



Attachment 2 to Item 10.1.1.

Slab Barns and Outbuildings Heritage Listing Planning
Proposal - Appendix A,B and C

Date of meeting: 6 May 2025

Location: Council Chambers

Time: 6:30pm



LEP001/25 Hawkesbury Slab Barns and Outbuildings LEP Amendment

Appendix A – Heritage Items
Appendix B – Heritage Inventory Sheets
Appendix C – Heritage Items Maps

Division:	City Planning	LEP Number:	LEP001/25
Branch:	Strategic Planning	Adopted Date:	
Responsible Officer:	Strategic Planner	Next Review Date:	NA
Manager:	Manager Strategic Planning	Version:	NA

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Appendix A

Heritage Items

Code	Map Sheet Number	Suburb	Item Name	Address	Property Description	Significance	Item Number
H1	5	Bowen Mountain	Slab Barn and Plank Shed	13 Serpentine Lane, Bowen Mountain	Lot 1 DP 619270	Local	I523
H2	3	Cattai	Two Storey Slab Barn with Two Storey Side Skillion	331 Cattai Road, Cattai	Lot 1 DP 999046	Local	I524
H3	1	Central Colo	Single Storey Plank Barn with Skillions	753 Upper Colo Road, Upper Colo	Lot 3 DP 751632	Local	I525
H4	3	Ebenezer	Single Storey Slab Barn with Loft and Skillion	307 Tizzana Road, Ebenezer	Lot 160 DP 1062551	Local	I526
H5	4	Freemans Reach	Two Storey Slab Barn with Skillion	279 Freemans Reach Road, Freemans Reach	Lot 2 DP 78007	Local	I527
H6	4	Freemans Reach	Complex of Two Slab Barns	331 Freemans Reach Road, Freemans Reach	Lot 2 DP 77950	Local	I528
H7	3	Freemans Reach	Raised Single Storey Slab Barn with End Skillions	307 Kurmond Road, Freemans Reach	Lot 1 DP 1002188	Local	I529
H8	4	McGraths Hill	Single Storey Slab Barn with Loft and Skillion	30 Wolseley Road, McGraths Hill	Lot 17 DP 591309	Local	I530
H9	5	Richmond	Two Storey Slab Carriage House and Stables	4 Bensons Lane, Richmond	Lot 12 DP 11828989	Local	I531
H10	2	St Albans	Complex of Two Slab Barns	239 Upper McDonald Road, St Albans	Lot 14 DP 708324	Local	I532
H11	5	Tennyson	Slab Slaughterhouse	33 Griffins Road, Tennyson	Lot 7 DP 249442	Local	I536

H12	1	Upper Colo	Two Storey Slab Barn with Side and End Skillions	995 Upper Colo Road, Upper Colo	Lot 1 DP 563874	Local	I537
H13	2	Upper MacDonald	Single Storey Slab Barn/Milking Shed with Skillion	1764 Upper MacDonald Road, Upper MacDonald	Lot 37 DP 755206	Local	I538
H14	4	Wilberforce	Complex of Two Slab Barns	235 Wilberforce Road, Wilberforce	Lot 1 DP 197917	Barn A: Local and State Barn B: Local	I539
H15	3	Wilberforce	Single Storey Slab Barn with Silo	86 King Road, Wilberforce	Lot 471 DP 1111956	Local	I540
H16	3	Wilberforce	Single Storey Town Barn with End Skillion	87 King Road, Wilberforce	Lot 4 DP 714768	Local	I541
H17	4	Wilberforce	Two Storey Slab Barn with Skillion	191 Wilberforce Road, Wilberforce	Lot 620 DP 1012728	Local	I542
H18	4	Wilberforce	Slab Barn	63 Wilberforce Road, Wilberforce	Pt 1 DP 520343	Local	I543
H19	3	Wilberforce	Two Storey Slab Barn with Skillion	55 McKinnons Road, Wilberforce	Lot 408 DP 751665	Local	I544

Appendix B

Heritage Inventory Sheets

H1: Slab Barn and Plank Shed - 13 Serpentine Lane, Bowen Mountain

ITEM DETAILS	
NAME	Slab Barn and Plank Shed
OTHER/FORMER NAMES	Jolimont
ADDRESS	13 Serpentine Lane, Bowen Mountain
LOCAL GOVT AREA	Hawkesbury
PARISH	Kurrajong
LOT/DP	Lot 1 DP 619270
SHI No.	Potential
EXISTING HERITAGE ITEM?	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommended for Local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn/ Shed
DESCRIPTION	
CIRCA	Y
PERIOD	Early 20 th century
CURRENT USE	Large shed: barn for alpacas Small shed: storage
FORMER USE	?
LOCATION ON SITE:	Two detached sheds close to and to the SW of the house
DESCRIPTION OF LARGE SHED	
MAIN BARN STRUCTURE	Rectangular sawn post and beam structure with mixture of sawn and pole cross beams. Condition: Moderate (some termite damage to posts) Date: Early 20 th century?
NO. OF BAYS	Five
ROOF STRUCTURE	Sawn rafters, battens for iron sheets Condition: Moderate Date: Early 20 th century?
LOFT	NE end bay has bark 'floor' over cross beams forming a loft Condition: Moderate Date: ?
SKILLION 1	None Condition: Date:
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Early 20 th century?
WALL CLADDING	SW end wall vertical planks (split & adzed?). Other walls corrugated iron. Rusticated weatherboard gable ends Condition: Moderate Date: Planks: late 19 th /early 20 th century?
OPENINGS	Three openings to NW side, back doorway on SE side
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Bark

FLOORING SKILLION 1	N/A
INTERNAL STRUCTURE	None
OTHER (Fixings?)	Bolts
CURRENT USE	Stables for alpacas
DESCRIPTION OF SMALL SHED	
MAIN STRUCTURE	Rectangular sawn post and beam structure with pole cross beams (not aligned with posts). Condition: Poor on NE side due to rusted gutter, elsewhere moderate Date: Early 20 th century?
NO. OF BAYS	Two
ROOF STRUCTURE	Sawn rafters, battens for iron sheets Condition: Moderate Date: Early 20 th century?
LOFT	N/A Condition: Date:
SKILLION	N/A Condition: Date:
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Early 20 th century?
WALL CLADDING	Vertical timber planks (split & adzed?). Rusticated weatherboard gable ends Condition: Poor (NE side subsiding due to faulty gutter) Date: Early 20 th century?
OPENINGS	One off-centre double door to NW end.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	None
FLOORING SKILLION 1	N/A
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	Bolted
CURRENT USE	Storage

HISTORY	
<p>The barn and shed at No. 13 Serpentine Lane, Bowen Mountain are located on part of a 60 acre grant (Portion 173, Parish Kurrajong) made to George Humphries in 1839. It is not known whether Humphries resided on the property as he is noted as living at Wilberforce in the 1841 census and at Clarendon (Richmond) in 1856 according to the electoral roll.</p> <p>In 1861, Humphries sold his property to George Meares Countess Bowen. Lieutenant Bowen arrived in NSW in 1826 and initially worked in the surveyor-general's office and owned Bulgamatta, a grant of 2560 acres near Mount Tomah. He eventually settled in the Bowen Mountain district where he amassed quite a substantial amount of land. The district is named for G.M.C. Bowen.</p> <p>His property passed to his son George Bartley Bowen, who subdivided the numerous grants that comprised the Bowenmount estate, offering them for sale in 1898.</p> <p>The barn appears to be on what was lot 23 of that subdivision, which was transferred to William James Dunstan, orchardist of Kurrajong on 1 March 1911. He held onto the land until his death on 22 January 1953 at his residence Glenroy, Grose Vale. The Dunstan family are a notable Hawkesbury family who have resided in the district for generations and are noted orchardists, farmers and builders.</p>	
REFERENCES	<p>Primary Application 10463</p> <p>Deed Register Book 75 No. 393</p> <p>Certificate of Title Vol 1252 f 140</p> <p>Certificate of Title Vol 2134 f 46</p> <p>Sydney Morning Herald, 24 January 1953, p 38</p> <p>John Barrett, 'Bowen, George Meares (1803–1889)', Australian Dictionary of Biography, National Centre of Biography, Australian National University</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn and shed at No. 13 Serpentine Lane, Bowen Mountain are of historical significance as early 20th century, vertical plank clad agricultural outbuildings associated with orchardist William James Dunstan. Located on land that once formed part of the large Bowenmount estate, owned by Lt. George Meares Bowen, after whom Bowen Mountain is named, the barn and shed are representative of the long history of agricultural development of the Bowen Mountain district and are representative of the typical form of barn and shed found throughout the Hawkesbury region.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn and shed at No. 13 Serpentine Lane, Bowen Mountain is of historical significance as early 20th century agricultural buildings located on land that once formed part of the larger Bowenmount estate, established by Lt. George M. C. Bowen after whom Mount Bowen is named.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn and shed have historical associations with orchardist William James Dunstan, although he is not well known today.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Although located close to the road, the barn, shed and house at No. 13 Serpentine Lane, Bowen Mountain are obscured from view by mature trees and make little contribution to the character of the locality.</p> <p>The barn and shed are of little technical significance as early 20th century agricultural buildings, utilising vertical planks as cladding.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the</p>

	agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the barn and shed at No. 13 Serpentine Lane, Bowen Mountain have little potential to provide further information into 20 th century orcharding that could not be found elsewhere. <i>Does not meet the criterion.</i>
CRITERIA F) RARITY	The barn and shed at No. 13 Serpentine Lane, Bowen Mountain are not considered to be rare within the context of the Hawkesbury City local government area. <i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barn and shed at No. 13 Serpentine Lane, Bowen Mountain are representative of the long history of agricultural development of the Bowen Mountain district and are representative of the typical form of barn and shed found throughout the Hawkesbury region. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate

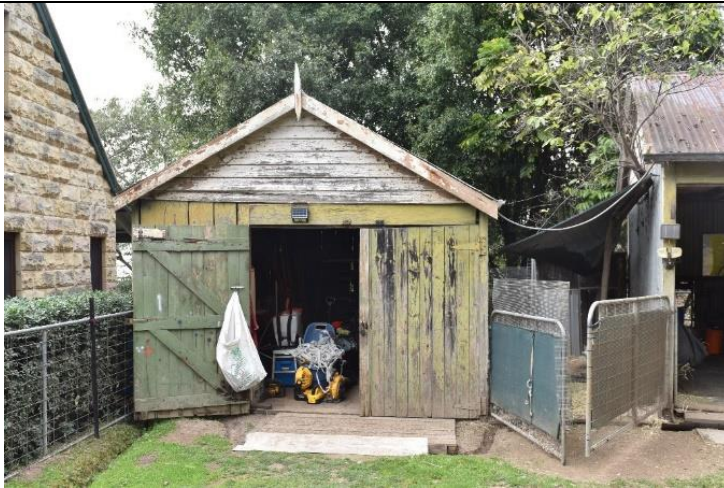
IMAGES



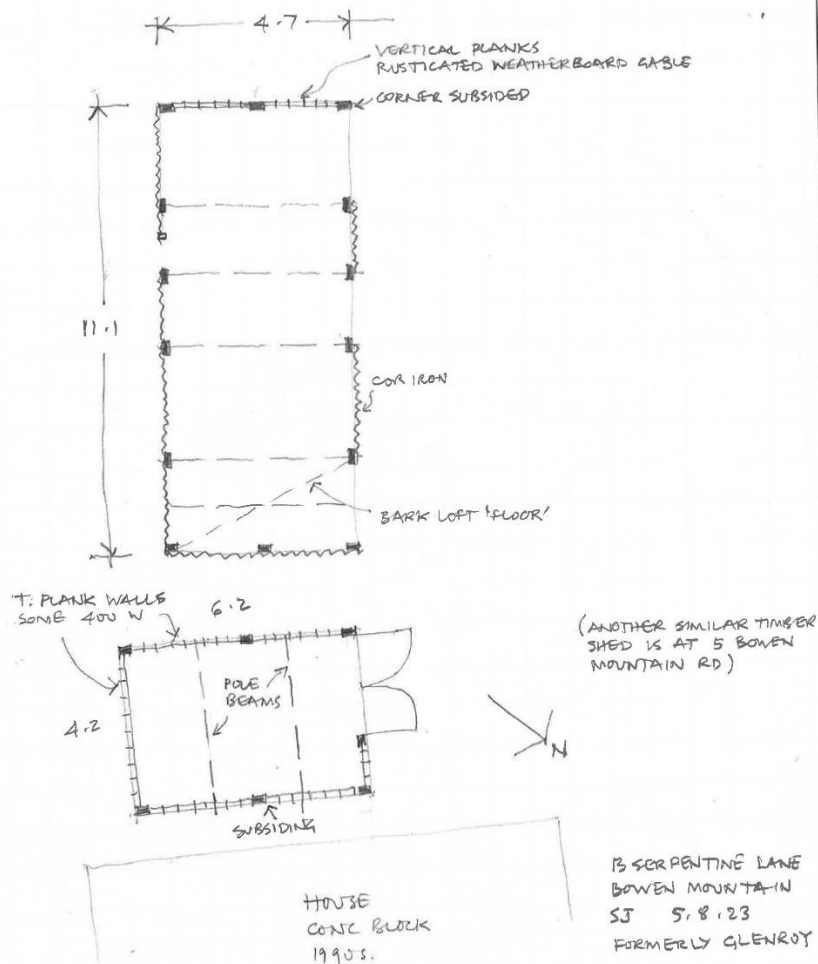
Caption: Barn at 13 Serpentine Lane, Bowen Mountain (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: August 2023



Caption: Barn at 13 Serpentine Lane, Bowen Mountain (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: August 2023



Caption: Shed at
13 Serpentine
Lane, Bowen
Mountain
(exterior)
Photographer: S.
Johnson
Copyright Owner:
Lucas Stapleton
Johnson & Partners
Pty Ltd
Date: August 2023



Caption: Sketch floor plans of barn and shed at 13 Serpentine Lane, Bowen Mountain
Copyright Owner: Lucas Stapleton Johnson & Partners

Date: August 2023

H2: Two Storey Slab Barn with Two Storey Side Skillion - 331 Cattai Road, Cattai

ITEM DETAILS	
NAME	Two Storey Slab Barn with Two Storey Side Skillion
ADDRESS	331 Cattai Road, Cattai
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 1 DP 999046
SHI No.	1743118
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing Recommend for Local heritage listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid to late 19 th century but reclad and modified
MODIFICATION/DATES	No change from 2010
CURRENT USE	Storage on ground floor, accommodation on first floor.
FORMER USE	Barn
LOCATION ON SITE	The barn is located approx. 50m west of the late 19 th century house (substantially altered) on a rural property
MAIN STRUCTURE	Two storey barn with upper floor converted to a dwelling. Round posts support round joists to first floor level. Longitudinal beams are let into outside of posts and bolted. There are skillions on each side to east and west and a stair and enclosed cantilevered landing on the south end.
NO. OF BAYS	Four
ROOF STRUCTURE	Roof pitch approx. 35-40° lined with plasterboard so not visible for inspection.
LOFT	N/A
FIRST FLOOR	Fully lined and internally divided into rooms for self-contained accommodation.
SKILLION 1	Eastern skillion is supported on round posts aligned with the main barn and has a roughly squared horizontal beam at first floor level with sawn studs inserted for weatherboard cladding (possibly it originally had timber slab cladding). It has an enclosed loft space in the northern bay of modern construction.
SKILLION 2	The western skillion has a similar layout of main posts but no loft.
ROOF CLADDING:	Corrugated steel single lengths
WALL CLADDING	Weatherboards and corrugated iron
OPENINGS	Windows to each gabled end of first floor.
FLOORING (GROUND)	Earthen
FLOORING (FIRST)	Plywood on battens.
FLOORING (LOFT)	N/A

FLOORING (SKILLION)	Earthen
INTERNAL STRUCTURE	Modern cross bracing in skillions
OTHER (Fixings?)	Bolted.
HISTORY	
<p>The barn at No. 331 Cattai Road, Cattai is located on part of the 40 acre grant (Portion 3, Parish Pitt Town) made to George Thomas Palmer in 1841. Palmer was the son of John Palmer, commissary of NSW and George arrived in NSW in 1806 as a lieutenant in the 61st Regiment but with permission to settle as a free immigrant. George Palmer acquired extensive lands and stock throughout NSW, including in the Hawkesbury region. In 1853, Palmer conveyed the land to William Grono, farmer of Pitt Town, who in 1867 conveyed the land to Daniel James Smallwood II (1822–1901), farmer of Pitt Town. Smallwood was the son of Daniel James Smallwood I (1761–1839), an ex-convict who received a 30 acre grant of land on the Hawkesbury at York Reach in 1794.</p> <p>Daniel Smallwood II had married William Grono's daughter Elizabeth.</p> <p>Smallwood II died in 1901 and his will nominated two of his sons, Daniel James Smallwood III and Zephnia Heber Smallwood as executors, with William John Smallwood as administrator. The will provided for Daniel Smallwood Jnr the use of the land absolutely. In 1907, Smallwood Jnr. died intestate and a bachelor and the land subsequently passed to William John Smallwood, John Jackson Paine and Matilda Grono Smallwood. The property remained in the Smallwood family, coming into the hands of Zephnia Heber Smallwood by 1928 and passing to his wife Virginia Smallwood following his death in 1943. Virginia appears to have subdivided the land, as in 1953 she sold half (20 acres) to Daniel and Athol Metherell. It was described as being the eastern part of the Homestead Farm of Zephnia Heber Smallwood. It is within this eastern half of the property that the barn is located.</p> <p>This barn is documented in Smallwood's 1880s diary which gives a fine account of farming life in the Hawkesbury district (no reference- in private ownership).</p>	
REFERENCES	<p>Old System Deed, No 93 Bk 3423</p> <p>Old System Deed, No 63 Bk 2254</p> <p>Old System Deed, No 60 Bk 2636</p> <p>Grant Register Serial 56 page 152</p> <p>Margaret Steven, 'Palmer, George Thomas (1784–1854)', <i>Australian Dictionary of Biography</i>, National Centre of Biography, Australian National University</p> <p>Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, p. 221</p>
STATEMENT OF SIGNIFICANCE	
<p>The two storey barn at No. 331 Cattai Road, Cattai is of historical significance as a surviving mid to late 19th century barn that is associated with Daniel James Smallwood, who first obtained the land in 1867 and described the barn and his way of life in his personal diary in the 1880s and whose descendants continued to reside at and worked the land until the mid 20th century. The two-storey barn is of an unusual form with two storey skillions to both sides that makes a strong contribution to the historic character of Cattai Road and the Hawkesbury River floodplains. The overall form and configuration of the barn is representative of the historic barn type found throughout the Hawkesbury City local government area.</p> <p>Constructed in the mid to late 19th century and modified in the late 20th century, the barn is of technical significance for retaining surviving evidence of its original construction date including the round posts supporting round joists to first floor level, longitudinal beams let into outside of posts and bolted and the eastern skillion is supported on round posts aligned with the main barn with a roughly squared horizontal beam.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The barn at No. 331 Cattai Road, Cattai is of historical significance as evidence of the long-term agricultural use of the land by the

	<p>Smallwood family, who purchased the land in 1867 and retained the property until 1953.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with the Daniel James Smallwood family, a successful ex-convict farmer who it is assumed built the barn and whose family owned the property from 1867 to 1953.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>The two storey barn at No. 331 Cattai Road Cattai is of an unusual form, with two storey skillions to either side, and which makes a strong contribution to the historical character of the agricultural lands along Cattai Road and the Hawkesbury River floodplains. Although modified with upper floor converted to a dwelling and reclad in weatherboards and corrugated iron, the barn is of technical significance for retaining evidence of its mid to late 19th century construction including round posts supporting round joists to first floor level, longitudinal beams let into outside of posts and bolted and the eastern skillion is supported on round posts aligned with the main barn with a roughly squared horizontal beam.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The forms of the barns, with skillions and lofts and retaining evidence of 19th century construction techniques, have the potential to provide further information into 19th century farming methods.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA F) RARITY	<p>The barn at 331 Cattai Road, Cattai is not considered to be rare within the context of the Hawkesbury City local government area, although it is unusual in form with two storey skillions.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at 331 Cattai Road, Cattai is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19th century and continues today.</p> <p>The basic form of the barn with gabled roof, skillions and lofts is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level</i></p>
INTEGRITY/INTACTNESS	<p>Moderate integrity</p>

IMAGES



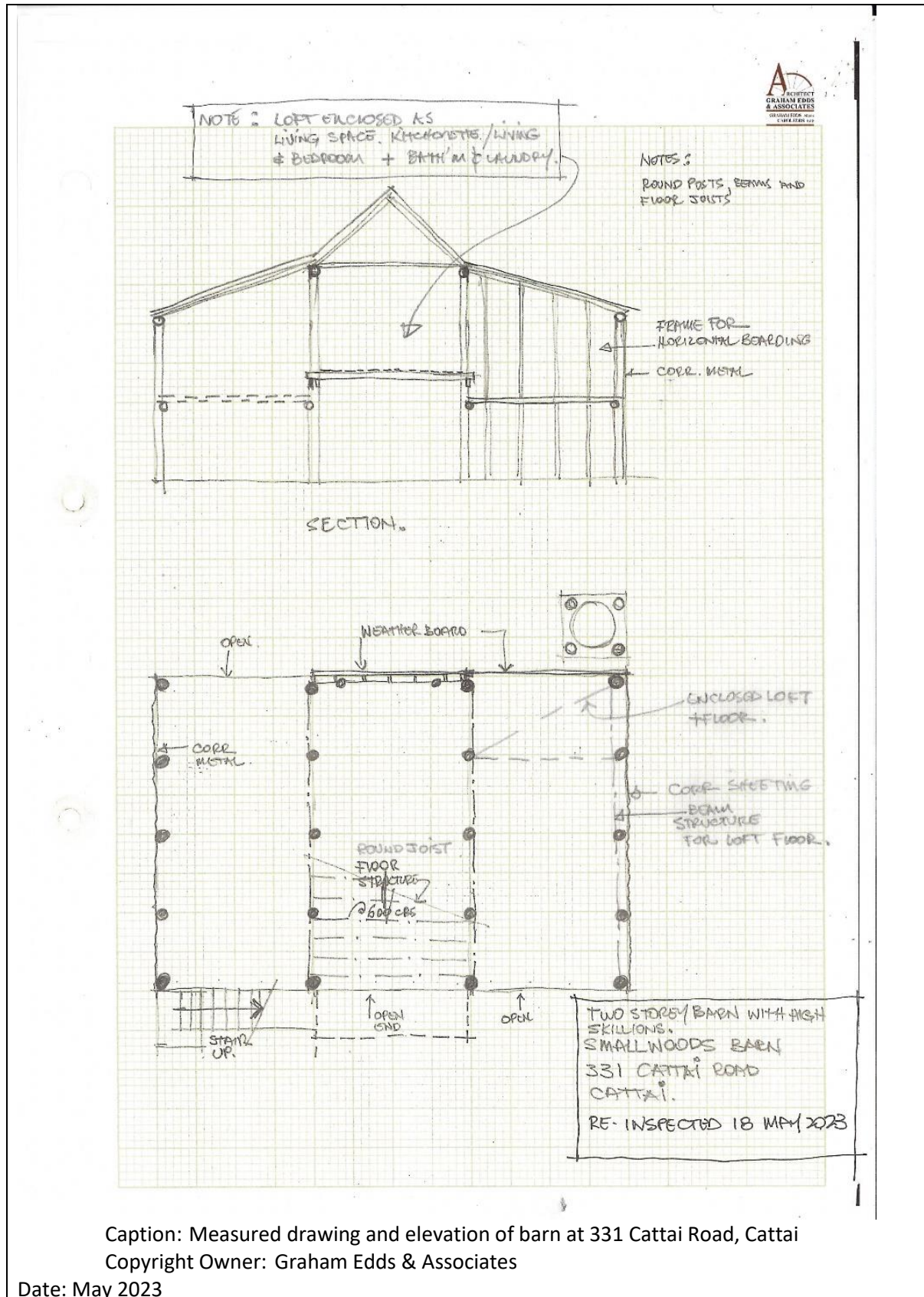
Caption: Barn at 331
Cattai Road, Cattai
(exterior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd
Date: May 2023



Caption: Barn at 331
Cattai Road, Cattai
(interior)
Photographer: S. Johnson
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Partners Pty Ltd
Date: May 2023



Caption: Barn at 331
Cattai Road, Cattai
(interior)
Photographer: S. Johnson
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Date: May 2023



H3: Single Storey Plank Barn with Skillions - 753 Upper Colo Road, Central Colo

ITEM DETAILS	
NAME	Single Storey Plank Barn with Skillions
ADDRESS	753 Upper Colo Road, Central Colo
LOCAL GOVT AREA	Hawkesbury
PARISH	Colo
LOT/DP	Lot 3 DP 751632
SHI No.	1743086
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Recommend for Local listing. Site inspection required into condition and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
MODIFICATION/DATES	Roof frame (at least in part) and roof cladding replaced
CURRENT USE	Car port and storage
FORMER USE	Barn
LOCATION ON SITE:	Approximately 50m south-west of the road behind the house.
<p>2023: The site was accessed but inspection of the barn was not allowed.</p> <p>The following description is from the previous report by G Edds & Associates, 2009 with minor additions:</p> <p>The property contains a single storey barn and former loft within a medium pitched gable roof and a skillion along each side. The primary barn is rectangular in shape (approx 13m x 5m) of four bays and its suspended floor is integral with the barn structure covering the entire primary barn footprint.</p> <p>The former loft also covered the entire footprint, evidence by the close spacing of the loft floor joists @ approx 900mm spacings and by the opening within the gable for a door.</p> <p>The corner posts are hewn square from logs leaving the base as the circular posts to provide a shelf for the bearing of the floor beams.</p> <p>The intermediate posts are generally smaller and of bush pole appearance.</p> <p>The wall perimeter beam is hewn square (adzed) and fully housed into the corner posts and the side of the round intermediate posts scarfed and bolted.</p> <p>The walls have been clad with hand hewn timber planks, possibly pit sawn then adzed. The differing wall claddings are nailed to the top and bottom beams.</p> <p>Part of the primary barn walls are clad with spaced battens to provide drying for produce stored. Similarly the same parts of the barn floor are also clad with spaced flooring slats. The remainder of the barn is clad with timber planks up to approx.. 300/350mm wide x 40/45mm thick. Large areas of the walls are unclad and a large number of the existing have deteriorated.</p> <p>The rafters are pit sawn to a rectangular shape and are nail fixed at the base to the perimeter horizontal planks above the loft floor joists and to a ridge timber.</p> <p>The floor joists of the loft are nearly all bush poles and with only a couple being pit sawn.</p> <p>The timber species used has a very cranky grain, possibly local ironbark or similar red</p>	

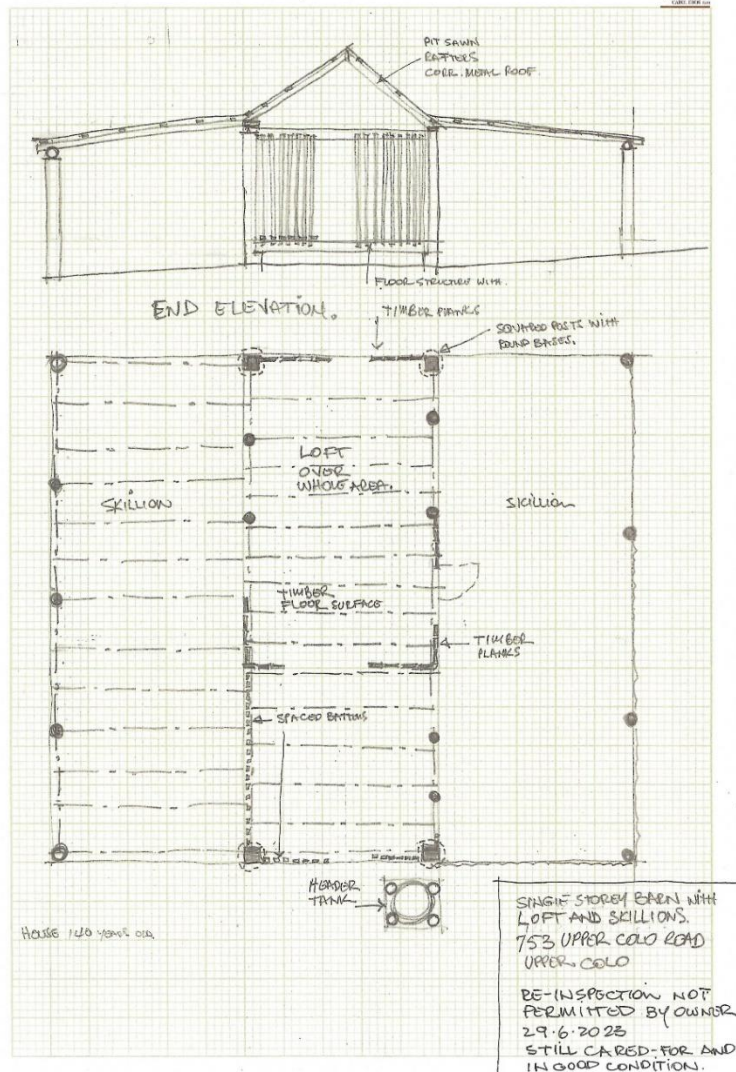
<p>coloured timber.</p> <p>The side skillions are constructed of bush poles at spacings that differ each side and to the primary barn. These are clearly later additions. The outer line of posts support a beam which in turn supports the bush pole rafters. The opposite end of the rafters bear onto the perimeter planks of the primary barn</p> <p>The entire roof areas are clad with corrugated metal (recently reclad as of 2023).</p> <p>It is thought that the structure has been extensively repaired/maintained and that the pit sawn joists are remnants of the original.</p> <p>The owner advised that there is the archaeology of a pit saw further up the gully and has been told that the timbers for both the plank barn and cottage were hewn from the property.</p>	
HISTORY	
<p>The barn at 753 Upper Colo Road, is situated on a grant of 30 acres (Portion 3, Parish Colo, County of Cook) in the District of Kurrajong to Robert Evans of 30 June 1823.</p> <p>By the late 1830s, the grant had come into the hands of the Ridge family, as along with numerous other adjacent parcels of land, the property was mortgaged on 20 February 1839 by James Bligh Ridge to John Betts and John Panton for £100. Subsequently, on 9 September 1847, James Bligh Ridge, of Colo, landholder, and his wife Sophia conveyed Evans's 30 acres to Richard Cox, of Colo, landholder for £100.</p> <p>It remained in Cox's hands until 21 October 1874 when Richard Cox, of Pitt Town, farmer conveyed it to George Middleton of Kurrajong, Church of England clergyman, along with the adjoining grant of 60 acres (Portion 2, Parish Colo) originally made to Richard Cavanagh for £400. Reverend George Middleton, then living at Emu (now Emu Plains), conveyed both grants to George Boyter, of Colo, farmer for £480 on 5 September 1879. Boyter held it until his death on 15 June 1913 intestate. The Supreme Court ordered that his property be sold by public auction. It was auctioned by J B Johnston and Co at the Royal Hotel, Windsor and described in The Daily Telegraph as being a "highly improved property, consisting of 190 acres, and has frontage to the Colo River". Boyter also owned the adjoining land (Portions 50 and 63, Parish Colo).</p> <p>His widow Maria Boyter of Upper Colo and son George Henry Boyter of Upper Colo, farmer conveyed all four grants to Thomas Bentley Jones, of Upper Colo, farmer on 1 October 1913 for £700. The allotment boundaries of these four grants remain in place today.</p> <p>Based on the history of the property and available information regarding the physical evidence, it appears the barn relates to the Boyter period of ownership.</p>	
REFERENCES	<p>Grants, Vol 15 No 54</p> <p>Old System Deed, No 412 Bk O</p> <p>Old System Deed, No 407 Bk 13</p> <p>Old System Deed, No 43 Bk 149</p> <p>Old System Deed, No 44 Bk 149</p> <p>Old System Deed, No 141 Bk 196</p> <p>Old System Deed, No 543 Bk 1014</p> <p>Windsor and Richmond Gazette 23 Aug 1913 p 12</p> <p>The Daily Telegraph, Saturday 30th August 1913, p. 17</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 753 Upper Colo Road, Central Colo is of historical significance as a surviving late 19th century timber framed barn located on land that was initially granted in 1823 to Robert Evans and has been in continuous agricultural since that time.</p> <p>Although altered and partially rebuilt, the large barn with two side skillions sited on the high ground above the floodplains of the Colo River, continues to contribute to the historical character of the area. In its overall form and configuration (albeit altered), it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area and may have some technical significance for retaining evidence of its late 19th century construction.</p>	

ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The barn at No. 753 Upper Colo Road is of historical significance as evidence of the long-term agricultural use of the land since the 1820s when 30 acres was granted to Robert Evans. The property appears to have been in continuous agricultural use since that time. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barn appears to be associated with George Boyter, of Colo, farmer and his descendants who held the property from 1879 to 1913, although the family is not well known today. <i>Does not meet the criterion.</i>
CRITERIA C) AESTHETIC/TECHNICAL	The timber framed barn with skillions, located on the high ground above the Colo River floodplains, contributes to the historical character of the agricultural lands along Upper Colo Road. The barn potentially has some technical significance for its unusual construction methods. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the barn, with side skillions, remnants of a loft and retaining evidence of late 19 th century construction techniques, has the potential to provide further information into 19 th century farming and construction methods for agricultural buildings of the period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at 753 Upper Colo Road is potentially rare due to its unusual construction including spared posts hewn from larger logs, pit sawn and adzed hand hewn timber plank wall cladding, and the bush pole construction of side skillions. <i>Potentially meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at 753 Upper Colo Road, Central Colo is representative of the long history of agricultural development within the floodplains of the Colo River, which commenced in the late 18 th century and continues today. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Unknown but appears to be moderate.

IMAGES



Caption: Barn
at No. 753
Upper Colo
Road, Upper
Colo
(exterior)
Photographer:
S. Johnson
Copyright
Owner: Lucas
Stapleton
Johnson &
Partners
Date: June
2023



Caption: Measured drawing of Barn at No. 753 Upper Colo Road, Upper Colo.

Copyright Owner: Graham Edds & Associates

Date: June 2023

H4: Single Storey Slab Barn with Loft and Skillion - 307 Tizzana Road, Ebenezer

ITEM DETAILS	
NAME	Single Storey Slab Barn with Loft and Skillion
ADDRESS	307 Tizzana Road, Ebenezer
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 160 DP 1062551
SHI No.	1743073
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing.
	Recommend for Local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
MODIFICATION/DATES	[2010 inventory sheet] Owners have substantially added to this barn with skillions and gabled roof addition.
CURRENT USE	?
LOCATION ON SITE:	To the south of a stone house and 30m from the road. NB Access not available. This description is based on previous notes by G Edds and viewing from the road.
MAIN BARN STRUCTURE	A small barn 9 x 4m on plan with loft and side skillions. Condition: Moderate Date: Late 19 th century
NO. OF BAYS	One
ROOF STRUCTURE	Not inspected Condition: Date:
LOFT	Not inspected
SKILLION 1	Northern side skillion has vertical timber slab walls and two double door openings. Condition: Not inspected
SKILLION 2	Southern side skillion has vertical slab walls resting on sandstone base walls. The roof continues over a light timber framed verandah. Condition: Not inspected
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Unknown
WALL CLADDING	Vertical timber slabs up to loft level, weatherboard above. Condition: Moderate Date: Late 19 th century
OPENINGS	Loft door at east end
FLOORING (GROUND)	Not inspected
FLOORING (LOFT)	Not inspected

FLOORING (SKILLION)	Not inspected
CURRENT USE	Unknown
CHANGES FROM 2010?	None
HISTORY	
FORMER USE	Barn
HISTORY	
<p>John Brown Stephens, of Sackville Reach applied for a Conditional Purchase under Section 13 of the Crown Lands Alienation Act of 1861 on 10 April 1879. Conditional Purchase Inspector George Smith reported on 3 June 1883 that Stephens had erected a stone house, outhouses and dug a well on the property. James Brown Stephens was granted the land at 60 acres on 19 September 1885 as portion 16, parish Wilberforce for £60.</p> <p>James Brown Stephens died on 27 August 1922. An application for transmission of the title was presented on 10 January 1923 in the name of John Bradley Stephens, Wilberforce, farmer, and Hanna Effie Stephens, Sackville, spinster. The property was offered for auction on 3 October 1925 and included a stone house, outhouses, sheds and fowl runs. There was no specific mention of a barn. The property was transferred to John Mund, Wilberforce, farmer and his wife, Jennie Reid Mund on 16 March 1927.</p>	
REFERENCES	<p>Conditional Purchase Register, State Archives of NSW 7/4831, CP79/7 Windsor</p> <p>Lands Department, Sales Correspondence, State Archives of NSW 10/17305, at CS85/8521</p> <p>Certificate of Title 765 f 110</p> <p><i>Windsor and Richmond Gazette</i>, 2 Oct 1925 p 13</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 307 Tizzana Road, Ebenezer is of historical significance as a surviving late 19th century timber framed barn and as evidence of the long term agricultural use of the land by John Brown Stephens and his descendants, who held the property from 1879 to 1927.</p> <p>Located in a group of late 19th century farm buildings, including a substantial stone house and stone boundary walls, sited overlooking the floodplains of the Hawkesbury River, the barn and its setting is of aesthetic significance and makes a strong contribution to the historical character of the property and the locality.</p> <p>Although substantially altered, it remains a good example of a smaller barn exhibiting characteristic form and materials and is a representative example of the typical barn type found throughout the district.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 307 Tizzana Road, Ebenezer is of historical significance as a surviving late 19th century timber framed barn and as evidence of the long-term agricultural use of the land by the Stephens family, who purchased the land in 1879 and retained the property until 1927.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with the John Brown Stephens and the Stephens family, although they are not well known today.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>The barn at No. 307 Tizzana Road, Ebenezer, although much altered, is of aesthetic significance for forming part of a group of late 19th century farm buildings including a substantial stone house with stone boundary walls which is located overlooking the floodplains of the Hawkesbury River. The group of buildings make a strong contribution to the historical character of the area.</p> <p><i>Meets the criterion on a Local level.</i></p>

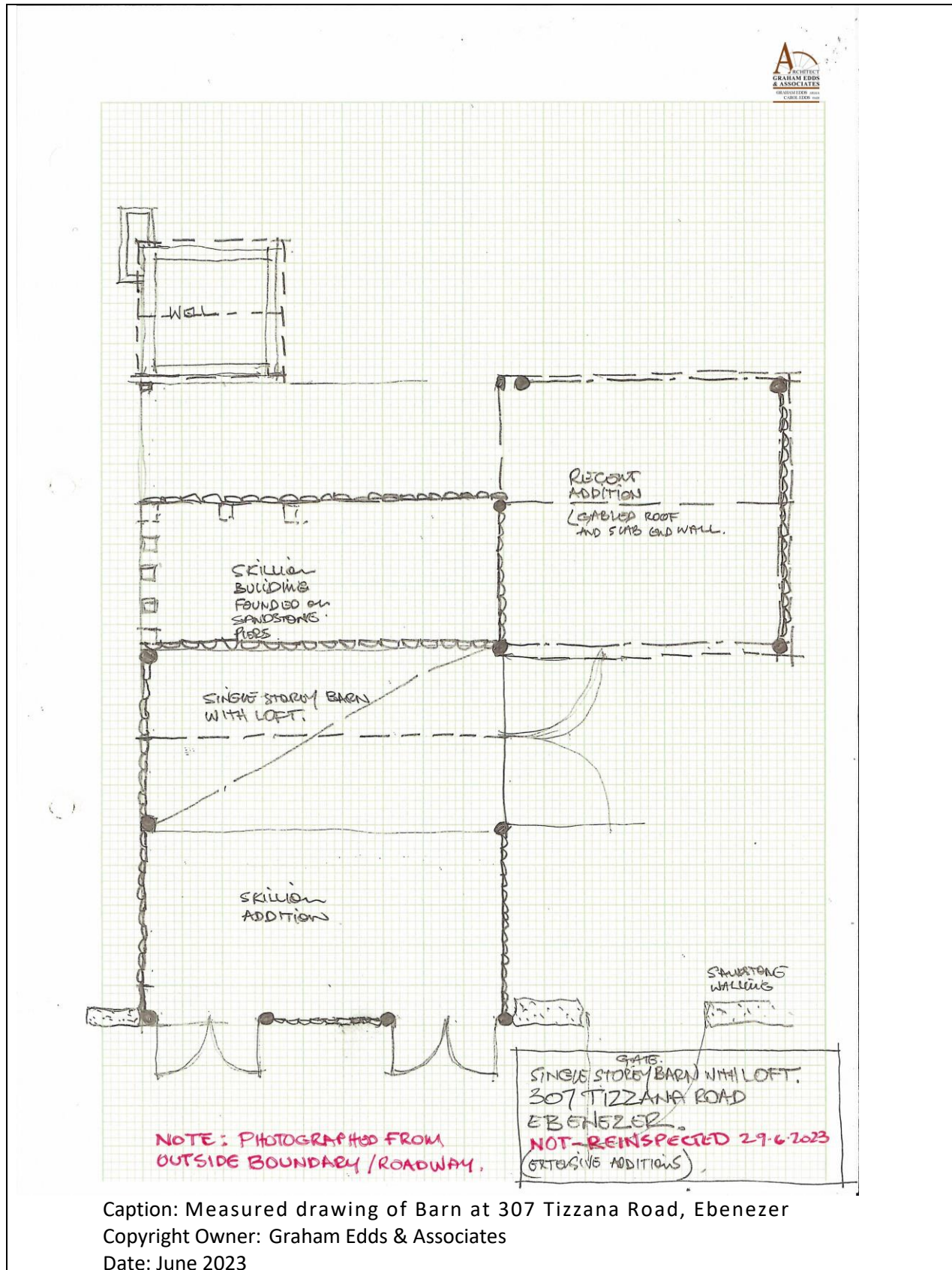
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the altered barn, with gable roof and side skillions, has the potential to provide further information into late 19 th century and early 20 th century farming methods. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 307 Tizzana Road, Ebenezer is not considered to be rare within the context of the Hawkesbury City local government area. <i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 307 Tizzana Road, Ebenezer is a example of the typical form of barn found throughout the district.
INTEGRITY/INTACTNESS	Substantially altered with additions

IMAGES



Caption: Barn
307 Tizzana
Road,
Ebenezer
(exterior)
Photographer:
S. Johnson
Copyright
Owner: Lucas
Stapleton
Johnson &
Partners Pty
Ltd

Date: June 2023



H5: Two storey slab barn with skillion - 279 Freemans Reach Road, Freemans Reach

ITEM DETAILS	
NAME	Two storey slab barn with skillion
ADDRESS	279 Freemans Reach Road, Freemans Reach
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 2 DP 78007
SHI No.	1743037
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Recommended for Local listing. Site inspection required to clarify condition and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid to late 19 th century
MODIFICATION/DATES	20 th century
CURRENT USE	Machinery shed?
FORMER USE	Barn
LOCATION ON SITE:	Behind two-storey late 20 th century house 90m south of the road. Access to the site was denied but we were able to establish the existence of the barn and photograph it from the road. Description is based on this and previous inspection of 2009 by Graham Edds & Associates. 2009 Description: Good condition, well cared for, and altered significantly. Originally 2 storey now with two separate floor areas at the opposing bay ends. Barn extended with a large side skillion for the entire length. The entire barn with skillion now clad with corrugated metal except for the gable ends that retain the original horizontal weatherboards. No evidence of timber slabs in existence and structure altered significantly.
MAIN BARN STRUCTURE	The barn is approximately 12 x 5m and 4.9m high to eaves. It has first floors in each end bay and a later skillion addition. Round posts support adzed square longitudinal beams and round cross beams. Condition: Not known Date: Mid- late 19 th century
NO. OF BAYS	Three
ROOF STRUCTURE	Sawn rafters with collar ties, battens suitable for iron and wind bracing. Condition: Not known Date: Mid- late 19 th century
FIRST FLOORS	Floor structures replaced, stair in skillion addition. Condition: Not known Date: Mid- late 19 th century

SKILLION 1	Noted as later addition. Condition: Not known Date: 20 th century
ROOF CLADDING:	Corrugated steel long sheets Condition: Moderate Date: 20 th century
WALL CLADDING	Corrugated iron short sheets Condition: Not known Date: 20 th century
OPENINGS	Central bay had double doors.
FLOORING (GROUND)	Concrete slab
FLOORING (LOFT)	Replaced.
FLOORING (SKILLION)	Concrete slab
INTERNAL STRUCTURE	Two stairs in skillion leading to first floor
OTHER (Fixings?)	Iron bolted plates connecting cross beams to longitudinal beam.
CHANGES FROM 2010?	Unknown
HISTORY	
<p>The barn at No. 279 Freemans Reach Road, Freemans Reach is located on a part of a 90 acres grant (Portion 75, Parish Wilberforce) made to William Singleton, ex-convict, on 1 June 1797 to be known as Singleton Farm.</p> <p>On 22 July 1811, Benjamin Singleton mortgaged the 90 acres at the Hawkesbury named Singleton farm to Richard Barnes for £186 to be repaid by 20 February 1812. That was followed on 27 June 1814 by deed with the following parties 1st William Singleton, Wilberforce 2nd Robert Campbell, senior 3rd Benjamin Singleton, son of William Singleton. It related to a debt of £590/17/11 to be paid by William Singleton to Campbell. To meet that liability, the transfer of Singleton Farm to Campbell was arranged by this deed. Robert Campbell agreed to let the farm to William Singleton for 4 years for £200 per annum.</p> <p>Campbell appears to have sold the land in various parcels, but none of those transactions appear to have been registered. The next relevant transaction for this land occurred on 2 & 3 February 1824 when a deed of Lease and release, James Doyle of Windsor sold 20 acres to Richard Dunstan, of Wilberforce for £200. The 20 acres was described as part of an allotment of 40 acres 'according to boundaries pointed out and agreed upon', and was bounded by Barrington farm 33 chains, by John Cobcroft senior 29 chains 25 links, by James Turner, 23 chains and by the Hawkesbury River. It was part of William Singleton's grant. The spelling of the name Dunstan varied in different records.</p> <p>Richard Dunstan held the land until his death. By his will of 7 May 1873, Richard Dunstan gave 20 acres, part of an allotment of 40 acres plus 14 acres 1 rood at the north-west corner of the 20 acres, just described to Harriett Caddan. Richard Dunstan died on 12 August 1879.</p> <p>A conveyance of 24 November 1879 included the following parties, 1st Harriet Caddan, Windsor, widow 2nd Robert Dunston, Wilberforce, farmer 3rd William Dunston, Wilberforce, farmer. By that deed, Harriet Caddan conveyed land in the will of 7 May 1873 being 20 acres, part of an allotment of 40 acres to her brother, Robert Dunston, plus livestock, harness, agricultural equipment, one boat, and one pair of oars and one pair of paddles.</p> <p>Robert Dunston signed his will on 21 September 1903 and later died on 1 October 1903. An auction sale advertised Robert Dunston's farm, measuring 20 acres plus several acres more 'together, with comfortable cottage, large barn, and stables' on 13 August 1904. Subsequently, on 6 October 1905, Arthur John Berckelman, executor of the will of Robert Dunston conveyed the 20 acres, part of an allotment of 40 acres to Edith Amy Caterson, wife of Wellington Caterson, or Freemans Reach, farmer for £600.</p>	

Based on available information regarding this barn, it appears it was constructed by Richard Dunstan, or members of the Dunstan family in the mid to late 19 th century. The Dunstan family constructed many mid to late Victorian style notable residences within the Kurrajong/Kurmond region west of the Hawkesbury River and were known for their building skills.	
REFERENCES	Grants, Volume 2 No 334 Old Register, Book 5 page 79 No 613 Old Register, Book 6 page 5 No 1289 Old System Deeds, No 661 Bk C; No 941 Bk 196 and No 671 Bk 789 Windsor and Richmond, Gazette, 13 August 1904, p 11
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 279 Freeman's Reach Road, Freemans Reach is of historical significance as a surviving mid to late 19th century barn that is associated with the Dunstan family who first obtained the land in 1824 and continued to reside and work the land until the mid 20th century. Although significantly altered, the barn remains in agricultural use and continues to contribute to the historical character of the agricultural landscape along Freemans Reach Road.</p> <p>The overall form and configuration of the barn with gabled roof, corrugated metal cladding and weatherboard gable ends is a representative example of the historic barn type found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No 279 Freeman's Reach Road, Freemans Reach, although significantly altered is of historical significance as a surviving mid to late 19th century barn, that provides evidence of the long-term agricultural use of the land by the Dunstan family, who first obtained the land in the 1820s and retained ownership until the early 20th century. The barn remains in agricultural use today.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with Richard Dunstan and his descendants, noted early settlers and local builders, who have resided in the Hawkesbury district since the early 19th century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located behind an early 21st century house and partially obscured from view by mature trees, the barn nevertheless contributes to the historical character of the agricultural landscape along Freeman's Reach Road.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>Although retaining its overall form and potentially its hardwood structure, the barn has been significantly altered and has limited potential to provide further information that would not be obtainable elsewhere.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 279 Freemans Reach Road, Freemans Reach is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>

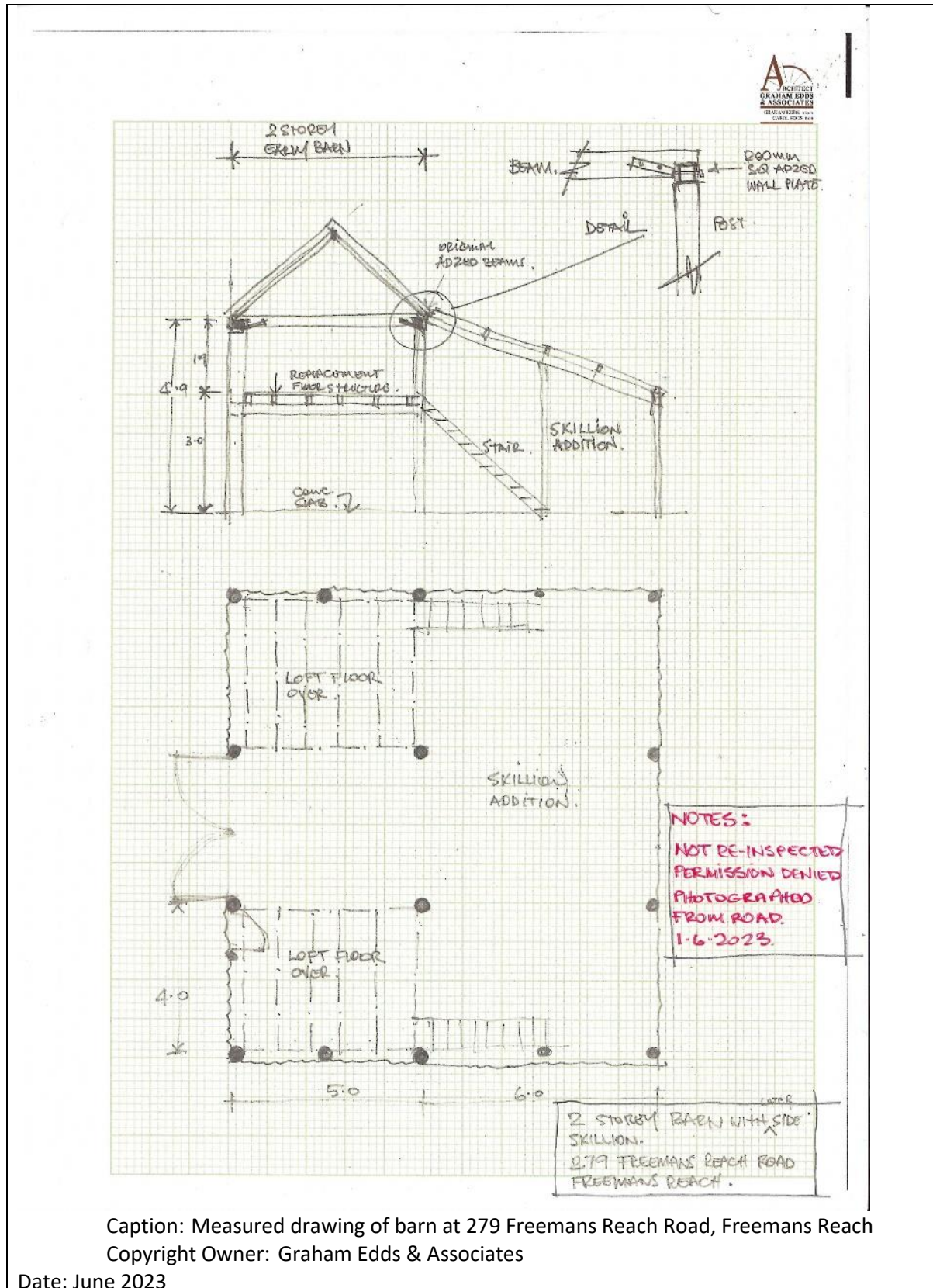
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 279 Freemans Reach Road, Freemans Reach is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19th century and continues today.</p> <p>The basic form of the barn is representative of the typical form of barn found throughout the district, although the extent of change has diminished the significance of the barn.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Unknown

IMAGES

Caption: Barn at 279
Freemans Reach
Road, Freemans
Reach (exterior)
Photographer: G. Edds
Copyright Owner:
Graham Edds &
Associates
Date: June 2023



Caption: Barn at 279
Freemans Reach
Road, Freemans
Reach (interior)
Photographer: G. Edds
Copyright Owner:
Graham Edds &
Associates
Date: 2009



Caption: Measured drawing of barn at 279 Freemans Reach Road, Freemans Reach

Copyright Owner: Graham Edds & Associates

Date: June 2023

H6: Complex of Two Slab Barns - 331 Freemans Reach Road Freemans Reach

ITEM DETAILS	
NAME	Complex of Two Slab Barns
OTHER/FORMER NAMES	Stillwell Farm; Glenridge Turf Farm
ADDRESS	331 Freemans Reach Road Freemans Reach
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 2 DP 77950
SHI No.	1743038/ 1740147
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State heritage listing Recommend for Local heritage listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CONSTRUCTION YEAR START & END	c1830/1840
CIRCA	Yes
PERIOD	Early 19 th century
CURRENT USE	Machinery stores (both barns)
FORMER USE	Barn
Two barns: a smaller one (Barn A) to the south and a larger one (Barn B) to the east of the single-storey house.	
BARN A	
MAIN BARN STRUCTURE	Single-storey with loft. Round timber posts closely spaced, round timber loft floor beams resting on rectangular sawn longitudinal beams bolted to posts. Date: Early 19 th century Condition: Good
NO. OF BAYS	Seven
ROOF STRUCTURE	Steep 45°+ pitch round rafters, sawn battens suitable for corrugated roofing (previously had shingle battens). Condition: Good
LOFT	Not accessed. Weatherboard wall claddings. Condition: Good
SKILLION 1	Single-storey skillion to the east. Sawn rafters supported on round beam on round posts. Condition: Good
ROOF CLADDING:	Corrugated steel with two transparent panels each side. All recently replaced, along with battens (previously had shingle battens).
WALL CLADDING	Corrugated steel over vertical timber slabs at lower level and steel over weatherboard cladding to loft and gable.
OPENINGS	External door apertures to three ground floor compartments with modern wire doors. Possible doorway in northern gable, sheeted over.
FLOORING (GROUND)	Earthen

FLOORING (LOFT)	Loft mainly floored with timber boarding but the southern bay has a ventilated floor of slender round boughs with remains of maize still present.
FLOORING (SKILLION)	Earthen
INTERNAL STRUCTURE	Loft supported on round timber joists. Internal partitions of vertical slabs fixed at top to round timber loft floor beam and set into ground at bottom.
OTHER (Fixings?)	Hollowed out trunk trough in southern bay.
CURRENT USE	Mainly empty machinery stored in skillion.
CHANGES FROM 2010?	New roofing, removal of shingle battens.
BARN B	
MAIN BARN STRUCTURE	Single-storey tall barn supported on round timber posts, occasional round timber cross beams, rectangular adzed longitudinal beams with morticed and tenon joints between posts and longitudinal beams. Date: Early 19 th century Condition: Good
NO. OF BAYS	Nine
ROOF STRUCTURE	Round timber rafters, some pairs of rafters have collar ties, pit sawn shingle battens remain plus modern ones suitable for corrugated roofing. Slatted ridge ends for ventilation. Condition: Good
LOFT	Remains of loft at southern end with boarded floor for ½ bay only. Date: Early 19 th century Condition: Good
SKILLION 1	Single-storey skillion to the east constructed in same manner as main barn. Noted in 2010 as containing milking stalls. Date: Early 19 th century Condition: Good
SKILLION 2	Skillion at southern end constructed with pole rafters and shingle battens. Not accessed. Date: Early 19 th century Condition: Good
ROOF CLADDING:	Corrugated steel Date: unknown Condition: Good
WALL CLADDING	Corrugated steel. Remains of weatherboards in skillion gable. No sign of any timber slabs – assume that they were removed when re-clad in steel. Date: Late 20 th century Condition: Good
OPENINGS	Doors of corrugated steel. Window opening in skillion 1 no joinery.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Timber boards plain edged with gaps between
FLOORING (SKILLION)	Earthen
INTERNAL STRUCTURE	Loft supported on round timber joists.
OTHER (Fixings?)	Evidence of mortise and tenon joints in main structure between posts and longitudinal beams.

CURRENT USE	Machinery store
CHANGES FROM 2010?	Milking stalls removed.
HISTORY	
<p>This site is part of a grant of 350 acres made to Daniel Robinson and others on 22 July 1795, known as Stillwell Farm. The grantees quickly assigned the grant to John Palmer on 21 September 1795. It is notable that Stillwell Farm was named after John Palmer's wife Susan Stillwell, who married Palmer in 1783.</p> <p>The transaction was one of a number of instances where powerful officers or a government officials used soldiers to become the recipients of small grants that were then consolidated into a larger holding in the hands of those officials.</p> <p>John Palmer, NSW commissary, appointed in 1790 had made the acquaintance of convict John Stogdell/Stockdale, who had arrived on the First Fleet on the ship, <i>Alexander</i>. Stogdell had administrative skills, as well as the ability to read and write. Palmer was soon using him in responsible roles managing his business concerns. Stogdell acquired land on the Hawkesbury both for himself, and for John Palmer. From September 1796, to November 1800, whilst John Palmer was overseas, Stogdell was agent for Palmer and supervised the construction and completion of Palmer's unfinished residence at Woolloomooloo, supervising the tradesmen and overseeing the fitting out of the premises, so that the building was complete by the time Palmer returned.</p> <p>John Palmer senior assigned Stillwell Farm to his son George Thomas Palmer on 16 October 1806. By a deed of Lease and release, dated 10 & 11 January 1838, George Thomas Palmer and his wife Catherine sold 70 acres to Robert Farlow senior for £700 (although Farlow may have been leasing land from Palmer before the purchase).</p> <p>Robert Farlow had been sentenced to 7 years transportation, arriving in the colony in 1801 and receiving his ticket of freedom in 1811. His wife Ann and daughter Maria came to Australia at the same time as free settlers.</p> <p>The 70 acres was described as bounded on the east by Simon Norris and Benjamin Wood and on the north by the government road (now Bachelors Wharf Road), 20 chains, 29 links on the west by another part of Stillwell Farm, and on the south by the Hawkesbury River. Robert Farlow's 70 acres now contains Nos. 331, 353 and 355 Freemans Reach Road fronting the Hawkesbury River and Nos. 332 and 354 Freemans Reach Road to the north of Freemans Reach Road.</p> <p>The land to the west amounting to 44 acres was sold to Robert's son William Farlow on 28th and 29th May 1838 by a deed of Lease and release, for £440. This land now contains No. 374 Freemans Reach Road.</p> <p>Together, the Farlow family owned 114 acres of the former Stillwell Farm lands.</p> <p>By his will of 21 November 1851, Robert Farlow senior left 53 acres to the use of his wife, Harriet, for her life.</p> <p>Robert Farlow had already conveyed 17 acres by deed of Lease and release on 8 & 9 October, 1840 for £170 to his son James Farlow, farmer of Wilberforce, and he appears to have received a further 30 acres via his father's will. The balance of Robert Farlow's land (23 acres) passed to another son, William Farlow. No. 331 Freemans Reach Road is located within this 23 acres.</p> <p>Robert Farlow senior died on 22 May 1853.</p> <p>On 1 December 1853, William Farlow, of Yellow Munday, innkeeper conveyed an area of 23 acres left to him by his father to James Farlow, Freemans Reach, farmer for £700. The 23 acres was described as bounded on the east by Simon Norris and Benjamin Wood, on the north by the main road, and on the west by the land left to James Farlow by the will of Robert Farlow. James Farlow now held the whole of the original 70 acres of land purchased by his father in 1838.</p> <p>James Farlow's will of 4 March 1886 divided the land into equal thirds for the benefit of his daughters, although it appears that his son James William Farlow actually managed the land,</p>	

together with William Farlow's original 44 acres, as he took out a mortgage over the total 114 acres in 1893.

In 1888, an article appeared in *The Daily Telegraph* noting that a fire at the property of James Farlow, of Freemans Reach, burnt the weatherboard house, barns and other outbuildings to the ground. The exact location of these buildings is not known.

James Farlow senior appears to have been a successful arrowroot and maize farmer and cart horse breeder, winning a number of prizes at various agricultural shows in the mid 19th century. Similarly, his son James Farlow junior was also a well-known farmer and breeder of draught horses and trotters.

The Farlow family retained ownership over the land until the mid 20th century.

Located on part of the former Stillwell Farm lands, a large dairy farm, the property is now in use as a turf farm known as Glenridge Turf Farm.

REFERENCES

Old Register, Book 1 page 153 no 1160
 Old System Deeds, No 574 Bk M; No 91 Bk N; No 840 Bk 29 and No 178 Bk 739
 Real Property Application Packet, No 27953, NRS 17513, State Archives of New South Wales
 Primary Applications 27951 and 27950
 Certificate of Title Vol. 4011 Fol.214
 Article: "Fire at Windsor"; *The Daily Telegraph*, Monday 8 Oct 1888, p. 5
 Article: "Farm Produce"; *The Sydney Mail and NSW Advertiser*, Sat 23 Aug 1884, p. 371
 Article: "Agricultural Society of New South Wales"; *The Sydney Mail and NSW Advertiser*, Sat 4 May 1872, p. 548
 Article: "The Death of Mr. James Farlow"; *Windsor and Richmond Gazette*, Sat 8 Sept 1888, p. 3
 Obituary: James Farlow; *The Sydney Mail and NSW Advertiser*, Sat Wed 27 Sept 1905, p. 788
 Barkley-Jack, Jan, *Hawkesbury Settlement Revealed: A new look at Australia's third mainland settlement, 1793-1802*, pp 119-120, 190-201

STATEMENT OF SIGNIFICANCE

The barns at No. 331 Freeman's Reach Road, Freemans Reach are of historical significance as surviving early 19th century barns that are located on a portion of Stillwell Farm, a grant of 350 acres made in 1795 and purchased shortly thereafter by Commissary John Palmer, who named the farm after his wife Susan Stillwell. The large dairy farm was subdivided and the barns are located on land associated with the Farlow family who first obtained 70 acres in 1838 and continued to reside and work on the property until the mid 20th century.

Sited within the floodplains of the Hawkesbury River, the barns are located in a small complex with weatherboard cottage and mature trees that together make a strong contribution to the historical character of the agricultural lands along Freeman's Reach Road. The overall form and configuration of both barns, with corrugated metal cladding, corn drying lofts, surviving timber slabs are good representative examples of the historic barn type found throughout the Hawkesbury City local government area.

Each of the barns retains surviving evidence of early 19th century construction techniques including round timber posts closely spaced, round timber loft floor beams, evidence of shingle battens, loft with ventilated floor of slender round boughs with remains of maize still present, internal partitioning of vertical slabs fixed at top to round timber loft floor beam and set into ground at bottom and rectangular adzed longitudinal beams with morticed and tenon joints between posts and longitudinal beams. The relatively high integrity of the barns and extent of surviving early construction techniques makes these barns rare in the Hawkesbury City local government area.

ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The barns at No. 331 Freeman's Reach Road, Freemans Reach are of historical significance as evidence of the long-term agricultural use of the land by the Farlow family, first established in 1838 by ex-convict Robert Farlow and remaining in the Farlow family until the mid 20th century. Dating from the early 19th century, the barns appear to be associated with son James Farlow and grandson James Robert Farlow, who appear to have lived and worked on the land from the 1840s through to the early 20th century and both of whom were locally known as successful dairy farmers and breeders of cart horses. The property is also of historical significance for forming part of the former Stillwell Farm, a grant of 350 acres made to Daniel Robinson and others on 22 July 1795, purchased by Commissary John Palmer shortly thereafter, managed by John Stogdell, and passed to his son George Thomas Palmer.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barns have historical associations with the Farlow family, who have resided in the Hawkesbury district and the Freeman's Reach locality since the early 19th century. Being located on a portion of the large dairy farm, Stillwell Farm, the property is also associated with Commissary John Palmer (after whose wife the farm was named), his agent John Stogdell and son George Thomas Palmer.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located within a small complex together with a weatherboard cottage and mature trees sited within the floodplains of the Hawkesbury River, the two corrugated metal clad barns make a strong contribution to the historical character of the agricultural landscape along Freeman's Reach Road.</p> <p>Both barns are of technical significance, retaining evidence of early construction techniques associated with agricultural buildings and timber slab construction, including round timber posts closely spaced, round timber loft floor beams, evidence of shingle battens, loft with ventilated floor of slender round boughs with remains of maize still present, internal partitioning of vertical slabs fixed at top to round timber loft floor beam and set into ground at bottom and rectangular adzed longitudinal beams with morticed and tenon joints between posts and longitudinal beams.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The forms of the barns, with skillions and lofts and retaining evidence of 19th century construction techniques, have the potential to provide further information into 19th century farming methods.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA F) RARITY	<p>The barns at 331 Freemans Reach Road, Freemans Reach are considered to be a rare grouping within the context of the Hawkesbury City local government area, for the extent of the</p>

	<p>surviving evidence of early construction techniques and their relatively high level of integrity.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barns at 331 Freemans Reach Road, Freemans Reach are representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19th century and continues today.</p> <p>The basic forms of the barn with gabled roofs, skillions and lofts are representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level</i></p>
INTEGRITY/INTACTNESS	High-Moderate integrity

IMAGES



Caption: Barn A at 331
Freemans Reach Road,
Freemans Reach
(exterior)
Photographer: LSJ
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd
Date: May 2023



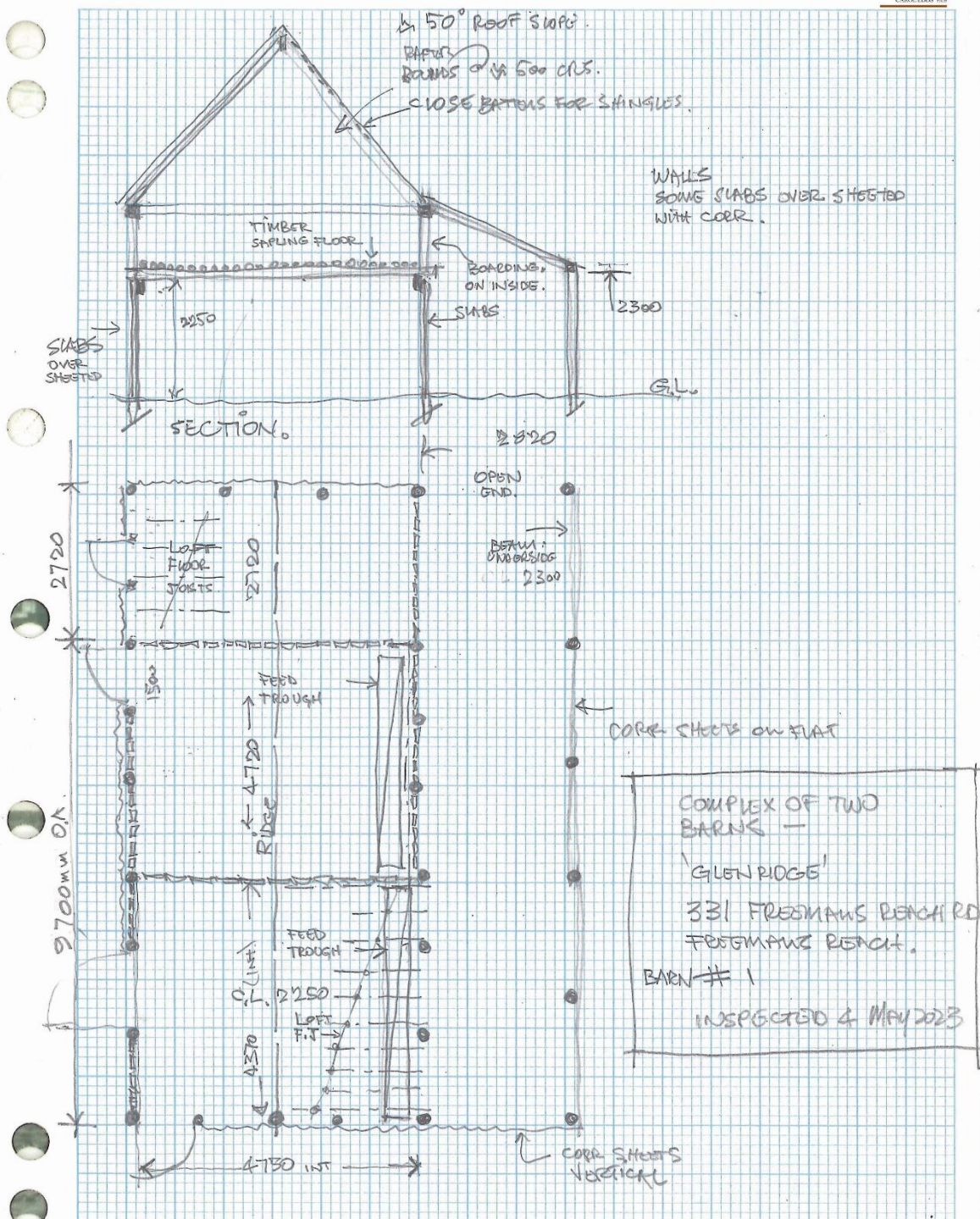
Caption: Barn A at 331
Freemans Reach Road,
Freemans Reach
(interior)
Photographer: LSJ
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd
Date: May 2023



Caption: Barn B at 331
Freemans Reach Road,
Freemans Reach
(exterior)
Photographer: LSJ
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd
Date: May 2023



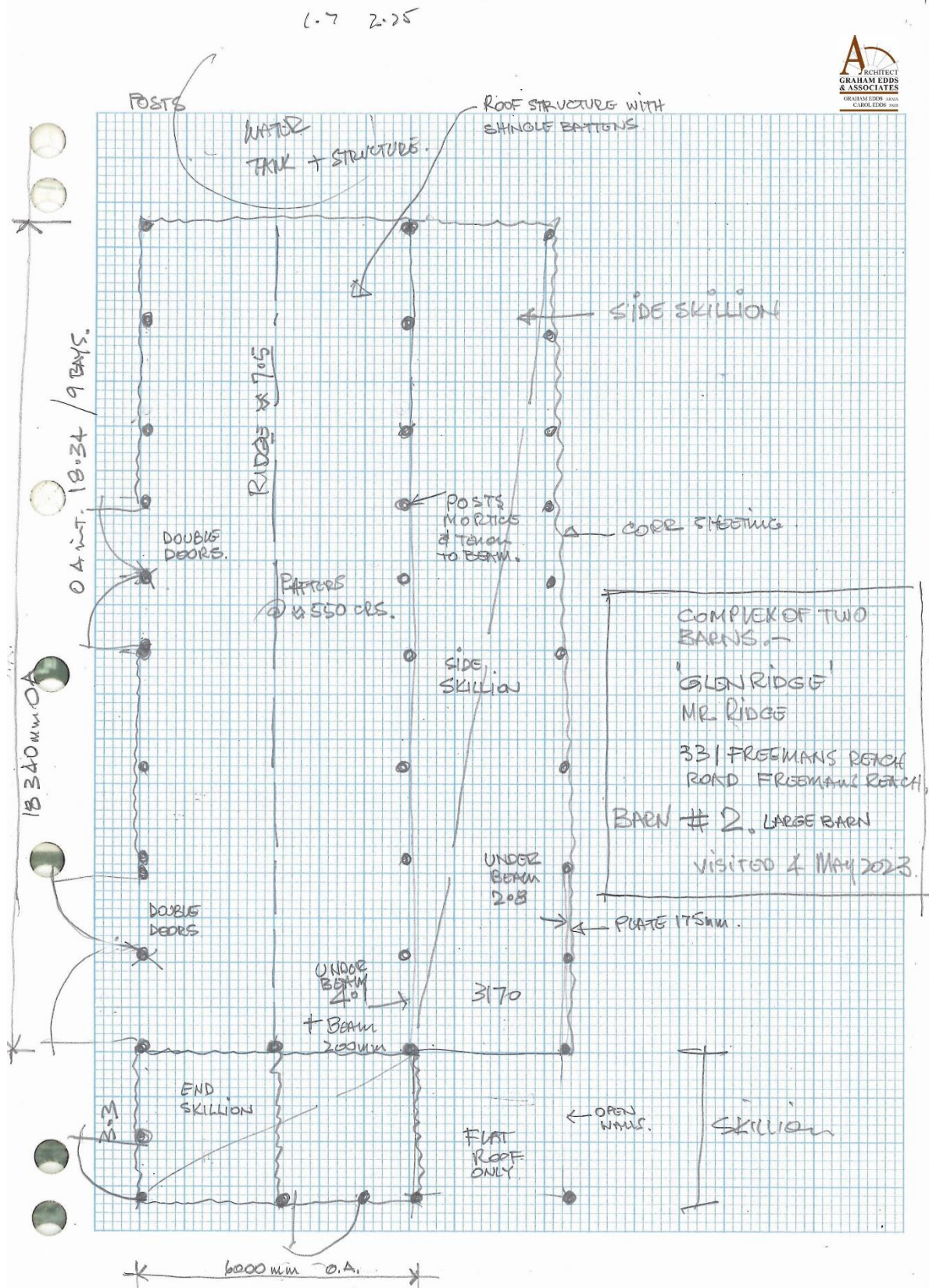
Caption: Barn B at 331
Freemans Reach Road,
Freemans Reach
(interior)
Photographer: LSJ
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd
Date: May 2023



Caption: Measured drawing of Barn A at 331 Freemans Reach Road, Freemans Reach

Copyright Owner: Graham Eddis & Associates

Date: May 2023



Caption: Measured drawing of Barn B at 331 Freemans Reach Road, Freemans Reach

Copyright Owner: Graham Eddis & Associates

Date: May 2023

H7: Raised Single Storey Slab Barn with End Skillions - 307 Kurmond Road, Freemans Reach

ITEM DETAILS	
NAME	Raised Single Storey Slab Barn with End Skillions
OTHER/FORMER NAMES	Hillview
ADDRESS	307 Kurmond Road, Freemans Reach
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 1 DP 1002188
SHI No.	1743045
EXISTING HERITAGE ITEM?	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommended for Local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th or early 20 th century
CURRENT USE	Accommodation
FORMER USE	Barn
LOCATION ON SITE:	Barn is close to the eastern side of the road.
MAIN BARN STRUCTURE	This compact barn is 9 x 5m on plan. Its floor structure is raised above ground level. The original posts appear to be continuous but there are also (later) stumps supporting part of the floor. Condition: Moderate Date: late 19 th century or early 20 th century?
NO. OF BAYS	Four
ROOF STRUCTURE	Not inspected internally. Roof is steep at 45°. Condition: Good Date: late 19 th century or early 20 th century?
LOFT	N/A
SKILLIONS 1 & 2	Skillions at each end of the barn are built in the conventional way on ground with vertical slabs between posts and beams. Condition: Moderate Date: late 19 th century or early 20 th century?
ROOF CLADDING:	Corrugated iron short sheets with no gutters. Condition: Moderate Date: Mid-20 th century?
WALL CLADDING	Vertical slabs set into trenched floor beam and nailed outside the line of the posts. Weatherboards to gable ends. Condition: Moderate – some decay at lower ends. Addition of gutters and downpipes would help to preserve the slabs. Date: late 19 th century or early 20 th century?
OPENINGS	Doorways opposite one another in main barn.
FLOORING (GROUND)	Not inspected internally but clearly has a raised timber floor.
FLOORING (LOFT)	N/A

FLOORING (SKILLION)	Not inspected internally.
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	Large round nail fixings with Ewbank-type heads.
CURRENT USE	Accommodation
CHANGES FROM 2010?	Converted to accommodation
HISTORY	
<p>The barn at No. 307 Kurmond Road, Freemans Reach is located on a part of an 11 acres 20 perches grant (Portion 426, Parish Wilberforce) made to Thomas Whitby Rutter, of Freemans Reach, farmer on 9 December 1895 for £28 after purchasing the land at a Crown lands auction of 14 August 1895. Thomas Whitby Rutter died on 17 September 1908. It was not until 18 July 1923 that a formal transmission application to his widow Hannah Rutter, of Freemans Reach, was registered. Previously on 19 May 1923, the estate of Thomas Whitby Rutter, being 20 acres, portions 424 and 426 with a house and other improvements occupied by Hannah Rutter had been auctioned. The property was transferred to Alexander Smith junior, Freemans Reach, orchardist on 20 June 1923. Subsequently, he transferred it to Athol Alexander Smith, of Freemans Reach, orchardist on 14 August 1934.</p> <p>Based on the physical evidence, it is assumed the barn was built by T W Rutter between 1895 and 1908.</p>	
REFERENCES	<p>Certificate of Title Vol. 1182 Fol. 227</p> <p><i>Windsor and Richmond Gazette</i>, 18 May 1923 p 11</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 307 Kurmond Road, Freemans Reach is of historical significance as a surviving late 19th century timber framed barn that remains relatively intact externally.</p> <p>Located on the street frontage, the small, slab barn contributes to the historical character of Kurmond Road and the immediate locality, and it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 307 Kurmond Road, Freemans Reach is of historical significance as a surviving late 19th century barn that remains relatively intact externally.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn is not associated with any persons of historical note.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located on the street frontage of the property, the small, slab barn contributes to the historical character of Kurmond Road and the immediate locality.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>Although now converted for accommodation uses, the overall form of the barn, with skillions and gabled roof, raised ground floor and retaining evidence of late 19th century construction techniques including its slab cladding, the barn at 307 Kurmond Road, Freemans Reach has the potential to provide further information into late 19th and early 20th century farming methods.</p> <p><i>Meets the criterion on a Local level.</i></p>

CRITERIA F) RARITY	The barn at 307 Kurmond Road, Freemans Reach is a rare example of a barn with a raised ground floor within the context of the Hawkesbury City local government area. <i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barn at 307 Kurmond Road, Freemans Reach is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic form of the barn with gabled roof, skillion and slabs, is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate

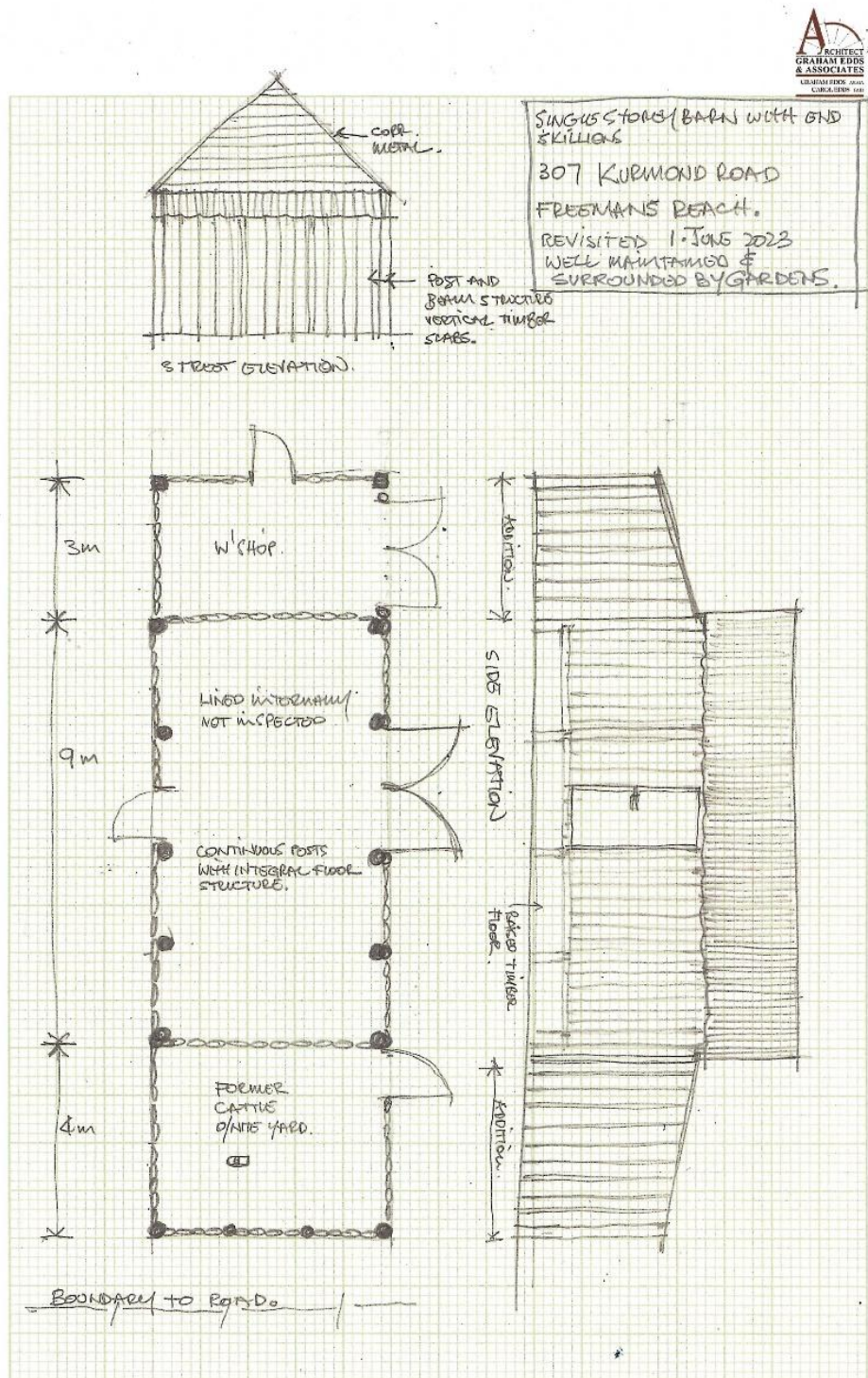
IMAGES



Caption: Barn at 307 Kurmond Road, Freemans Reach
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



Caption: Barn at 307 Kurmond Road, Freemans Reach
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: June 2023



Caption: Measured drawing of barn at 307 Kurmond Road, Freemans Reach

Copyright Owner: Graham Eddis & Associates

Date: June 2023

H8: Two Storey Slab Barn with High Skillion - 30 Wolseley Road, McGraths Hill

ITEM DETAILS	
NAME	Two Storey Slab Barn with High Skillion
ADDRESS	30 Wolseley Road, McGraths Hill
LOCAL GOVT AREA	Hawkesbury
PARISH	Pitt Town
LOT/DP	Lot 17 DP 591309
SHI No.	1743108
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State heritage listing.
	Recommend for Local heritage listing. Slab cottage appears worthy of listing and should be further investigated.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid-late 19 th century plus late 20 th century reconstruction
CURRENT USE	Garage & store shed
FORMER USE	Barn
LOCATION ON SITE:	Located in garden behind slab cottage.
MAIN BARN STRUCTURE	Two storey barn with round posts, rectangular longitudinal beams and round pole cross beams. Only one two storey bay remains at one end with a long staircase. Some reconstruction with Oregon timber.
NO. OF BAYS	Three
ROOF STRUCTURE	Bush pole rafters at approx. 30 degrees, battens for corrugated iron. Wind bracing.
LOFT	First floor in end bay only but may have been throughout the length of the barn.
SKILLION 1	Five metres wide skillion to NW side supported on bush pole rafters and round posts.
ROOF CLADDING:	Corrugated iron
WALL CLADDING	Vertical timber slabs to SE wall in two lifts along the common property boundary, and skillion end bays. Weatherboards to gables
OPENINGS	Three modern windows to first floor end gable,
FLOORING (GROUND)	Concrete slab
FLOORING (LOFT)	Not accessible

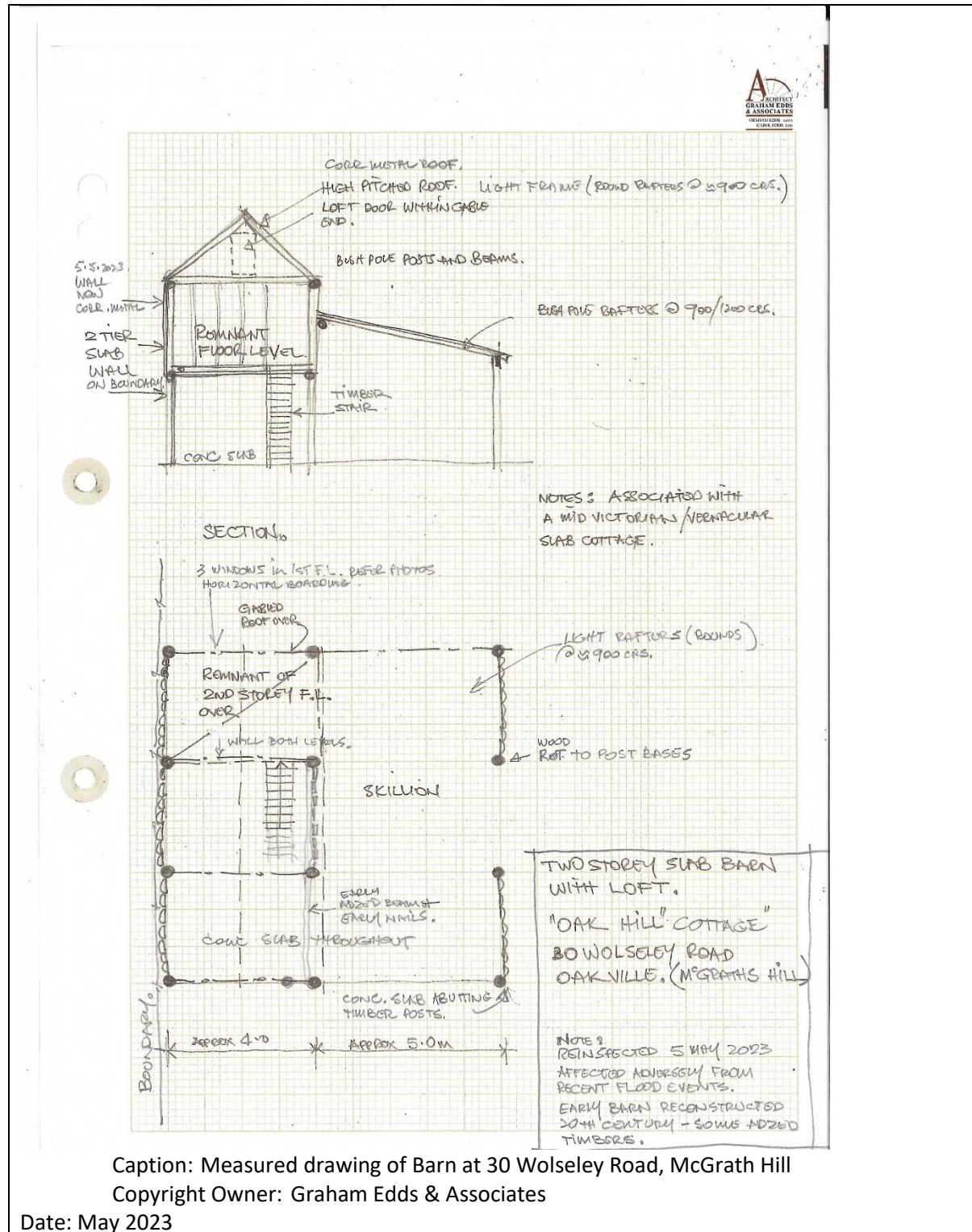
FLOORING (SKILLION)	Concrete slab
INTERNAL STRUCTURE	Stair to first floor in end bay. Boarded walls to both levels of end bay.
OTHER (Fixings?)	Lapped and bolted post/beam connections
CHANGES FROM 2010?	None
CONDITION	Moderate - post ends rotted due to concrete floor. Some repair using softwood timbers together with hexagonal tech screws to secure skillion slabs
HISTORY	
<p>This land is part of a grant of 20 June 1800 to ex-convict John Stogdell of 140 acres in the District of Mulgrave Place (Portion 64, Parish Pitt Town) bounded on the west by Barney and Mower farms, on the north by Marsden farm and on the south by the public road. Stogdell had been sentenced to 14 years transportation, arriving in NSW as part of the First Fleet. As one of a small number of convicts with literacy skills, Stogdell used his skills to infiltrate colonial business and property markets, purchasing numerous grants in the Hawkesbury district (totalling at least 565 acres), and forming a business alliance with head of the Commissariat John Palmer, for whom he managed and developed Palmer's Woolloomooloo estate. In the 1801 floods, Stodgell drowned in the Killarney Chain of Ponds which ran through his property at McGraths Hill. John Palmer claimed the majority of Stogdell's land following his death, and passed to his son George Thomas Palmer.</p> <p>On 21 July 1881, Houston Harries Voss, of Goulburn, esquire and James Gordon, of Young, solicitor conveyed 473 acres including part of John Stogdell's grant and the adjacent Andrew Thompson's grant for £2,128/10/0 to William Harris, of Sydney, gentleman.</p> <p>The land was subdivided in the 1880s and the plan of the first subdivision of the Killarney Estate showed lot 17 (now containing 30 Wolseley Road) as vacant land. As advertised, the smaller allotments (2 roods or half an acre each) of the Killarney Estate were sold as "town allotments".</p> <p>On 6 April 1901, Emily Mason, of Nelson, widow, conveyed 2 roods, being Lot 17 of Section 3 of the subdivision of William Harris's land to William Hession, of Killarney, timber-getter for £5. Hession had married Emily's daughter Alice Emma. Based on physical evidence, it appears the barn and slab cottage were constructed during Mason's period of ownership in the late 19th century.</p> <p>Hession mortgaged that lot to John Jackson Paine, solicitor of Windsor along with Lot 1 Section 6, Havelock Street, on 25 November 1902 for £100. The Windsor press show that William Hession was a wood carter and it appears he worked together with his father-in-law James Mason at the Mulgrave saw mill. In February 1902, William Hession placed a Notice in the <i>Windsor and Richmond Gazette</i> thanking the Windsor Fire Brigade for working hard to save his saw mill and wood.</p> <p>On 3 June 1912, William Hession, now of Ashfield, wood agent conveyed 2 roods, Lot 17 of Section 3 of William Harris's land to William Johnson, of Pitt Town Road, farmer for £140. The 1929 edition of the Windsor topographical map showed the footprint of a house in this position, but no further details. William Johnson signed his will on 2 February 1935 leaving his house and sheds situated on lot 16 and 17 Section 3 on Wolseley Street, Killarney Estate, to his son, William Johnson. William Johnson senior died on 11 May 1935. His obituary stated that he had carried on dairying and mixed farming at Killarney for about 40 years.</p>	
REFERENCES	<p>Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i>, pp 190-214</p> <p>Grants, Volume 3 No 49</p> <p>Old System Deed, No 249 Bk 224</p> <p>Old System Deed, No 572 Bk 684</p> <p>Old System Deed, No 181 Bk 802</p>

	<p>Old System Deed, No 115 Bk 967</p> <p>County Cumberland subdivision plans, Mitchell Library, CP:C6/116</p> <p>Great Britton, War Office, General Staff, Australian Section, Topographical Map, Windsor, 1929</p> <p>Notices; <i>Windsor and Richmond Gazette</i>, Saturday 8 Feb 1902, p. 11</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 30 Wolseley Road, McGraths Hill is of historical significance as a surviving late 19th /early 20th century timber framed barn located on land that formed part of a larger grant made to ex-convict John Stogdell in 1800 and subdivided in the 1880s as the Killarney Estate.</p> <p>The two storey barn (now clad in corrugated metal) with side skillion is unusually large for a town barn, although its overall form and configuration makes it a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>Constructed of round posts with rectangular longitudinal beams and round pole cross beams with bush pole rafters with side skillion of round poles with bush pole rafters and vertical timber slabs to SE wall and skillion end bays and weatherboards to gable ends, the barn is of some technical significance for demonstrating late 19th/early 20th century construction methods for agricultural buildings.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 30 Wolseley Road, McGraths Hill is of historical significance as evidence of the long-term agricultural use of the land, first established in 1800 by ex-convict John Stogdell and is a remnant of the 1880s subdivision of the Killarney Estate for small scale farming. Dating from the late 19th or early 20th century, the barn appears to be associated with William Hession, a wood carter and sawmiller, who owned the property from 1901 to 1912.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn at No. 30 Wolseley Road, McGraths Hill is not associated with any persons of historical importance.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located behind a slab cottage of a similar age, the large, two storey corrugated metal clad timber framed town barn with side skillion, is not visible from the street.</p> <p>Constructed of round posts with rectangular longitudinal beams and round pole cross beams with bush pole rafters with side skillion of round poles with bush pole rafters and vertical timber slabs to SE wall and skillion end bays and weatherboards to gable ends, the barn is of some technical significance for demonstrating late 19th/early 20th century construction methods for agricultural buildings.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form of the barn, with side skillion and loft and retaining evidence of late 19th /early 20th century construction techniques,</p>

	has the potential to provide further information into 19 th and 20 th century farming methods. <i>Meets the criterion on a Local level</i>
CRITERIA F) RARITY	As a surviving town barn, the barn at 30 Wolseley Road, McGraths is considered to be rare within the context of the Hawkesbury City local government area, and being two storeys it is unusually large for a town barn. <i>Meets the criterion on a Local level</i>
CRITERIA G) REPRESENTATIVE	The barn at 30 Wolseley Road, McGraths Hill is representative of the long history of agricultural development within the floodplains of the Hawkesbury River and South Creek, which commenced in the early 19 th century and continues today. The basic form of the barn with gabled roof, skillion and lofts is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i>
INTEGRITY/INTACTNESS	Moderate to high integrity/intactness

IMAGES

	<p>Caption: Barn at 30 Wolseley Road, McGraths Hill (exterior)</p> <p>Photographer: K. Denny</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: May 2023</p>
	<p>Caption: Barn at 30 Wolseley Road, McGraths Hill (interior)</p> <p>Photographer: K. Denny</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd</p> <p>Date: May 2023</p>



H9: Two storey Slab Carriage House and Stables - 4 Bensons Lane, Richmond


ITEM DETAILS	
NAME	Two storey Slab Carriage House and Stables
ADDRESS	4 Bensons Lane, Richmond
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	12 DP 11828989
SHI No.	1743058
EXISTING HERITAGE ITEM	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend for Local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Stables/Carriage house
DESCRIPTION	
CIRCA	Y
PERIOD	Mid-19 th century
MODIFICATION/DATES	20 th century- restored and adapted
CURRENT USE	Storage/Residence in loft
FORMER USE	Stables and carriage house
LOCATION ON SITE:	The site is on the northern fringe of Richmond and 60m to the east of Bensons Lane. Formerly part of larger property- Benson House, 61 Francis Street, Richmond.
CARRIAGE HOUSE & STABLES STRUCTURE	Two-storey carriage house and stables approximately 12 x 6m on plan. Main posts are adzed square 230 x 230mm. Longitudinal beams and cross beams seem to have been replaced. Corner posts extend to roof eaves but other posts have been cut at first floor level and the whole loft structure including the roof appears to have been rebuilt. Condition: Good Date: Mid- 19 th century fabric partially reconstructed in late 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Steep 45° pitch but probably reconstructed. Condition: Good Date: late 20 th century?
LOFT	Lined internally and fitted out as accommodation. Condition: Good Date: late 20 th century?
ROOF CLADDING:	Ribbed Colorbond sheeting Condition: Good Date: late 20 th century?
WALL CLADDING	Vertical timber slabs with a series of ledged and braced doors with hand forged strap and gudgeon hinges and timber ventilation grilles above. Weatherboards to loft walls and gable. Condition: Good Date: Mid-19 th century fabric partially reconstructed in late 20 th century
OPENINGS	See above

FLOORING (GROUND)	Round timber sets in stables section, concrete floor in cart house.
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	Early timber posts and slab partitions.
OTHER (Fixings?)	Bolted joints between posts and longitudinal beams
CURRENT USE	Storage on ground floor, accommodation in loft.
CHANGES FROM 2010?	None.
HISTORY	
<p>Thomas Gordon, free-settler, was granted 100 acres (Portion 58, Parish Ham Common) on 16 July 1804 in the district of Mulgrave Place, bounded on the east by Wilson and on the west by William Carlisle. William Carlisle, free settler, had been granted his land (Portion 57) in the same year.</p> <p>In 1811, Gordon transferred 50 acres at Mulgrave Place to William Carlisle for a working bullock. In that same year, Carlisle married Mary Ann Gordon, Thomas Gordon's daughter. Carlisle and Gordon had known each other in England and emigrated together to NSW.</p> <p>Thomas Gordon was a farmer, missionary, coach painter and school teacher, who had a zeal to bring Christianity to the Maori people at the Bay of Islands in New Zealand, spending a number of years at Samuel Marsden's mission there.</p> <p>In 1822, William Carlisle advertised a 50 acre farm at Richmond for sale. The property was described as having high lands free from floods on which "is a good weatherboarded and shingled house, a barn, and other conveniences fenced in; with an orchard etc." Timber had been cut on 43 acres and almost 30 acres had been cleared. Crops were growing on 20 acres. Half the purchase money was to be taken in good sheep or horned cattle.</p> <p>By a deed of bargain and sale dated 10 June 1822, William Carlisle, transferred that 50 acres to Edward Smith Hall, esquire of Sydney for £200. It was more correctly described as 50 acres bounded on the east by the other half of Thomas Gordon's 100 acre grant, and on the west by Carlisle's farm. The transfer also included a piece of land containing 2 acres adjoining together with a cottage and outbuildings. This separate piece of land is the location of Benson House.</p> <p>Subsequently, on 14 and 15 July 1836, by a deed of lease and release, Edward Smith Hall, of Sydney, esquire, and his wife Sarah conveyed the land to John Burns, Richmond, farmer for £500. The land was the same as described in June 1822, including the cottage and all other buildings.</p> <p>On 9 August 1842, a deed of release in trust was signed with the following parties, 1st John Fawcett, Richmond, farmer, and his wife, Elizabeth, who was the widow of John Burns of Richmond deceased, 2nd William Bowman, Richmond, esquire, trustee and 3rd William Murray Benson, Richmond, farmer, who was the illegitimate son of Elizabeth Fawcett, originally Elizabeth Burns (born Williams).</p> <p>The land was the same as described in June 1822, including the cottage with other buildings. The land would be held by Bowman in trust for the benefit of John Fawcett for the term of his natural life, and then for the benefit of Elizabeth Fawcett for the term of her natural life, and then to William Murray Benson.</p> <p>Elizabeth Fawcett died at Richmond on 21 April 1844, aged 76. After the death of his wife, John Fawcett, promised to marry a much younger woman, but when he withdrew his promise, he was charged for breach of promise and found guilty. A payment of £50 was due to the woman who he had jilted. John Fawcett died aged 58 on 28 September 1847.</p> <p>William Murray Benson died 26 February 1859, leaving his property to his wife, Marian. On 6 January 1870, Marion Benson, of Richmond, widow gifted the property to her son William Benson, Richmond, farmer.</p> <p>By the 1890s, via marriage, the property was in the ownership of the Ridge family.</p> <p>It is during the Fawcett/Benson period of ownership that the original single storey Colonial Georgian house, known as Benson house was built and it is assumed the outbuildings and the stables building located on the adjacent property.</p>	
REFERENCES	Grants, Vol 3 p 137 (4)

	Old Register, Vol 3 page 21 no 145 Sydney Gazette, 31 May 1822, p 3 Sydney Morning Herald, 30 April 1844, p 3
STATEMENT OF SIGNIFICANCE	
<p>The stables and coach house at No. 4 Bensons Lane, Richmond is of historical significance as a surviving mid-19th century outbuilding associated with the Colonial Georgian house, constructed by the Fawcett/Benson family, known as Benson House (located on the adjacent property). Located on a land grant made in 1804 to free-settler Edward Gordon, the stables and coach house is sited on the high ground above the floodplains of the Hawkesbury River and contributes to the historical character of the Richmond low lands.</p> <p>Although restored and adapted, the stables and coach house retains evidence of its mid 19th century construction including adzed main posts, a series of ledged and braced doors with hand forged strap and gudgeon hinges, and round timber sets in the former stables floor. It is a good example of sensitive adaptive reuse of a mid-19th century stables and carriage house. The overall form and enough early fabric is retained to understand the building's construction and use. Of particular interest is the stable flooring consisting of round timber sets and remains of the stables feed trough system.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The stables and coach house at No. 4 Benson Lane, Richmond is of historical significance as a mid-19th century former stables and coach house that is associated with the adjacent Colonial Georgian house, Benson House.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Located on land originally granted to Edward Gordon, free-settler in 1804, the stables/coach house appears to have been constructed by the Fawcett/Benson family who owned the property from the 1830s through to at least the 1870s.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of Benson House (although now part of a separate property) on high ground looking over the floodplains of the Hawkesbury River, the stables and coach retains its agricultural setting and contributes to the historical character of the Richmond low lands.</p> <p>The building, although modified and adapted, is of technical significance for retaining evidence of its mid 19th century construction including adzed main posts, a series of ledged and braced doors with hand forged strap and gudgeon hinges, round timber sets in the former stables floor and stables feed troughs. However, the significance of this barn has been lessened by the extent of modern construction to the barn on three sides and the adaptation of the loft.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form of the stables and coach house, with loft and constructed using traditional techniques, has the potential to provide further</p>

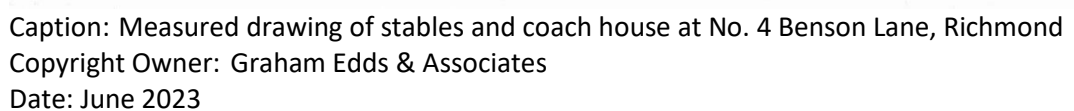
	information into mid 19 th construction methods for agricultural buildings of the period. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The stables/coach house at No. 4 Bensons Lane, Richmond is not considered to be rare within the context of the Hawkesbury City local government area, although the use of round timber sets for stable flooring is considered very rare in the Hawkesbury district. <i>Meets the criterion on a local level.</i>
CRITERIA G) REPRESENTATIVE	The stables/coach house at No. 4 Bensons Lane, Richmond is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18 th century and continues today. The restored and adapted building is a good example of sensitive adaptive reuse of a mid-19 th century stables and carriage house. The overall form and enough early fabric is retained to understand the building's construction and use. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	High- moderate

IMAGES

	<p>Caption: Stables and Coach house at 4 Bensons Lane, Richmond (exterior)</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: June 2023</p>
	<p>Caption: Detail of log floor to Stables at 4 Bensons Lane, Richmond</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: June 2023</p>



Caption: Detail of
forged iron
hinge of Stables
and Coach house
at 4 Bensons
Lane, Richmond
Photographer: S.
Johnson
Copyright Owner:
Lucas Stapleton
Johnson & Partners
Date: June 2023



H10: Complex of two slab barns - 239 Upper Macdonald Road, St Albans

ITEM DETAILS	
NAME	Complex of two slab barns
OTHER/FORMER NAMES	Jacks Dairy
ADDRESS	239 Upper Macdonald Road, St Albans
LOCAL GOVT AREA	Hawkesbury
PARISH	Macdonald
LOT/DP	Lot 14 DP 708324
SHI No.	1743113
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend for Local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn & Milking shed
DESCRIPTION	
CIRCA	Y
PERIOD	Early 20 th century
CURRENT USE	Machinery and feed store/animal shelter
FORMER USE	Milking shed and barn
LOCATION ON SITE:	A pair of barns on either side of the entrance driveway. One is 10m west of the road, the other 25m. Access was not available but enough could be seen from the driveway.
DESCRIPTION BARN 1 – MILKING SHED	
MAIN BARN STRUCTURE	A single storey barn with its length orientated north-south with skillions on both sides. It measures approx. 14 x 5m on plan and is sited on sloping ground with the fall across the width of the barn. Round posts support round pole longitudinal beams which are flattened where they meet the top of the post which is halved and bolted through the beam. Round pole cross beams are in turn halved over the longitudinal beams. Condition: Good Date: early 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Slender bush pole rafters meet at the ridge board and support sawn battens for iron. Thin bush poles are fixed diagonally for wind bracing. The roof has a pitch of approx. 30°. Condition: Date: early 20 th century
SKILLION 1	The eastern skillion is divided by rails into four stalls and has access to a continuous feeding trough along the eastern side of the main barn. Condition: Good Date: early 20 th century
SKILLION 2	The western skillion is enclosed with timber slabs apart from one open bay. Roofing is supported on bush poles laid at a very flat angle. Condition: Date: early 20 th century

ROOF CLADDING:	Galvanised corrugated iron. Condition: Moderate Date: early 20 th century
WALL CLADDING	Vertical timber slabs enclose the western skillion and southern end. Slabs are of differing lengths and some have previous cut-outs and possibly have been reused from elsewhere. The gables are clad in corrugated iron. Condition: Moderate. Date: early 20 th century
OPENINGS	One open bay in western skillion, openings at each end of main barn, eastern skillion fully open.
FLOORING (GROUND)	Timber boarding runs the length of the barn and is supported on logs laid across the barn on the ground.
FLOORING (SKILLION)	Earth in eastern skillion and concrete slabs in western one.
OTHER (Fixings?)	Bolted
CURRENT USE	Machinery and feed store.
DESCRIPTION BARN 2- Internal access was not available to this barn.	
MAIN BARN STRUCTURE	A single storey barn smaller than Barn 1 with its length orientated east-west with skillions on both sides. It measures approx. 8 x 5m on plan with 3m wide skillions. Round posts support round pole longitudinal beams. Round pole cross beams are in turn halved over the longitudinal beams. Condition: Good Date: early 20 th century
NO. OF BAYS	Four
ROOF STRUCTURE	Slender bush pole rafters support sawn battens for iron. Thin bush poles are fixed diagonally for wind bracing. The roof has a pitch of approx. 30°. Condition: Good Date: early 20 th century
SKILLIONS	Both skillions are constructed of bush pole rafters on round posts but earlier square posts were identified outside the southern perimeter indicating that reconstruction work has occurred. Condition: Good Date: early 20 th century
ROOF CLADDING:	Galvanised corrugated iron. Condition: Moderate Date: early 20 th century
WALL CLADDING	Vertical timber slabs enclose half the length of the perimeter. Slabs are nailed to a bottom plate and to the eaves beam. Gables are clad in corrugated iron. Condition: Moderate. Date: early 20 th century
OPENINGS	Half the perimeter bays are open and half enclosed with slabs.
FLOORING (GROUND)	Remains of timber boarding was reported at the eastern end.
FLOORING (SKILLIONS)	Earth
OTHER (Fixings?)	Bolted
CURRENT USE	Storage/ shelter
HISTORY	

The barn and milking shed at Jack's Dairy, No. 239 Upper Macdonald Road, St Albans are located on part of a 60 acre grant (Portion 33, Parish Macdonald) made to Sylvester Butler in 1823. Conditions of the grant included that he clear and cultivate 16 acres within five years.

The following year, Butler assigned his 60 acres to Mary Fernance for £30. The Fernance family was a notable family in the district, creating a network of land holdings along the river, including Portion 34 immediately to the north.

On 30 April 1857, John Fernance, Macdonald River, farmer and his wife Mary conveyed Butler's 60 acre grant to Aaron Walker, Macdonald River, farmer as trustee for the benefit of their son, Charles Fernance. Mary Fernance died on 9 July 1860 and John Fernance died on 10 October 1860. Many of the family left the district and settled at Ulmarra on the Clarence River, selling various parcels of land. Some was sold to Thomas Thompson including Portion 33.

The Thompson family later expanded their land holdings by obtaining the adjoining land Portion 28, an 80 acre grant originally applied for in 1908 by Frederick Thompson and granted via an Additional Condition Purchase, applied for in 1918 and granted on 6 July 1920.

The property was transferred to Henry Ernest Bailey, farmer, in 1935 and then passed to his son Charles John Bailey in 1967.

The Bailey and Thompson families inter-married and both families were early settlers in the St Albans area.

The property is known as Jack's Dairy after Charles John Bailey, known as Jack. Charles John Bailey was interviewed by Jill Gumbley for the *Australia 1938* oral history project (1982), held in the National Library of Australia.

Based on the physical evidence of the barns including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles, some earlier squared posts indicating extensive repair/reconstruction, the barn appears to have been constructed in the early 20th century and seem likely to have been constructed by Thomas Thompson.

REFERENCES

Grants Vol 15 No 79
Old System Deed, No 521 Bk E
Old System Deed, No 930 Bk 48
Old System Deed, No 682 Bk 317
Certificate of Title Volume 3082 f 12

STATEMENT OF SIGNIFICANCE

The barn and milking shed at Jack's Dairy, No. 239 Upper Macdonald Road, St. Albans are of historical significance as surviving early 20th century timber framed agricultural buildings associated with former owners Thomas Thompson and Charles 'Jack' Bailey after whom the property is named, and for being located on land that is associated with members of the Fernance, Thompson and Bailey families, all of whom were early settlers in the St Albans area.

Located next to Upper Macdonald Road, the barn and milking shed are of aesthetic significance for contributing to the historical character of the St Albans district. The buildings are of some technical significance for their use of traditional construction methods for early 20th century agricultural buildings including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles. They are representative examples of the typical form of agricultural outbuilding found throughout the Hawkesbury City local government area.

ASSESSED SIGNIFICANCE TYPE

Local

CRITERIA A) HISTORICAL

The barn and milking shed at No. 239 Upper Macdonald Road, St Albans are of historical significance as early 20th century timber framed agricultural buildings.
Meets the criterion on a Local level.

CRITERIA B) HISTORICAL ASSOCIATION	<p>Located on land associated with members of the Fernance, Thompson and Bailey families, all of whom were early settlers of the St. Alban's area, the barn and milking shed appear to have been constructed by Charles 'Jack' Bailey, and the property is still known as Jack's Dairy today.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located next to Upper Macdonald Road, the barn and milking shed are of aesthetic significance for contributing to the historical character of the St Albans district.</p> <p>The buildings are of some technical significance for their use of traditional construction methods for early 20th century agricultural buildings including low pitched roofs, bolted lapped joints, use of traditional timber slabs and bush poles.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>Being constructed in the early 20th century, the barn and milking shed have minor potential to provide further information into farming practices and construction methods of this period.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn and milking shed at No. 239 Upper Macdonald Road, St Albans are not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn and milking shed at No. 239 Upper Macdonald Road, St Albans are representative of the long history of agricultural development within the floodplains of the MacDonald River, which commenced in the early 19th century and continues today. The buildings are representative examples of typical timber framed agricultural outbuildings found throughout the Hawkesbury City local government area.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Moderate

IMAGES



Caption: Milking Shed at
 No. 239 Upper
 Macdonald Road, St
 Albans (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas
 Stapleton Johnson &
 Partners
 Date: June 2023



Caption: Milking Shed at
No. 239 Upper
Macdonald Road, St
Albans (interior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners

Date: June 2023



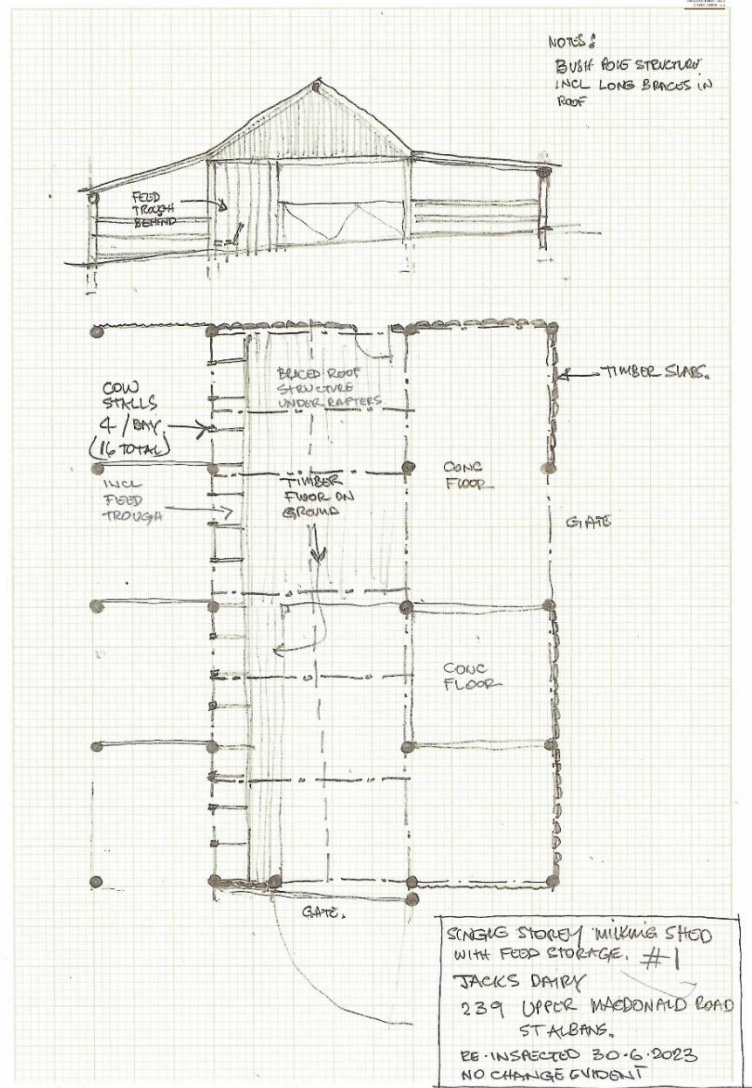
Caption: Detail of
Milking Shed at No.
239 Upper Macdonald
Road, St Albans
(exterior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners

Date: June 2023



Caption: Barn at No. 239
Upper Macdonald
Road, St Albans
(exterior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners

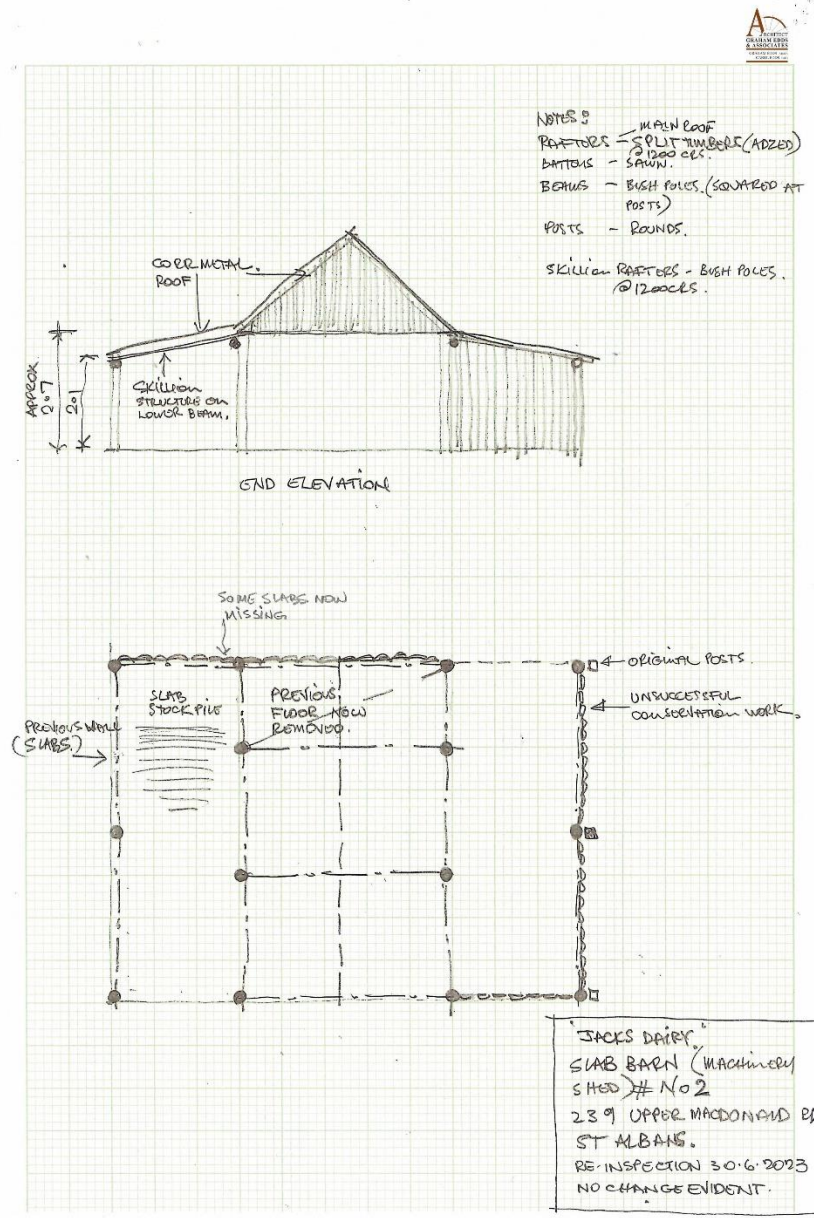
Date: June 2023



Caption: Measured drawing of milking shed at No. 239 Upper Macdonald Road, St Albans

Copyright Owner: Graham Edds & Associates

Date: June 2023



Caption: Measured drawing of barn at No. 239 Upper Macdonald Road, St Albans
Copyright Owner: Graham Edds & Associates
Date: June 2023

H11: Slaughterhouse - 33 Griffins Road, Tennyson

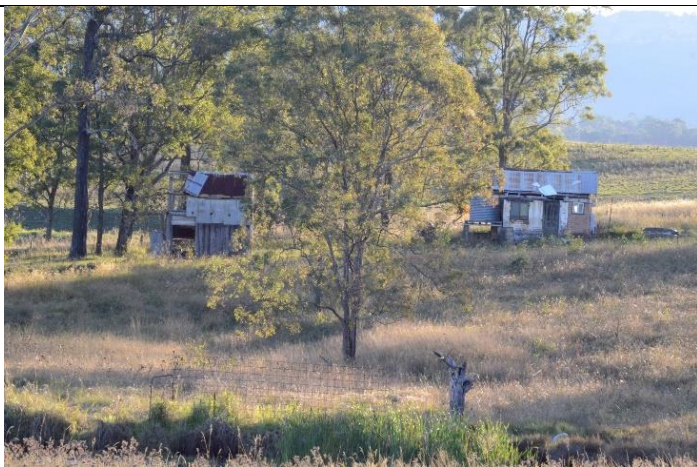
ITEM DETAILS	
NAME	Slaughterhouse
OTHER/FORMER NAMES	Griffin Manor
ADDRESS	33 Griffins Road, Tennyson
LOCAL GOVT AREA	Hawkesbury
PARISH	Currency
LOT/DP	Lot 7 DP 249442
SHI No.	1743111
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Recommended for Local listing. Site inspection required to clarify condition and integrity
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Slaughterhouse
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
MODIFICATION/DATES	?
CURRENT USE	Vacant
FORMER USE	Slaughterhouse
LOCATION ON SITE:	This small timber slab building is near the middle of a large block approximately 220m east of the Tennyson Road. A small brick cottage is located nearby. The structure was not accessed but was photographed from the road. This description is based on the view from the road and the previous description by Graham Edds & Associates, 2010.
MAIN BARN STRUCTURE	This small slaughterhouse structure is 4.5 x 3m on plan and 3.6m to the eaves. Its length runs north-south. It is supported on round posts and bush pole beams and rafters. Condition: Poor Date: Late 19 th century
NO. OF BAYS	Two
ROOF STRUCTURE	Roof has a pitch of approximately 30°. The ridge board is supported by central posts at each end which also support an animal hanging rail. Condition: ? Date: Late 19 th century
LOFT	N/A
ROOF CLADDING:	Corrugated iron Condition: Poor Date: ?
WALL CLADDING	Vertical slabs up to 2.4 and corrugated iron above (originally weatherboard). Condition: Not known Date: Late 19 th century

OPENINGS	There are two doorways opposite each other at the southern end framed by main posts.
FLOORING (GROUND)	Not known
CURRENT USE	Disused
CHANGES FROM 2010?	The roof has partially been blown off leaving the structure vulnerable to rapid deterioration.
HISTORY	
<p>The slaughterhouse at 33 Griffins Road, Tennyson is located on part of a grant of 100 acres (Portion 33, Parish Currency) in the District of Kurrajong made to Benjamin Cussley (var. Cusley) on 30 June 1823. Cussley arrived in New South Wales in 1788 as a Private in the Royal Marines. Cussley was also granted 200 acres in the Parish of Wilberforce, adjacent to Bushnell's Lagoon. In 1878, the land was jointly held by Margaret Fleming and Ann Hall. On 4 November 1878, George Fleming of Macdonald River, farmer, and his wife, Margaret, and Ann Hall of Dartbrook, widow sold the 100 acres to John Thomas Gosper, Windsor, farmer for £90, who held the property for many years.</p> <p>John Thomas Gosper Jnr (1832–1910) was the son of John Thomas Gosper, an early settler in the Upper Colo region. Gosper Jnr. was an Alderman of Windsor Municipal Council, committee member of the Hawkesbury District Agricultural society and director and part owner of the Hawkesbury Steam Navigation Company. He was also a well-known breeder of draught stock. Gosper held numerous parcels of land throughout the Hawkesbury, and it is assumed this property was tenanted.</p> <p>On 10 August 1906, Gosper signed his will leaving the property to trustees. He died on 17 January 1910 and the land was auctioned, along with many other parcels owned by Gosper on 6 April 1910. The grant to Cussley was described as 'Substantially fenced and has valuable timber on it.'</p> <p>The trustees of his estate, Alfred Gosper of Seven Hills, railway guard and John Jackson Paine of Windsor solicitor sold the 100 acres on 17 December 1910 to John James McMahon, of North Richmond, former brickmaker, now orchardist, for £220. McMahon conveyed 40 acres bounded on the east by the road from Richmond to Bull Ridge for £120 on 24 October 1914 to James Lavender, former bullock driver, now orchardist.</p> <p>During the late 20th century, the 100 acre grant was subdivided into a series of smaller agricultural and residential allotments and the main house at No. 33 Griffins Road is a late 20th century dwelling.</p> <p>Based on the history of the property and what is known of the physical evidence, the slaughterhouse was potentially constructed during the Gosper period of ownership, although it is assumed that the land was leased or tenanted.</p>	
REFERENCES	Grants Vol 18 No 103 Old System Deed, No 790 Bk 186 Old System Deed, No 566 Bk 923 Old System Deed, No 408 Bk 1044 Windsor and Richmond Gazette, 2 April 1910, p 8 Windsor & Richmond Gazette, 22 January 1910, p 4
STATEMENT OF SIGNIFICANCE	
<p>The slaughterhouse at No. 33 Griffins Road, Tennyson is of historical significance as a surviving late 19th century timber framed agricultural outbuilding located on land that was initially granted to mariner Benjamin Cussley in 1823 and appears to have been in continuous agricultural use since the early 19th century. The property also has historical associations with former land owner John Thomas Gosper Jnr, former Alderman of Windsor Municipal Council, who held the property from the 1870s through to the early 20th century.</p> <p>Although disused and in poor condition, the slab and corrugated iron clad slaughterhouse, sited in a paddock with small brick cottage adjacent, makes a strong contribution to the historical</p>	

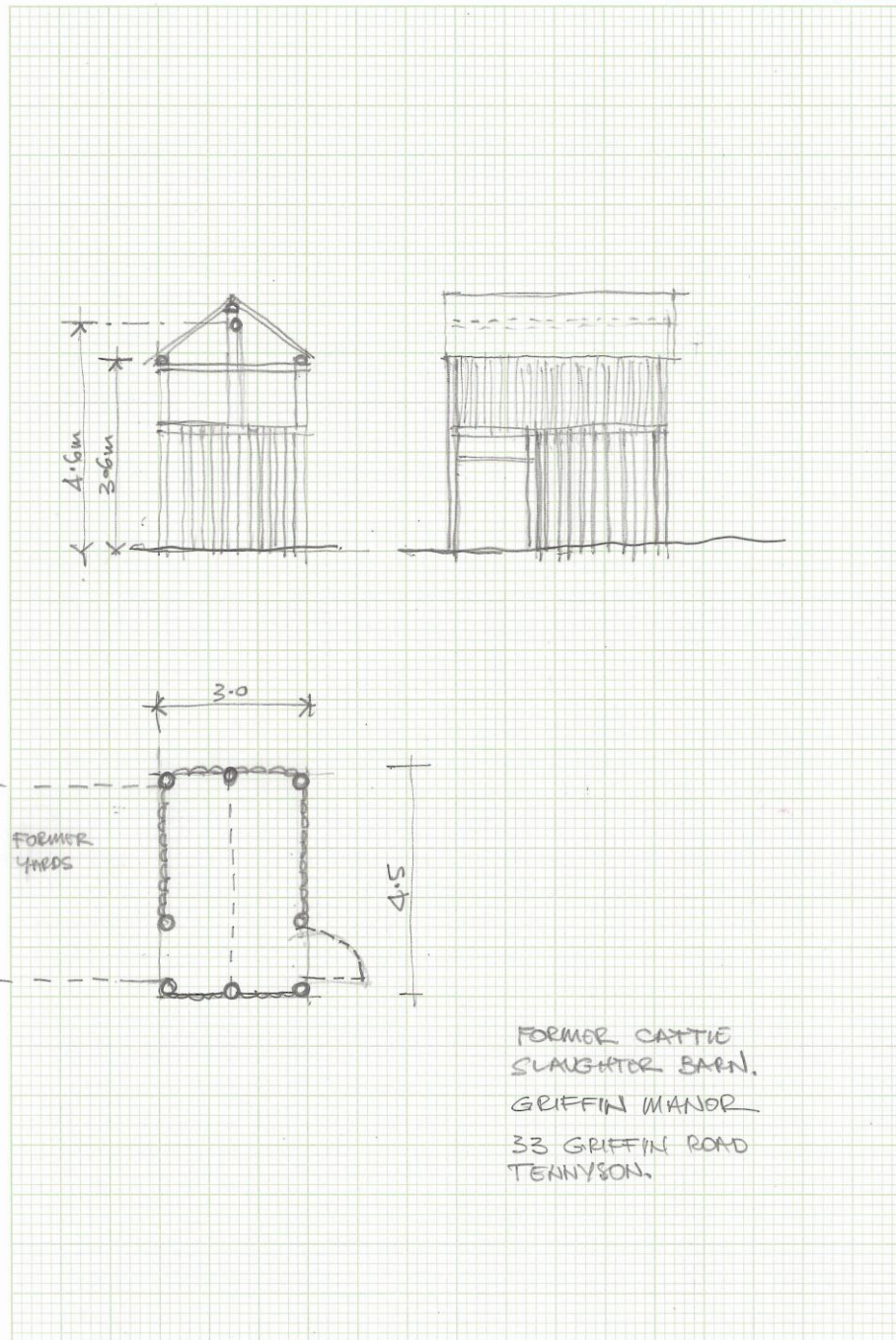
<p>character of the agricultural lands throughout Tennyson. In its overall form and configuration, it is a representative example of an historic timber framed agricultural outbuilding found throughout the Hawkesbury City local government area.</p> <p>The building is potentially of technical significance for retaining evidence of its late 19th to early 20th century construction including round posts, bush pole beams and rafters and timber slabs, and has the potential to provide further information into 19th century farming methods.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The slaughterhouse at No. 33 Griffins Road, Tennyson is of historical significance as evidence of the long-term agricultural use of the land since 1823 when 100 acres was granted to mariner Benjamin Cussley. The property appears to have been in agricultural use since this time.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The land has historical associations with the original grantee Benjamin Cussley and later owner John Thomas Gosper Jnr, former Alderman of Windsor Council and a notable figure in the Windsor area in the late 19th and early 20th century. Built in the late 19th century, the slaughterhouse is assumed to have been built by or is associated with J. T. Gosper.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>The small timber framed, slab and corrugated iron slaughterhouse sited within a paddock with adjacent brick cottage makes a strong contribution to the historical character of the agricultural lands throughout Tennyson.</p> <p>Although disused and in poor condition, the building is potentially of some technical significance for retaining evidence of its late 19th century to early 20th century construction including round posts, bush pole beams and rafters and timber slabs.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and agricultural outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form and fabric of the slaughterhouse has the potential to provide further information into late 19th century farming and construction methods for agricultural buildings of the period.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The slaughterhouse at No. 33 Griffins Road, Tennyson, being a late 19th or early 20th century agricultural outbuilding, is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at 191 Wilberforce Road, Wilberforce is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18th century and continues today.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Unknown

IMAGES

Caption: Barn at No. 33
 Griffins Rd, Tennyson
 Photographer: G. Edds
 Copyright Owner: Graham Edds
 & Associates
 Date: June 2023



Caption: Barn at No. 33
 Griffins Rd, Tennyson
 Photographer: G. Edds
 Copyright Owner: Graham Edds
 & Associates
 Date: June 2023



Caption: Measured drawing of Barn at 33 Griffins Road, Tennyson
Copyright Owner: Graham Edds & Associates

Date: June 2023

H12: Two Storey Slab Barn with Side and End Skillions - 995 Upper Colo Road, Upper Colo

ITEM DETAILS	
NAME	Two Storey Slab Barn with Side and End Skillions
ADDRESS	995 Upper Colo Road, Upper Colo
LOCAL GOVT AREA	Hawkesbury
PARISH	Colo
LOT/DP	Lot 1 DP 563874
SHI No.	1743087
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Recommend for State listing
	Recommend for Local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
CURRENT USE	Disused
FORMER USE	Barn
LOCATION ON SITE:	Alongside the entrance driveway 110m from the road.
MAIN BARN STRUCTURE	<p>A tall two-storey barn measuring approximately 7 x 4m on plan and 5m high to the eaves. It has skillions on the south-eastern side and south-western end, hipped at the corner. In addition to the usual round pole supports around the perimeter, it has central posts supporting the ridge board at each end and in mid-span. The first floor, skillions and roof are constructed of bush poles. Internally there are slab partitions presumably for stables.</p> <p>Condition: Poor – structure has a pronounced lean to the south-east due to recent flood.</p> <p>Date: late 19th century</p>
NO. OF BAYS	Four
ROOF STRUCTURE	<p>Slender bush pole rafters with collar ties and sawn boards used as battens for iron. Roof pitch approximately 30°. There are round pole cross beams at each end and at mid-span.</p> <p>Condition: Moderate</p> <p>Date: late 19th century</p>
LOFT	<p>Walls are clad with remains of horizontal plank boarding, now covered over with corrugated iron.</p> <p>Condition: Poor</p> <p>Date: late 19th century</p>
SKILLIONS	<p>Light weight bush pole structures clad with vertical timber slabs. Side skillion has cattle race built through it.</p> <p>Condition: Poor</p> <p>Date: late 19th century</p>
ROOF CLADDING:	<p>Corrugated iron</p> <p>Condition: Moderate</p> <p>Date: Mid-20th century?</p>

WALL CLADDING	Vertical timber slabs up to loft level, corrugated iron above. Condition: Moderate to poor Date: Mid-20 th century?
OPENINGS	Remains of doors to stables on driveway side of main barn.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Earthen
OTHER (Fixings?)	Bolted connections
CHANGES FROM 2010?	Flood damage causing structure to lean.
HISTORY	
<p>The barn at No. 995 Upper Colo Road, Upper Colo is located on part of a 40 acre conditional purchase on the Colo River selected by John Thomas Gosper of Colo River under the 13th section of the <i>Crown Lands Alienation Act</i> of 1861 on 11 February 1862. It was granted to him on 10 February 1866 and he held the land until his death.</p> <p>John Thomas Gosper Jnr (1832–1910) was the son of John Thomas Gosper (after whom Gosper's Lagoon is named), an early settler in the Upper Colo region. Gosper Jnr. was an Alderman of Windsor Municipal Council, committee member of the Hawkesbury District Agricultural society and director and part owner of the Hawkesbury Steam Navigation Company. He was also a well-known breeder of draught stock. Gosper held numerous parcels of land throughout the Hawkesbury and it is assumed this property was tenanted.</p> <p>This parcel of land was probably occupied by a member of his family or by tenants.</p> <p>On 13 April 1910, the property passed by transmission to John Thomas Gosper's son Alfred Gosper of Seven Hills, railway guard and John Jackson Paine of Windsor solicitor. They transferred it on 18 October 1910 to Wilfred Arthur Gosper of Upper Colo, farmer, nephew of Alfred Gosper. The land was next transferred on 24 February 1919 to David George Simmons of Upper Colo, farmer.</p>	
REFERENCES	<p>Certificate of title Vol 28 folio 21</p> <p>"Obituary", Windsor and Richmond Gazette, Saturday 22nd January 1910, p. 4</p> <p>Biography - John Thomas Gosper - People Australia (anu.edu.au)</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 995 Upper Colo Road, Upper Colo is of historical significance as a late 19th century timber framed agricultural building that survives on its original land grant made in 1866, that is associated with John Thomas Gosper Jnr. and his descendants. Gosper was a notable person in the Hawkesbury region, being an Alderman on Windsor Municipal Council and committee member of the Hawkesbury District Agricultural Society.</p> <p>Clearly visible from Upper Colo Road, the tall two storey barn is a visual landmark in the area and has aesthetic significance for contributing to the historical character of the Upper Colo district. Although in poor condition (structurally failing), it is relatively intact and of technical significance for retaining evidence of its late 19th century construction including first floor, skillions and roof constructed of bush poles with slab and plank cladding and internal slab partitions presumably for stables, slender bush pole rafters with collar ties and sawn boards used as battens for iron.</p>	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>The barn at No. 995 Upper Colo Road, Upper Colo is of historical significance as a late 19th century timber framed agricultural building that survives relatively intact, on its original land grant made in 1866.</p> <p><i>Meets the criterion on a Local level.</i></p>

CRITERIA B) HISTORICAL ASSOCIATION	<p>Located on land originally granted to John Thomas Gosper Jnr. and held by the Gosper family from the mid 19th century through to the early 20th century. John Thomas Gosper Jnr. was a notable person in the Hawkesbury region, a successful farmer and horse breeder, large land holder, an Alderman on Windsor Municipal Council and committee member of the Hawkesbury Agricultural Society.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Clearly visible from Upper Colo Road, the tall two storey barn is a visual landmark in the area and of aesthetic significance for contributing to the historical character of the Upper Colo district. The barn is of some technical significance for retaining evidence of its late 19th century construction including first floor, skillions and roof constructed of bush poles with slab and plank cladding and internal slab partitions presumably for stables, slender bush pole rafters with collar ties and sawn boards used as battens for iron.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>Being constructed in the late 19th century, the barn has some potential to provide further information into farming practices and construction methods of this period. Being of two storey construction makes this barn unusual.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 995 Upper Colo Road, Upper Colo, being a two storey barn, is considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Meets the criterion on a State level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 995 Upper Colo Road, Upper Colo is representative of the long history of agricultural development within the floodplains of the Colo River, which commenced in the early 19th century and continues today. The building is a notable, yet representative example of typical timber framed agricultural outbuildings found throughout the Hawkesbury City local government area.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Moderate

IMAGES

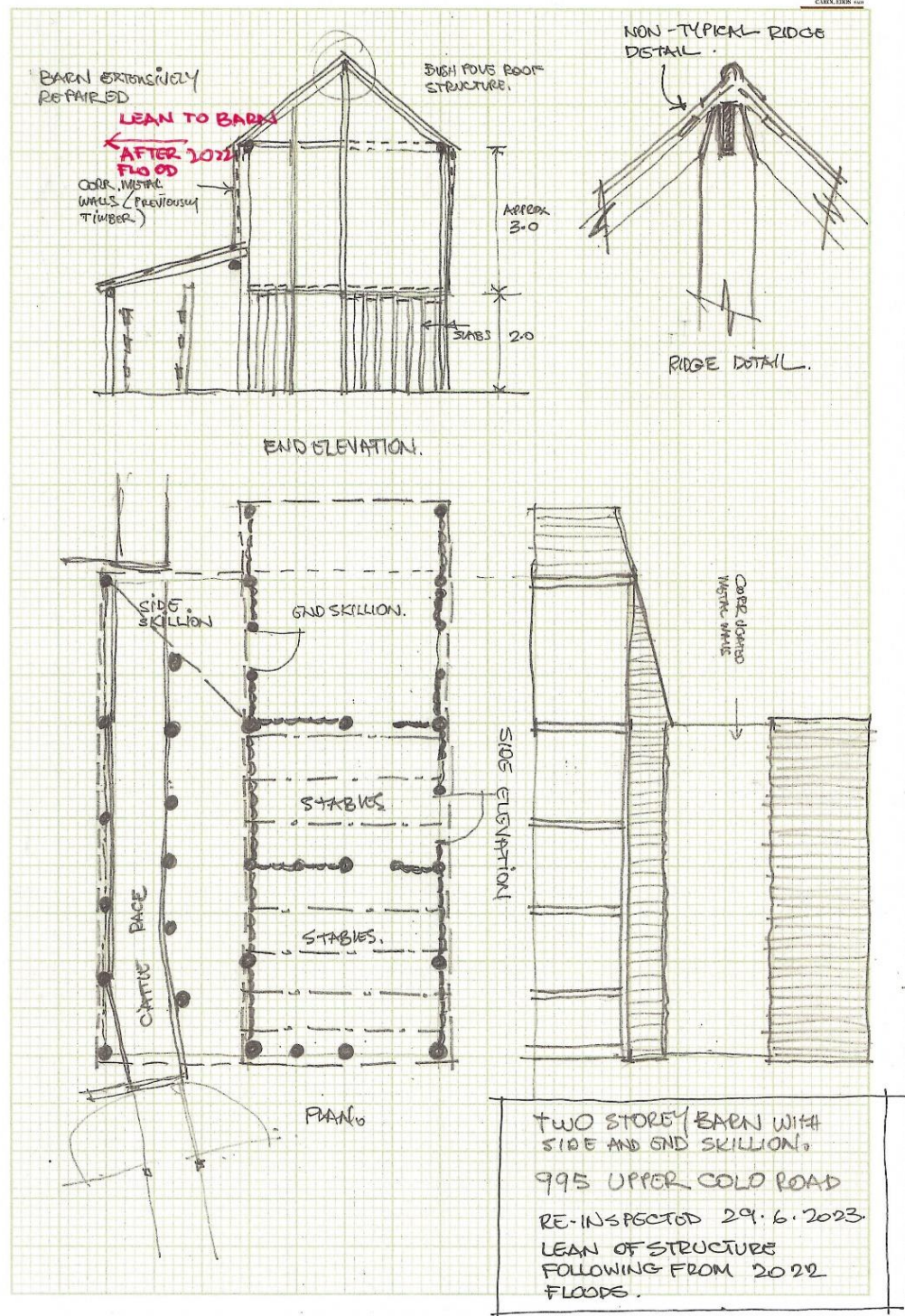
Caption: Barn at No. 995
Upper Colo Road, Upper
Colo (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson & Partners
Date: June 2023



Caption: Interior detail of
barn at No. 995 Upper
Colo Road, Upper Colo
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson & Partners
Date: June 2023



Caption: Barn at No. 995
Upper Colo Road, Upper
Colo (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson & Partners
Date: June 2023



Caption: Measured drawing of barn at No. 995 Upper Colo Road, Upper Colo
Copyright Owner: Graham Edds & Associates

Date: June 2023

H13: Single Storey Slab Barn/Milking Shed with Skillion - 1764 Upper Macdonald Road, Upper Macdonald

ITEM DETAILS	
NAME	Single Storey Slab Barn/Milking Shed with Skillion
ADDRESS	1764 Upper Macdonald Road, Upper Macdonald
LOCAL GOVT AREA	Hawkesbury
PARISH	Auburn
LOT/DP	Lot 37 DP 755206
SHI No.	SHI 1743114
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend for Local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn/Milking shed
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
CURRENT USE	Storage in main barn, skillion disused.
FORMER USE	Barn and Milking shed
LOCATION ON SITE:	Close alongside the north side of the road overlooking the river.
MAIN BARN STRUCTURE	A long milking shed/ barn 15 x 4m on plan with a 3m wide dilapidated skillion along the northern side containing the milking bails. Round posts support round longitudinal beams which are flattened at joints. Posts are halved around the outside face of the beams, chamfered at the top and nailed. Round pole cross beams are halved over the longitudinal beams. Condition: Poor Date: Late 19 th century
NO. OF BAYS	Five
ROOF STRUCTURE	Alternate pairs of bush pole rafters are triangulated by round pole cross beams. Roof pitch is approximately 30°. Battens are suitable for iron roofing. Condition: Poor Date: Late 19 th century
SKILLION 1	Lightly framed structure to accommodate 19 milking bails. Condition: Poor - collapsed Date: Late 19 th century
ROOF CLADDING:	Corrugated iron. Condition: Poor Date: Late 19 th century?
WALL CLADDING	Vertical timber slabs Condition: Moderate Date: Late 19 th century
OPENINGS	One doorway only on southern side but eastern and northern sides are open.
FLOORING (GROUND)	Earthen but raised timber floor alongside trough assumed to remain.

FLOORING (SKILLION)	Earthen
OTHER (Fixings?)	Feed trough made of bush poles remains intact but contents stored in barn obscure the raised floor behind the trough. Machinery room enclosed with slabs on south side.
CHANGES FROM 2010?	Floor damage.
HISTORY	
<p>William Pearson Thompson, of Dauphigny, McDonald River was granted 60 acres (Portion 37, Parish Auburn) beginning at the south-east corner of Joseph Fernance's 60 acres to be known as Dauphigny on 8 February 1840. The land had been promised to Thompson before 26 November 1829 and he had been authorised to take possession on the 11 November 1830. The land was located directly to the south of his father's land, Matthew Pearson Thompson, ex-convict, after whom Thompson Creek is named.</p> <p>On 23 March 1843, he signed a legal Release with the following parties, 1st James Martin, 2nd William Pearson Thompson, and wife, Elizabeth 3rd William Hopkins (purchaser) for the 60 acres as granted. A sum of £180 was paid by Thompson to Martin and £255 was paid by Hopkins to Thompson.</p> <p>William Hopkins of Windsor, miller conveyed the grant to William Sternbeck of McDonald River, farmer and his brother George Sternbeck of McDonald River, farmer on 1 July 1851 for £300. The Sternbecks already held numerous portions of land along the Macdonald River.</p> <p>William Sternbeck was born at Macdonald River, son of Christian William Sternbeck, ex-convict who had settled in the Windsor area by 1815.</p> <p>A road survey of May 1865 showed a dwelling and barn on this grant. Another road survey of October 1892 showed the house, whilst a shed was shown on the site occupied by the barn in the 1865 survey. Both plans showed William Sternbeck as the current landowner. He died on 15 June 1906.</p> <p>Members of the Sternbeck family continue to own the property today.</p>	
REFERENCES	Grants, Vol 59 No 203 Old System Deed, No 767 Bk 3 Old System Deed, No 159 Bk 21 R.478.1603, Crown plan R.478a.1603, Crown plan
STATEMENT OF SIGNIFICANCE	
<p>The barn with skillion at No. 1764 Upper Macdonald Road, Higher Macdonald is of historical significance as a surviving late 19th century timber framed barn that has been in the ownership and use by members of the Sternbeck family, early settlers along the Macdonald River, since its original construction. The property is also of historical significance for its associations with the Thompson family, the first landowners, and after whom the nearby Thompson Creek is named.</p> <p>Although in an isolated location, the long single storey barn with skillion, makes a strong contribution to the historical character of the agricultural lands along the Macdonald River floodplains. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>The long barn with side skillion containing 19 milking bails, remains of a bush pole feed trough, round posts supporting round longitudinal beams flattened at joints, round pole cross beams and bush pole rafters is of technical significance for demonstrating late 19th century construction methods for agricultural buildings. The building is considered rare within the context of the Hawkesbury City local government area for the surviving milking bails and feed trough and for its long and continuing association with the Sternbeck family.</p>	
ASSESSED SIGNIFICANCE TYPE	Local

CRITERIA A) HISTORICAL	<p>The barn with milking shed at No. 1764 Upper Macdonald Road, Higher Macdonald is of historical significance as evidence of the long-term agricultural use of the land from at least the 1830s. Dating from the late 19th century, the barn appears to be associated with William Sternbeck and the Sternbeck family who have owned the property since 1851 and members of the Sternbeck family continue to own and farm the land today.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn and milking shed have historical associations with the Sternbeck family, early settlers of the Macdonald River locality, who have owned the property continuously since the 1850s, however the family is not well known today. The property is also associated with the Thompson family, after whom Thompson Creek nearby is named.</p> <p><i>Does not meet the criterion.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Although in an isolated location alongside the Macdonald River, the long barn with milking shed, forming part of a small farming complex, makes a strong contribution to the historical character of the agricultural lands within the Macdonald River floodplains. The building is of technical significance for demonstrating late 19th century construction methods for agricultural buildings including round posts supporting round longitudinal beams flattened at joints, round pole cross beams and bush pole rafters, the 19 milking bails within the skillion, and the remains of a bush pole feed trough.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form of the barn with loft and side skillion containing milking bails and bush pole feed trough, and retaining evidence of late 19th century construction techniques, has the potential to provide further information into 19th century farming methods.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at 1764 Upper Macdonald Road, Higher Macdonald is considered to be rare within the context of the Hawkesbury City local government area, for its skillion containing 19 milking bails and remains of a bush pole feed trough. The property is also considered to be rare for being in owned and used by members of the Sternbeck family continuously since the mid 19th century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at 1764 Upper Macdonald Road, Higher Macdonald is representative of the long history of agricultural development within the floodplains of the Macdonald River, which commenced in the early 19th century and continues today. The basic form of the barn with gabled roof, loft and skillion, is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Moderate/Poor condition

IMAGES



Caption: Barn at 1764
Upper Macdonald
Road, Higher
Macdonald (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd
Date: June 2023



Caption: Barn at 1764
Upper Macdonald
Road, Higher
Macdonald (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd
Date: June 2023

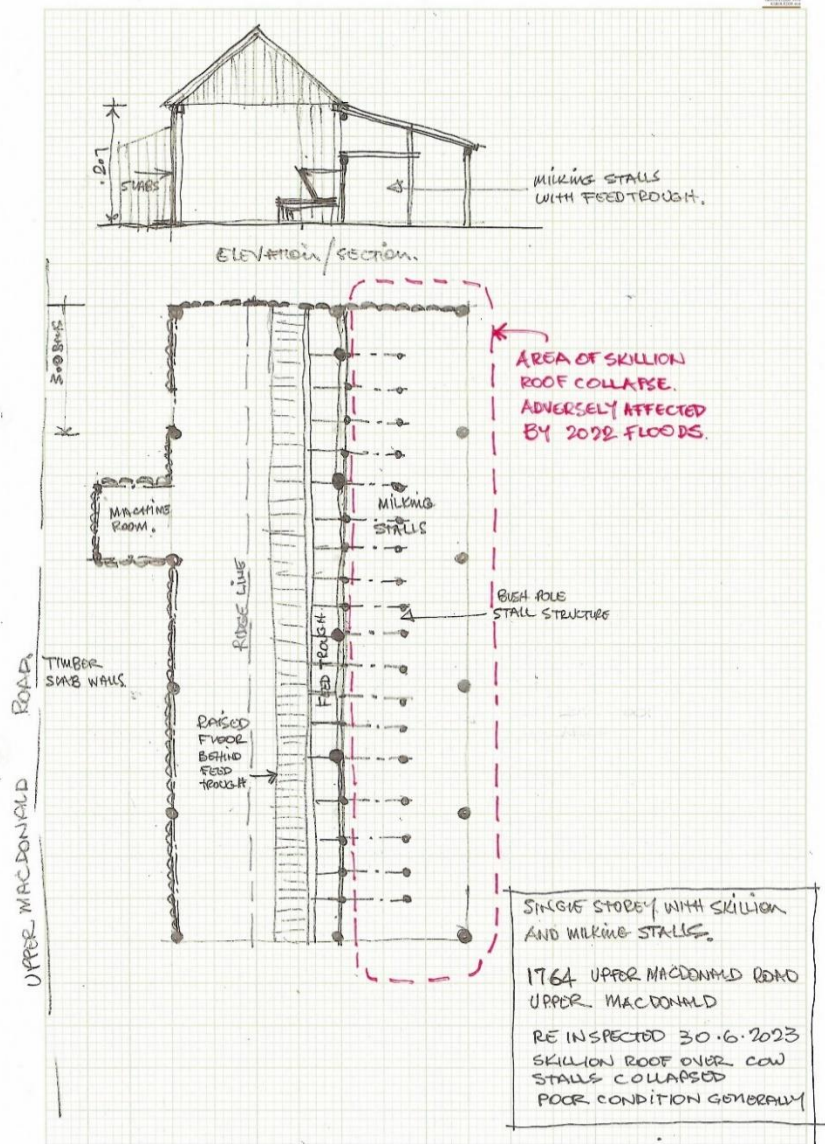


Caption: Barn at 1764
Upper Macdonald
Road, Higher
Macdonald (interior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd
Date: June 2023



Caption: Detail of
post/beam junction in
barn at 1764 Upper
Macdonald Road,
Higher Macdonald
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners Pty Ltd

Date: June 2023



Caption: Measured drawing of Barn with milking shed at 1764 Upper Macdonald Road,
Higher Macdonald

Copyright Owner: Graham Edds & Associates

Date: June 2023

H14: Complex of two slab barns - 235 Wilberforce Road, Wilberforce

ITEM DETAILS	
NAME	Complex of two slab barns
ADDRESS	235 Wilberforce Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 1 DP 197917
SHI No	1743065/1740199
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Barn A: recommend for State heritage listing Barn B: recommended for local listing
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn and Shed/Garage
DESCRIPTION	
CIRCA	Y
PERIOD	Early 19 th century/ Late 19 th century
CURRENT USE	Barn A: Machinery store Barn B: Garage
FORMER USE	Barn and storage shed
LOCATION ON SITE	The property is located between the western bank of the Hawkesbury River and Wilberforce Road. The buildings are clustered closer to the road. From south to north there is a large barn (Barn A), a smaller slab barn/shed (Barn B), a late 19 th century weatherboard cottage and a more recent two-storey house.
DESCRIPTION: BARN A	
MAIN BARN STRUCTURE	Main posts are closely spaced, roughly squared with adze or axe and jointed to similarly squared beams using traditional pegged mortice and tenon joints. Condition: Good Date: Early 19 th century?
NO. OF BAYS	Nine closely spaced bays, central bay wider for doors.
ROOF STRUCTURE	Steep 50° pitch, formed of closely spaced pole rafters with shingle battens indicating an early date. Wooden pegs used to join cross beams to longitudinal beams. Condition: Good
LOFT	Small loft structure supported on pole beams at southern end approximately 1.0m below eaves level. Larger loft at eaves level consisting of closely spaced round beams and loose flooring in centre only. Condition: Good
SKILLION 1	Shallow pitched skillion on eastern side Condition: Good Date: Late 20 th century?
ROOF CLADDING:	Corrugated iron short sheets. Condition: Moderate
WALL CLADDING	Vertical timber slabs except in central doorways which have timber ventilation grilles over. Exterior now clad in corrugated steel. Condition: Good

	Date: Early 19 th century?
OPENINGS	Central doorways in both sides of barn with ventilated panels over.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Timber boarding
FLOORING (SKILLION)	Concrete.
INTERNAL STRUCTURE	Large, round, closely spaced beams to loft floors.
OTHER (Fixings?)	Camphor laurel tree at southern end causing damage. Post/ beam pegged mortice and tenon joints Wooden pegs used to join cross beams to longitudinal beams.
DESCRIPTION: BARN B	
MAIN BARN STRUCTURE	Small barn or garage constructed of round posts, adzed squared longitudinal beams. Condition: Moderate
NO. OF BAYS	Three
ROOF STRUCTURE	Bush pole rafters. Bracing and central tie added later. No shingle battens. Condition: Moderate Date: Late 19 th century?
LOFT	Small loft supported on poles 300mm below eaves level in western end. Condition: Moderate Date: Late 19 th century?
SKILLION 1	N/A
ROOF CLADDING:	Corrugated iron makers name: Gospel Oak (1850-1939). Condition: Moderate
WALL CLADDING	Vertical timber slabs, weatherboard cladding to gables, elsewhere corrugated iron. Condition: Moderate Date: Late 19 th century?
OPENINGS	Large doorway in gable end only.
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Loose timber boarding Condition: Moderate Date: Late 19 th century?
FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	Large, round, closely spaced beams to mezzanine and loft floors. Condition: Moderate Date: Late 19 th century?
OTHER (Fixings?)	Iron bolts and straps used to join beams to posts. Condition: Moderate Date: Late 19 th century?
HISTORY	
<p>Matthew/Matthias Lock (various Locke) was granted 30 acres (Portion 60, Parish Wilberforce) in the district of Mulgrave Place on the River Hawkesbury on 19 November 1794. Lock had been transported to Australia for 7 years, arriving in 1790.</p> <p>Lock originally concentrated on growing maize but switched to wheat, which had a ready market. Later, Lock acquired his neighbour David Lankey's 30 acre grant (Portion 61, Parish Wilberforce), and he eventually became one of the most successful ex-convict landholders in the district, obtaining various other grants of land including 50 acres on Robinson's (later Bushell's) Lagoon, 30 acres at Mulgrave Place, 60 acres at Kurrajong and a further 100 acres at Kurrajong.</p>	

In 1805 Lock was made one of the residential trustees of the Phillip (Wilberforce) Common, in 1808 he was made District Constable, and in 1810 he became the Chief Constable of the Hawkesbury.

Matthew (Matthias) Lock of Hawkesbury, yeoman, assigned his entire 1794 grant to Thomas Maloney, Hawkesbury, farmer on 3 April 1830. The transfer was for £150 and included a covenant permitting Lock and his wife Alice to reside on the farm for the term of the natural lives, free of rent or any demands. Matthew Lock died in April 1836. Alice was his second wife and she died on 2 December 1834. Maloney was an emancipist, who had arrived in NSW in 1811 with a life sentence and in 1818, he married Matthew Lock's daughter Mary Graham.

After this date, the land was in the hands of the Maloney family and appears to have been passed down through their line for many decades. It was not conveyed by any member of the Maloney family. During this time Lock's 30 acres was divided into two halves. In June 1864, a severe flood demolished Thomas Maloney senior's house as well as Thomas Maloney junior's house.

A road survey plan of February 1881 showed a barn on Lock's grant in the same position as today, plus another barn on Lankey's grant to the south as well as a house. Based on the physical evidence, it appears that the large barn (Barn A) may be a survivor of the 1864 flood.

In 1916, the southern part of Lock's grant was owned and occupied by Charles William Hawkins, farmer. He died on 9 September 1916 intestate. The property was auctioned on 31 July 1920. The southern part of Lock's 30 acre grant was sold as a parcel of 18 acres 3 roods and 18.5 perches to Margaret Harriett Daley, wife of Alfred James Daley of Freemans Reach, for £2,245/2/6. The auction notice for the sale by auctioneer A J Berkelman of Windsor advertised the land as well as agricultural equipment for sale plus livestock including dairy cattle and horses but gave no details of buildings on the site.

REFERENCES

Jan Barkley-Jack, *Hawkesbury Settlement Revealed*, pp 182, 347
 Old System Deed, No 796 Bk G
 Old System Deed, No 158 Bk J
 Advertising; *The Sydney Gazette and NSW Advertiser*, Sunday 20 June 1805, p. 1
 Government and General Orders; *The Sydney Gazette and NSW Advertiser*, Sunday 28 January 1810, p. 1
<https://convictrecords.com.au>

STATEMENT OF SIGNIFICANCE

Barn A and Barn B at 253 Wilberforce Road, Wilberforce are of historical significance as 19th century timber framed barns that are associated with the ex-convict Matthew Lock, who first obtained the land (known as Lock's Farm) in 1794 and went on to become one of the most successful ex-convict landholders in the district, a trustee of the Phillip (Wilberforce) Common, and District Constable and then Chief Constable of the Hawkesbury. The property subsequently passed to Lock's son-in-law Thomas Maloney in the 1830s, and it remained in the hands of the Maloney family until the early 20th century. Barn A, constructed in the early 19th century, may have direct associations with Matthew Lock and his period of ownership.

Located immediately next to Wilberforce Road, both Barn A and Barn B contribute to the historical character of the agricultural lands along Freeman's Reach Road and the Hawkesbury River floodplains. In their overall form and configuration, with gabled roofs, skillions and lofts, they are both representative examples of an historic timber framed barn type found throughout the Hawkesbury City local government area.

Retaining evidence of early 19th century construction techniques including closely spaced main posts, roughly squared with adze or axe and jointed to squared beams using pegged mortice and tenon joints; steep 50° pitch roof formed of closely spaced pole rafters with shingle battens indicating an early date with wooden pegs used to join cross beams to longitudinal beams and

vertical timber slabs to walls, Barn A is considered to be rare. Both slab barns, Barn A and Barn B, are of technical significance for demonstrating early to late 19 th century construction methods for agricultural buildings and both have the potential to provide further information into 19 th century farming methods.	
ASSESSED SIGNIFICANCE TYPE	State
CRITERIA A) HISTORICAL	<p>Barn A and Barn B at No. 253 Wilberforce Road, Wilberforce are of historical significance as evidence of the long-term agricultural use of the land (known as Lock's Farm) by the Lock and Maloney families. First established in 1794 by ex-convict Matthew (Mathias) Lock and passing to his son-in-law Thomas Maloney by the 1830s, the Maloney family retained ownership of the property until (assumed) the early 20th century.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>Barn A has historical associations with Matthew Lock, an ex convict who established Lock's Farm and was one of the most successful ex-convict landholders in the district, a trustee of the Phillip (Wilberforce) Common, and District Constable and then Chief Constable of the Hawkesbury.</p> <p>Constructed at a later date, Barn B is associated with Lock's extended family, Thomas Maloney and his descendants.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Although somewhat obscured by mature trees, Barn A and Barn B are located immediately adjacent Wilberforce Road and both make a contribution to the historical character of the agricultural lands along Freeman's Reach Road and the Hawkesbury River floodplains.</p> <p>The large, corrugated metal clad Barn A is of technical significance for retaining evidence of early 19th century construction techniques including closely spaced main posts, roughly squared with adze or axe and jointed to squared beams using pegged mortice and tenon joints; steep 50° pitch roof formed of closely spaced pole rafters with shingle battens indicating an early date with wooden pegs used to join cross beams to longitudinal beams and vertical timber slabs to walls.</p> <p>Barn B has some technical significance as a small barn or garage constructed in the late 19th century of round posts, adzed squared longitudinal beams, bush pole rafters and vertical timber slab wall cladding.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>Barn A at 253 Wilberforce Road, Wilberforce, with skillion and lofts, has the potential to provide further information into 19th century farming methods and construction techniques for agricultural buildings of the early 19th century.</p> <p><i>Meets the criterion on a State level</i></p>
CRITERIA F) RARITY	<p>Barn A at 253 Wilberforce Road, Wilberforce is considered to be rare within the context of the Hawkesbury City local government area, for the extent of the surviving evidence of early 19th century construction techniques and its relatively high level of integrity.</p>

	Barn B, being constructed in the late 19 th century is not considered to be rare. <i>Meets the criterion on a State level</i>
CRITERIA G) REPRESENTATIVE	Barn A and Barn B at 253 Wilberforce Road, Wilberforce are representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic forms of the barns with gabled roofs, skillions and lofts are representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level</i>
INTEGRITY/INTACTNESS	Barn A: High integrity and intactness Barn B: High integrity and moderate intactness

IMAGES



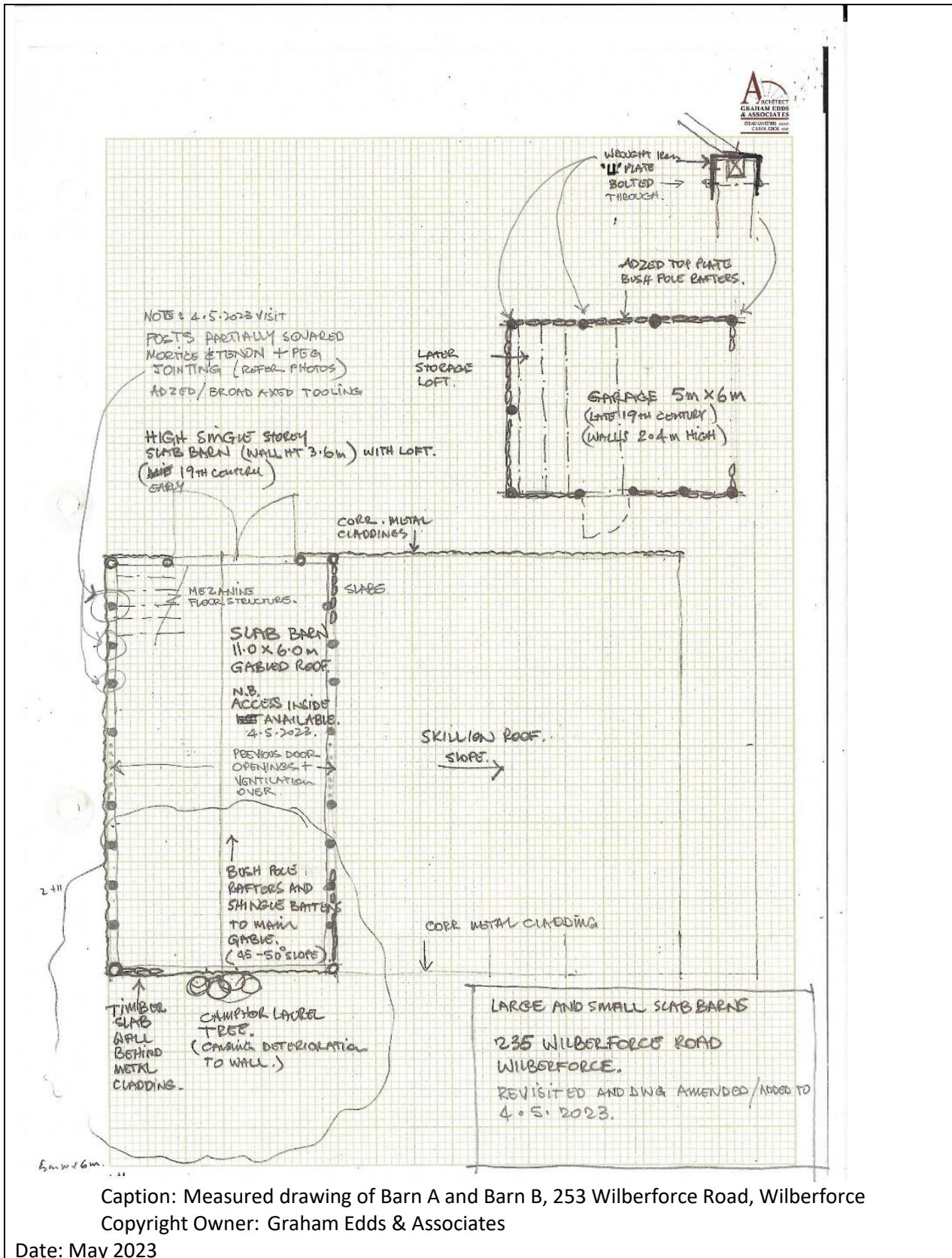
Caption: Barn A at 253 Wilberforce Road, Wilberforce (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023



Caption: Barn A at 253 Wilberforce Road, Wilberforce (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: May 2023



Caption: Barn B at 253
Wilberforce Road,
Wilberforce (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton
Johnson & Partners Pty Ltd
Date: May 2023



H15: Single storey slab barn with silo - 86 King Road, Wilberforce

ITEM DETAILS	
NAME	Single storey slab barn with silo
ADDRESS	86 King Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 471 DP 1111956
SHI No.	1743067
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend for Local listing- Site inspection is required to clarify age, construction methods and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn / Silo
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century (assumed)
CURRENT USE	Unknown
LOCATION ON SITE:	Located on the southern edge of the town of Wilberforce, the barn is set well back behind the house, approximately 70m south of the road and immediately behind a silo. NB Access was not available to inspect the barn. The following description is based on what can be seen from the road.
MAIN BARN STRUCTURE	A medium to small sized barn with a skillion on the eastern side which hips around each end to become end skillions.
NO. OF BAYS	Not known
ROOF STRUCTURE	Roof pitch of approx. 30°. Vent in apex of gable.
LOFT	There is probably a loft but this was not confirmed. The loft level was clad in weatherboard but this has been covered with corrugated iron.
SKILLIONS	The northern skillion is twice the depth of the eastern and southern ones.
ROOF CLADDING:	Corrugated iron in short sheets.
WALL CLADDING	Vertical timber slabs can be seen on the western side of the barn but the rest is clad in corrugated iron. It is not known how much timber slab cladding remains.
OPENINGS	Not known
FORMER USE	Barn
HISTORY	
<p>The barn and silo at 86 King Road, Wilberforce are located on part of a 70 acre grant (Portion 47, Parish Wilberforce) made to ex-convict John Howith (Howarth) in 1803. Howith had already been granted Portion 48, also 70 acres, located directly to the south fronting the Hawkesbury River in 1798.</p> <p>By 1829, the land was owned by Samuel Terry who by deed of lease and release transferred the property to John Cobcroft.</p>	

Although subdivided and now amounting to about 6 acres, the property continues to be held by members of the Cobcroft family.

John Cobcroft was transported to NSW for life, arriving in 1790. Cobcroft received a conditional pardon in 1794 and the following year he received a 30 acre grant of land (Portion 56, parish Wilberforce) on the Hawkesbury River. Cobcroft received a further 40 acres adjoining his first grant and over the subsequent years he slowly amassed land throughout Wilberforce and was one of the Hawkesbury's most successful farmers. By 1828 he held 485 acres, cultivating 130 of them, including the land that now holds the Australiana Pioneer Village where an early 19th century barn associated with the Cobcroft family still stands.

Cobcroft married another ex-convict Sarah Smith and together they raised a family of 10 and established a dynasty of many thousands of descendants, some of whom continue to reside in the Wilberforce locality.

REFERENCES	Primary Application 21148 Grant register Serial 3 No. 120 Old System Deed, Bk 2310 No. 259 Old System Deed, Bk C No. 221 Jan Barkley-Jack, <i>Hawkesbury Settlement Revealed</i> , p. 151-153
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STATEMENT OF SIGNIFICANCE

The barn at No. 86 King Road, Wilberforce is of historical significance as a late 19th century timber framed barn (assumed) that is associated with the Cobcroft family who first obtained the land in 1829 and continue to own the property today. The historical associations with ex-convict John Frederick Cobcroft, one of the most successful farmers in the Hawkesbury in the early colonial era, and the continued ownership of the land by his descendants makes the place of historical significance and rare within the context of the Hawkesbury City local government area.

Located within a semi-rural agricultural setting behind an historic cottage on the street frontage, the barn and adjacent silo make a strong contribution to the historical character of the Wilberforce locality. In its overall form the barn is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.

ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	The barn at No. 86 King Road, Wilberforce is of historical significance as evidence of the long-term agricultural use of the land by the Cobcroft family, a notable family in the Wilberforce district and held by the Cobcrofts since 1829. <i>Meets the criterion on a Local level.</i>
CRITERIA B) HISTORICAL ASSOCIATION	The barn has historical associations with the John Frederick Cobcroft, who purchased the land in 1829 and was one of the most successful colonial farmers in the Hawkesbury region. His descendants still reside in the Wilberforce area including at the subject property. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Still located in a semi-rural setting with historic cottage on the street frontage, the barn and associated silo are of aesthetic significance for contributing to the historical character of the Wilberforce locality. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>

CRITERIA E) RESEARCH POTENTIAL	The barn appears to date from the late 19 th century and may have the potential to provide further information into 19 th century farming methods. <i>Potentially meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at 86 King Road, Wilberforce is considered to be rare within the context of the Hawkesbury City local government area for being owned by the Cobcroft family from the 1820s to date. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at 86 King Road, Wilberforce is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18th century and continues today. The basic form of the barn is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Unknown

IMAGES



Caption: Barn and silo at 86 King Road, Wilberforce Road, Freemans Reach (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
 Date: June 2023

H16: Single Storey Town Barn with End Skillion - 87 King Road, Wilberforce

ITEM DETAILS	
NAME	Single Storey Town Barn with End Skillion
ADDRESS	87 King Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 4 DP 714768
SHI No.	1743066
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing
	Recommend for Local listing
	Whole property including cottage is worthy of listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid to late 19 th century
MODIFICATION/DATES	?
CURRENT USE	Storage and workshop
FORMER USE	Barn
LOCATION ON SITE:	The barn is located directly behind a slab cottage which in turn is behind and attached to a weatherboard and brick cottage facing the street.
MAIN BARN STRUCTURE	A small town barn approximately 5 x 3.6m on plan with an end skillion facing the back of the slab cottage. It is set very low, the eaves are 2.1m high and the skillion even lower. The posts are left in the round and support round longitudinal beams and cross beams some of which are roughly squared or faceted. Condition: Moderate
NO. OF BAYS	Four
ROOF STRUCTURE	Bush pole rafters pitched at approximately 45°. Condition: Moderate Date: Mid-19 th century
LOFT	Cross beams are used to support storage in the roof space.
SKILLION 1	Slender bush poles and shingle battens. Condition: Moderate Date: Mid-19 th century
ROOF CLADDING:	Corrugated iron
WALL CLADDING	Vertical timber slabs to walls and gables. Condition: Moderate Date: Mid-19 th century
OPENINGS	The south end is open to the skillion and there are windows on the both sides, the eastern window opening (no glass) has a shutter on gudgeon hinges, the western windows have thick sills set into the sides of the posts.
FLOORING (GROUND)	Earth
FLOORING (SKILLION)	Earth

OTHER (Fixings?)	Iron spikes at post/ beam junctions.
CURRENT USE	Storage/ workshop
HISTORY	
<p>The barn at 87 King Road, Wilberforce is located on part of Portion 310 of the Wilberforce Town Plan.</p> <p>Much of Wilberforce was occupied on the basis of a promise from Governor Lachlan Macquarie which seems to have been basis of occupation for many years. However, many lots were not officially granted until the 1890s.</p> <p>Surveyor Felton Mathews' plan of Wilberforce from 1833 showed this land as vacant. The land was shown as held by Cobcroft on a survey plan of 1851, with the footprints of various buildings, though none in the location of the buildings currently on the allotment. The Cobcroft family first established themselves in the Wilberforce area in 1795 when John Cobcroft received a 30 acre grant of land to the south of No. 87 King Road. By the 1820s, he held 485 acres including the land that now holds the Australian Pioneer Village where an early 19th century barn associated with the Cobcroft family still stands. John Cobcroft was one of the Hawkesbury's most successful farmers and established a dynasty of many thousands of descendants, some of whom continue to reside in the Wilberforce locality.</p> <p>A single dwelling at 87 King Road was shown on the 1894 plan prepared for auction sale. The property was auctioned by the Crown at Windsor 20 January 1897 as Portion 310 with existing improvements valued at £103. The local press reported the sale of 'Homesteads at Wilberforce' that attracted a large crowd stating that, 'Most of the lots were bought in by existing occupiers at the upset price.' Portion 310 was bought by William Henry Buttsworth, farmer of Wilberforce, for £3. Being located on the southern edge of the town of Wilberforce, the allotment was 1 acre and 26 perches in area.</p> <p>William Henry Buttsworth was the grandson of Henry Buttsworth, an early settler in the Kurrajong region and after whom Buttsworth Swamp is named. The Buttsworth family married into the Cobcroft, Rose and Turnbull families and owned various land in the Wilberforce locality, including the Buttsworth Mill at Wilberforce established by William's father Henry Buttsworth Jnr, and after whom Buttsworth Creek is named. The Buttsworth family's associations with the district continues today, with Alderman H.R. Buttsworth of Windsor Council in the 1920s and the business Buttsworth Engineering still trading in South Windsor.</p> <p>After William's death in 1909, the land passed to his widow and other devisees. This land with buildings upon it was valued at only £60 after his death and was described as 'house and sheds Where Testator resided the same is in a very bad state of repair'.</p> <p>Based on historic aerial photographs of the property in the mid to late 20th century, a larger barn was located further to the north on the same allotment.</p> <p>In c1985, Portion 310 was subdivided into four allotments and the adjacent lots were developed for residences.</p> <p>Based on the physical evidence of the barn (and cottages) and the available historical documentary evidence, the barn was constructed either in the mid 19th century during the Cobcroft period or the late 19th century by William Buttsworth.</p>	
REFERENCES	W.829 Crown Plan W.1.840 Crown Plan W.1610.1507 Crown Plan <i>New South Wales Government Gazette</i> , 14 November 1896, p 8162 <i>Windsor & Richmond Gazette</i> , 16 Jan 1897 Certificate of Title Volume 1222 f 101 Deceased estate file, W H Buttsworth, B156371, State Archives of New South Wales 20/6559
STATEMENT OF SIGNIFICANCE	

The town barn at No. 87 King Road, Wilberforce is of historical significance as a surviving mid to late 19th century timber framed barn that is potentially associated with the Cobcroft family who held the property in the mid 19th century or with William Henry Buttsworth who owned the property in the late 19th century. Both the Cobcrofts and Buttsworths are notable historical families who made substantial contributions to the development of the Wilberforce locality and whose descendants continue to reside in the Hawkesbury region.

As a town barn, the building would have been used in association with farm lands located outside of the town of Wilberforce, emphasising the continued importance of agriculture in the district well into the 20th century. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.

The single storey barn is of technical significance for retaining evidence of its mid to late 19th century construction date including posts left in the round supporting round beams and roughly squared or faceted cross beams, bush pole rafters and iron spikes at post/beam junctions. The barn continues to have the potential to provide further information into late 19th century farming methods, the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.

ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 87 King Road, Wilberforce is of historical significance as a surviving mid to late 19th century town barn associated with a mid to late 19th century weatherboard and slab cottage, that provides evidence of the long-term agricultural use of the land from the early 19th century through to the late 20th century.</p> <p>As a town barn, the building would have been used in association with farmlands located outside of the town of Windsor, emphasising the continued importance of agriculture in the district well into the 20th century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The town barn at No. 87 King Road, Wilberforce is potentially associated with the Cobcroft family who held the property in the mid 19th century or with William Henry Buttsworth who owned the property in the late 19th century. Both the Cobcrofts and Buttsworths are notable historical families who made substantial contributions to the development of the Wilberforce locality and whose descendants continue to reside in the Hawkesbury region.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located at the rear of the property the barn is not visible from the street, although the whole of the property together with the mid to late 19th century weatherboard cottage and slab cottage, makes a strong contribution to the historical character of King Road,</p> <p>The single storey barn is of technical significance for retaining evidence of its mid to late 19th century construction date including posts left in the round supporting round beams and roughly squared or faceted cross beams, bush pole rafters and iron spikes at post/beam junctions.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the</p>

	<p>numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The barn No. 87 King Road, Wilberforce, has the potential to provide further information into mid to late 19th century farming methods and the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21st century.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at No. 87 King Road, Wilberforce is potentially rare within the context of the Hawkesbury City local government area, as a surviving mid to late 19th century town barn that remains relatively intact.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at No. 87 King Road, Wilberforce is representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18th century and continues today.</p> <p>The basic form of the barn with gabled roof, skillion and vertical timber slab wall cladding is representative of the typical form of barn found throughout the district.</p> <p><i>Meets the criterion on a Local level.</i></p>
INTEGRITY/INTACTNESS	Moderate

IMAGES



Caption: Barn at No. 87 King Road, Wilberforce (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: July 2023

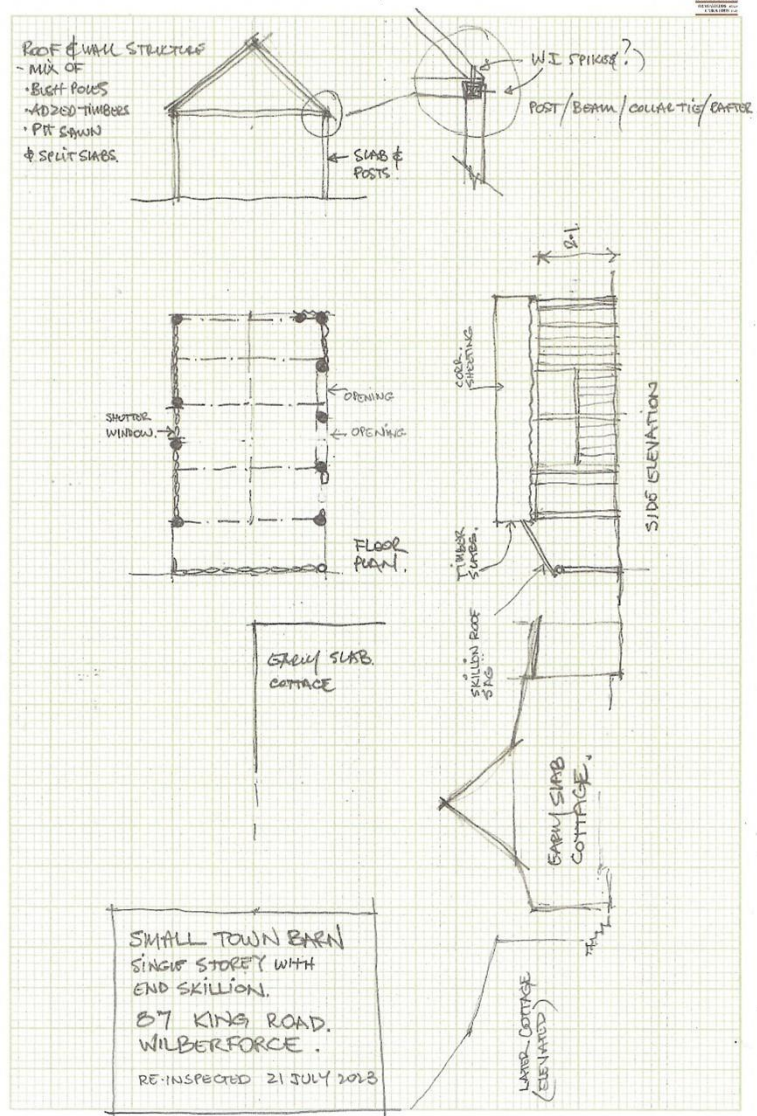


Caption: Barn at No. 87 King Road, Wilberforce (exterior)
 Photographer: S. Johnson
 Copyright Owner: Lucas Stapleton Johnson & Partners
 Date: July 2023



Caption: Barn at No. 87
King Road,
Wilberforce (interior)
Photographer: S. Johnson
Copyright Owner: Lucas
Stapleton Johnson &
Partners

Date: July 2023



Caption: Measured drawing of Barn at 87 King Road, Wilberforce
Copyright Owner: Graham Edds & Associates

Date: July 2023

H17: Two Storey Slab Barn with Skillion - 191 Wilberforce Road Wilberforce

ITEM DETAILS	
NAME	Two Storey Slab Barn with Skillion
OTHER/FORMER NAMES	Ryans Farm
ADDRESS	191 Wilberforce Road Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 620 DP 1012728
SHI No.	1743064
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Recommend for Local heritage listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid – late 19 th century?
MODIFICATION/DATES	Late 20 th century
CURRENT USE	Machinery store
FORMER USE	Barn
LOCATION ON SITE	Close to the western bank of the Hawkesbury River and next to a derelict single-storey weatherboard house which is surrounded by a group of established trees.
MAIN BARN STRUCTURE	Two-storey barn with timber mezzanine floors at each end. Round timber posts, large squared longitudinal beams and round cross beams supporting loft floor. Unfortunately, not intact due to removal of roof and (possibly loft) structure, replaced with flat roof. Main posts extend past loft floor beams. Date: Mid – late 19 th century? Condition: Moderate
NO. OF BAYS	Six (skillion has seven by dividing larger bay in 2)
ROOF STRUCTURE	N/A original roof removed and replaced with flat roof.
LOFT	N/A roof and loft removed.
SKILLION 1	Steep 45° skillion along whole eastern side of barn. Pole rafters and sawn battens for corrugated iron. Date: Mid – late 19 th century? Condition: Moderate
ROOF CLADDING:	Corrugated iron sheets laid flat on loft floor. Condition: Moderate
WALL CLADDING	Remains of vertical timber slabs on southern end of main barn and an upper level of vertical slabs in central bay. Remains of weatherboard cladding to skillion gables, elsewhere corrugated iron. Date: Mid – late 19 th century?
OPENINGS	Main doorway in centre of front wall. Skillion open at ends.
FLOORING (GROUND)	Earthen (cement screed at one end)
FLOORING (LOFT)	Timber boarding Date: Mid – late 19 th century?

FLOORING (SKILLION)	Concrete
INTERNAL STRUCTURE	Large, round, closely spaced beams to mezzanine and loft floors. Date: Mid – late 19 th century?
OTHER (Fixings?)	Iron bolts and straps used to join beams to posts. Early ladder to loft southern end of barn. Large Camphor laurel tree against southern end of barn. Date: Mid – late 19 th century?
HISTORY	
<p>John Ryan was granted 30 acres on 14 March 1795 on the Hawkesbury River (portion 62, Parish Wilberforce), bounded on the north west by David Lankey and on the south east by John Davison. The property was to be known as Ryan Farm.</p> <p>John Ryan was sentenced to 7 years transportation and arrived in Sydney on the <i>Friendship</i> as part of the First Fleet.</p> <p>Problems exist in locating the correct chain of title for Ryan Farm, Wilberforce, since another John Ryan (who arrived via the <i>Neptune</i> as part of the Second Fleet) was also granted land at Richmond Hill.</p> <p>By 15 March 1883, the land was owned by Alfred Robinson, of Wilberforce, farmer who mortgaged it to Elizabeth Dunston, Windsor, widow, for £800. Subsequently, Alfred Robinson, of Wilberforce, farmer sold Ryan Farm to Archibald Walmsley, Camperdown, carter on 16 September 1884 for £2,000.</p> <p>On 3 April 1886, Archibald Walmsley, then described as being a farmer of Wilberforce, conveyed it to Roger Ryan, Pitt Town, farmer for £1,600. Roger Ryan died on 23 June 1911 leaving Ryan Farm to Edward Ryan. Edward Ryan, of Glebe, carrier conveyed the property to Lesley Franklin, of Sydney, builder on 22 March 1922 for £2,935.</p>	
REFERENCES	Grants, Vol 1A p 153 (6) Old System Deed, No 933 Bk 264 Old System Deed, No 103 Bk 298 Old System Deed, No 693 Bk 335 Old System Deed, No 544 Bk 1255 https://peopleaustralia.anu.edu.au/biography/ryan-john-30857 https://convictrecords.com.au/convicts/ryan
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 191 Wilberforce Road, Wilberforce is of historical significance as a surviving mid to late 19th century timber framed barn located on land that was initially granted to ex-convict John Ryan in 1794. Originally known as Ryan Farm, the property has been in continuous agricultural use since the late 18th century.</p> <p>Although much altered, including the removal of its gabled roof and loft, the large barn (now clad in corrugated metal) makes a strong contribution to the historical character of the agricultural lands along Wilberforce Road and the Hawkesbury River floodplains, which is reinforced by the large, mature <i>Camphor laurel</i> immediately adjacent. In its overall form and configuration (albeit altered), it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>Retaining evidence of its mid to late 19th century construction including iron bolts and straps used to join beams to posts, remains of vertical slab wall cladding, remains of weatherboard cladding to skillion gables, and pole rafters and sawn battens for corrugated iron to skillion roof, the barn is of some technical significance for demonstrating mid to late 19th century construction methods for agricultural buildings and has the potential to provide further information into 19th century farming methods.</p>	
ASSESSED SIGNIFICANCE TYPE	Local

CRITERIA A) HISTORICAL	<p>The barn at No. 191 Wilberforce Road, Wilberforce is of historical significance as evidence of the long-term agricultural use of the land since 1794 when 30 acres (Portion 62, Parish Wilberforce) was granted to ex-convict John Ryan. Originally known as Ryan Farm, the property has been in continuous agricultural use since that time</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn does not have any known associations with persons of historical note.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>The large, corrugated metal clad, timber framed barn with skillion makes a strong contribution to the historical character of the agricultural lands along Wilberforce Road and the Hawkesbury River floodplains, which is reinforced by the large, mature <i>Camphor laurel</i> tree immediately adjacent. The barn forms part of a group of historic barns located on the banks of the Hawkesbury River between Windsor and Wilberforce. Although much altered due to removal of the original loft and gabled roof, and replacement with a flat roof truncating the overall form of the building, the barn retains evidence of mid to late 19th century construction techniques including iron bolts and straps used to join beams to posts, remains of vertical slab wall cladding, remains of weatherboard cladding to skillion gables, and pole rafters and sawn battens for corrugated iron to skillion roof. The barn has some technical significance for demonstrating mid to late 19th century construction methods for agricultural buildings.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form of the barn, with skillion, and retaining evidence of mid to late 19th century construction techniques, has the potential to provide further information into 19th century farming methods and construction methods for agricultural buildings of the period.</p> <p><i>Meets the criterion on a Local level</i></p>
CRITERIA F) RARITY	<p>The barn at 191 Wilberforce Road, Wilberforce is not considered to be rare within the context of the Hawkesbury City local government area.</p> <p><i>Does not meet the criterion</i></p>
CRITERIA G) REPRESENTATIVE	<p>The barn at 191 Wilberforce Road, Wilberforce is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the late 18th century and continues today.</p> <p><i>Meets the criterion on a Local level</i></p>
INTEGRITY/INTACTNESS	Moderate

IMAGES



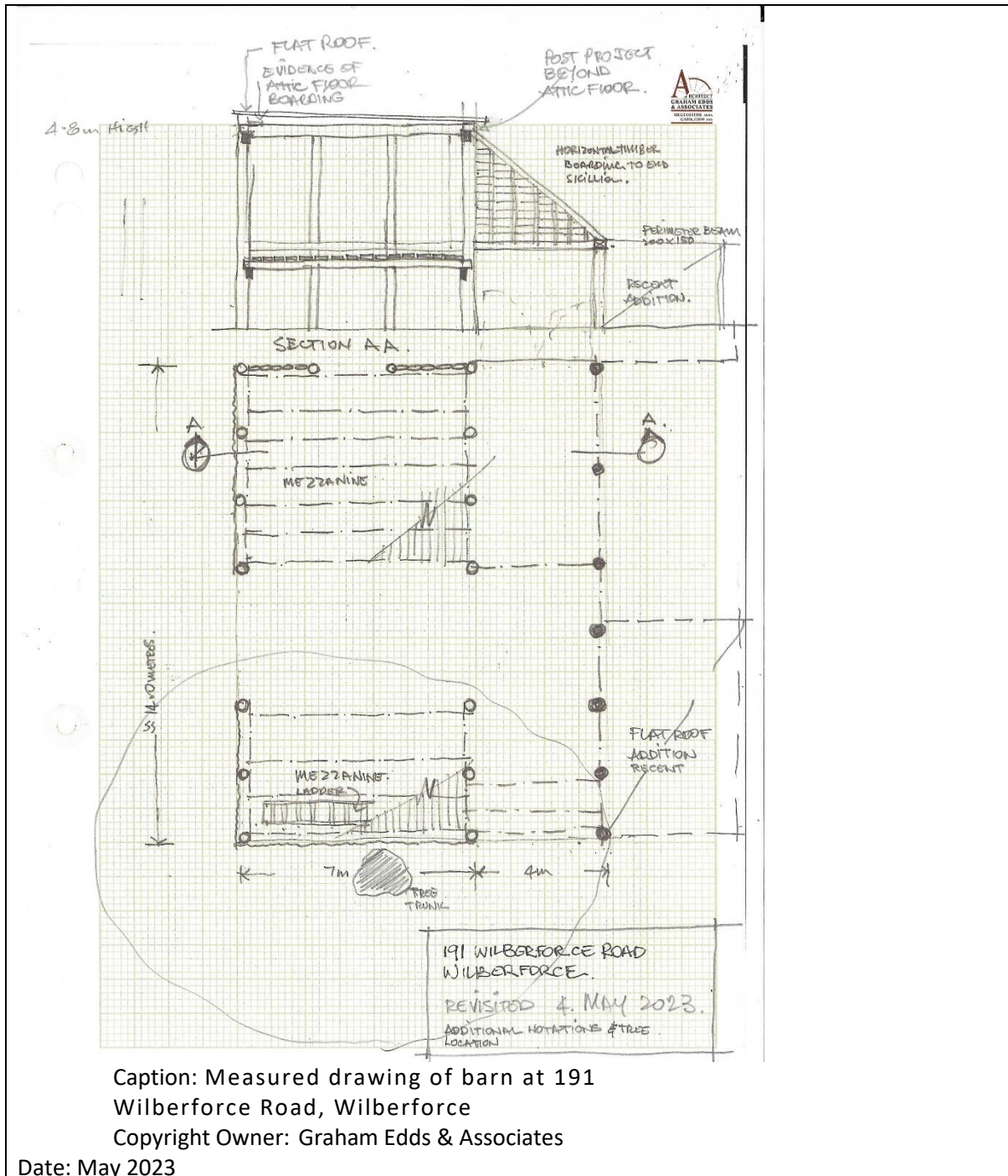
Caption: Barn at
191 Wilberforce
Road, Wilberforce
(exterior)
Photographer: K.
Denny
Copyright Owner:
Lucas Stapleton
Johnson & Partners
Date: May 2023



Caption: Barn at
191 Wilberforce
Road, Wilberforce
(exterior and
skillion)
Photographer: K.
Denny
Copyright Owner:
Lucas Stapleton
Johnson & Partners
Date: May 2023



Caption: Barn at
191 Wilberforce
Road, Wilberforce
(interior)
Photographer: K.
Denny
Copyright Owner:
Lucas Stapleton
Johnson & Partners
Date: May 2023



H18: Slab barn - 63 Wilberforce Road, Wilberforce

ITEM DETAILS	
NAME	Slab barn
ADDRESS	63 Wilberforce Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Pt 1 DP 520343
SHI No	1740131
EXISTING HERITAGE ITEM	No
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing. Recommended for local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Early 20 th century
CURRENT USE	Machinery store
FORMER USE	Barn
LOCATION ON SITE	Alongside (to the west of) Federation period weatherboard bungalow
MAIN BARN STRUCTURE	Single-storey barn with partial loft and lower-level mezzanine, round timber posts, sawn rectangular longitudinal beams and cross beams. End bays have diagonal bracing in plane of eaves. Date: Early 20 th century Condition: Good
NO. OF BAYS	Five (2 small 3 large).
ROOF STRUCTURE	Sawn rafters, some collar ties, sawn battens at wide centres for sheeting. Date: Early 20 th century Condition: Good
LOFT	Loft structure only in middle bay and cantilevered over half of one additional bay. Boarded sides with gaps for ventilation. Date: Early 20 th century
SKILLION 1	Single-storey skillion to the western side. End skillion to northern end. Date: Early 20 th century
ROOF CLADDING:	Corrugated steel.
WALL CLADDING	Corrugated steel. Timber slat ventilated walls to northern end & around raised timber floor. Weatherboards to northern gable end. Date: Early 20 th century
FLOORING (GROUND)	Concrete (raised timber slatted floor in northern two bays)
FLOORING (LOFT)	Timber narrow t&g boarding
FLOORING (MEZZANINE)	Drying floor with slatted boards and sides over 2 end bays
FLOORING (SKILLION)	Concrete
INTERNAL STRUCTURE	Round timber poles and rectangular sawn beams supporting mezzanine and loft.

HISTORY

The barn at No. 63 Wilberforce Road, Wilberforce is located on part of a grant of 30 acres (Portion 67, Parish Wilberforce) on the River Hawkesbury in the district of Mulgrave Place made to Thomas Gosper on 19 November 1794, to be named Gosper Farm, bounded on the north east by land granted to James Richards and on the south west by land granted to William Cuckow.

Gosper was sentenced to seven years' transportation and arrived in Sydney aboard the *Surprise* in June 1790.

On 19 February 1827, Gosper conveyed the 30 acres to Richard Dunstan for £340. Richard Dunstan was later a churchwarden for Saint Matthew's Church, Windsor, and also operated as an undertaker in Windsor.

The property remained in the Dunstan family until the early 20th century.

By his will of 7 May 1873, Richard Dunstan left this land to William Dunston. Richard Dunstan died on 12 August 1879. A road survey plan of 1881 recorded William Dunstan as owner and occupier of this land. A house was shown on the southern side of the road on this part of the grant but no barn was shown on the plan.

William Dunston died on 28 June 1896, leaving his property to his two sons, William Richard Dunston and Arthur Ernest Dunston as trustees. At an auction of this land on 12 August 1896, the property was purchased by William Dunston snr's brother Robert Charles Dunston and another son Frederick John Dunston. The auction advertisement for the sale mentioned household furniture, livestock and agricultural equipment but gave no details of buildings.

By a formal conveyance dated 27 October 1896, William Richard Dunston of Windsor, labourer and Arthur Ernest Dunston of Wilberforce Road, tailor (trustees of the will of William Dunston) conveyed the land to Robert Charles Dunston of Leichhardt, baker and Frederick John Dunstan of Wilberforce Road, farmer for £1,691/11/6. Gosper's grant was then recorded more accurately as measuring 36 acres 1 rood 14 perches.

On 6 March 1900, the grant was subdivided between Robert Charles Dunston of Leichhardt, baker and Frederick John Dunstan of Wilberforce Road, farmer. Frederick John Dunstan received the western part of Portion 67 measuring 18 acres 1 rood 23 perches. The same day he mortgaged that half to John Johnston of Pitt Town, farmer and David Hall of Scone, grazier for £600. Shortly afterwards on 3 July 1900, Frederick John Dunstan of Windsor, farmer, conveyed his remaining interest or equity in the property to John Johnston of Pitt Town, farmer and David Hall of Scone, grazier for an additional £600.

On 31 July 1911, David Hall conveyed the property to Abraham Charles Johnston (John Johnston's nephew) of Cornwallis, Windsor, farmer, for £1,000.

The Johnston family first arrived in the Hawkesbury area as free-settlers in 1802, settling in Windsor and they were the founders of the Ebenezer Presbyterian Church, Ebenezer, the oldest Presbyterian Church in Australia.

Abraham Charles Johnston died on 20 July 1958. His will stated that he gave one half of the property situated at Wilberforce Road (to be divided by a line from the river to the back boundary) containing the house and sheds and being the nearest half to Windsor to his son, George Thomas Johnston. Abraham Johnston's wife Emmeline Bridget Johnston, was given a life estate to live in the house, subject to the payment by their son George of one half of the net proceeds of the farm to Emmeline during her lifetime.

REFERENCES

Grants, Vol 1 p 127 (1)
 Old Register, Bk 6 p 333 no 140
 Old System Deed, No 664 Bk C
 Old System Deed, No 935 Bk 588
 Old System Deed, No 466 Bk 660
 Old System Deed, No 468 Bk 660

	<p>Old System Deed, No 856 Bk 668</p> <p>Old System Deed, No 520 Bk 944</p> <p><i>Windsor and Richmond Gazette</i>, 1 Aug 1896 p 8</p>
STATEMENT OF SIGNIFICANCE	
<p>The barn at No. 63 Wilberforce Road, Wilberforce is of some historical significance as forming part of the long history of agricultural use of the land from 1794 to date, and for its associations with later members of the Johnston family, a pioneer Hawkesbury family, who owned the property from the early 20th century and were probably responsible for the construction of the barn.</p> <p>Sited above the Hawkesbury River, adjacent to an early 20th century weatherboard house, the barn makes a strong contribution to the historical character of the agricultural lands along Wilberforce Road. The overall form and configuration of the barn, with corrugated metal cladding, timber slat ventilated walls, loft and skillions, is a good representative example of an early 20th century timber framed barn found throughout the Hawkesbury City local government area.</p>	
ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 63 Wilberforce Road, Wilberforce is of some historical significance as forming part of the long-term history of agricultural use of the land from 1794 to date. The property was initially established when granted to ex-convict Thomas Gosper in 1794 and by the 1820s was in the ownership of the Dunstan family until the 20th century. The barn appears to date from the early 20th century during the period of ownership of the property by the Johnston family, a notable pioneer family of the Hawkesbury district.</p> <p><i>Meets criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	<p>The barn has historical associations with later members of the Johnson family, who arrived in the Hawkesbury district in the early 19th century as free-settlers and were responsible for the construction of the Ebenezer Presbyterian Church.</p> <p><i>Meets criterion on a Local level.</i></p>
CRITERIA C) AESTHETIC/TECHNICAL	<p>Located next to an early 20th century weatherboard house, sited above the Hawkesbury River, the large timber framed barn partially clad in corrugated iron, with timber slat ventilated walls to its northern end, loft and mezzanine makes a strong contribution to the historical character of the agricultural landscape along Wilberforce Road.</p> <p><i>Meets criterion on a Local level.</i></p>
CRITERIA D) SOCIAL/CULTURAL	<p>The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.</p> <p><i>Meets criterion on a Local level.</i></p>
CRITERIA E) RESEARCH POTENTIAL	<p>The form and configuration of the barn, with skillions and loft, has the potential to provide further information into early 20th century farming methods and construction techniques for agricultural buildings of the period.</p> <p><i>Meets criterion on a Local level.</i></p>
CRITERIA F) RARITY	<p>The barn at 63 Wilberforce Road, Wilberforce is not considered to be rare within the context of the Hawkesbury City local government area.</p>

	<i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barn at 63 Wilberforce Road, Wilberforce is a good representative example of an early 20 th century timber framed barn that remains in agricultural use and is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic form of the barn with gabled roofs, skillions and loft is representative of the typical form of barn found throughout the district. <i>Meets criterion on a Local level.</i>
INTEGRITY/INTACTNESS	High integrity/Moderate intactness

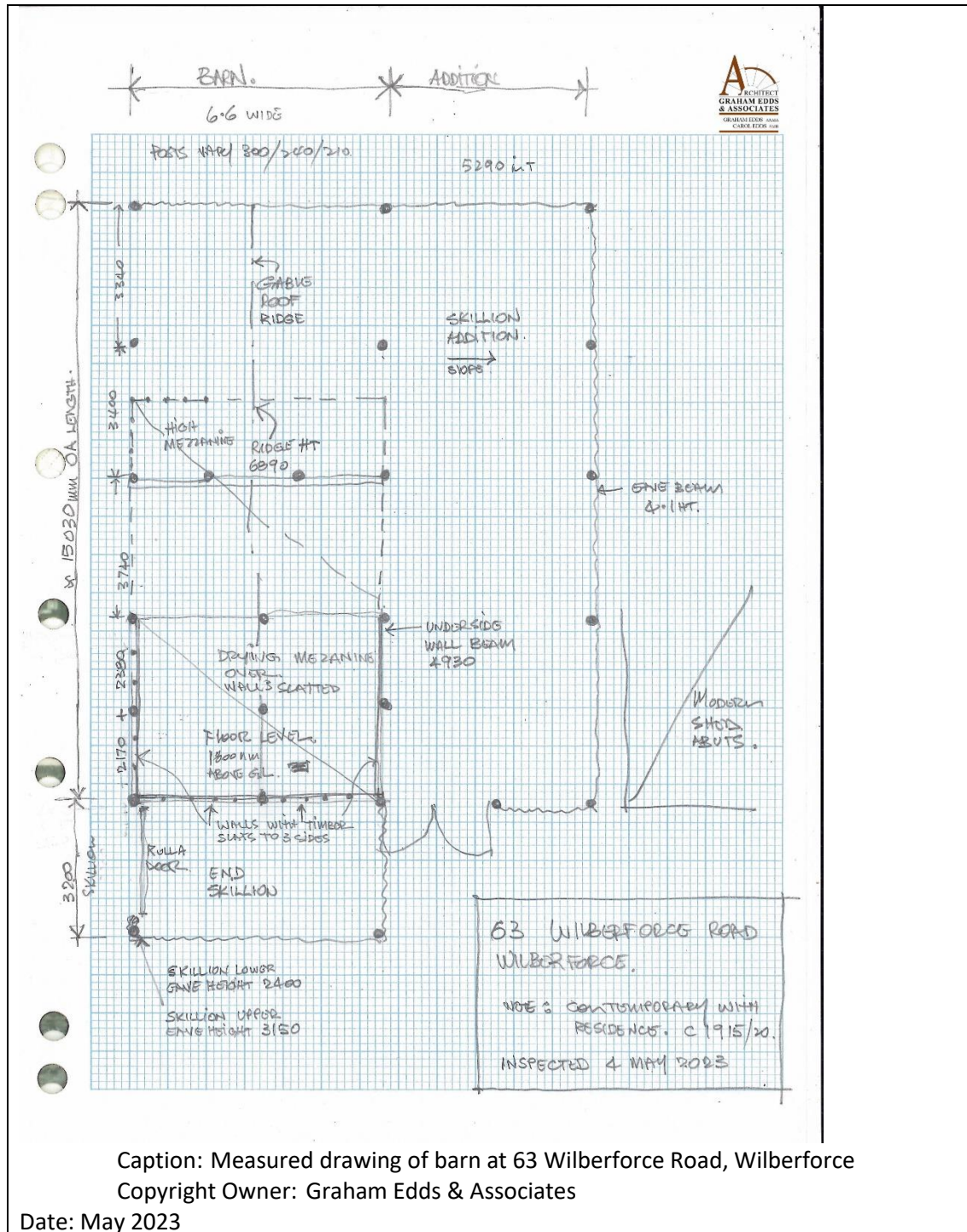
IMAGES



Caption: Barn at 63 Wilberforce Road, Wilberforce (exterior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Barn at 63 Wilberforce Road, Wilberforce (interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson & Partners
Date: May 2023



Caption: Measured drawing of barn at 63 Wilberforce Road, Wilberforce

Copyright Owner: Graham Eddis & Associates

Date: May 2023

H19: Two Storey Slab Barn with Skillion - 55 McKinnons Road, Wilberforce

ITEM DETAILS	
NAME	Two Storey Slab Barn with Skillion
OTHER/FORMER NAMES	Sundown, House and Barn
ADDRESS	55 McKinnons Road, Wilberforce
LOCAL GOVT AREA	Hawkesbury
PARISH	Wilberforce
LOT/DP	Lot 408 DP 751665
SHI No.	1743069 (and 1740161)
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Recommend for Local listing- Site inspection required to clarify condition and integrity.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th – early 20 th century
CURRENT USE	?
FORMER USE	Barn
LOCATION ON SITE:	The barn with later attached metal clad silo, is in the middle of a paddock approximately 125m south of McKinnons Road. Associated with an early 20 th century weatherboard cottage.
MAIN BARN STRUCTURE	A small barn with loft and side skillion. The body of the barn is approximately 9 x 4m on plan. Condition: Poor
NO. OF BAYS	Three (assumed)
ROOF STRUCTURE	The roof is pitched at approximately 30° and has battens suitable for corrugated iron roofing. Condition: Poor
LOFT	Not inspected.
SKILLION	The skillion is approximately 3m wide and located along the southern side of the barn. It was not inspected. Condition: Not known
ROOF CLADDING:	Corrugated iron Condition: Poor
WALL CLADDING	Two lifts of vertical timber slabs with corrugated iron to gable end. Condition: Poor.
OPENINGS	Appears to have an opening in the central bay.
OTHER	Corrugated metal clad silo
HISTORY	
The barn and silo at 55 McKinnons Road, Wilberforce are located on Portion 408, Parish Wilberforce, a 43 acre allotment which was taken up as a Homestead Selection by Charles L. Rhodes on 5 November 1908. The allotment boundaries of the original selection remain in place today.	

A Homestead Selection (under the *Crown Lands Act* of 1895) allowed for land to be held and occupied under a perpetual lease arrangement. Most of the Homestead Selections established on the Wilberforce Common averaged around 40 acres, designed to support one family carrying out orcharding and mixed farming. The selector was required to commence residency on the land within three months and erect a dwelling within eighteen months. In 1917, legislation allowed for the land to be converted to freehold. The Wilberforce settlement was originally known as Copeland Village, named for the Minister of Lands, Hon. H. Copeland.

Charles Rhodes emigrated to Australia in the late 19th century from England and worked as a plumber until c1912 when he became a commission agent and salesman for the Bathurst Street Fruit Exchange, Sydney. He was also appointed a member of the Board of Control for the Wilberforce Settlement in 1893, indicating that Rhodes was one of the earliest settlers of the Wilberforce Settlement.

Rhodes appears to have erected a cottage within the next few years, as one of the conditions of his Homestead Selection and based on an historic photograph held in the collection of Arthur Cooper and published in the Hawkesbury Gazette, this early dwelling consisted of a complex of timber slab buildings that no longer survive. In 1914, Charles Rhodes died leaving behind a wife and twelve children.

In June 1924, the Homestead Selection was converted into a Conditional Purchase. On 30 December 1927, the land was granted to son Stephen Ernest Rhodes, of Wilberforce, for £53/15/-. Based on the history of the property and the known physical evidence, the barn appears to have been constructed by Charles Rhodes in the late 19th or early 20th century.

REFERENCES	<p>Certificate of Title V 4097 f 127</p> <p>Parish Maps, Wilberforce, 1906, 1925</p> <p>"Obituary", Windsor and Richmond Gazette, Friday 11th December 1914, p. 4</p> <p>Windsor and Richmond Gazette, Saturday 23rd March 1912, p. 3</p> <p>https://www.hawkesbury.org/name/homestead-grants-nsw-1895.html</p> <p>https://www.hawkesburygazette.com.au/story/3803460/glossodias-older-currency/</p>
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STATEMENT OF SIGNIFICANCE

The barn at No. 55 McKinnons Road, Wilberforce is of historical significance and potentially rare as a surviving late 19th /early 20th century timber framed barn, that is evidence of the former Copeland Village, a Homestead Selection settlement established on the Wilberforce Common in c1893. The 43 acre allotment was taken up by Charles Rhodes, member of the Board of the Control of the Wilberforce Settlement, whose family held the property until the late 1920s. The original allotment boundaries of the selection remain in place today.

The small barn with side skillion and adjacent later silo located in the centre of a paddock makes a strong contribution to the historical character of the agricultural lands in the Wilberforce locality. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.

ASSESSED SIGNIFICANCE TYPE	Local
CRITERIA A) HISTORICAL	<p>The barn at No. 55 McKinnons Road, Wilberforce is of historical significance as evidence of the former Copeland Village, a Homestead Selection settlement established in c1893. The 43 acre allotment was taken up by Charles Rhodes in the 1890s and the family held the property until the late 1920s and it is assumed built the barn.</p> <p><i>Meets the criterion on a Local level.</i></p>
CRITERIA B) HISTORICAL ASSOCIATION	The barn has historical associations with Charles Rhodes, an early settler of the Wilberforce Settlement (Copeland Village)

	and former member of the Board of Control for the Wilberforce Settlement, although he is no longer well known today. <i>Meets the criterion on a Local level.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Located in the middle of a large paddock and associated with an early 20 th century weatherboard cottage, the barn (with later attached silo) makes a strong contribution to the historical character of the agricultural lands in the Wilberforce locality. The small barn with loft and side skillion, two lifts of vertical timber slabs with corrugated iron to gable ends is potentially of technical significance for demonstrating late 19 th /early 20 th century construction methods for agricultural buildings. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The form of the barn, with loft and skillion has the potential to provide further information into 19 th and 20 th century farming methods, as well as further information into the history of the Wilberforce Settlement. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn at No. 55 McKinnons Road, Wilberforce is potentially rare within the context of the Hawkesbury City local government area, as surviving evidence of the Homestead Selection settlement at Wilberforce established in c1893. <i>Meets the criterion on a Local level.</i>
CRITERIA G) REPRESENTATIVE	The barn at No. 55 McKinnons Road, Wilberforce is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic form of the barn with gabled roof, skillion and loft is representative of the typical form of barn found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Unknown

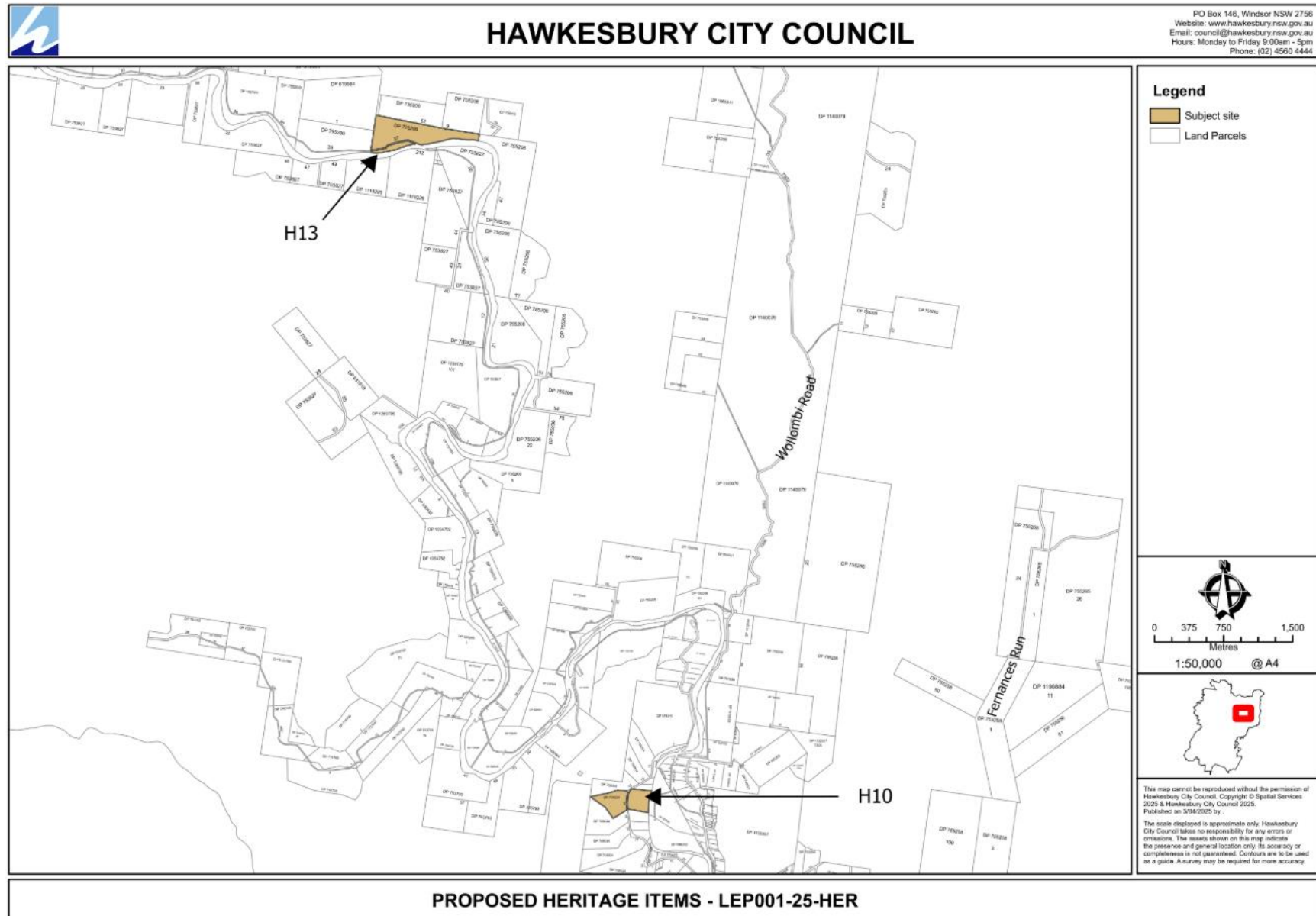
IMAGES

Caption: Barn at
No. 55
McKinnons
Road,
Wilberforce.
Photographer: S.
Johnson
Copyright Owner:
Lucas Stapleton
Johnson &
Partners
Date: July 2023

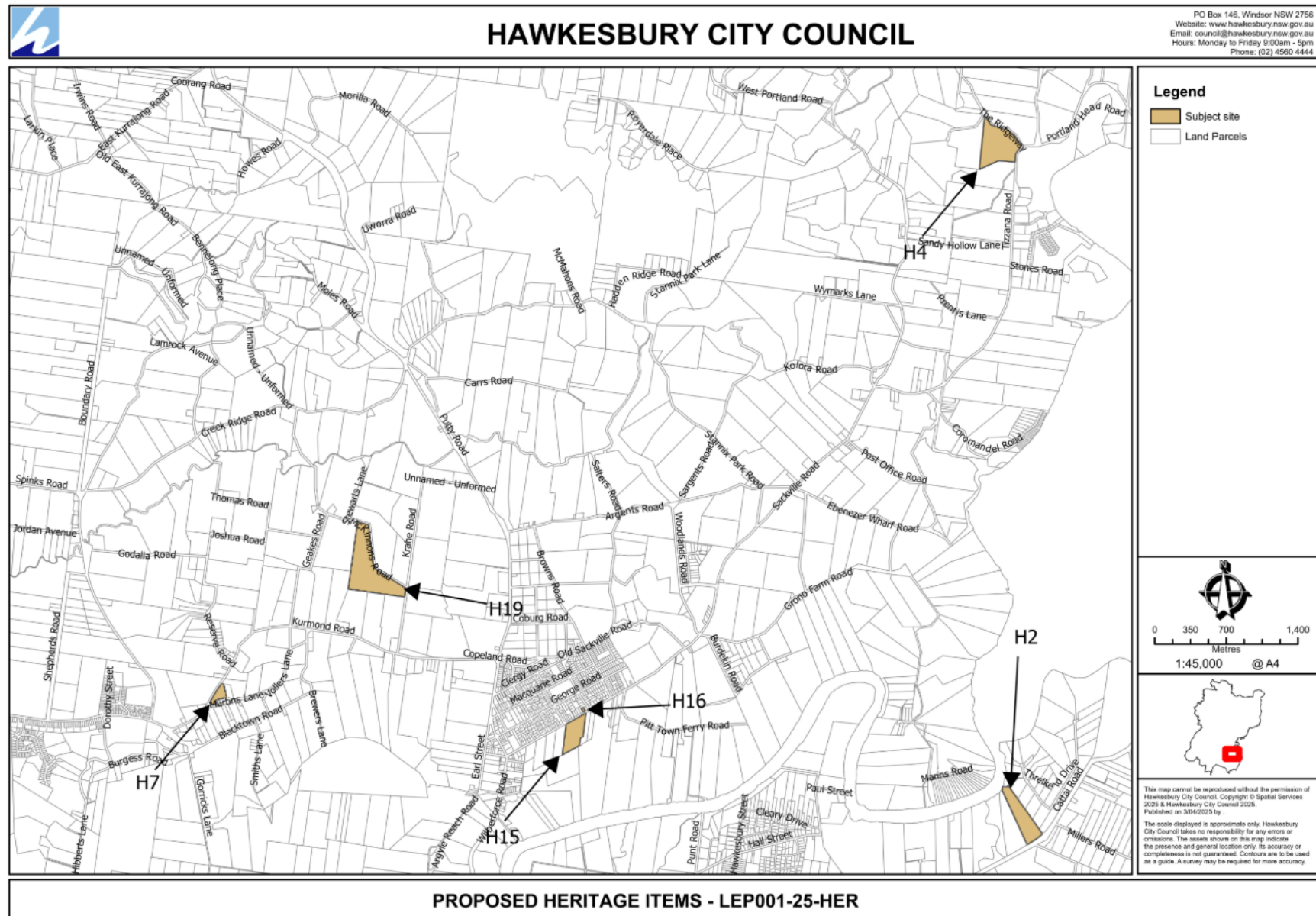
Appendix C

Heritage Items Maps

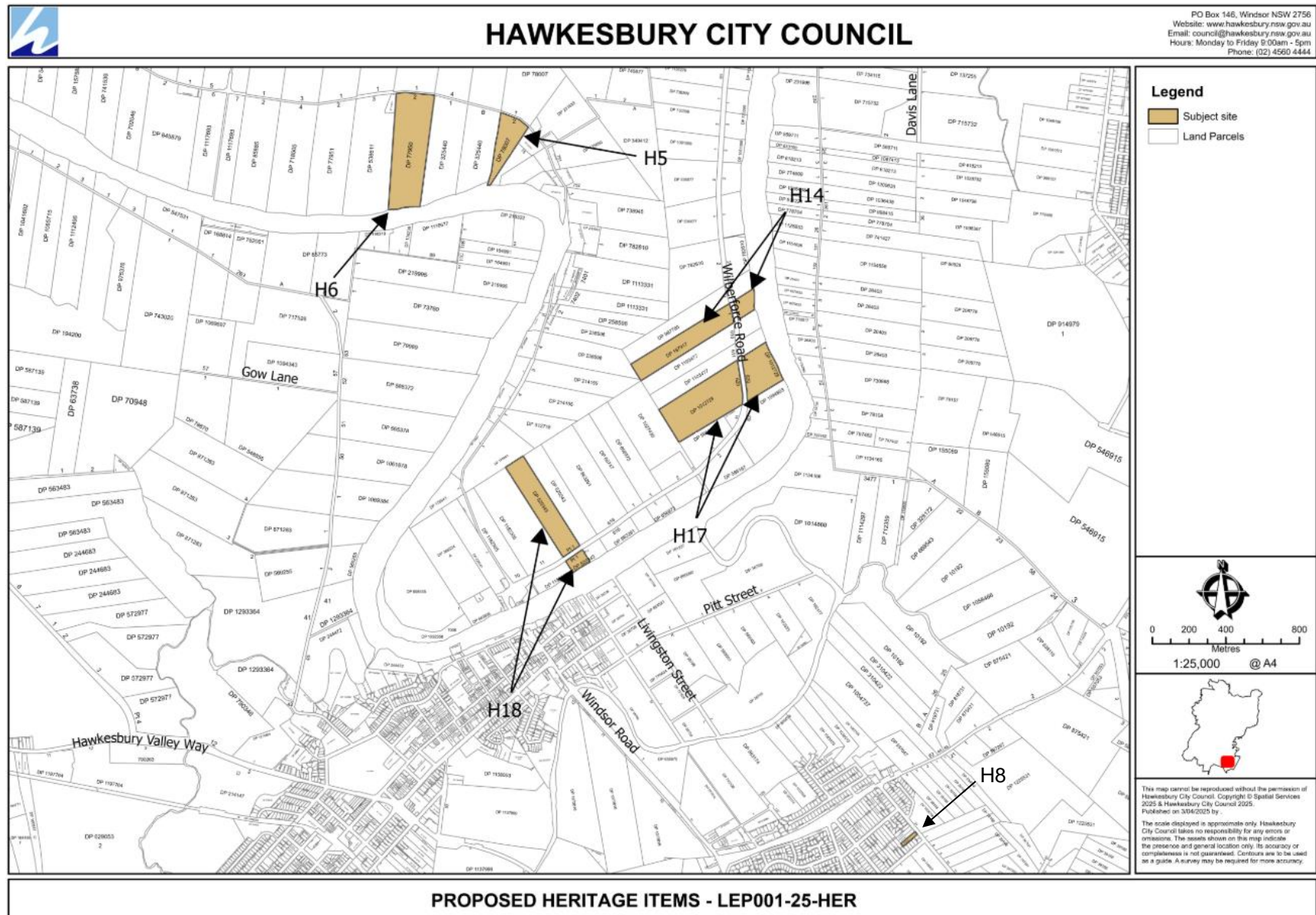
Map Sheet 2



Map Sheet 3



Map Sheet 4



Map Sheet 5

