



ARCHAEOLOGY – HERITAGE – MEDIATION – ARBITRATION

# Centre of Excellence in Agricultural Education

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## Historical Archaeological Assessment

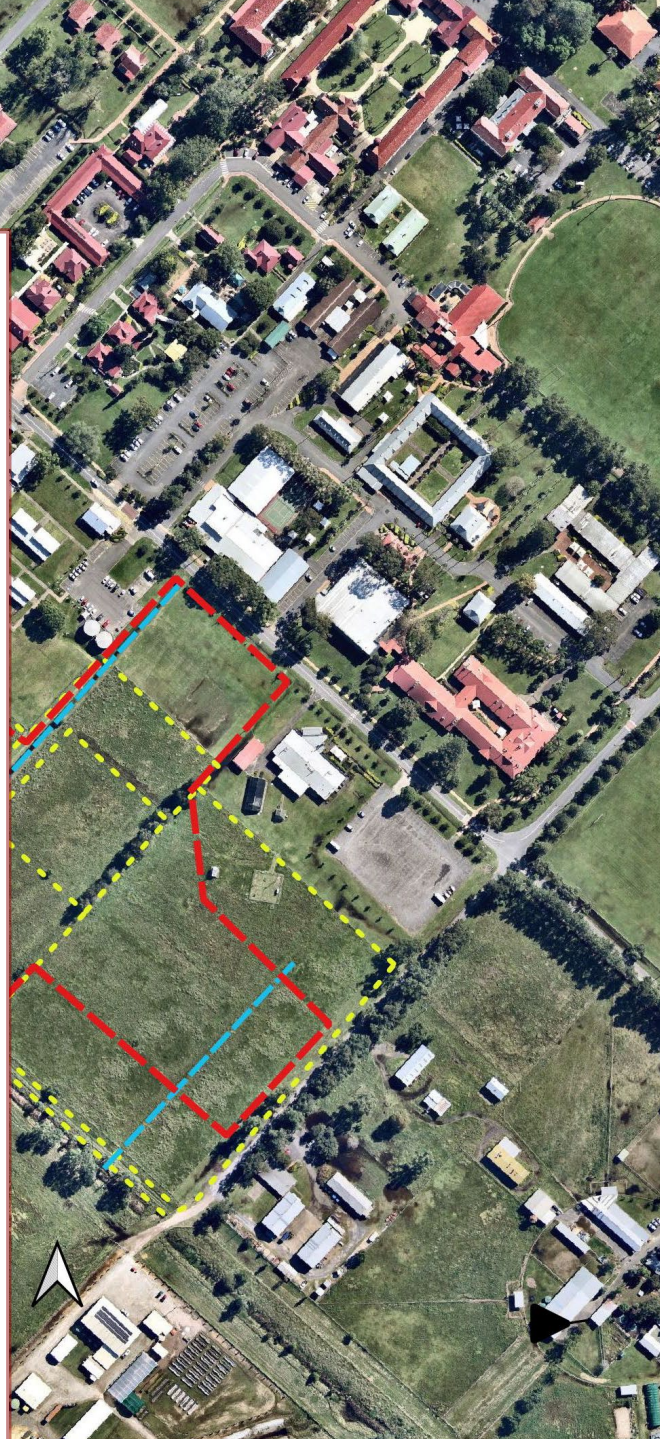
28th APRIL **2021**

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

LGA: Hawkesbury City Council

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## EXECUTIVE SUMMARY

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.

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

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

This report addresses the above condition.

The history contained in this report indicates that the study area was used for grazing and agricultural purposes and that buildings were not constructed. The site inspection confirmed that there were no buildings on the site, although fence lines and drainage lines were present and have been recorded. The site does not contain archaeological potential and the proposal will not impact upon the archaeological significance of the site.

This report makes 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 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.
- 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.





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## 1.0 INTRODUCTION

### 1.1 Background

This Environmental Impact Assessment (EIS) has been 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.

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

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

This report has been written to address the above and has been prepared in accordance with *Archaeological Assessments* (DUAP 1966) and *Historical Archaeology Code of Practice* (Heritage Office 2006)

### 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 1 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. 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.

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.

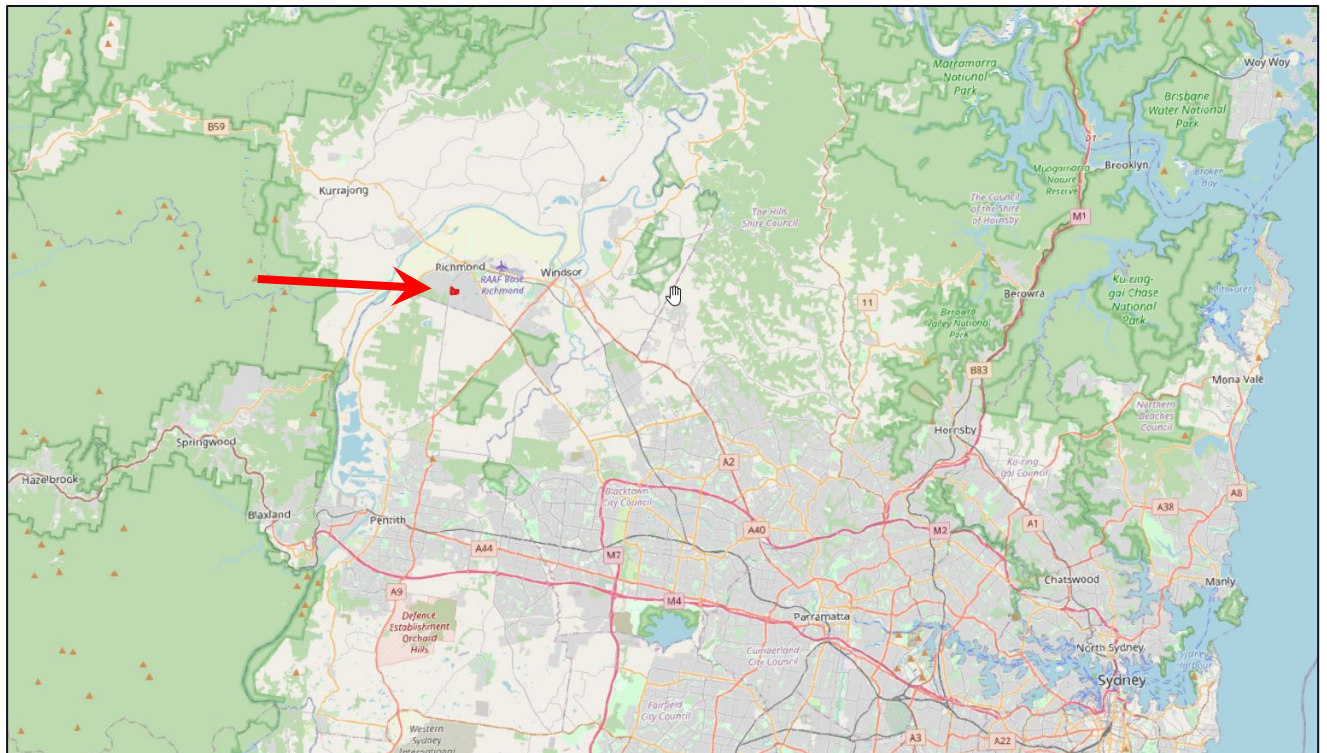


Figure 1: Study area in north-west section of Sydney Basin (red arrow) (Map source OSM Standard)

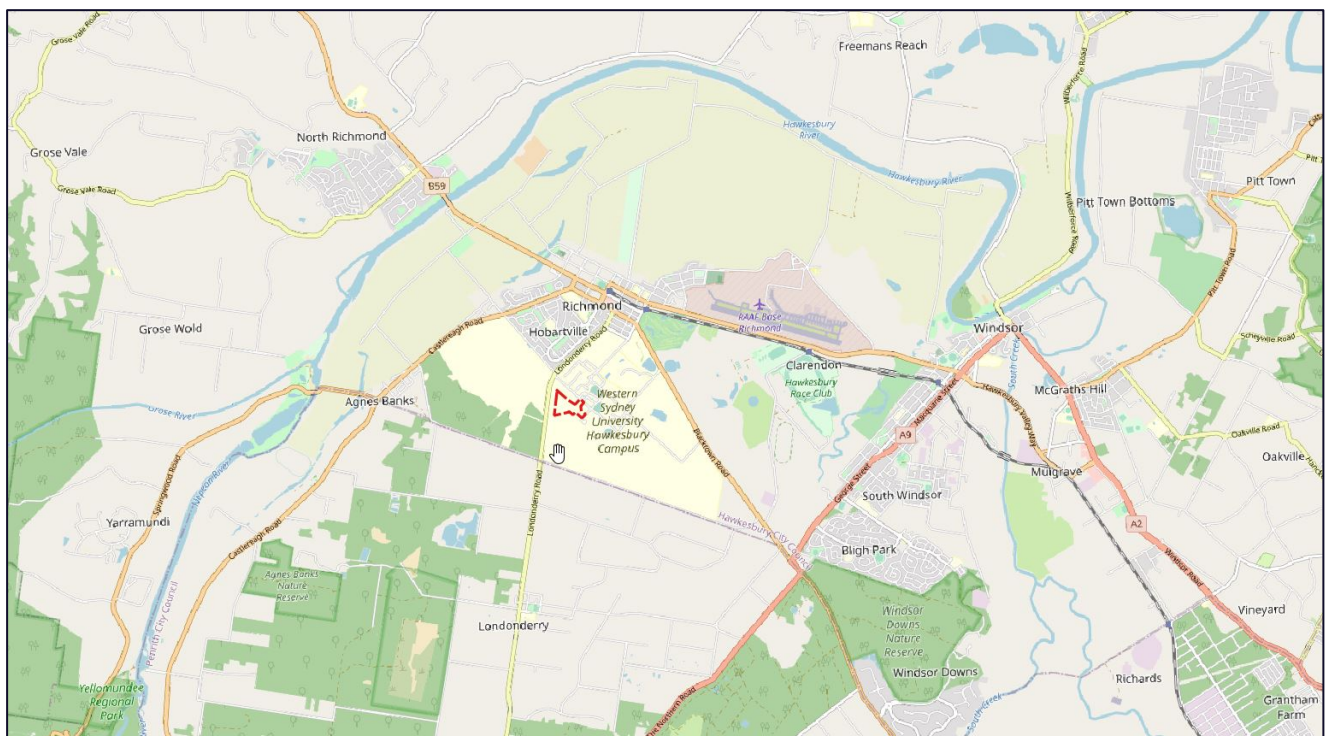


Figure 2: The study area edged in red dashed line (Map source OSM Standard)





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



Figure 4: Location Plan (EIS, RPS)



## 2.0 PROPOSAL

### 2.1 Project description

The proposed development 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 62 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 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.



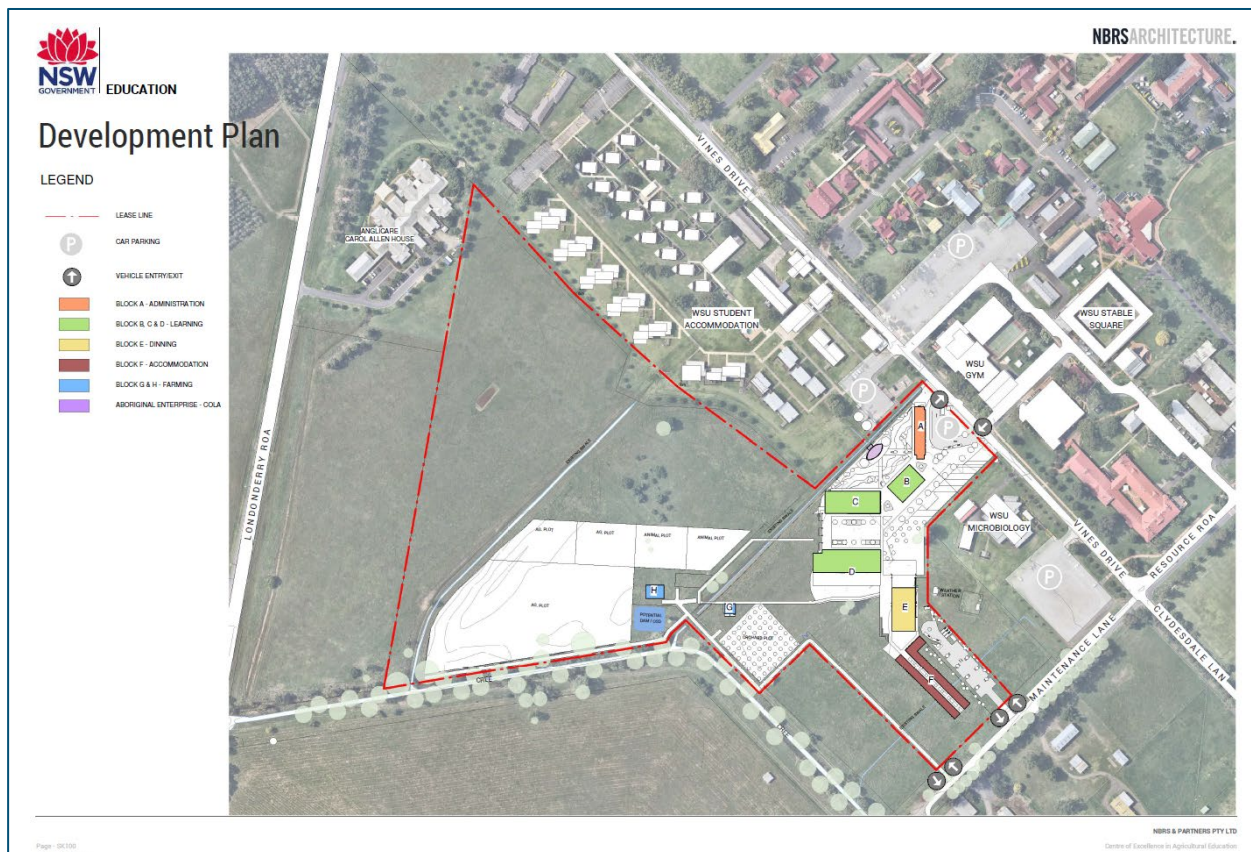


Figure 5: Development Plan for the site

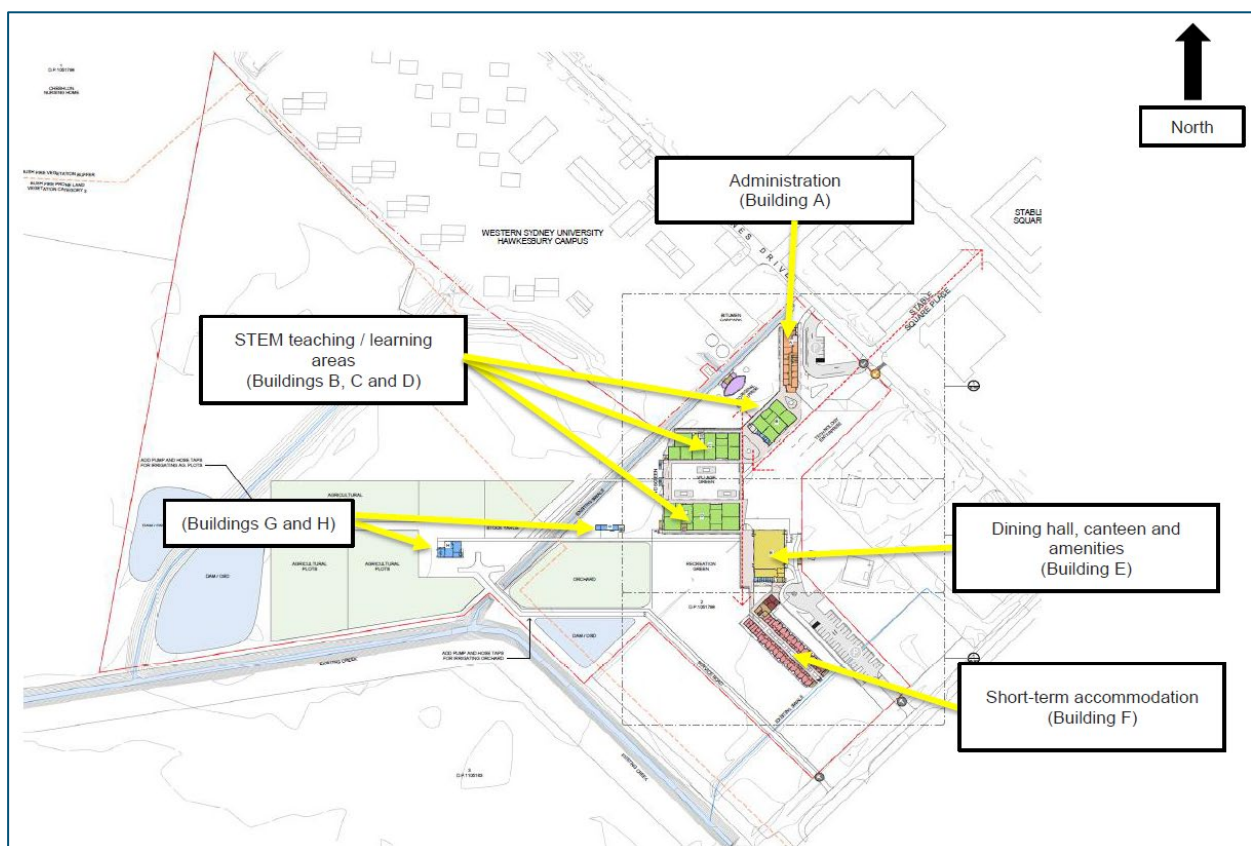


Figure 6: Proposed Site Plan



## **2.2 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.



## 3.0 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.

#### *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 89J 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 impact on relics.

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 first dot point and is an assessment of the archaeological potential of the site. A Statement of Heritage Impact, as a separate report, has been prepared to address the second dot point.



## 4.0 HISTORY

A detailed history is provided in the Hawkesbury Campus Conservation Management Plan prepared by NBRS (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 (NBRS 2011:17-18). The objectives of the College were (NBRS 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 (NBRS 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 (NBRS 2011:26-27).

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.

Following is a chronology of key aspects of the College (NBRS 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



YEAR	EVENT
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
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





YEAR	EVENT
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 (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



YEAR	EVENT
	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 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.

## 5.0 RESULTS

### 4.1 Site Inspection

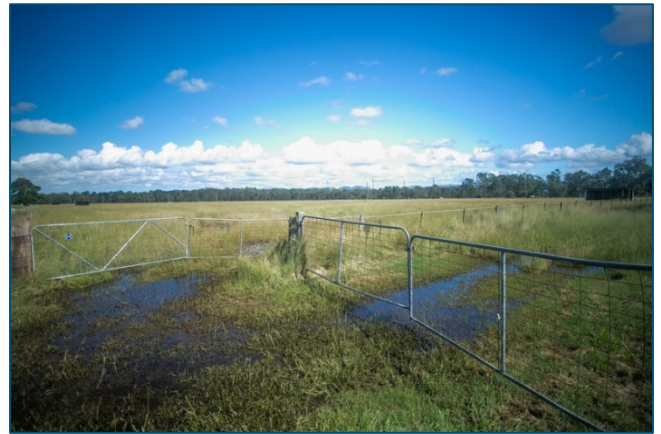
A site inspection was conducted by archaeologist David Nutley of Comber Consultants on 1<sup>st</sup> April 2021. The inspection was conducted in paddocks that were under a heavy cover of grass and with pooling water underfoot (Photographs 1 and 2). Due to these access constraints coverage was limited.

The study area is located in an area of Nepean River flats with a variation in elevation across the site of 2 metres. Three drainage channels are present and indicated by blue arrows in Figure 6. One of these, running north east to south west across the study area is shown in Photographs 3 and 4. This was intersected by a creek running south east to north west (Photograph 5). There was no indication that the level of the paddocks had been raised for the construction of buildings or other facilities. This is supported by the history outlined in Section 3 above. No extant structures were present apart from the fences and drainage lines, which are shown in Photograph 7.

The absence of built structures does not preclude the potential for individual items of agricultural equipment from being present, those these are most likely to be limited to horseshoes, fittings from harnesses or small tools. No items of State significance are predicted to be present.



**Photograph 1:** Overgrown paddocks in the study area. View to north.



**Photograph 2:** Approximately 100mm water underfoot across much of the study area. View to WNW.



**Photograph 3:** Concrete lined swale running north-east to south-west across the study area. View to north-east.



**Photograph 4:** Drainage ditch north west to south-east across study area. View to south west.



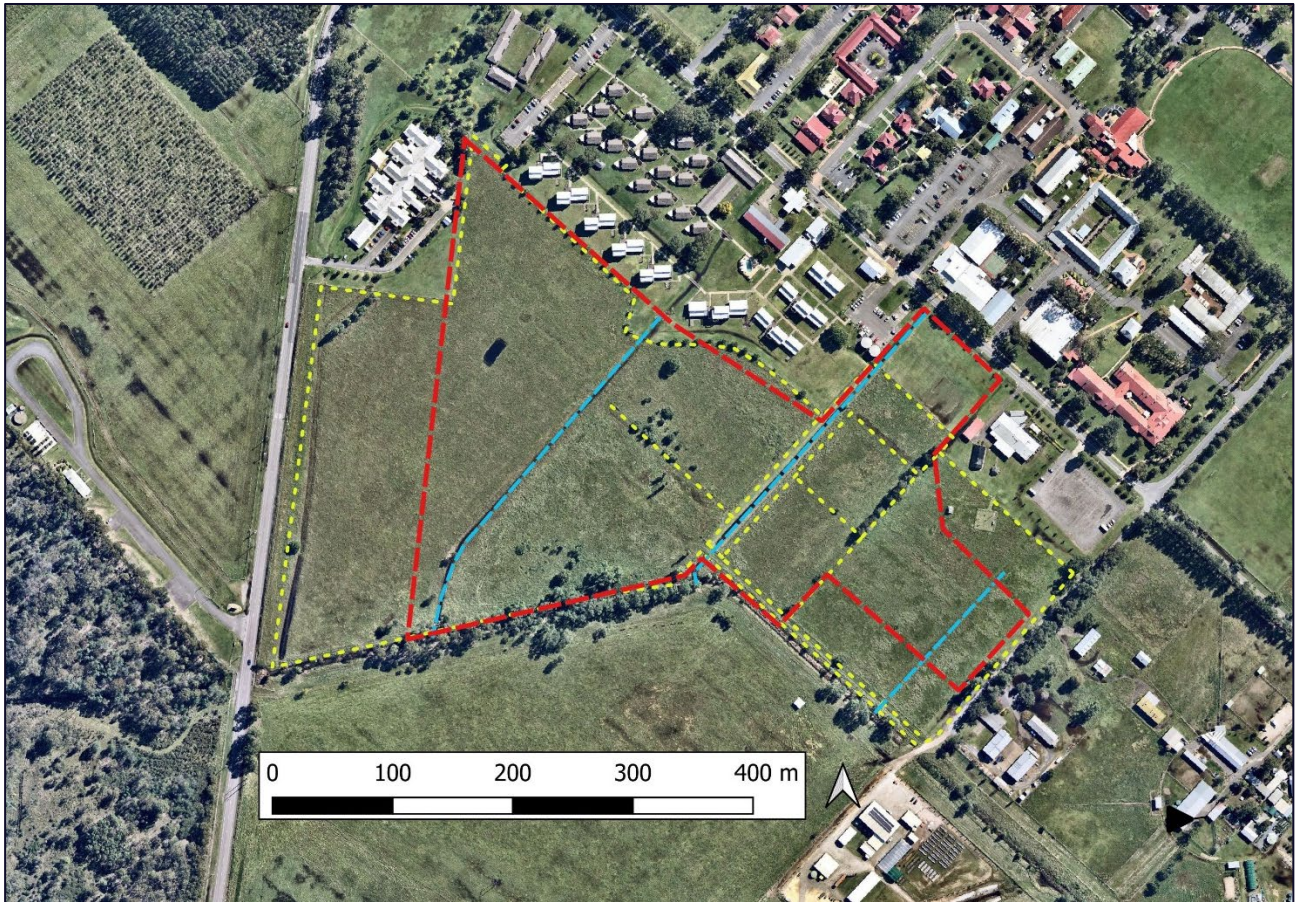


**Photograph 5:** Creek bed running north-east to south-west across the study area. View to north-west.



**Photograph 6:** Yellow arrows mark the location and direction of photographs. Blue arrows indicate existing drainage lines. The numbers indicate the photograph number. (Base image: SixMaps)





**Photograph 7:** Extent fences and drainage lines (Base image: Nearmap)

#### 4.2 Mitigation strategies

An archaeologist should be engaged to be on-call in the event of an unexpected find. If a feature or relic associated with the agricultural history of the study area are uncovered during construction work, the archaeologist should be contacted and should attend the site to identify the item/feature and assess the significance of the item/feature. All work should cease in the vicinity of the item/feature until the archaeologist has assessed the item and its context and provided advice.

#### 4.3 Summary

The history contained in this report indicates that the study area was used for grazing and agricultural purposes and that buildings were not constructed. The site inspection confirmed that there was no evidence of archaeological features, although fence lines and drainage lines were present. No items of significance were identified. If, during the course of the development, any unexpected finds are uncovered, an archaeologist should be contacted and advice sought. All work should cease in the vicinity of the item until advice has been provided by the archaeologist.

No further archaeological assessment or testing is required.



## 6.0 RECOMMENDATIONS

The following recommendations are made in consideration of:

- Legal requirements under the terms of the *Heritage Act 1977*.
- The research and analysis contained in this report.
- Results of the site inspection detailed in this report.

### **Recommendation 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 or archaeological potential. Therefore, the project can proceed without any constraints in respect of historical archaeology. No further archaeological assessment, testing or monitoring is required.

### **Recommendation 2:**

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.

### **Recommendation 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.





## REFERENCES

Department of Urban Affairs and Planning (DUAP), 1996. *Archaeological Assessments*.

Heritage Office, 2006. *Historical Archaeology Code of Practice*.

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