IN PROXIMITY TO THE STUDY AREA

### 4.1. Items listed on the NSW State Heritage Register

No items of State significance are listed on the LEP or within the vicinity of the study area.

### 4.2. Items listed under the *Heritage Act* on S.170 NSW State Heritage Registers

No s170 items are listed on the State Heritage Inventory

### 4.3. Items listed on the Hawkesbury Local Environmental Plan 2012

While no items of Local significance are listed within the study area, listed items within the vicinity include the following items are listed on the 2012 LEP:

- Administrative Block, Blacksmith Shop and the Stables Square – Listing Number I9
- Grandstand – Listing Number I10

Section 7 of this report refers to impacts and mitigations in respect of the above.



**Figure 8:** Relationship of LEP items to the study area



## 5.0 HISTORY

A detailed history is provided in the Hawkesbury Campus Conservation Management Plan prepared by NBRIS (2011). Following is a brief summary of that history.

In 1810 Governor Lachlan Macquarie proclaimed five towns, Pitt Town, Windsor, Wilberforce, Castlereagh and Richmond, for the security of the settlers. Ham Common at Richmond had previously been established by Governor King in 1803 for the grazing of livestock. During the 19<sup>th</sup> century Ham Common was progressively reduced for various uses including the establishment of the Hawkesbury Agricultural College in 1891 (NBRIS 2011:17-18). The objectives of the College were (NBRIS 2011:23):

*To provide young men with the fundamentals of science, farming skills and business principles to better equip them for a productive life on the land in Australian conditions.*

The College was officially opened in 1891. Initially the lecture rooms were housed in temporary accommodation in Richmond whilst the college site was cleared and ploughed. In March 1891 the Department of Agriculture advertised for competitive designs for the Hawkesbury Agricultural College. However, the winning design proved too expensive and Clarence Wood, Science Master of the College design the buildings in association with W. L. Vernon, the Government Architect (NBRIS 2011:25-26). The foundation stone was laid by the Minister for Mines and Agriculture on 9<sup>th</sup> March 1895, and staff and students moved into the new premises in January 1896 (NBRIS 2011:26-27).

Following is a chronology of key aspects of the College (NBRIS 2011:

**Table 1**

YEAR	EVENT
16 Mar 1891	Turning of first furrow in College and official opening of the College in Toxana'
1891	Laying of drains for orchard
1892	Draining of the orchard, College grounds, and the farm buildings' paddocks completed
1893	Erection of Dairy Building
1894	Erection of Yarramundi House (Principal's residence until 1975)
1894	Poultry moved to a site on the farm
1894	Removal of Smithy to College grounds
5 July 1894	Bee hives removed to college farm
1895	Stables opened on Diploma Day
10 April 1896	Stables partially destroyed by fire
1896	Experimental plots shed erected
1897	New tobacco-curing house erected
1898	Construction of new poultry incubator house/area enlarged utilising five acres adjoining for a duck farm
1900	Two tennis courts laid
1900	Work on recreation ground, two practice pitches (for cricket) and one match wicket formed
1900	Power House and steam laundry erected
1901	Dairy Building reconstructed
1902	Construction of twin silos at dairy
1907	Eastern Dormitory wing completed
1909	Water Tower built
1909	Construction of the two-storey brick Registrar's House
1912	Grandstand built with seating accommodation for 150 persons and two spacious rooms underneath
1913	Poultry Farm reconstructed
1914	Poultry farm reconstruction work continued, new office, incubator room, two brooder houses, rearing pens and colony yards erected
1914	Apiary remodelled and moved New Echelon Milking Bails adjacent to calf shed
1915	Erection of new saddlers' branch building
14/1/1920	Saddlers' building first used



YEAR	EVENT
1920	New stave-tub silo was erected at Dairy
1917	420 single chicken pens erected
1923	Three brick cottages completed for married officers and garages built
1925	Two pit silos at dairy replaced by concrete structures
1925	Swimming pool constructed from former concrete manure pit
1926	Dairy Produce Factory reconstructed and new machinery installed Completion of concrete-walled pens at Piggery
1927	Dairy Produce Factory completed Bacon Factory built
1928	Cottage to be removed
12/12/1928	Official opening of Soldiers Memorial Hall by HVC Thorby, Minister for Agriculture
1930	Science Laboratory opened New turf wicket completed/ first cricket match on pitch on 8 October
1933	Sight-boards acquired, oval fenced in
1935	Extensive repairs to egg-laying competition pens completed New verandah added to western side of the Memorial Hall
1937-38	Drainage of college paddocks, re-making college avenue, reconstruction roads within the college
20/1/1939	Official opening of new honey extraction house
1939	Renewal of electrical installation in residences No. 1-14
1940	Proposed slaughter house/construction of new feed shed for piggery
1945	Alterations to Steward's Quarters
1/7/1946	New Cannery and Packing House opened
1947	New Milking Bails
1948	New Dormitory Block – re-erection of Cottage No. 7 Alterations to Cottage No. 1
1949	Demolition of second power house chimney
1952	Alterations to Cottage No. 1
1/1/1954	Official opening of Memorial Library
1955	New Dairy Factory built
1957	Turning first sod for new pool
1959	Construction of Olympic Pool
1960	New Olympic Pool opened
18/3/1966	Unveiling of 75th anniversary plaque for Hawkesbury Agricultural College
1967	Chemistry Laboratory renovated/Chemistry Lecture Theatre renovated
1969	New Poultry Buildings
1970	Gymnasium building toilet and ablution additions Demolition of power house
30/4/1970	Queen Elizabeth II and Duke of Edinburgh visit College
12/11/1971	Opening of Food Technology Laboratories by Malcolm Fraser
1972	Old Apiary demolished Memorial Hall – alterations and additions
12/5/1972	Official opening of Doman Hall by Dick Doman
1973	New Apiary built
1974	Dairy Technology Building – alterations and additions to provide new office and storage accommodation
8/11/1974	Opening of College Union in Memorial Hall by Dr FC Butler
1975	Alexander Bruce Hall (student accommodation) opened
19/8/1975	Opening of the Food Pilot Processing Plant
1979	Food Services Unit and Resource Centre under construction
17/8/1980	New Resource Centre (Library) opened
1980/1981	Proposed Applied Science Building
1981	Alterations to old dining hall to form flat floor teaching area





YEAR	EVENT
	(Computer Centre- R1)
1982	Horticulture Centre – new entry and suspended ceiling
1984	Proposed security office Restoration of courtyard in Stable Square 6 Villa Units (Student Residences) erected Proposed alterations and additions to Animal Production – K1 Animal House Upgrade Horticulture outdoor nursery and tutorial rooms Recycle old Dairy Feed Lot building and adjacent old dairy factory as nursing seminar centre and office complex Relocate printery in old residential kitchen area Stable Square – eastern room development Renovate top area of Doman for administration offices
1985	Store erected on rear drive Major internal renovations, including redesign of Southee Hall to increase capacity by 18 beds and divide into 4 x 25 bed zones Memorial Hall interior converted to 200 seat lecture theatre
April 1985	Tri-bone dairy completed
1986	Grandstand renovated Renovation Grott Block as staff offices for Environmental Health Recycle Old Store as teaching complex and medical centre Renovate old Printery as Environmental Health teaching centre
1987	3 x 4 bed villa units Stage II of Southee Hall redevelopment Renovate Potts Building and Doman Building – return Potts to use as residential building and move Faculty of Business into Doman Building Science Building – extension to ground floor and alterations to ground floor laboratories Opening of Student Health Service
1988	University of Western Sydney Act Proposed additions to K2 Agricultural Science Building Conference Centre Stage I, 30 bed motel-style complex Home Economics kitchen complex next to Home Economics Cottage Student recreation hall Extension to Doman building for Faculty of Business offices Exterior maintenance – computer centre/printery Replace fume cupboard in Science Building
1989	Establishment of University of Western Sydney Construction of 1 x 4 bed residential villa, 2 x 12 bed mini halls and 1 x 13 bed mini hall Extension to Animal Production building for offices for Faculty of Agriculture Stage II of the Conference Centre Development, Conference Room building Planning and design commenced for major capital works for re-housing of Faculty of Business, Computer Centre and an expansion of the Resources Centre.
1990-91	Building extension to Library
1990	3 x 4 bed residential villas erected



YEAR	EVENT
	Ten unit (4 beds to unit) residential complex built Construction of new Apiary Building (replacing former Apiary transferred to TAFE as part of site acquisition) Horticulture Building (Old Cannery – Lab areas) Engineering Building – construction of office facilities
1991	Acquire and site Chapel in Student Welfare Zone Renovation of Clough's Cottage as Clough's Child Care Centre Recycle prior Computer Centre as Staff Training Centre, student study area and flat teaching area Recycle old Library as Campus Meeting/Conference Centre
27/9/1991	Opening of new wool industry training centre
11/8/1991	Water Tower demolished
1992	Renovations to Yarramundi Centre Refurbishment of Dairy Technology Building
2010	2000 University of Western Sydney Amendment Act Crime Scene Investigation teaching and research facility H16; Conversion of M8 to a Solar Energy Research Facility
2011	Renovations and conversion back to residences, P13, 14, 15; Refurbishment of L9 for Hawkesbury Institute for the Environment

The current proposal for the Centre of Excellence is to be constructed on the land that has always been used for grazing and agricultural purposes. The original 19<sup>th</sup> century buildings and landscape will not be impacted upon by the proposal.



## 6.0 SIGNIFICANCE ASSESSMENT

### Statement of significance

The following Statement of Significance is taken from the Conservation Management Plan (CMP) of the Hawkesbury Campus prepared by NBRIS + Partners (2011).

*The UWS Hawkesbury Campus, Richmond, formerly Hawkesbury Agricultural College, is a place of cultural significance at State level for historic, aesthetic, technical/research and social values. The UWS Hawkesbury Campus comprises a reasonably intact complex of historic fabric from NSW's first agricultural college dating from 1891 to 1989. Administrative, educational and residential buildings, farming structures, agricultural landscapes, infrastructure, and farming equipment have been adapted to form a UWS multi-disciplinary campus.*

*The UWS Hawkesbury Campus has high historic significance at State level for being founded in 1891 by the NSW Department of Agriculture, as the Hawkesbury Agricultural College. It is rare for being the first agricultural training college in NSW to be established in the late nineteenth century, as part of a world-wide movement to provide training in the science of farming. The former Hawkesbury Agricultural College, owned and managed by the Department of Agriculture until 1976, made a significant contribution to NSW's advancement in agricultural practices, technological development and productivity. The college provided significant training and research in production of dairy cattle, pigs, poultry, pastures, field crops, fruit and grain.*

*The UWS Hawkesbury Campus has high aesthetic significance at local level associated with its setting as an educational precinct comprising a two-storey administrative quadrangle and single-storey educational and vernacular farm buildings, student and staff residences set within rural, open-space. The open space cultural landscape setting of paddocks supporting crops, grazing and farm production and experimentation and recreational areas, interlocked by road networks, farm and cultural plantings including tree-lined drives and groves have associations with the educational role of the place. The farming lands are a remnant of former orchards, piggery, dairy, apiary and equine.*

*The early principal buildings set around a quadrangle were designed under the direction of WL Vernon, Government Architect. Other stylistically significant buildings include student residential blocks, the college principal's cottage of "Yarramundi, and housing for the registrar, masters, teachers, officers and staff. The buildings and farmland have significance as an educational and training place and the evolution of rural industrial technologies. The complex of modified structures - including stables, blacksmith's shop, barns, sheds, lecture rooms, laboratories, fences, mature cultural plantings, grandstand and recreational grounds - provides an understanding of the former use of the campus and its evolution.*

*The UWS Hawkesbury Campus has moderate technical/research significance at State level for its association with the potential to yield substantial technical and archaeological information about the practice of agriculture in NSW and those who worked and studied there. As an important reference site, it provides evidence of past technologies at a representative and possibly rare level. The place provides a useful research and educational role in understanding our agricultural heritage.*

*The UWS Hawkesbury Campus has high social significance at State level for the esteem in which it is held by groups within the agricultural community of NSW who trained and worked at the Hawkesbury Agricultural College, an institute of high repute responsible for the development of agricultural industries in NSW.*



## 7.0 RESPONSE TO SEARS CONDITIONS

### 7.1. Introduction

The following section addresses the SEARS Condition 6. The SEARS condition is written in *italics* with the response following.

### 7.2. Historical Archaeology

*Identify any archaeological potential or archaeological significance on and adjacent to the site and the impacts the development may have on this significance.*

An historical archaeological assessment was undertaken by Comber Consultants (2021). It assessed the site as containing low archaeological potential. No buildings, significant features or relics were recorded although fences and drainage lines were recorded. The report determined that there were no historical archaeological constraints upon the proposed development. It made the following recommendations:

- 1) The research and site inspection contained in this report indicates that the study area does not contain any significant historical archaeological features or relics. Therefore, the project can proceed without any constraints in respect of historical archaeology. No further archaeological assessment or testing is required.
- 2) An archaeologist should be on-call in the event of an unexpected find. In the event of an unexpected find such as a feature or possible relic, all work should cease in the vicinity of the unexpected find and the area secured. The archaeologist should be contacted and advice sought.
- 3) All employees, contractors, sub-contractors working on the site should be inducted as to the provisions of the *Heritage Act 1977* and advised that it is an offence to harm a relic.

### 7.3. Built Environment

*Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015).*

Section 4 of this report refers to the local heritage items/structures. The only structure in line of sight of the new development of the CoE is the Stables Square (1896). The adjacent Blacksmith Shop is further to the west and not in direct line of sight so it is not considered further in terms of visual or setting/curtilage impacts due to the proposed development.

The nature of Stables Square is four L shaped wings around a 16m square courtyard which allows a 4 way crossing of axes. The east-west axis is of limited visual duration, however the north-south axis is open to the north across the Oval (with its adjacent heritage Grandstand) as well as open to the south to open farmland with paddocks, treelines and distant Blue Mountains foothills. The new development will be on axis via a laneway off Vines Road and lead beyond into the proposed CoE site. Due to proximity and open sightlines, it is considered that the original Stables Square (south façade) and the new buildings (in particular Blocks C & D) have a material relationship.

In order to invoke the essential character of the traditional Hawkesbury Agricultural site (now WSU Campus), it was recommended that the axis from the Stable Square should be marked or terminated by a significant place or marker (sculpture) or landscape feature. In response the design team has further developed the proposal for the CoE and have recognised the most important axis from Stables Square by terminating it with a raised inflection or square arch in the otherwise uniform awning verandah to Block B. This most important axis leading from The Stables Square is also now intended to be lined by significant landscaping which will assist in defining the left-hand of SE side of the path.

In respect of the proposed design and scope, we initially raised concerns in respect of curtilage and sight lines, as detailed above. However, these have now been addressed in the proposed design, as detailed above. The proposed design will now have no adverse impact on the listed heritage items - specifically the Administration Block, the cottages, the Grandstand, the Blacksmiths Shop and the Stables Square.





## 8.0 SUMMARY & RECOMMENDATIONS

### 8.1. Summary

An archaeological assessment was undertaken which assessed the site as containing low archaeological potential. No significant features or relics were recorded although fences and drainage lines were recorded. The report determined that there were no historical archaeological constraints upon the proposed development and that no further assessment, testing or monitoring was required.

The proposed design has been amended to consider the curtilage and sight lines of the Stable Square, as detailed above. The amended design is appropriate and will not have an impact on the significance of the heritage items on or adjacent to the site.

In summary, there will be no impact upon the significance of the built environment or upon the archaeological significance of the site.

### 8.2. Recommendations

This report makes the following recommendations:

- 1) An archaeologist should be engaged to be on-call in the event of an unexpected find. In the event of an unexpected find such as a feature or possible relic, all work should cease in the vicinity of the unexpected find and the area secured. The archaeologist should be contacted and advice sought.
- 2) All employees, contractors, sub-contractors working on the site should be inducted as to the provisions of the *Heritage Act 1977* and advised that it is an offence to harm a relic.



## REFERENCES

NBRS + Partners. 2011. Conservation Management Plan, Volume 1, UWS – Hawkesbury Campus, 2 College Street Richmond NSW ,2753