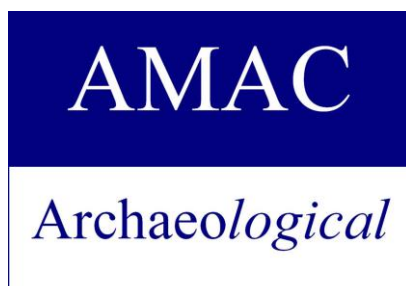
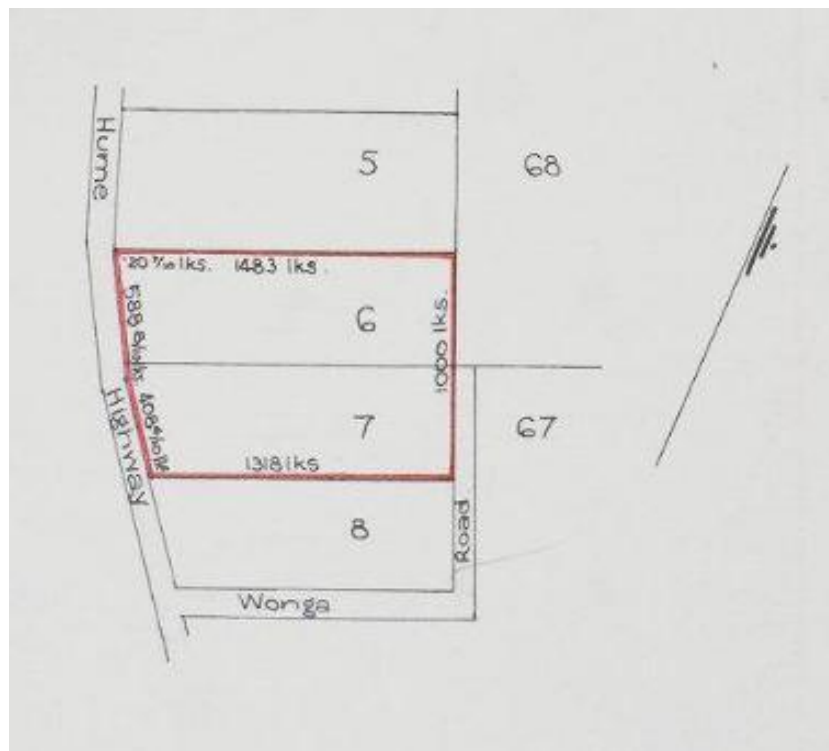


BASELINE ARCHAEOLOGICAL ASSESSMENT

**Picton High School
480 Argyle Street,
Picton NSW**



Prue Newton
Archaeological Management & Consulting Group

For
Billard Leece Partnership

On behalf of
Department of Education NSW

August 2018

Disclaimer

The veracity of this report is not guaranteed unless it is a complete and original copy.

This report may be inaccurate, incomplete, not original, or modified, if it appears in monochrome form and the signature below is a copy.

*Martin Carney
Director
(mobile 0411 727 395)*



Archaeological Management & Consulting Group

AEGIS HERITAGE Pty Ltd ACN 121 655 020

Ph (02) 9568 6093
Fax (02) 9568 6093
Mob 0411 727 395
E-mail amac@archaeological.com.au

Cover Image

1957 Crown Plan

Study site outlined in red.
NSW Land and Property Information, Historical Land Records Viewer, Volume
10339 Folio 200

CONTENTS	PAGE
TABLE OF FIGURES	2
1.0 INTRODUCTION	7
1.1 BACKGROUND	7
1.2 STUDY AREA	7
1.3 SCOPE	7
1.4 AUTHOR IDENTIFICATION	7
1.5 STATUTORY CONTROLS AND HERITAGE STUDIES	7
1.5.1 NSW Heritage Act 1977 (as amended)	7
1.5.2 National Parks and Wildlife Act (1974)	8
1.5.3 State Heritage Register and Inventory	9
1.5.4 National Heritage List	9
1.5.5 Commonwealth Heritage List	9
1.5.6 Wollondilly Local Environment Plan 2011	10
1.6 PREVIOUS HERITAGE STUDIES AND REPORTS	10
1.7 ACKNOWLEDGMENTS	10
2.0 SITE HISTORY	11
2.1 PRE-EUROPEAN HISTORY	11
2.2 EUROPEAN HISTORY OF PICTON	11
2.3 ORIGINAL GRANT	13
2.4 SUBSEQUENT OWNERS AND OCCUPANTS	13
2.4 DEVELOPMENT	17
3.0 PHYSICAL EVIDENCE	28
3.1 SITE DESCRIPTION	28
3.2 PROPOSED DEVELOPMENT	28
3.3 STATEMENT OF ARCHAEOLOGICAL POTENTIAL	42
4.0 ASSESSMENT OF SIGNIFICANCE	43
4.1 METHODOLOGY	43
4.2 IDENTIFICATION OF SIGNIFICANCE	44
4.3 STATEMENT OF CULTURAL SIGNIFICANCE	45
5.0 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT	46
6.0 RESULTS AND RECOMMENDATIONS	47
6.1 RESULTS	47
6.1.1 Documentary Research	47
6.1.2 Physical Evidence	47
6.1.3 Significance	47
6.2 RECOMMENDATIONS	47
6.3 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT	48
7.0 BIBLIOGRAPHY	49
8.0 APPENDICES	50
8.1 PRIMARY APPLICATION 1041	50
8.2 LPI VOL 10339 FOL 200	56

TABLE OF FIGURES

Figure 1.1	Site location	5
Figure 1.2	Aerial photograph showing the study site.....	6
Figure 1.3	Topographic map with site location.	6
Figure 2.1	1841 Plan.	18
Figure 2.2	1857 Sketch of Village of Lower Picton.	19
Figure 2.3	1866 Crown Grant.	20
Figure 2.4	1892 Parish Map.....	21
Figure 2.5	1894 Crown Plan.	21
Figure 2.6	1894 Crown Plan.	22
Figure 2.7	1898 Deposition Plan 3007.	22
Figure 2.8	1910 Photograph of the town of Picton from Vault Hill.	23
Figure 2.9	Reconstruction of the Great Southern Highway in 1929 in the Town of Picton	23
Figure 2.10	Part of the Great Southern Highway near Picton showing failed construction work by the Public Works Department	24
Figure 2.11	1919 Parish Map.....	25
Figure 2.12	1948 Parish Map.....	26
Figure 2.13	1957 Crown Plan.	26
Figure 2.14	1966 Crown Plan.	27
Figure 3.1	Picton High School (study site) bounded by Argyle Street (west) and Wonga Road (east). Facing east.....	30
Figure 3.2	Entrance to the carpark and bus station at Picton High School. Facing south east.	30
Figure 3.3	Exit to the carpark and bus station at Picton High School. Facing north east.....	31
Figure 3.4	Concrete footpath with two parallel fences fronting Argyle Street. Facing east.	31
Figure 3.5	Two courts at the south boundary of Picton High School. Facing east.	32
Figure 3.6	Large field backing onto Wonga Road and smaller field on the southern boundary. Facing east.	32
Figure 3.7	Demolition Plan.....	33
Figure 3.8	Proposed Development Buildings.	34
Figure 3.9	Lower Ground Floor Plan.	35
Figure 3.10	Ground Floor A.	36
Figure 3.11	Ground Floor B.	37
Figure 3.12	First Floor Plan.	38
Figure 3.13	Elevations – Sheet 2.	39
Figure 3.14	Elevations – Sheet 3.	40
Figure 3.15	Site Boundary including access works.	41

EXECUTIVE SUMMARY

Documentary Evidence

- The study site was part of a large grant of land to Charles Luis Rumker in 1822.
- There is no evidence for the 19th century use of the site. The chain of title suggests that it was owned by farmers who may have utilised the land as pasture.
- The Great Southern Road (later Hume Highway now Argyle St) was constructed in the early 19th century along the western boundary of the site. This road has undergone many phases of resurfacing including major works in the late 1920s.
- Picton High School was constructed on the site from the 1950s.

Physical Evidence and Significance

- The site currently contains a mid-late 20th century school.
- Proposed works entail the demolition of buildings to make way for new educational facilities. Landscaping, car parking and a new access road are also proposed.
- Historically the potential use of the site as agricultural land may have created archaeological features such as postholes, hoe marks and other ephemeral evidence however this is likely to have been disturbed by later development.
- There is a low potential for archaeological materials, such as sandstone road foundations, associated with the original alignment of the Great Southern Road.
- Remains of the original Great Southern Road have the potential to be of local significance.

Recommendations

- An Archaeological Work Method Statement should be prepared to provide a methodology for the archaeological inspection and monitoring of any works likely to impact the original fabric of the Great Southern Road.
- Should any unexpected relics be uncovered outside of this zone, works should cease, and an archaeologist should be contacted to inspect the find. This is considered unlikely for the site.

GLOSSARY

Term	Definition
AMAC	Archaeological Management and Consulting Group
Archaeological feature	Archaeological material which is not considered a relic in terms of the NSW Heritage Act 1977. For example- postholes, artefact scatters, cesspits or rubbish pits
DCP	Development Control Plan
DP	Deposited Plan
Former relic	A deposit, artefact, object or material evidence whereby the integrity of the relic is viewed to have been destroyed or disturbed to the point where it is no longer considered to hold any significance as a relic in terms of the NSW Heritage Act 1977.
Heritage Division	Formerly known as the Heritage Branch
LEP	Local Environment Plan
LGA	Local Government Area
LTO	Land Titles Office
NPW Act	National Parks and Wildlife Act 1974
OEH	NSW Office of Environment and Heritage (formerly known as the DECCW)
Relic	Defined by the NSW Heritage Act (see Section 1.5.3) as: “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 heritage significance”
S57	Refers to definition of Section 57 in the NSW Heritage Act 1977
S60	Refers to definition of Section 60 in the NSW Heritage Act 1977
S139	Refers to definition of Section 139 in the NSW Heritage Act 1977
S140	Refers to definition of Section 140 in the NSW Heritage Act 1977
SHI	State Heritage Inventory
SHR	State Heritage Register
Work	Archaeological material related to road and rail infrastructure which is not considered a relic in terms of the NSW Heritage Act 1977, however may retain an archaeological significance independent of the statutory definitions. The interpretation of a ‘work’ has been defined in consultation with the Heritage Division



Figure 1.1 **Site location**
Google Maps (accessed 10th August 2018)



Figure 1.2 Aerial photograph showing the study site
Six Maps (accessed 8th August 2018)

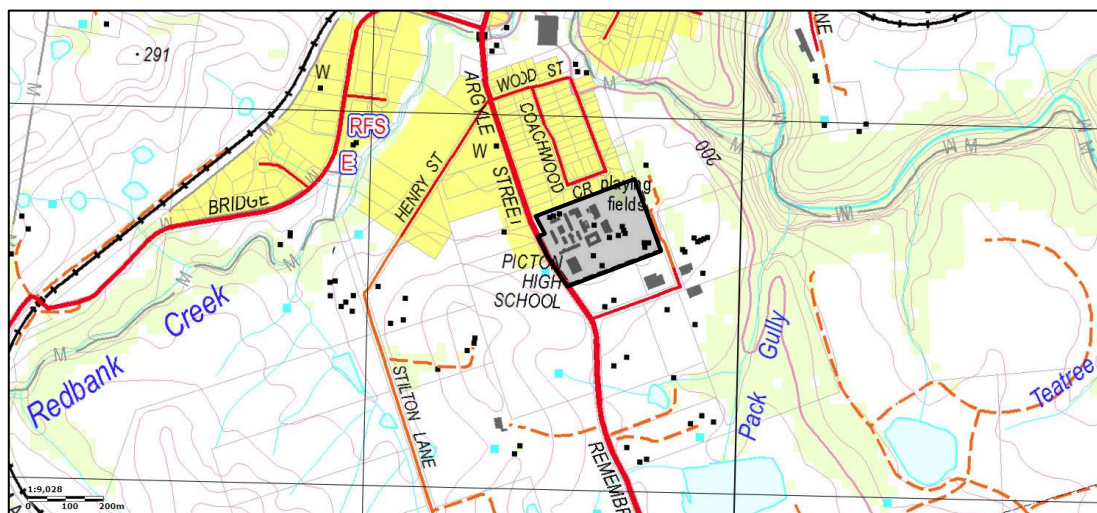


Figure 1.3 Topographic map with site location.
Study area outlined in black. Six Maps, LPI Online, accessed
15/11/2017.

1.0 INTRODUCTION

1.1 BACKGROUND

Billard Leece Partnership on behalf of Department of Education NSW has commissioned the Archaeological Management and Consulting Group to prepare a Baseline Archaeological Assessment. This report has been prepared in relation to State Significant Development #8640. The report conforms to Heritage Office Guidelines for Archaeological Assessment.¹

1.2 STUDY AREA

The study site is that piece of land described as Lot 2 of the Land and Property Information Deposited Plan 520158 forming the street address 480 Argyle Street, Picton, in the Parish of Couridjah, County of Camden.

1.3 SCOPE

This report does not consider the potential Aboriginal archaeology of the study site. However, any Aboriginal sites and objects are protected by the National Parks and Wildlife Act (see Section 1.5.2). A separate assessment and test excavation investigation for Aboriginal archaeology has been conducted by AMAC Group.

The heritage value of the structures currently standing on the study site is not assessed as part of this report.

The discovery of unknown and unassessed remains will require additional assessment.

1.4 AUTHOR IDENTIFICATION

This report was researched and written by Prue Newton and reviewed by Ivana Vetta.

The main collections used were the City of Sydney Archives, State Records of New South Wales, NSW Land and Property Information, State Library of New South Wales, and the National Library of Australia Trove online collection.

1.5 STATUTORY CONTROLS AND HERITAGE STUDIES

1.5.1 NSW Heritage Act 1977 (as amended)

The NSW Heritage Act 1977 affords automatic statutory protection to relics that form archaeological deposits or part thereof. The Act defines relics as:

- 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 heritage significance

¹ Heritage Office and Department of Urban Affairs and Planning (1996).

Sections 139 to 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.

1.5.2 National Parks and Wildlife Act (1974)

The *National Parks and Wildlife Act 1974* (as amended) affords protection to all Aboriginal objects and is governed by the NSW Office of Environment and Heritage. These objects are defined as:

any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.²

It is an offence to destroy Aboriginal objects or places without the consent of the Director-General.³ Section 86 discusses 'Harming or desecration of Aboriginal objects and Aboriginal places':

- (1) A person must not harm or desecrate an object that the person knows is an Aboriginal object. Maximum penalty:
 - (a) in the case of an individual-2,500 penalty units or imprisonment for 1 year, or both, or (in circumstances of aggravation) 5,000 penalty units or imprisonment for 2 years, or both, or
 - (b) in the case of a corporation-10,000 penalty units.
- (2) A person must not harm an Aboriginal object. Maximum penalty:
 - (a) in the case of an individual-500 penalty units or (in circumstances of aggravation) 1,000 penalty units, or
 - (b) in the case of a corporation-2,000 penalty units.
- (3) For the purposes of this section, "circumstances of aggravation" are:
 - (a) that the offence was committed in the course of carrying out a commercial activity, or
 - (b) that the offence was the second or subsequent occasion on which the offender was convicted of an offence under this section.

This subsection does not apply unless the circumstances of aggravation were identified in the court attendance notice or summons for the offence.
- (4) A person must not harm or desecrate an Aboriginal place. Maximum penalty:
 - (a) in the case of an individual-5,000 penalty units or imprisonment for 2 years, or both, or
 - (b) in the case of a corporation-10,000 penalty units.
- (5) The offences under subsections (2) and (4) are offences of strict liability and the defence of honest and reasonable mistake of fact applies.
- (6) Subsections (1) and (2) do not apply with respect to an Aboriginal object that is dealt with in accordance with section 85A.
- (7) A single prosecution for an offence under subsection (1) or (2) may relate to a single Aboriginal object or a group of Aboriginal objects.
- (8) If, in proceedings for an offence under subsection (1), the court is satisfied that, at the time the accused harmed the Aboriginal object concerned, the accused did not know that the object was an Aboriginal object, the court may find an offence proved under subsection (2).⁴

² Part 1 Section 5, National Parks and Wildlife Act 1974.

³ Part 6 Section 90 (1) National Parks and Wildlife Act 1974.

⁴ Part 6 Section 86, National Parks and Wildlife Act 1974.

1.5.2.1 Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW

In October 2010 DECCW (now the Office of Environment and Heritage) introduced the “Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW”.⁵ This code of conduct was released in response to changes in the NPW Act which now states “A person must not harm or desecrate an object that the person knows is an Aboriginal object” or that “A person must not harm or desecrate an Aboriginal place” (NPW Act, Amendment 2010). Individuals or organisations who are contemplating undertaking activities which could harm Aboriginal objects should consult this code or engage the services of an appropriately qualified archaeological consultant to carry out a Due Diligence study on any proposed development.

This code provides a process whereby a reasonable determination can be made as to whether or not Aboriginal objects will be harmed by an activity, whether further investigation is warranted, and whether the activity requires an Aboriginal Heritage Impact Permit (AHIP) application.

If through this or any other process which meets the standards of this code, such as the commission of an Environmental Impact Assessment, one has already taken reasonable steps to identify Aboriginal objects in an area subject to a proposed activity. Subsequently if it is already known that Aboriginal objects will be harmed, or are likely to be harmed by an activity, then an application should be made for an AHIP.

1.5.3 State Heritage Register and Inventory

The NSW State Heritage Register or Inventory is a list which contains places, items and areas of heritage value to New South Wales. These places are protected under the New South Wales Heritage Act 1977.

The site is not listed on the NSW State Heritage Register or Inventory.

1.5.4 National Heritage List

The National Heritage List is a list which contains places, items and areas of outstanding heritage value to Australia. This can include places and areas overseas as well as items of Aboriginal significance and origin. These places are protected under the Australian Government's EPBC Act.

The study site is not listed on the National Heritage List.

1.5.5 Commonwealth Heritage List

The Commonwealth Heritage List can include natural, Indigenous and historic places of value to the nation. Items on this list are under Commonwealth ownership or control and as such are identified, protected and managed by the federal government.

The study site is not listed on the Commonwealth Heritage List.

⁵ Office of Environment and Heritage,
<http://www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf>

1.5.6 Wollondilly Local Environment Plan 2011

The Wollondilly Shire Local Environmental Plan was endorsed in 2011. Heritage Conservation is discussed in Part 5; Section 5.10. The following section highlights the archaeological considerations of a site in relation to developments:

7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Schedule 5 of this plan lists Items of Environmental Heritage with heritage items listed in Part 1, Heritage Conservation areas listed in Part 2 and Archaeological Sites listed in Part 3. The study site is not listed as a heritage item.

1.6 PREVIOUS HERITAGE STUDIES AND REPORTS

1.6.1 AMAC Group and Streat Archaeological Services (2018) Aboriginal Cultural Heritage Report, Picton High School Redevelopment.

An Aboriginal Cultural Heritage report was prepared for Billard Leece Partnership on behalf of the Department of Education (DoE) in March 2018 for the proposed State Significant Development #8640 Picton High School. The report assessed whether the proposed development consisting of a three storey educational building, will impact and harm any objects and/or deposits of Aboriginal and/or archaeological significance. Background research indicated that the entirety of the study area had been undeveloped from the 19th Century – 21st Century and had been used for agricultural purposes which only pose an impact to the surface. The depth of the soil profile indicated that the soils may be intact, however after test excavation the soils were reassessed as being significantly disturbed.

The test excavation consisted of subsurface excavation, sieving and recording. The results concluded that no Aboriginal objects and/or deposits or features of cultural significance were identified during the programme of test excavation. Therefore, no further investigation was warranted, and works were able to proceed with caution. No historical relics were uncovered during this work.

1.7 ACKNOWLEDGMENTS

Mr Johnsen Lim of Billard Leece Partnership for his assistance during the reporting process.

2.0 SITE HISTORY

2.1 PRE-EUROPEAN HISTORY

It is generally accepted that Aboriginal occupation of Australia dates back at least 40,000 years.⁶ The result of this extensive and continued occupation which includes the Sydney region has left a vast amount of accumulated depositional evidence and the Cumberland Lowlands is no exception. The oldest date generally considered to be reliable for the earliest occupation around the region comes from excavations at Parramatta which contain objects or features which have been dated to 30,735 ± 407 BP.⁷

The majority of reliably dated archaeological sites within the region are less than 5,000 years old which places them in the mid to late Holocene period. A combination of reasons has been suggested for this collection of relatively recent dates. There is an argument that an increase in population and 'intensification' of much of the continent took place around this time, leading to a great deal more evidence being deposited than was created as a result of the sparser prior occupation period. It is also the case that many archaeological sites along the past coastline may have been submerged as the seas rose approximately to their current level around 6,000 years ago. This would have had the effect of covering evidence of previous coastal occupation. In addition, it is also true that the acidic soils which are predominate around the Sydney region do not allow for longer-term survival of sites.⁸

Different landscape units not only influence the preservation of sites but can determine where certain site types will be located. Across the whole of the Sydney Basin, the most common Aboriginal archaeological site type is occupation evidence within Rock Shelters. However, the most common Aboriginal archaeological site type in the Cumberland Lowlands is Open Artefact Scatters or Open Campsites, which are locations where two or more pieces of stone show evidence of human modification. These sites can sometimes be very large, with up to thousands of artefacts and include other habitation remains such as animal bone, shell or fireplaces [known as *hearths*].⁹ Many hundreds of artefact sites have been recorded within the Cumberland Lowlands. This is despite the fact that at least 50% of the Cumberland Lowlands has already been developed to such an extent that any archaeological evidence which may have once been present has been destroyed.

2.2 EUROPEAN HISTORY OF PICTON

Picton lies between the terraces of the Hawkesbury/Nepean River System and is in the vicinity of major tributaries such as the Nepean River and minor ones including Stonequarry Creek and Redbank Creek. The first explorers to venture into the Picton area was ex-convict John Wilson and his party in 1798. The area was originally called Stonequarry after the creek and the current Picton was not the original site but was a private town.

⁶ Attenbrow 2002 p.20 - 21 & Kohen et al 1983

⁷ McDonald et al 2005

⁸ Hiscock 2008 p. 106

⁹ Attenbrow 2002 p. 75 – 76

In the early 1800s a southern route from Sydney, surveyed by James Meehan had been established called the Great Southern Road which bisected Picton and later became known as the Hume Highway. The original village and government town of Picton was situated south of the current town and established in 1821. This resulted in people referring to this area as Upper Picton or Redbank. It was located on Redbank Reserve and was bounded by Prince Street on the north side, Stonequarry Creek on the east, Redbank Creek as its southern boundary and Rumker Street as the western boundary.¹⁰ Prior to the establishment of the settlement, a substantial amount of cattle went missing from the Sydney Cove settlement. The government sent a group of people to locate them and in 1795 the herd, which had multiplied, were found near the Nepean River. The government decided to keep the cattle there as they saw an opportunity for breeding them for the colony.¹¹ The government sealed off the area between the Nepean and Warragamba Rivers to the north, Nattai Mountains to the west, south on the Bargo River and on to the east to the Nepean River and called it 'The Cowpastures'. This remained this way until the 1820s when the government decided this area would be a good location for a new settlement.

Major Henry Colden Antill received the first land grant in 1822 at what was called the district of Picton. There is some discussion on the origin of the name Picton with the most common explanation being that Major Antill may have called it after General Sir Thomas Picton whom was a soldier and friend.¹² In April 1840 George Harper advanced on the private town on Antill's land and advertised that allotments would be for sale by auction in the township of Stonequarry. These allotments would be up to one acre in size and located either side of the new southern highway on the southern side of Stonequarry Creek.¹³ The private town was not successful and in 1845 the government employed surveyor Galloway to survey the area south of the private town for blocks of land. The blocks were all sold by 1855 and land was reserved for a church, school and courthouse. Although the private town north of the new town was already called Picton the government used the same name. This caused many issues and a petition was created to rename the government village Redbank, however the government decided to call it Upper Picton in 1847 (Figure 2.1-Figure 2.2).¹⁴

A number of historic buildings were erected in the 19th century including: the George IV Inn constructed in 1839, Picton Old Main Railway Tunnel in 1867, the Victoria Bridge which is a timber trestle bridge that crosses Stonequarry Creek (opened in 1897), and in 1863 a stone viaduct called the Picton Railway Viaduct that also crosses Stonequarry Creek and is still in use. There was some disagreement between the government and the locals in regard to Upper and Lower Picton which caused division. Eventually the private town flourished, and the government town dwindled. Much of the area was used for agricultural purposes especially south of the original townships where the study site is located.

In 1928 Government Gazette No. 110 proclaimed that the Great Southern Road route via Picton was a State highway and it was now called either the Hume

¹⁰ L. Vincent (1995).

¹¹ L. Vincent (1995).

¹² Early Days of Picton (1946, November 14). *The Picton Post (NSW : 1907 - 1954)*, p. 6. accessed August 17, 2018, from <http://nla.gov.au/nla.news-article111264066>

¹³ L. Vincent (1995).

¹⁴ L. Vincent (1995).

Highway or Great Southern Highway, upgrade works were carried out to the road during the 1920s (Figure 2.9-Figure 2.10).¹⁵

Moving into the 20th and 21st century increased building development has continued southward along the main road (Figure 2.8). The government used the undeveloped agricultural for the sites of new infrastructure including Picton High School which was constructed in 1958 on Argyle Street / Hume Highway and was a co-educational comprehensive school. The school has strong links to its local community and feeder primary schools.

2.3 ORIGINAL GRANT

The land was originally granted to Charles Luis Rumker (1788-1862) who came free to Sydney from Germany on the *Prince Regent* in 1821.¹⁶ Rumker was an accomplished astronomer working out of multiple observatories including Hamburg, Lisbon and Parramatta. In 1854 he received a gold medal for his work from the Royal Astronomical Society. Prior to this achievement in 1822 Governor Sir T. Brisbane granted Rumker 1000 acres at Picton which he called 'Stargard'. The land was described as "land that was bound by Redbank and Stonequarry Creek to the north, Stonequarry Creek continuing to the east, south of a line bearing west 57 chains to Argyle Road and to the west of a road leading to Redbank Creek".¹⁷ In 1823 it is said that Rumker retired to 'Stargard' and his farm.¹⁸ In 1828, Rumker was granted another 1000 acres and later, in 1833, and additional 200 acres extending his land southward to Myrtle Creek.¹⁹ The property 'Stargard' forms the north portion of land initially granted to Rumker and is not in the direct vicinity of Lot 2, the study site.

2.4 SUBSEQUENT OWNERS AND OCCUPANTS

In 1844, Rumker released 1200 acres of his 2200-acre property to Reverend William Lumsdaine which was certified in 1866 (Table 2.1).²⁰ Lumsdaine was a Presbyterian Minister at Richmond in 1843-4.²¹ In the same month that the Certificate of Title was granted, Lumsdaine sold the portion of land to Thomas Adris Hilder.²² Hilder was a publican according to a police gazette notifying theft of a saddle and bridle out of his stables in Picton.²³ Sarah Jane Crispe and Hilder were married in 1858 and had two recorded children, Amy and Thomas (Jnr).²⁴ Prior to Hilder's death in 1896 he subdivided the land and

¹⁵ <http://www.rms.nsw.gov.au/documents/projects/south-western/hume-highway/history-begins-with-a-road.pdf>

¹⁶ Reel PRO 66 Vol. 10/19 & 10/20, published in "General Muster List of New South Wales 1823/1824/1825", edited by Carol J. Baxter, published by ABGR, Sydney, 1999.

¹⁷ No 1041.

¹⁸ G. F. J. Bergman (1960), p. 46.

¹⁹ No 1041

²⁰ No 1041, Vol 23 Fol 88.

²¹ Early Days Of Picton (29 August 1946). *The Picton Post* (NSW : 1907 - 1954), p. 1. accessed August 17, 2018, from <http://nla.gov.au/nla.news-article111264968>.

²² Vol 24 Fol 13.

²³ New South Wales (1862), Police Gazettes 1854-1930, Thomas A Hilder, p. 56.

²⁴ BMD m. 521/1858; Amy 11580/1859 and Thomas Jnr 12538/1862.

sold Lots 5 and 6 to Florence Maude Teale and Lot 7 and 8 to Ada Mary Bradbury in 1894.²⁵

Lot 5 and 6

The portion of land sold to Teale in 1896 consisted of 14 acres, 2 roods and 29 ¼ perches.²⁶ Teale had the property until 25th February 1924 where after the property was transferred to Edward James Fairley who was a well-known farmer in the Picton area. Edward was married to Margaret Agnes Bollard in 1914 and the property was transferred to his wife on the 20th October 1927.²⁷ Mrs Fairley owned the property for a further 24 years until she sold the property on the 3rd May 1951 to joint tenants, Gordon Lachlan Nicholson, Alfred George Turner and her son Edward John Fairley whom were all farmers.²⁸ On June 7th 1957 Lot 6 along with Lot 7 (study site) was transferred to the crown, Majesty Queen Elizabeth the Second for government use.²⁹

Lots 7 and 8

On the 4th June 1894 Hilder sold a portion of the property containing Lot 7 and 8 to Ada Mary Bradbury. Transmission of the title occurred in 1923 where the property was put under Ada's husband, George Bradbury.³⁰ George was a well-known clerk and the secretary for the first agricultural show held in Picton.³¹ Bradbury transferred the property to Edward Fairley on the 18th January 1924 and as previously discussed later in that same month purchased Lots 5 and 6 that are situated north of the allotments and adjacent to Lot 7.³² On the 20th October 1927 the property was transferred to his wife Margaret Agnes Fairley whom on the 3rd May 1951 sold it to the same joint tenants Gordon Lachlan Nicholson, Alfred George Turner and her son Edward John Fairley. The government became the proprietor of both Lots 6 and 7 on June 7th, 1957.³³

²⁵ BMD 7662/1896. Lots 5 and 6 – Vol 1118 Fol 2; Lots 7 and 8 - Vol 1130 Fol 31.

²⁶ Vol 1118 Fol 2

²⁷ BMD 1456/1914. Vol 1118 Fol 2

²⁸ Vol 1118 Fol 2.

²⁹ Vol 7302 Fol 111

³⁰ Vol 1130 Fol 31.

³¹ MR. GEORGE BRADBURY (1943, August 5). *The Picton Post* (NSW : 1907 - 1954), p. 3. accessed August 17, 2018, from <http://nla.gov.au/nla.news-article111265609>.

³² Vol 1130 Fol 31.

³³ Vol 7302 Fol 111

Table 2.1 - Title

Date	Title Information	Reference
9 July 1822	Crown Grant To: Charles Luis Rumker 1000 acres	Primary App. No.1041
27 December 1828	Certificate of Title To: Charles Luis Rumker 1000 acres	Vol 10339 Fol 200
28 November 1833	Certificate of Title To: Charles Luis Rumker 200 acres	Primary App. No.1041
14 September 1844	Release From: Charles Luis Rumker To: Reverend William Lumsdaine	Primary App. No.1041
3 January 1866	Certificate of Title To: Reverend William Lumsdaine 1200 acres	Vol 23 Fol 88
18 January 1866	Certificate of Title From: Reverend William Lumsdaine To: Thomas Adris Hilder 1200 acres	Vol 24 Fol 13
LOT 5 & 6 (Lot 6 study site)		
30 January 1894	Certificate of Title From: Thomas Adris Hilder Subdivides the land To: Florence Maude Teale Lots 5 and 6 (6 being part of the study site) 14 acres, 2 roods and 29 ¼ perches	Vol 1118 Fol 2
25 February 1924	Transfer From: Florence Maude Teale To: Edward James Fairley (farmer)	Vol 1118-Fol 2

20 October 1927	Transfer From: Edward James Fairley (farmer) To: Margaret Agnes Fairley (wife)	Vol 1118- Fol 2
3 May 1951	Transfer From: Margaret Agnes Fairley To: Gordon Lachlan Nicholson, Alfred George Turner and Edward John Fairley (farmers)	Vol 1118- Fol 2
7 June 1957	Queen Elizabeth II (The government) Lots 6 & 7	Vol 7302 Fol 111
LOT 7 & 8 (Lot 7 study site)		
4 June 1894	Certificate of Title From: Thomas Adris Hilder Subdivides the land To: Ada Mary Bradbury Lot 7 and 8 (7 being part of the study site) 13 acres and 27 perches	Vol 1130 Fol 31
21 December 1923	Transmission From: Ada Mary Bradbury To: George Bradbury (husband)	Vol 1130 Fol 31
18 January 1924	Transfer From: George Bradbury To: Edward James Fairley (farmer)	Vol 1130 Fol 31
20 October 1927	Transfer From: Edward James Fairley (farmer) To: Margaret Agnes Fairley (wife)	Vol 1130 Fol 31
3 May 1951	Transfer From: Margaret Agnes Fairley To: Gordon Lachlan Nicholson, Alfred George Turner and Edward John Fairley (farmers)	Vol 1130 Fol 31
7 June 1957	Queen Elizabeth II (The government) Lots 6 & 7	Vol 7302 Fol 111

2.4 DEVELOPMENT

The study site was part of an original grant dating to 1822 given to Charles Luis Rumker. By 1833 Rumker owned a total of 2200 acres of land which he had developed the north portion as his farm and called it 'Stargard'. The remaining land south of 'Stargard' continued to be used as breeding pastures for the government's cattle.

The Great Southern Road (later Hume Highway) was constructed in the early 19th century and followed the old route of Argyle Street which can be seen on an 1841 Plan of the Picton District (Figure 2.1). The Private town of Picton and the government village of Picton, called Upper Picton, were constructed by the mid-19th century however the study site was situated further south of these areas and rarely planned on surveys (Figure 2.1- Figure 2.2). In 1844 the 1000 acres sold to Lumsdaine was located southward in the Stone quarry and Redbank creek area and the further 200 acres on the Nepean River. An 1866 Crown Plan is the first known survey that surveys the area in which the study site is located (Figure 2.3). There is no boundaries or evidence that suggests any structures on the site and appears to be undeveloped, used as grazing land for livestock.

A Parish map dating to 1892 demonstrates that the land still remains vacant (Figure 2.4). Hilder subdivided the land and sold Lots 5 and 6 (Lot 6 being part of the study site) to Florence Maude Teale and Lots 7 and 8 (Lot 7 being the other part of study site) to Ada Mary Bradbury. Lot 5 and 6 contained 14 acres, 2 roods and 29 ¼ perches whereas Lots 6 and 7 was 13 acres and 27 perches (Figure 2.5- Figure 2.6). Both 1894 plans demonstrate the Great Southern Road to the west of the allotments and Wonga Road to the east of Lot 7. The lot boundaries are defined however these lots were still being sold in large bundles suggesting that the land was undeveloped. This is further shown in an 1898 Deposition Plan showing again the sale of large portions of the allotments with no indication that any had been selected for development (Figure 2.7). A photograph of the town of Picton taken in 1910 does not specifically show the study site however the land outside of the town centre appears largely undeveloped and used for agricultural purposes (Figure 2.8). The land south of the Village of Picton appears to be used for agricultural activities for majority of the early and mid-20th century (Figure 2.11-Figure 2.12).

In 1924 both Teale and George Bradbury sold their allotments to Edward James Fairley. The Fairley family were well known farmers in the Picton area and had both properties up until 1951, where two new tenants Gordon Lachlan Nicholson and Alfred George Turner both farmers, with John Fairley purchased the property. When the Lots 6 and 7 were sold to the government, there is no indication that structures had been built on the property (Figure 2.13). Considering the land had been used by a succession of farmers it is highly likely the study site has only been utilised as grazing paddocks and agricultural activities until its purchase by the government. The Great Southern Highway (later Hume Highway), underwent major phase of reconstruction during the late 1920s (Figure 2.9-Figure 2.10). This road, which borders the west of the site, was regraded and resurfaced during this time. The government instructed the construction of Picton High School on the study site in 1958 within the boundaries of Lot 2 former Lots 6 and 7 (Figure 2.14). This forms the first known development phase of the site.

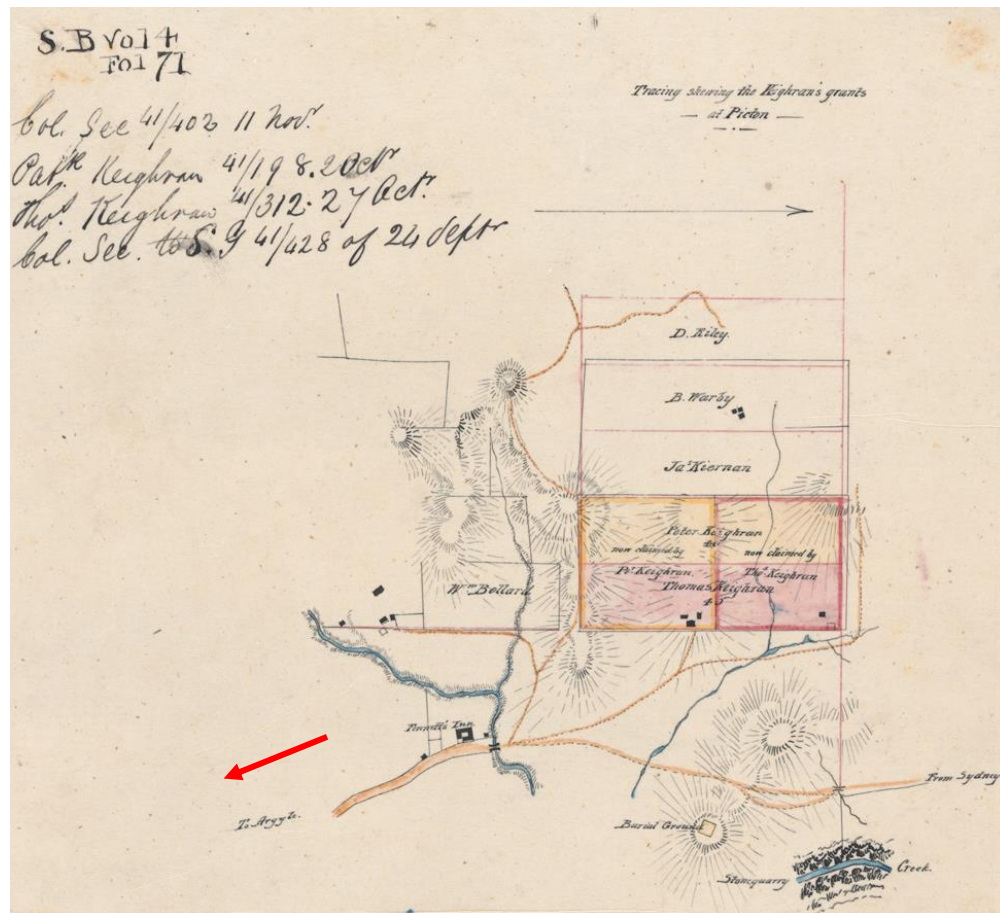


Figure 2.1

1841 Plan.

Tracing showing land grants. Study site is located south of the plan indicated by red arrow.

NSW Land and Property Information, Historical Land Records Viewer, Book 4 Folio 71.

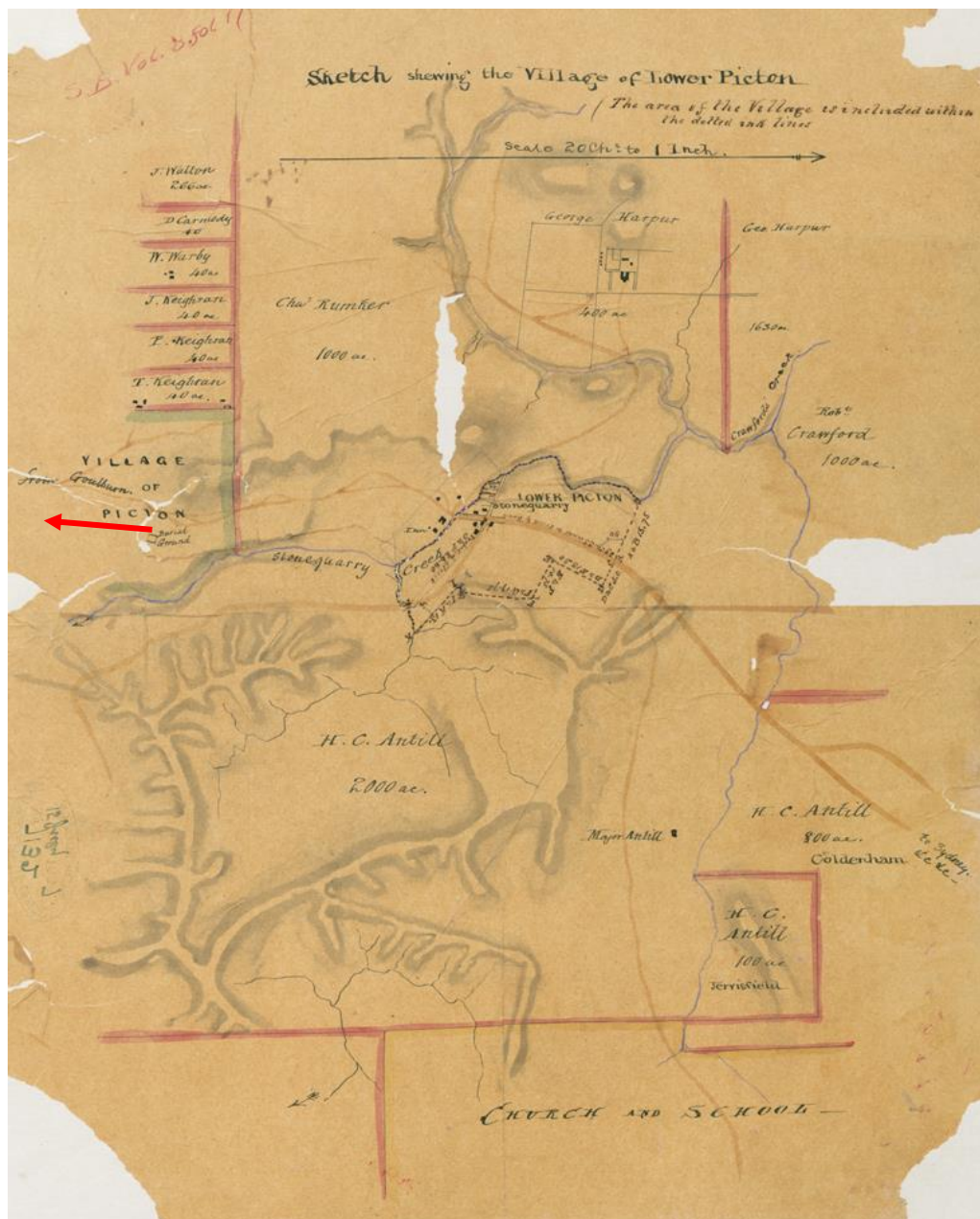


Figure 2.2 1857 Sketch of Village of Lower Picton.
Study site is located south of the sketch indicated by the red arrow.
NSW Land and Property Information, Historical Land Records Viewer,
Book 8 Folio 17.

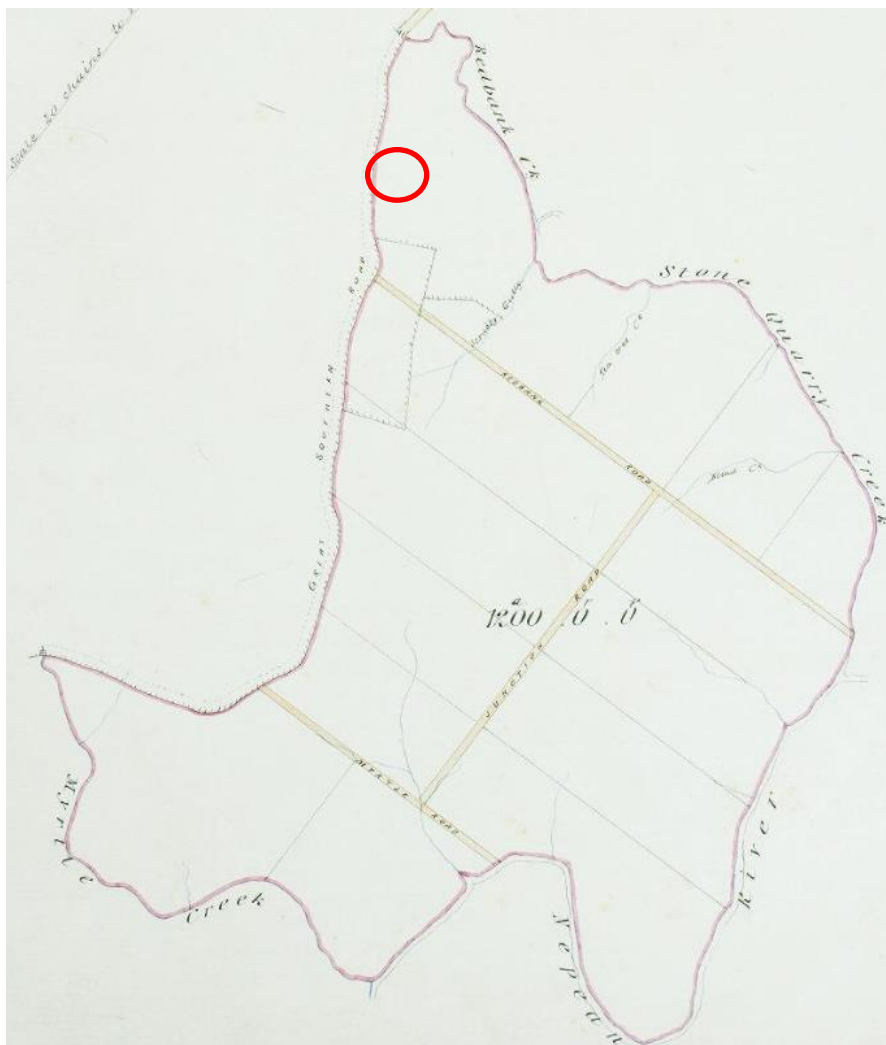
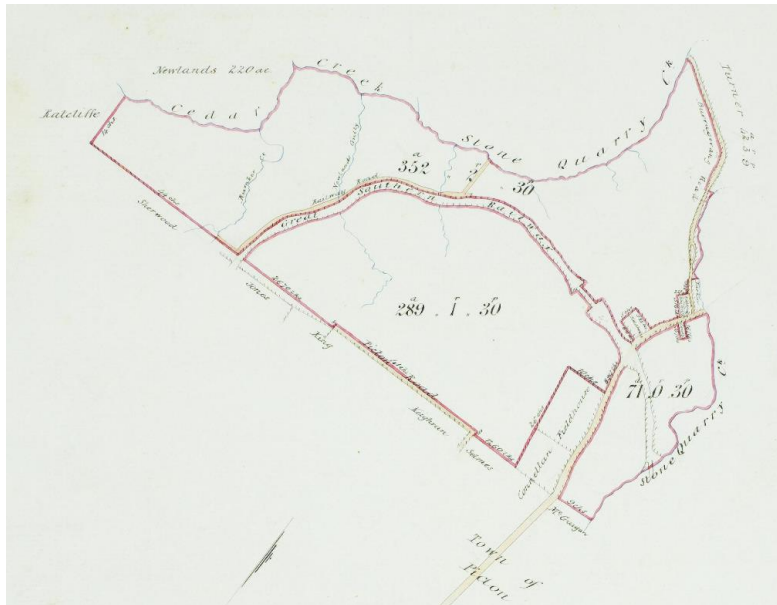


Figure 2.3 **1866 Crown Grant.**
Approximate location of study site outlined in red
NSW Land and Property Information, Historical Land Records Viewer,
Volume 23 Folio 88.



Figure 2.4 1892 Parish Map.
Approximate study site outlined in red
Map F, Reference 21.

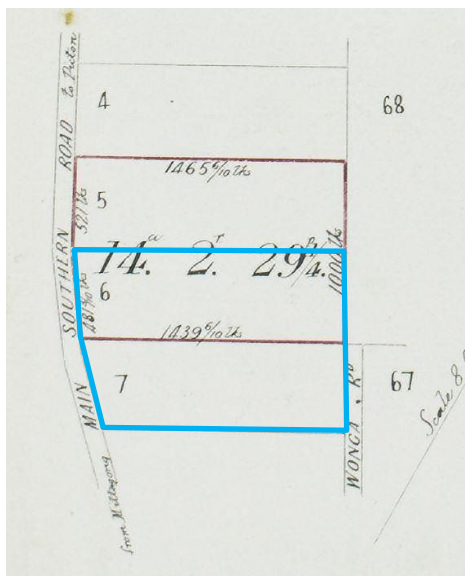


Figure 2.5 1894 Crown Plan.
Lots 5 and 6 indicated in red showing purchase and study site outlined
in blue. NSW Land and Property Information, Historical Land Records
Viewer, Volume 1118 Folio 2

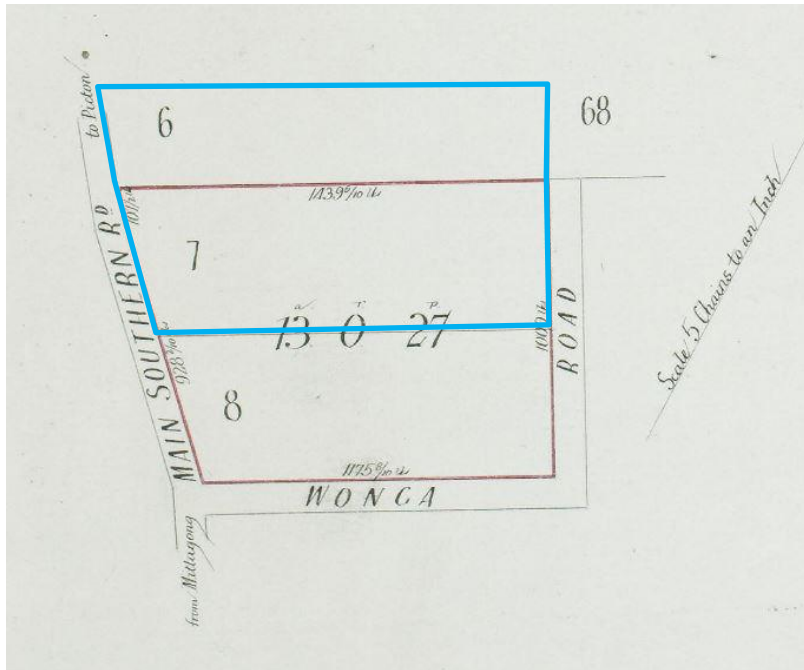


Figure 2.6 1894 Crown Plan.
 Lots 7 and 8 outlined in red and the study site outlined in blue.
 NSW Land and Property Information, Historical Land Records Viewer,
 Volume 1130 Folio 31

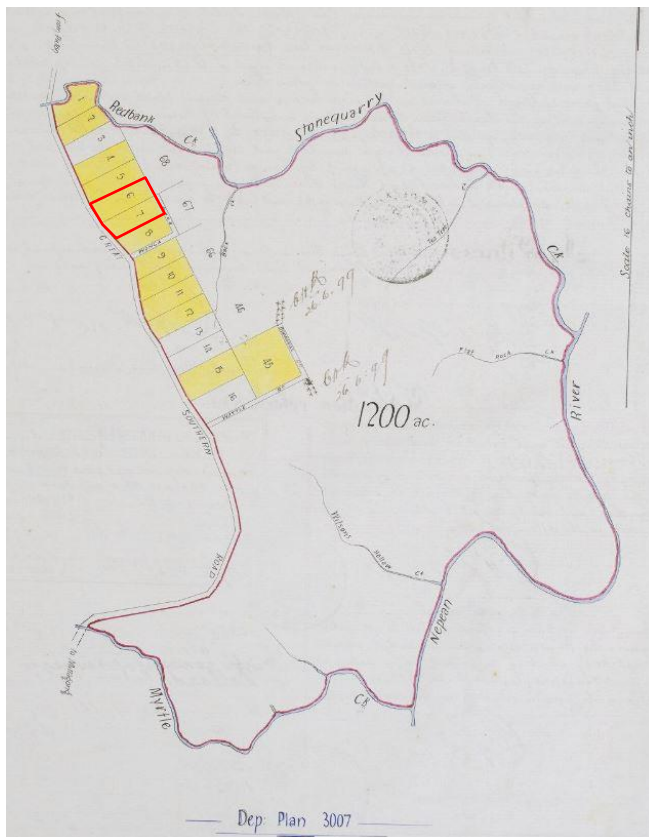


Figure 2.7 1898 Deposition Plan 3007.
 Study site outlined in red.
 NSW Land and Property Information, Historical Land Records Viewer,
 Volume 1252 Folio 163



Figure 2.8 1910 Photograph of the town of Picton from Vault Hill.
Campbelltown City Library, Local Studies Collection.



Figure 2.9 Reconstruction of the Great Southern Highway in 1929 in the Town of Picton
E131, Photographs of metropolitan, country roads ferries etc., and miscellaneous operations, New South Wales, NSW State Records



Figure 2.10 Part of the Great Southern Highway near Picton showing failed construction work by the Public Works Department
E133, Photographs of metropolitan, country roads ferries etc., and miscellaneous operations, New South Wales, NSW State Records

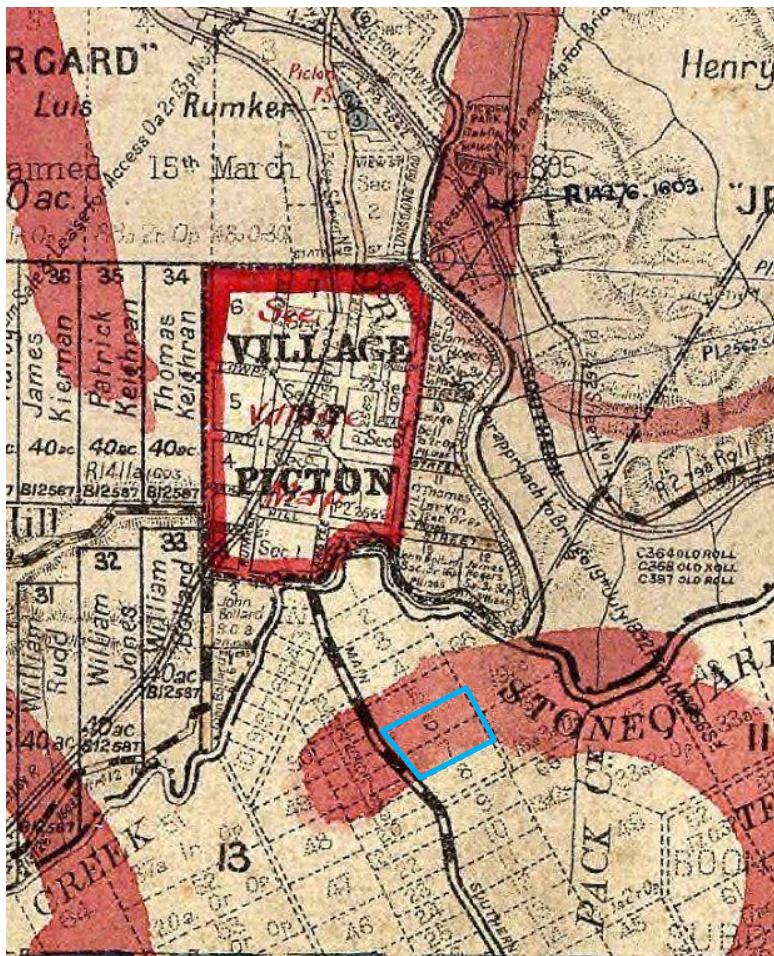


Figure 2.11 1919 Parish Map.
Study site outlined in blue
NSW Land and Property Information, Historical Land Records Viewer,
A.O. Map No. 20297.

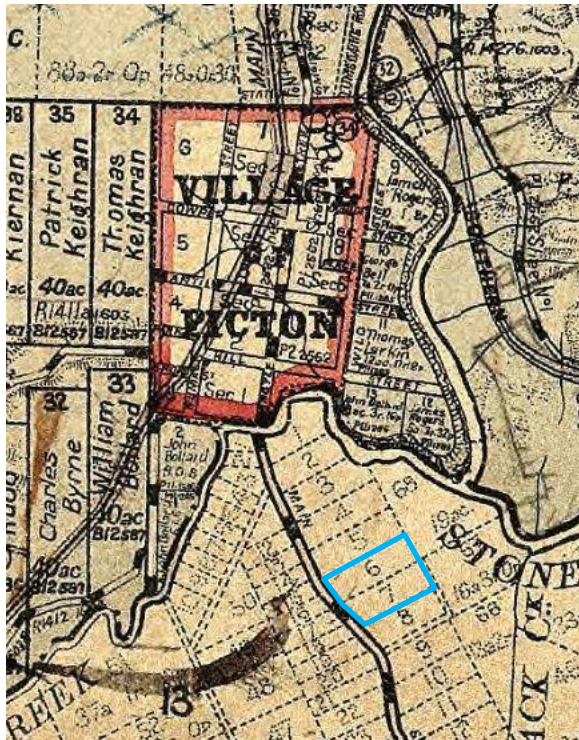


Figure 2.12 1948 Parish Map.
Study site outlined in blue.
NSW Land and Property Information, Historical Land Records Viewer,
A.O. Map No. 20298.

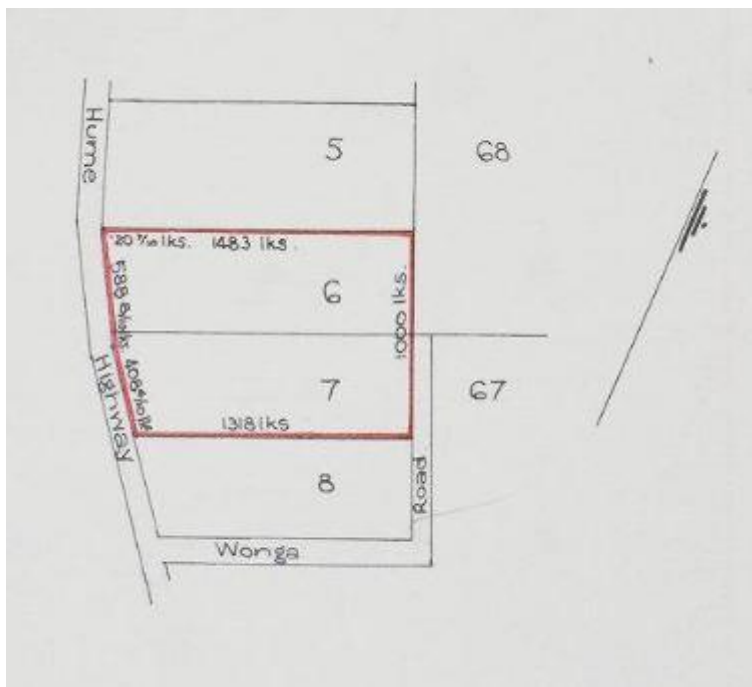


Figure 2.13 1957 Crown Plan.
Study site outlined in red.
NSW Land and Property Information, Historical Land Records Viewer,
Volume 10339 Folio 200.

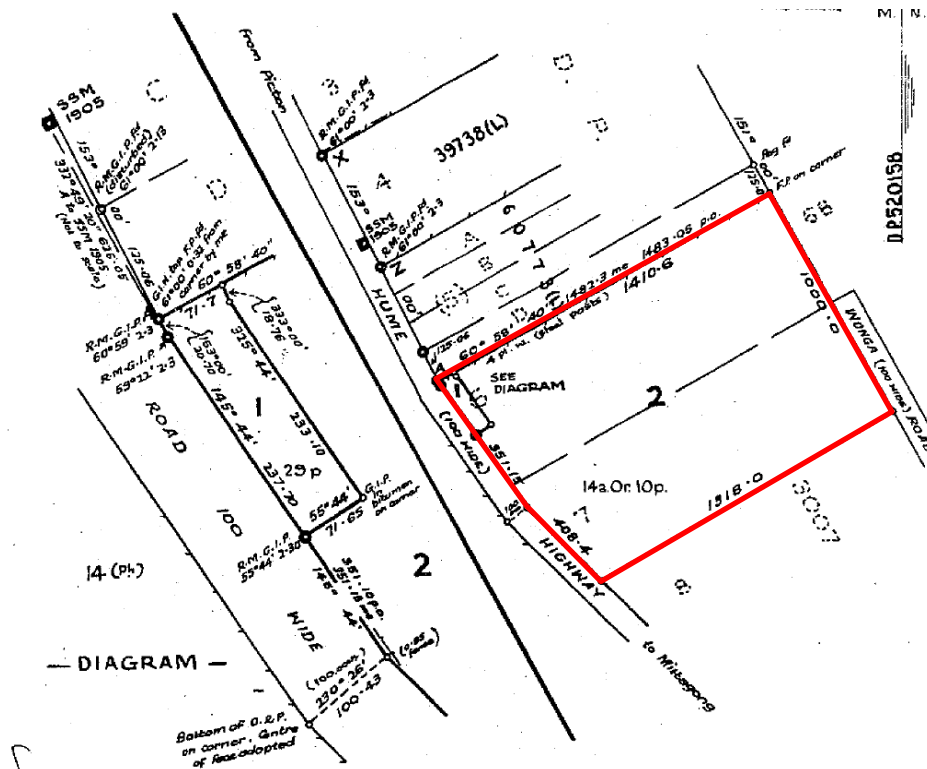


Figure 2.14 1966 Crown Plan.
Shows the study site outlined in red.
NSW Land and Property Information, Historical Land Records Viewer,
Volume 10339 Folio 200

3.0 PHYSICAL EVIDENCE

3.1 SITE DESCRIPTION

The street address for the study site is 480 Argyle Street, Picton NSW. It is bounded by Argyle Street on the west and Wonga Road to the east. The study area contains the current Picton High School (Figure 3.1).

The study area currently contains multiple educational buildings which cover the entire portion of the site excluding the north-east strip where a sporting field is located. Access to the carpark and bus station is via Argyle Street in the north west corner and the exit is approximately 60 metres south of the access (Figure 3.2 - Figure 3.3). Fronting Argyle Street is a low metal fence with a concrete footpath. Parallel to the fence is a second higher fence that contains the educational buildings (Figure 3.4).

There are two courts in the southwest portion of the site along the southern boundary (Figure 3.5). A large rectangular sporting field occupies the north east area backing onto Wonga Road and a smaller square field is situated in the centre of the southern boundary (Figure 3.6).

The allotment contains a large number of trees and vegetation across the street but more densely situated along the northern boundary.

3.2 PROPOSED DEVELOPMENT

The proposed development forms State Significant development (SSD) application #8640 for the redevelopment of Picton High School (Figure 3.7 - Figure 3.15). The proposed build consists of 3 floors of education spaces (Ground floor, lower floor and first floor). The tiered building design utilises the stepped terrain of the site for accessibility. The highest point of the proposed roof sits at RL 22.47, while the lowest point of the development is RL 21.35, making the building approximately 11.2m in height. The topography is raised towards the west and declines towards the east in a terraced effect, therefore the ground level of the building towards the west is 3.5m higher than the base of the lower ground level at the eastern end. (Figure 3.12)

Significant landscaping has been proposed including terraced grass spaces at the northern end to align with the tiered nature of the building design and topography. External facilities have either been amended or added such as the proposed new service delivery access road along the south-eastern boundary, as well as carparking facilities along the western, northern and southern perimeter.

BLP Area Calculations:

- Total Site Area = 56900sqm
- Argyle Street (RMS land within boundary) = 750 sqm
- Argyle Street road upgrades area = 3634 sqm
- Total Argyle Street area of proposed work = 4384 sqm
- Wonga Road (Council land) = 2750sqm

This redevelopment also includes works within Argyle Street (Great Southern Road/former Hume Highway) out the front of the current school boundary as well as within Wollondilly Council land at the SE corner of the school boundary.

Aboriginal test excavation that commenced in January 2018 by AMAC Group reported that the soil was found to be significantly disturbed and no Aboriginal objects and/or features of cultural and archaeological significance were found.



Figure 3.1 Picton High School (study site) bounded by Argyle Street (west) and Wonga Road (east). Facing east.
Google Maps (accessed 16/8/2018).



Figure 3.2 Entrance to the carpark and bus station at Picton High School. Facing south east.
Google Maps (accessed 16/8/2018).



Figure 3.3 Exit to the carpark and bus station at Picton High School. Facing north east.
Google Maps (accessed 16/8/2018).



Figure 3.4 Concrete footpath with two parallel fences fronting Argyle Street. Facing east.
Google Maps (accessed 16/8/2018).



Figure 3.5 Two courts at the south boundary of Picton High School. Facing east. Google Maps (accessed 16/8/2018).

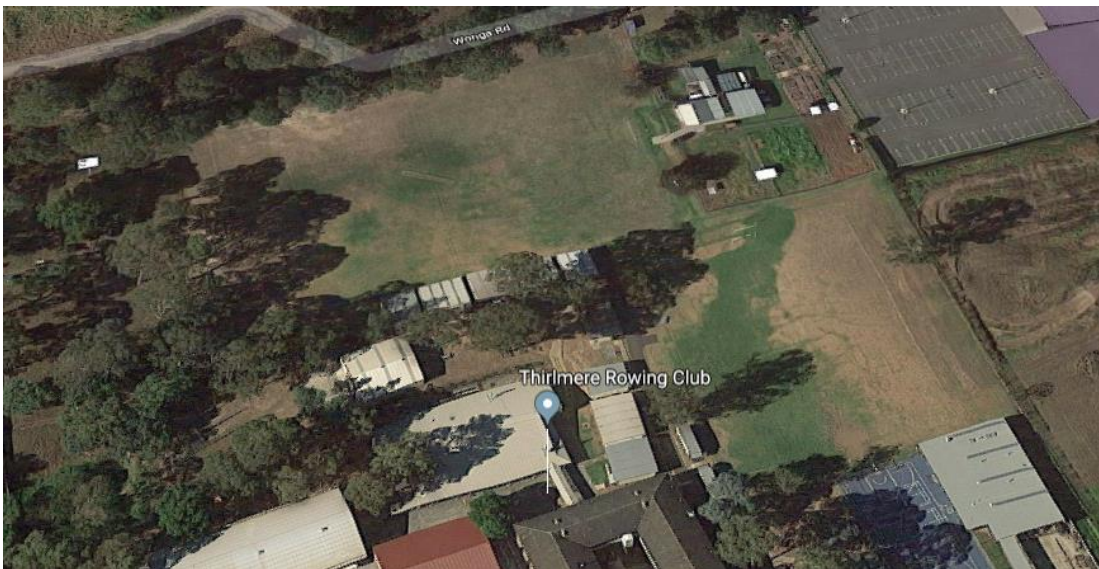


Figure 3.6 Large field backing onto Wonga Road and smaller field on the southern boundary. Facing east. Google Maps (accessed 16/8/2018).

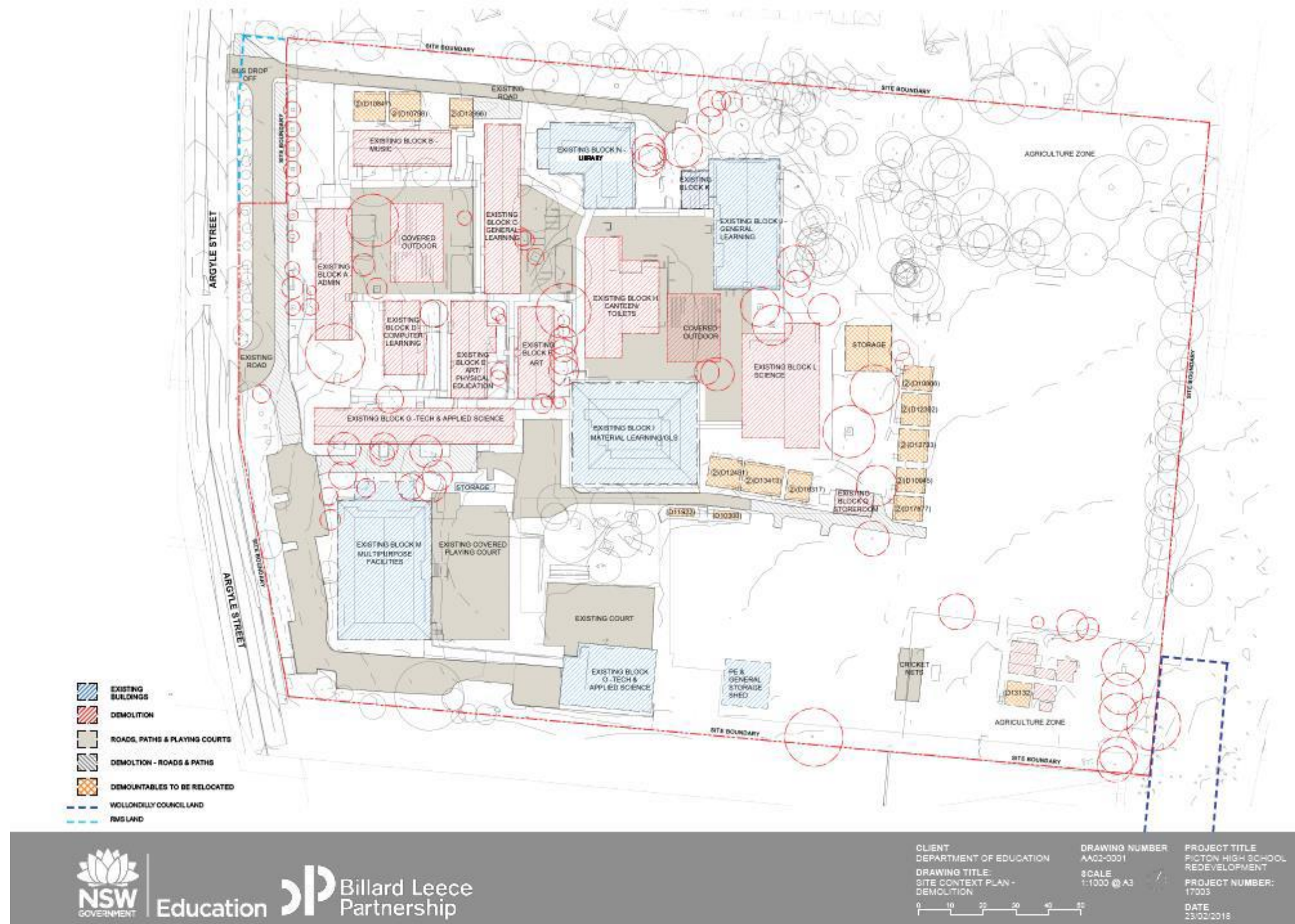


Figure 3.7 Demolition Plan.
Billard Leece Partnership Pty Ltd (23/02/2018) Drawing No. AA02-0001.

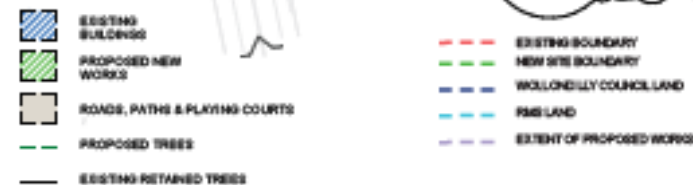


Figure 3.8 Proposed Development Buildings.
Billard Leece Partnership Pty Ltd (23/02/2018) Drawing No. AA03-0002.

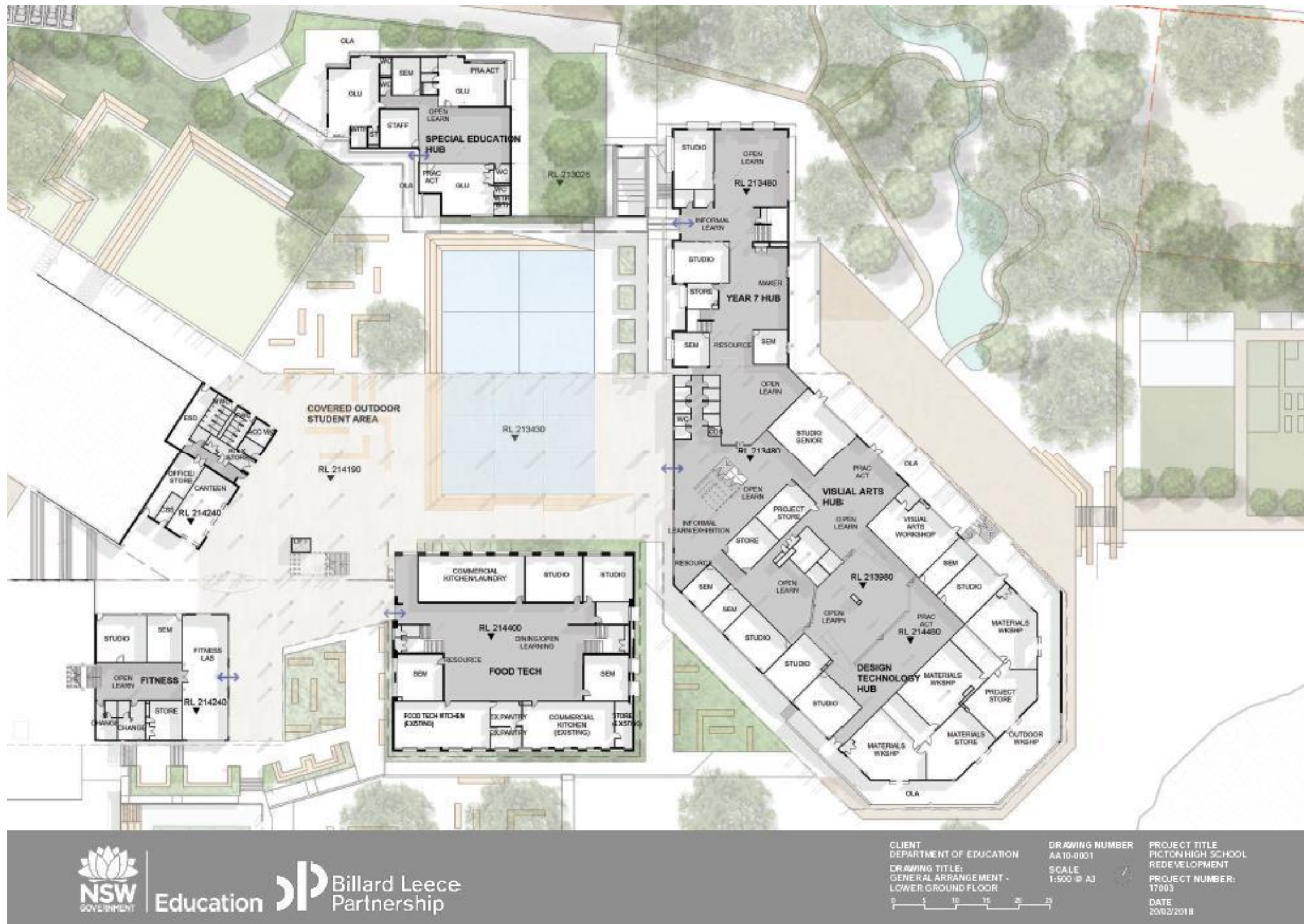


Figure 3.9 Lower Ground Floor Plan.
 Billard Leece Partnership Pty Ltd (23/02/2018) Drawing No. AA10-0001.

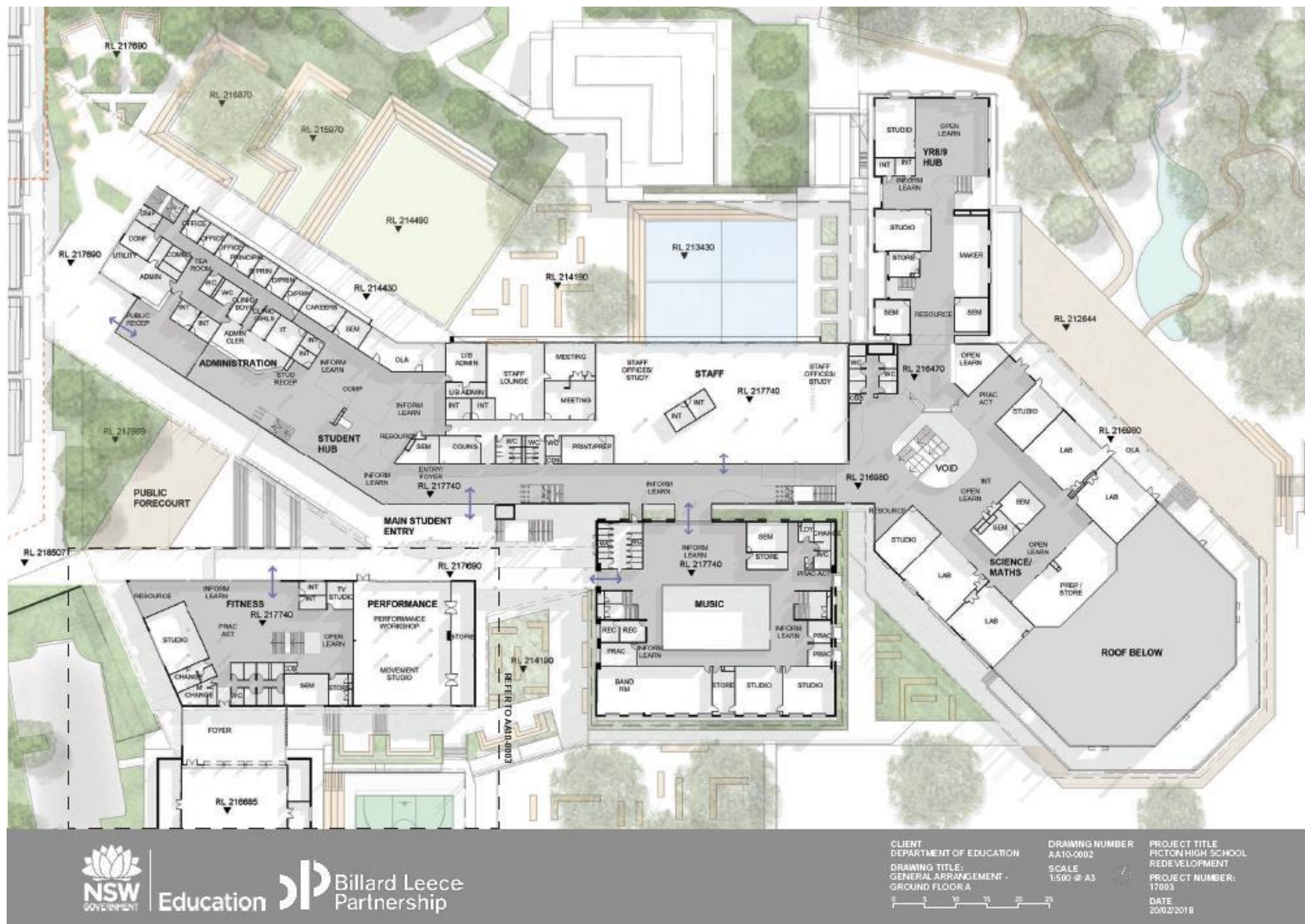


Figure 3.10 Ground Floor A.
Billard Leece Partnership Pty Ltd (23/02/2018) Drawing No. AA10-0002.



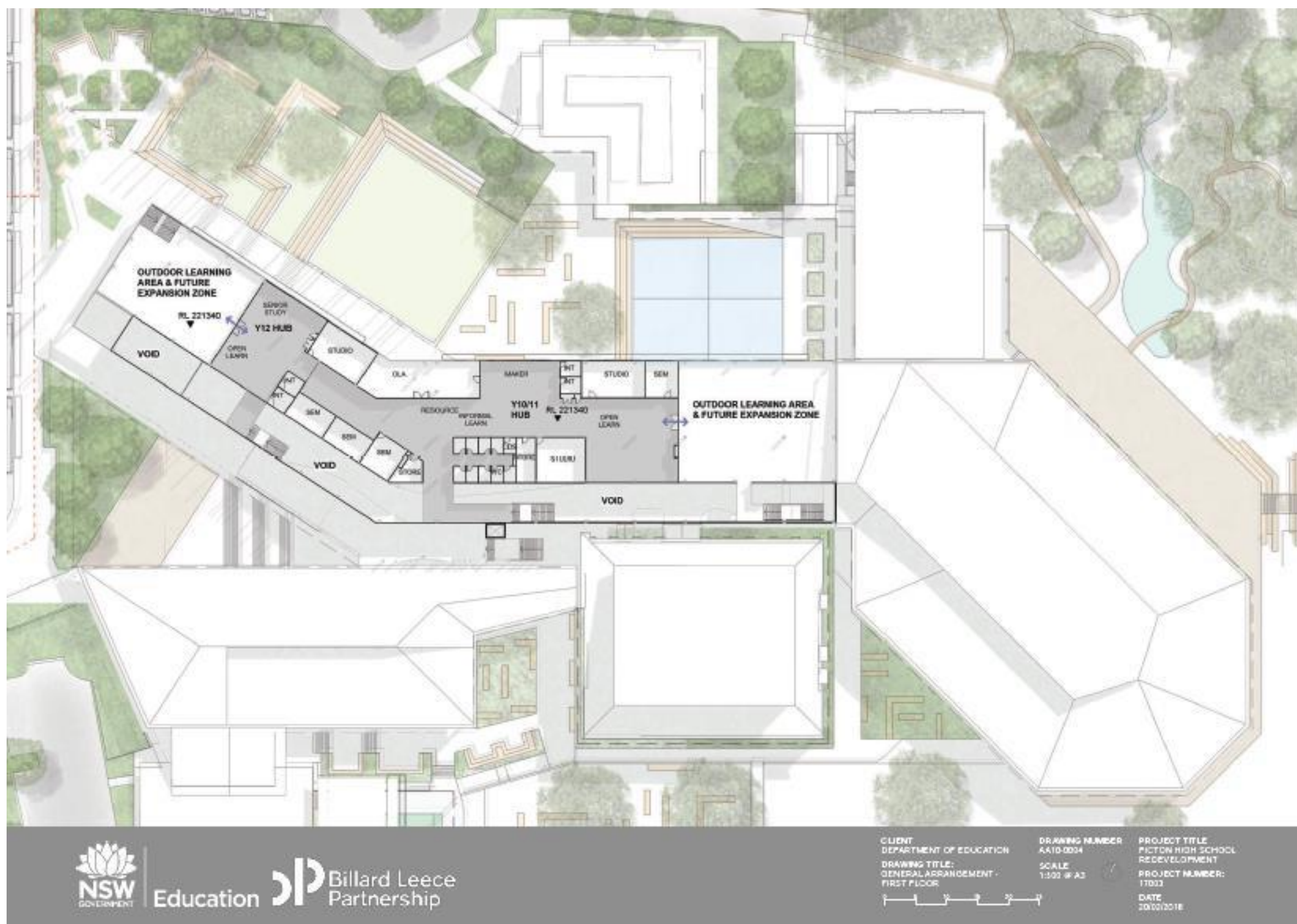
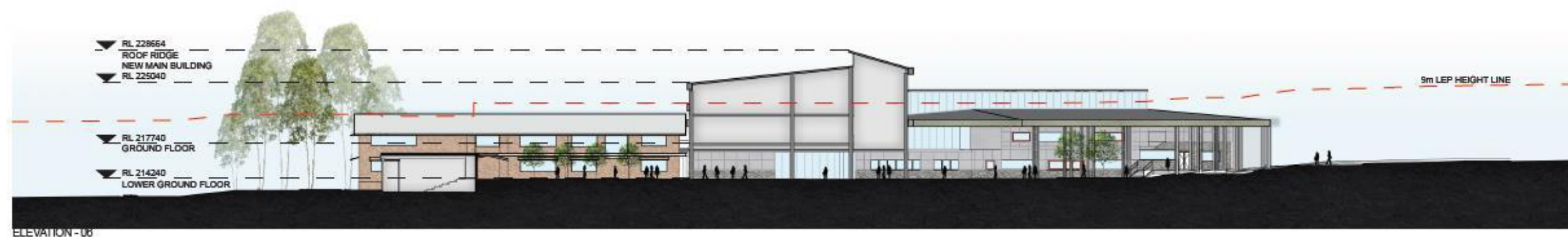


Figure 3.12 First Floor Plan.
Billard Leece Partnership Pty Ltd (23/02/2018) Drawing No. AA10-0034.



 NSW GOVERNMENT	Education	 Billard Leece Partnership	CLIENT DEPARTMENT OF EDUCATION	DRAWING NUMBER AA20-0002	PROJECT TITLE PICTON HIGH SCHOOL REDEVELOPMENT
			DRAWING TITLE: GENERAL ARRANGEMENT - ELEVATIONS - SHEET 2	SCALE 1:500 @ A3	PROJECT NUMBER: 17003
					DATE 23/02/2018

Figure 3.13 Elevations – Sheet 2.
Billard Leece Partnership Pty Ltd (23/02/2018) Drawing No. AA20-0002.



 NSW GOVERNMENT  Billard Leece Partnership	CLIENT DEPARTMENT OF EDUCATION DRAWING TITLE: GENERAL ARRANGEMENT - ELEVATIONS - SHEET 3	DRAWING NUMBER AA20-0003 SCALE 1:500 @ A3	PROJECT TITLE PICTON HIGH SCHOOL REDEVELOPMENT PROJECT NUMBER: 17003 DATE 23/02/2018
--	--	--	--

Figure 3.14 Elevations – Sheet 3.
Billard Leece Partnership Pty Ltd (23/02/2018) Drawing No. AA20-0003.



3.3 STATEMENT OF ARCHAEOLOGICAL POTENTIAL

Based on historic research and overlays, the study site provides no evidence for development prior to the current mid-20th century buildings associated with Picton High School. It appears that throughout much of the 19th century the land was either vacant or used as grazing paddocks. The study site was part of a much larger area whereby land was used for purposes such as farming and agricultural activities. No evidence has been found to suggest that the study site was ever developed in relation to the early town of Picton, most likely due to its location.

It can be suggested that there is unknown potential for archaeological remains relating to 19th century agricultural activities. Though not often detailed on historic plans, agricultural activities create archaeological features such as post holes relating to earlier fencing, hoe marks, cultivation marks or signs of agricultural activity. Such features are ephemeral and are likely to have been significantly impacted by the construction and uses of the school.

The study site fronts Argyle Street (former Great Southern Road/ Hume Highway) to which its first instance was formalised in the early 19th century. There is low archaeological potential for evidence of the original construction of the road. This road was significantly modified during the 1920s when it was regraded. Archaeological materials including sandstone road base and earlier road surfaces may survive below the current asphalt associated with the Great Southern Road.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 METHODOLOGY

The current standard for assessment of significance of heritage items in NSW is the publication ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ produced by the Heritage Branch of the NSW Department of Planning (December 2009). This production is an update to the NSW Heritage Manual (1996), and the criteria detailed therein are a revised version of those of the Australia ICOMOS Burra Charter, formulated in 1979, which was based largely on the Venice Charter (for International Heritage) of 1966.

Archaeological heritage significance can also be viewed in light of the framework set out by Bickford and Sullivan in 1984.³⁴ Bickford and Sullivan, taking into consideration the “archaeological, scientific or research significance” of a site posed three questions in order to identify significance:

1. Can the site contribute knowledge which no other resource can?
2. Can the site contribute knowledge which no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive problems relating to Australian history, or does it contribute to other major research questions?³⁵

These questions have been broadly used to shape the response to the heritage significance criteria as described in Section 4.2 and 4.3.

The criteria and the definitions provided by ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ have been adhered to in assessing the cultural significance of the potential archaeological site at 480 Argyle Street, Picton NSW. An assessment of significance, under each of the criteria, is made possible by an analysis of the broad body of archaeological sites previously excavated both locally and elsewhere, in conjunction with the historical overview of the study site in particular.

The Criteria used to assess Heritage Significance in NSW are the following:

Table 4.1 Criteria for Assessing Heritage in NSW

Criterion	Description	Significance
Criterion A	An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history	State significant or locally significant
Criterion B	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion C	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area	State significant or locally significant
Criterion D	An item has strong or special association	State significant or

³⁴ Bickford and Sullivan (1984)

³⁵ Bickford and Sullivan (1984), p.23-4

	with a particular community or cultural group in NSW or a local area for social, cultural or spiritual reasons	locally significant
Criterion E	An item has potential to yield information that will contribute to an understanding of NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion F	An item possesses uncommon, rare or endangered aspects of NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion G	An item is important in demonstrating the principal characteristics of a class of NSW's or a local area's <ul style="list-style-type: none"> - cultural or natural places; or - cultural or natural environments 	State significant or locally significant

The following assessment deals only with sub-surface archaeological features and deposits. The built environment is not considered in this study.

4.2 IDENTIFICATION OF SIGNIFICANCE

Archaeological Research Potential (NSW Heritage Criterion E)

Historical research provides no evidence to suggest that the study site was occupied or developed until the mid-20th century. The site was used as grazing paddocks in the 19th century however, the existence of archaeological material related to this use is unknown and of limited research potential having most likely been impacted by the construction of the 1950s school. The perceived function of the study site is not considered to be rare, as 19th century agricultural activities are common to the area and any archaeological remains related to these activities will likely duplicate rather than enhance the historical record at hand.

The study site fronts Argyle Street former Great Southern Road/ Hume Highway which was constructed in the early 19th century. There is low archaeological potential for remains including sandstone road base and evidence of earlier road surfaces to survive from the old road alignment and holds minimal research potential. The material could demonstrate historical infrastructure that was continuously used and is considered of potential local significance according to this criterion. This potential significance is limited to the study site's boundary along Argyle Street.

Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B and D)

The study site was part of an original grant given to Charles Luis Rumker in 1822. Rumker was a well-known, gold medal winning astronomer from Germany. His contribution to the Royal Astronomical Society has been noted. His name may hold some element of local significance to particular groups or entities. However, Rumker did not physically occupy the site and therefore this associative significance will not be demonstrated in the archaeological record. The study site is not considered significant according to these criterion (A, B and D).

Aesthetic or technical significance (NSW Heritage Criterion C)

The study site is not considered significant according to this criterion.

Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G)

Historical research provides no evidence that the study site was occupied or developed until the mid-20th century. Evidence of 19th and early 20th century agricultural use of the wider property, may have created archaeological features such as postholes from earlier fencing or ephemeral evidence of agricultural activities. However, such remains are likely to have been significantly disturbed by the mid-late 20th century development and if these remains were found they would hold very little significance in terms of research potential. Only one phase of development is known to have occurred on the study site for the present high school on the allotment which were constructed during the mid-20th century. Based on the lack of occupation and development, the study site is not considered of potential significance according to these criteria (A, C, F and G).

There is low potential for remains including road base, sandstone blocks and foundation materials to have survived from the 19th century constructed Great Southern Road being the current Argyle Street. If these materials are found to be present, intact and of an interpretable form, they have the potential to be considered of local significance (Criteria G). This potential significance is limited to the study site's boundary along Argyle Street.

4.3 STATEMENT OF CULTURAL SIGNIFICANCE

Historical records indicate that the study site remained unoccupied and undeveloped until the mid-20th century, whereby educational buildings in relation to Picton High School were constructed on the site. The majority of the site has been continuously utilised as grazing paddocks for livestock throughout the 19th and 20th centuries, however any remains associated with agricultural occupations and use of the site during this period, are likely to be significantly disturbed and are likely to retain limited research potential. The site's earlier affiliation with Rumker could be considered locally significant to some groups or entities, however evidence of this relationship will not be represented within the archaeological record. No known relics of significance are anticipated to exist within the study site.

There is low potential for remains including road base, sandstone blocks and foundation materials to have survived from the 19th century construction of the Great Southern Road (now current Argyle Street). If this material is exposed during curb side or street works for the development and found to be in an intact and interpretable state, it has the potential to be considered locally significant.

5.0 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

The proposed development will involve construction of buildings that will excavate below subsurface levels and potentially impact the zone in which the early 19th century Great Southern Road (now Argyle Street) old road alignment is located. Prior to the mid-20th century, the site was unoccupied, and no development is known to have occurred apart from functioning as an agricultural grazing paddock. No evidence for archaeological relics has been identified within the boundary of the study site. There is low potential for materials relating to the old road including road base, and sandstone which could be impacted in the proposed impact areas outside of the allotment boundary.

Considering the proposed development involves minor excavation works outside of the school boundary and within the area of the original road alignment, there is low archaeological potential for material including sandstone, road base and materials to be exposed and relate to earlier instances of the Great Southern Road. Thus, there is some potential for heritage impact to occurred within the excavation zone outside of the school boundary and along Argyle Street. For this reason, it is recommended that an Archaeological Work Method Statement is created by a qualified archaeologist and be in place for the duration of excavation works within this location. The Archaeological Work Method Statement will allow for an archaeologist to inspect and potentially monitor works within this zone that could potentially impact on the former alignment of the Great Southern Road.

Should any unexpected archaeological material be found on the site during excavation works, works should cease in this area and an archaeologist should be contacted to inspect the find. If required, the Heritage Division may need to be notified and further assessment may be required prior to its removal.

6.0 RESULTS AND RECOMMENDATIONS

6.1 RESULTS

6.1.1 Documentary Research

The study site was part of an original grant given to Charles Luis Rumker in 1822. In 1844, Rumker released 1200 acres of his 2200-acre property to Reverend William Lumsdaine. Thomas Adris Hilder bought the property shortly after and subdivided the land containing the study sites in 1896. Lot 6 of the study site was transferred to Florence Maude Teale with Lot 5 and Lot 7 of the study site with Lot 8 was released to Ada Mary Bradbury. Both portions of the study site were used as grazing paddocks as they were transferred to subsequent owners that were all farmers. It was not until 1957 that Lots 6 and 7 were bought together by the Majesty Queen Elizabeth the second.

6.1.2 Physical Evidence

The study site currently contains multiple 20th century buildings that for Picton High School. The proposed development is to demolish buildings to make way for new updated educational buildings. Landscaping is also proposed along with a new access road along the south eastern boundary and car parking facilities along the western, southern and northern boundaries.

The study site appears to have been used for grazing paddocks throughout the 19th and early 20th centuries. No evidence has been found to suggest that the study site was ever developed apart from the extant high school. It can be suggested that there is limited archaeological potential for archaeological remains relating to these 19th century agricultural activities which were likely to have been heavily impacted by the construction of the school. Low potential exists for evidence of the original road alignment of the 19th century Great Southern Road (now Argyle Street) to survive along the study site boundary.

6.1.3 Significance

Historical records demonstrate that the study site remained undeveloped and unoccupied until the mid-20th century Picton High School building. No known relics have been identified within the study site. The study site fronts the old Great Southern Road (now Argyle Street) constructed in the early 19th century. There is low archaeological potential for remains including road base and sandstone to exist outside the allotment boundary that could demonstrate the development of road infrastructure in Australia. If this material is exposed during curb side or street works for the development and found to be in an intact and interpretable state, it has potential to be considered of local significance.

6.2 RECOMMENDATIONS

The proposed development works located outside of school boundary, along Argyle Street, and in the vicinity of the original 19th century Great Southern Road alignment may contain archaeological material relating to original road surfaces or road infrastructure. It is recommended that an Archaeological Work Method Statement is prepared by a qualified archaeologist prior to the commencement of development works at the study site. An Archaeological Work Method Statement will highlight

zones for inspection or monitoring along the site boundary which may impact the former alignment of the Great Southern Road as well as provide mitigation options for management of relics.

Should any unexpected archaeological material be found on the site during excavation works, works should cease in this area and an archaeologist should be contacted to inspect the find. If required, the Heritage Division may need to be notified and further assessment and application may be required as to its removal.

6.3 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

There is low archaeological potential for material including sandstone, road base and materials to be exposed during infrastructure works and relate to earlier instances of the Great Southern Road. Thus, there is some potential for heritage impact to occur within the excavation zone outside of the school boundary and along Argyle Street. For this reason, it is recommended that an Archaeological Work Method Statement is created by a qualified archaeologist and be in place for the duration of excavation works. The Archaeological Work Method Statement will allow for an archaeologist to inspect and potentially monitor works within this zone that could potentially impact on the former alignment of the Great Southern Road.

As no known relics have been identified within the study site, archaeological involvement is only required during excavation works along Argyle Street.

7.0 BIBLIOGRAPHY

- G. F. J. Bergman (1960), 'Christian Carl Ludwig Rümker (1788-1862), Australia's First Government Astronomer', *Journal and Proceedings (Royal Australian Historical Society)*.
- Bickford and Sullivan (1984) *Assessing the research significance of historic sites. In Site Survey and Significance Assessment in Australian Archaeology*.
- New South Wales Registry of Births, Deaths & Marriages,
<http://www.bdm.nsw.gov.au>
- NSW Department of Planning and Heritage Council of NSW (2006) *Historical Archaeology Code of Practice*, Heritage Office of the Department of Planning.
- NSW Land and Property Information, Historical Lands Records Viewer,
<http://images.maps.nsw.gov.au/pixel.htm>
- NSW Land and Property Information, Land Titles Office.
- NSW Land and Property Information, Six Maps Viewer, online resource,
<http://maps.six.nsw.gov.au/>
- NSW Heritage Office (2001) *Assessing Heritage Significance*, Heritage Office of the Department of Planning.
- NSW Heritage Office (2001 with revisions 2006) *Photographic Recording Of Heritage Items Using Film or Digital Capture*, Heritage Office of the Department of Planning.
- NSW Heritage Office (2009) *Assessing Significance for Historical Archaeological Sites and Relics*, Heritage Office of the Department of Planning.
- NSW Heritage Office Department of Urban Affairs and Planning (1996)
Archaeological Assessment: Archaeological Assessment Guidelines.
- Ryan, R. J. (1974) *Land Grants 1788-1809: A Record of Registered Grants and Leases in New South Wales, Van Diemen's Land and Norfolk Island*, Australian Documents Library: Sydney.
- State Records of New South Wales, Key name Search,
<http://srwww.records.nsw.gov.au/indexsearch/keyname.aspx>
- Vincent, Liz (1995). *The forgotten village of Picton : introducing Upper Picton (Redbank)* (1st ed). Liz Vincent, Picton, N.S.W

8.0 APPENDICES

8.1 PRIMARY APPLICATION 1041

Req:R086317 /Doc:PA 001041 PA /Rev:25-Jun-2015 /Sts:OK.SC /Pgs:ALL /Prt:15-Aug-2018 14:53 /Seq:1
Ref:picton high school /Src:Q

104/1041
New South Wales. No. 1041
(A)
Applications to bring lands under the provisions of the
Real Property Act, 26 Victoria No 9/
The simple
B
I The Reverend William Lumsden of Ashfield in the
County of Cumberland in the Colony of New South Wales
do hereby solemnly and sincerely declare that
I am seized for an Estate in fee simple of - 1st One thousand
acres of Land situate in the County of Carmarthen and Parish of
Picton bounded on the North by Red Bank Creek and
Stoningtons Rivulet on the East by Stoningtons Rivulet on the
South by a line bearing East fifty seven chains to the Angles Road and on the West by that road to Red Bank Creek, to be
called - 2nd Two hundred acres of Land more or less situated
in the County of Carmarthen District of Picton commencing
on the Pepee River and bounded on the North by a line
bearing West fifty seven chains to the Angles Road on the
West by that road to the Rivulet on the South by the
Rivulet to its confluence with the Pepee River and on the
East by the Pepee River to the commencing point
3rd All that parcel of Land commencing at the South
West corner of said Grant and bounded on the West by
Red Bank property bearing North fifteen chains, on the
North West by Red Bank downwards to Stoningtons
Creek and by that Creek downwards to a Reserve Road
called Railway Road one chain wide, on the East by said
Road bearing South ten chains fifty links, and thence
on the South East by said Road parallel to the present
Railway fence and one chain distant thence from the
Road leading to Wattle Creek on the South by East
named Road bearing West six chains thence by the
Creek up river one chain and by part of the Southern
boundary of a former grant bearing West thirty seven
chains to the commencing point - Thence - All that
parcel of Land commencing at the intersection of
the Southern boundary of said grant with the Great
Southern Railway fence and bounded on the South
by part of the Southern boundary of said Grant bearing
East twenty six chains seventy links, on the East by the
termination of Picton Road North one chain again
on the South by that Road bearing East forty one

1000 ac.
"Redbank"
200 ac.
Carmarthen
No. 1041
1041

3 to 6 inclusive

Eastward

East 1/4 lot 1
"Hargrave"East 1/4 lot 1
"Hargrave"Lots 2-11
"Hargrave"

Chains, thence one Chain South to the boundary of aforesaid
and by part of that boundary bearing East twelve Chains
sixty links on the East by Corner of aforesaid to John Hargrave
purchases bearing Northerly twenty six Chains, on the
South by the Northern boundary of 10 Field Acres sixteen
Acres bearing Easterly ten Chains again on the East-
by the Great Southern Road eight Chains ninety links
Northerly to the Great Southern Railway fence, and on the
North and North West by that fence to the point of
commencement - Fifthly All that parcel of Land
commencing at the intersection of the Great Southern
Road with the South boundary of aforesaid Grant and
bounded on the South by a line bearing Easterly
thirty Chains on the East by Stonequarry Creek
upwards to the Great Southern Railway on the North
East by said Railway North West to the Great
Southern Road and on the West by that Road South
to the point of commencement - Sixthly All that
parcel of Land commencing at Stonequarry Creek
at its intersection with the Great Southern Road near
the George Inn and bounded on the North West by that
Road bearing South Easterly to the Great Southern Railway
on the South West by said Railway South Easterly to
Stonequarry Creek and thence by that Creek upwards to the
point of commencement - Seventhly All that parcel
of Land commencing at the intersection of the Great
Southern Road with the Great Southern Railway and
bounded on the East by said Road bearing North
West by one hundred and fifty links thence round the
parcel sold to 10 Field Acres by lines bearing Easterly
six Chains fifteen links Northerly five Chains and
Easterly five Chains eighty five links to the road aforesaid
again on the South East by that Road bearing North
Easterly seven Chains twenty five links on the North
East by Humberys Allotment bearing North Easterly
five Chains sixteen links, on the South East by
aforesaid Allotment and C. and to Humberys
Allotment - North Easterly two Chains fifty links
to the Bungorunga or Abbotford Road, on the North
East by that Road North Easterly to Stonequarry Creek
on the North West by that Creek upwards to the Railway
Road on the West by that Road bearing South West
Chains thence North Easterly one Chain thirty links
and South Easterly one Chain to the Railway fence

Ref: R086317 / Doc: PA 001041 PA / Rev: 25-Jun-2015 / Sts: OK SC / Pgs: ATL / Ppt: 15-Aug-2018 14:53 / Seq: 2

and lastly on the South by that fence Easterly to
 the point of commencement - Eighthly. All
 that parcel of Land Commencing at the Western
 corner of the parcel sold to Jackson on the Burragorang
 Road and bounded on the South West by that Road
 to Turners forty two acres three rods and nine perches
 on the North by that land to the quantity Acres, on
 the North East by that Creek down ends and on the South
 East by a line bearing South westerly to the point of
 commencement and which several parcels contain
 collectively an area of seven hundred and thirteen acres
 one rod and ten perches which parcels of land are of
 the value of Four thousand pounds and so
 more, and as to the parcels of land firstly and secondly
 heretofore described are the whole of one thousand and
 two hundred acres originally granted to Charles Lewis Hunter
 by Crown Grants under the hands of Sir Ralph Darling
 and Sir Richard Bourke formerly Governors of the Colony
 respectively and respectively dated the 24th of December
 1828 and the 28th of November 1833, and as to the
 parcels of land thirdly, fourthly, fifthly, sixthly, seventhly,
 and eighthly heretofore described are parts of 1000 acres
 originally granted to Charles Lewis Hunter by Crown Grant
 under the hand of Sir Thomas Brisbane formerly Governor
 of the Colony dated the 9th July 1822 - And I further
 declare that I truly believe there does not exist any lease,
 agreement for lease of the said land for any term exceeding
 a tenancy from year to year from the date of this application or
 from year to year

Also that there does not exist any Mortgage, lien, charge
 or encumbrance or any interest or other deed or
 writing, contract or dealing giving any right claim or
 interest in the said land or any part thereof to any
 other person than myself -
 And I further declare that there is no person in possession
 or occupation of the said lands adversely to my Estate
 or interest therein and that the said land is now in the
 occupation of my Tenants Messrs F. A. Hilder. Inkeeper.
 John Newland. Farmer John Turner. Farmer. Samuel
 Black. Inkeeper. Also Stefan Farmer.

Dist?
Distance?
1000 x 200
1000

and that the owners and occupiers of adjacent lands are as follows, as to the parcels of land 1st 2nd 3rd 4th 5th 6th 7th 8th 9th and 10th hereinafter described, none, and as to the parcels of land 11th 12th 13th 14th 15th 16th 17th 18th 19th and 20th hereinafter described, to the said Messrs R. Sherwood, Mr James St. King, J. Reighan, & others.

10 Dec 5
1845
see m. 5e
to young

And I, the said William Sumner, do hereby declare that I was married to my present wife on the twentieth day of December 1844.

And I make this solemn declaration, conscientiously believing the same to be true.

Dated at Sydney this nineteenth day of September 1865.

Signature of Applicant.

Made and subscribed by the above named William Sumner this nineteenth day of September 1865 in the presence of

William Sumner
Commissioner of the Sup. Court.

To the Registrar General

I, William Sumner, the above declarant do hereby apply to have the land described in the above declaration brought under the provisions of the said Property Act and request you to issue the certificate of Title in the name of myself.

Dated at Sydney this nineteenth day of September 1865.

Witness to signature

Signature of Applicant William Sumner

Schedule referred to.

- ✓ 9 July 1822. Crown Grant to Rumker of 1000 Acres
- ✓ 27 December 1828. — Ditto — 1000 Acres
- ✓ 28 November 1833. — Ditto — 200 Acres
- ✓ 31 December 1828. Rumker to Douglas Copy Memorials of Release of 1000 Acres
- ✓ 1 November 1829. Rumker to Douglas Copy Memorials of Release of 1000 Acres
- ✓ 13 November 1829. Douglas to Rumker Mortgage
- ✓ 15 September 1836. Douglas to Rumker Release of Equity of Redemption
- ✓ 14 September 1844. Rumker to W. Summerville Release
- ✓ 9 June — 1846. W. Summerville to Commercial Bank Mortgage
- ✓ 10 December 1847. Commercial Bank to W. Summerville Reconveyance
- ✓ 14 September 1848. W. Summerville to Young Mortgage
- ✓ 2 August 1850. Reconveyance Indorsed
- ✓ 24 February 1854. Young to Bullyard Copy power of Attorney
- ✓ 2 August 1854. W. Summerville to Savings Bank
- ✓ 28 February 1859. 3. Further Mortgage
- ✓ 7 March 1860. 3. Change in clause. Savings Bank to W. Summerville Reconveyance
- ✓ 9 June 1860. W. Summerville to Young Mortgage
- ✓ 4 December 1860. Further Change.
- ✓ 14 December 1861. Further Change.
- ✓ 11 June 1862. Further Change.

William Summerville

8.2 LPI VOL 10339 FOL 200

Ref:picton high school /Src:Q

NEW SOUTH WALES

Application No. 1041

Prior Title Vol. 7302 Fol. 14

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



SC. Vol. 10339 Fol. 200

Edition issued 30-6-1966.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *D. Sullivan*.

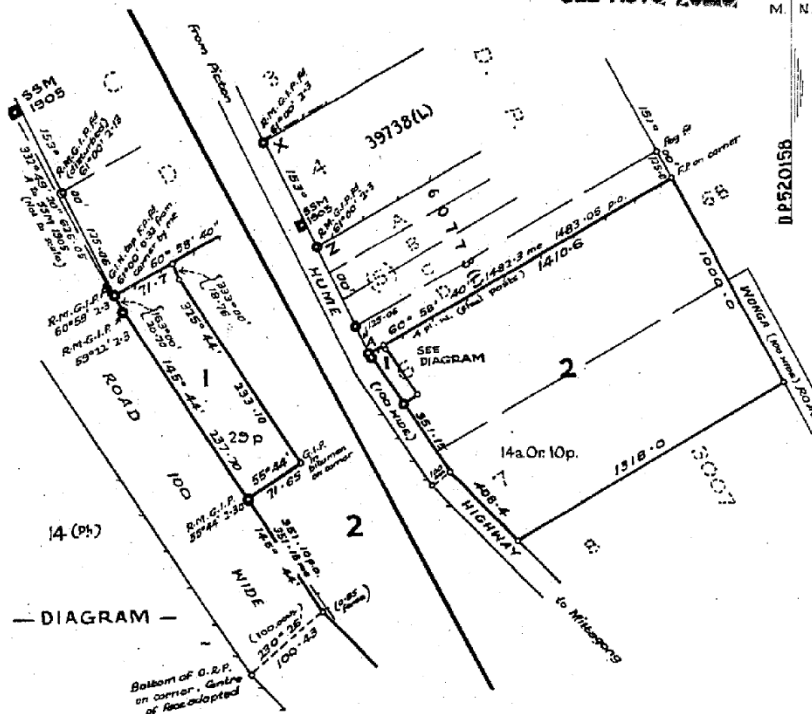
CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 520158 at Picton in the Shire of Murrumbidgee, Parish of Couridjah and County of Camden, being part of Portion 11 granted to Charles Luis Runkler on 27-12-1828.

FIRST SCHEDULE (continued overleaf)

HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH THE SECOND.

Registrar General.

SECOND SCHEDULE (continued overleaf)

GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON