



Hawkesbury City Council

Attachment 1
to
item 4

Hawkesbury Masterplan: Windsor
Historical Heritage Assessment and
Constraints Analysis Final Report

date of meeting: 22 July 2021
location: by audio-visual link
time: 5:00 p.m.



Hawkesbury Masterplan: Richmond Historical Heritage Assessment and Constraints Analysis

FINAL REPORT

Prepared for Place Group Design

23 June 2021

Biosis offices

NEW SOUTH WALES

Albury

Phone: (02) 6069 9200
Email: albury@biosis.com.au

Newcastle

Phone: (02) 4911 4040
Email: newcastle@biosis.com.au

Sydney

Phone: (02) 9101 8700
Email: sydney@biosis.com.au

Western Sydney

Phone: (02) 9101 8700
Email: sydney@biosis.com.au

Wollongong

Phone: (02) 4201 1090
Email: wollongong@biosis.com.au

VICTORIA

Ballarat

Phone: (03) 5304 4250
Email: ballarat@biosis.com.au

Melbourne

Phone: (03) 8686 4800
Email: melbourne@biosis.com.au

Wangaratta

Phone: (03) 5718 6900
Email: wangaratta@biosis.com.au

Document information

Report to: Place Design Group

Prepared by: Charlotte Allen
Maggie Butcher
Madeline Lucas

Biosis project no.: 33889

File name: 33889.Hawkesbury.Masterplan.HHA.Richmond.FIN01.20210623

Citation: Biosis 2021. *Hawkesbury Masterplan: Richmond Historical Heritage Assessment and constraints analysis*. Report for Place Design Group. Allen C., Butcher M., Lucas M. Biosis Pty Ltd. Sydney, NSW. Project no 33889

Document control

Version	Internal reviewer	Date issued
Draft version 01	Fiona Leslie	24/03/2021
Final version 01	Taryn Gooley	22/06/2021

Acknowledgements

Biosis acknowledges the contribution of the following people and organisations in undertaking this study:

- Place Group Design: Baz Richards, Georgia McDonald, Steve Masters
- Mountains Heritage: Fiona Leslie

Biosis staff involved in this project were:

- Lauren Harley and Astrid Mackegard (mapping)
- Mathew Smith (assistance in the field)

© Biosis Pty Ltd

This document is and shall remain the property of Biosis Pty Ltd. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of the Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Disclaimer:

Biosis Pty Ltd has completed this assessment in accordance with the relevant federal, state and local legislation and current industry best practice. The company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report content or for any purpose other than that for which it was intended.

Contents

Glossary.....	ix
Summary	x
1 Introduction	1
1.1 Project background	1
1.2 Location of the study area	1
1.3 Scope of assessment	1
1.4 Limitations	1
2 Statutory framework.....	5
2.1 Environment Protection and Biodiversity Conservation Act 1999.....	5
2.2 NSW Heritage Act 1977.....	5
2.2.1 State Heritage Register	5
2.2.2 Archaeological relics	6
2.2.3 Section 170 Heritage and Conservation Registers.....	7
2.3 Environmental Planning and Assessment Act 1979	7
2.3.1 Local Environmental Plan.....	7
2.3.2 Hawkesbury Development Control Plan 2002	7
2.4 Summary of heritage listings	8
3 Historical context	11
3.1 Topography and resources	11
3.2 Aboriginal past.....	11
3.3 Richmond – summary of historical development	12
3.4 Chronology of the study area	17
3.5 Research themes	19
4 Physical inspection.....	20
4.1 Physical setting and landscape character assessment	20
4.1.1 An overview of cultural landscapes	20
4.1.2 Character areas	20
4.1.3 Analysis and discussion	22
4.2 Built fabric assessment.....	24
4.2.1 Items listed on heritage registers	24
4.2.2 Built fabric outside of heritage listed items.....	28
4.3 Richmond Archaeological Management Plan	31
4.4 Archaeological Assessment.....	36
4.4.1 Archaeological resource	36
4.4.2 Integrity of sub-surface deposits	42
4.4.3 Research potential	45
4.4.4 Summary of archaeological potential.....	46

5	Significance assessment	53
5.1	Levels of heritage significance	54
5.2	Statement of significance	54
5.2.1	Heritage listed items within the study area.....	54
5.2.2	Items adjacent to the study area	61
6	Constraints to the project.....	62
6.1	General heritage constraints.....	62
6.2	R01.1 Windsor Street	62
6.3	R01.2 Windsor Street	65
6.4	R02 Richmond Park Interface.....	68
6.5	R01.1 Windsor Street (no mapping provided).....	71
7	Conclusions and recommendations	74
7.1	Conclusions	74
7.2	Recommendations	75
	References.....	77
	Appendices	81
Appendix 1	Detailed historical context	82
	Exploration (1788 to 1809)	82
	Early development (1810 to 1840s).....	84
	Growth of Richmond as a township (1850s to 1910s)	100
	Modernisation of Richmond (1920s to present).....	116
Appendix 2	Photographic inventory of heritage items adjacent to the study area	127
Appendix 3	Significance of items in the study area	134
Appendix 4	Significance of items adjacent to the study area	138

Tables

Table 1	Summary of heritage listings in the study area	8
Table 2	Summary of heritage listings adjacent to the study area.....	8
Table 3	Summary of the historical development of Richmond.....	12
Table 4	Chronology of the built environment and landscaping within the study area.....	18
Table 5	Identified historical themes for the study area	19
Table 6	Description of built heritage items within the study area	25
Table 7	Summary of assessment from the Richmond Archaeological Management Plan for areas within the study area	32
Table 8	Known archaeological items in the vicinity of the study area	38
Table 9	Possible archaeological resource	40

Table 10	Integrity of sub-surface deposits	43
Table 11	Assessment of archaeological potential	48
Table 12	Statements of significance for heritage items within the study area	55
Table 13	Statement of significance for non-listed built, landscape elements and potential archaeological remains in the study area	56
Table 14	General heritage constraints	62
Table 15	Constraints for R01.1 Windsor Street	64
Table 16	Constraints for R01.2 Windsor Street	66
Table 17	Constraints for R02 Richmond Park Interface	69
Table 18	General constraints for R01.1 Windsor Street (West Market Street to Toxana Street)	72
Table 19	SHR listing for Richmond Post Office, Item no.1410 (Source: Heritage NSW)	134
Table 20	SHR listing for Richmond Park (Source: Heritage NSW)	135
Table 21	Statements of significance for heritage listed item of local significance adjacent to the study area	139
Table 22	SHR listing for Building, Item no.610*	141
Table 23	SHR listing for Toxana, Item no. 014 (Source: Heritage NSW)	141
Table 24	LEP listing for Richmond Courthouse and Police Station, Item no. I121 (Source: Heritage NSW)	142

Figures

Figure 1	Location of the study area	3
Figure 2	Study area detail	4
Figure 3	Heritage items within and in the vicinity of the study area	10
Figure 4	Assessment of archaeological potential	51

Photos

Photo 1	Richmond scope areas (Source: Master Plan Analysis Report)	21
Photo 2	Area R01, Windsor Street showing late-20th century and early-21st century development in the western portion of the study area	22
Photo 3	Area R01, Windsor Street showing a mixture of 19th century and modern development in the western portion of the study area	23
Photo 4	Area R01.1, Windsor Street showing heritage items Richmond Post Office (01410), Court House (I121) and Bank and stables (I136)	23
Photo 5	Area R02, Richmond Park Interface Richmond Park and Windsor Street in the eastern portion of the study area	23
Photo 6	Area R01 Windsor Street showing a mixture of 20th century buildings in the eastern portion of the study area	24
Photo 7	Post and telegraph office and stables, Richmond Post office (Item no. 1410 on the SHR and I01410 on the LEP), currently under renovations	27
Photo 8	Richmond Park (Item no. 01808 on the SHR and I01808 on the LEP) sporting oval	27
Photo 9	Richmond Park (Item no. 01808 on the SHR and I01808 on the LEP) boundary, within the study area	28

Photo 10	Example of a heritage item with an awning that extends into the street, Item no. 115 (LEP)	28
Photo 11	Example of sandstone kerbing and gutters which extended along most of Windsor Street within the study area	29
Photo 12	Example of sandstone kerbing and gutters at the corner of Windsor and West Market streets, modified by more recent infrastructure.....	29
Photo 13	Modern road surfaces, lighting, traffic management infrastructure and footpaths, located at the corner of Windsor and East Market streets	30
Photo 14	Modern road surfaces, lighting, traffic management infrastructure and footpaths, garden features and street furniture located at the western end of Richmond Park.....	30
Photo 15	Modern footpaths, garden features and street furniture located at the western end of Richmond Park	30
Photo 16	Richmond Archaeological Management Plan - level of scientific (archaeological) significance; areas relevant to the study area are outlined in orange (Source: (Edward Higginbotham & Associates 1996).....	34
Photo 17	Richmond Archaeological Management Plan – archaeological zoning plan; areas relevant to the study area are outlined in orange (Source: (Edward Higginbotham & Associates 1996).....	35
Photo 18	Interior of the brick barrel drain (Source: Hawkesbury City Council)	36
Photo 19	Location of the brick barrel drain in yellow, the current study area is restricted to Windsor Street (Source: Hawkesbury City Council).....	37
Photo 20	Proposed upgrades for R01.1 Windsor Street	63
Photo 21	Proposed upgrades for R01.2 Windsor Street	65
Photo 22	Proposed upgrades for R02 Richmond Park Interface	68
Photo 23	Detail from an early undated map of the Hawkesbury River and land grant portions; the location of the study area is indicated by the arrow (Source: NSW State Archives and Records, Item no. SZ417)	83
Photo 24	The Hawkesbury Commons, indicated by the shaded areas; the study area is indicated by the orange arrow (Source: (Proudfoot 2017, pp. 50 Figure 31).....	84
Photo 25	Early undated Ham Common parish map, with the study area indicated by the arrow (Source: NSW Land Registry Services).....	85
Photo 26	1811 plan of Richmond with the study area bounded in orange (Source: State Library of NSW, reference FL3779286).....	86
Photo 27	c.1816 Plan of the Town of Richmond, with the study area outlined in orange (Source: NSW State Archives and Records, plan reference SZ419)	87
Photo 28	1819 Plan of the Town of Richmond, with the study area outlined in orange (Source: NSW State Archives and Records, plan reference SZ414)	87
Photo 29	1827 plan of Richmond, with the study area outlined in orange, showing Payne's structure [1] on the study area boundary (Source: NSW State Archives and Records, plan reference 4985)	89
Photo 30	1831 plan of Richmond, with the study area outlined in orange, showing Payne's structure [1] (Source: NSW Land Registry Services, Crown plan 1-469)	90
Photo 31	Detail from the 1831 plan of Richmond focused on the western portion of the study area, which is outlined in orange, showing a building/verandah [2] and fenceline [3] in Saunders' allotment and potential fenceline [4] in Simmons' allotment (Source: NSW Land Registry Services, Crown plan 1-469).....	91

Photo 32	Detail from the 1831 plan of Richmond focused on the central portion of the study area, which is outlined in orange (Source: NSW Land Registry Services, Crown plan 1-469)	92
Photo 33	Detail from the 1831 plan of Richmond focused on the eastern portion of the study area, which is outlined in orange (Source: NSW Land Registry Services, Crown plan 1-469)	93
Photo 34	1836 Crown plan of William Bowman's allotment at the north-eastern end of the study area, which is outlined in orange (Source: NSW Land Registry Services, Crown plan 3-899)	94
Photo 35	c.1837 Crown plan for the separation of part of Anne Sharpe's allotment, with the study area outlined in orange (Source: NSW Land Registry Service, Crown plan 10-899).....	95
Photo 36	1837 Crown plan of Allotments 1 and 2 of Section 5 granted to H.F. Seymour, the location of the Black Horse Inn/Hotel, with the study area outlined in orange (Source: NSW Land Registry Services, Crown plan 11-899)	96
Photo 37	1838 Crown plan of Allotments 1-3 of Section 12, originally noted to be claimed by Mason but annotated as W. Bowman (Source: NSW Land Registry Services, Crown plan 18-899).....	96
Photo 38	1838 Crown plan of Allotment 3, Section 5 granted to Samuel Payne, with the study area outlined in orange, showing Payne's structure [1] and two fencelines [5] bounding the allotment (Source: NSW Land Registry Services, Crown plan 20-899)	97
Photo 39	1838 Crown plan for Allotment 6, Section 1, claimed by Isaac Cornwell, with the study area outlined in orange, showing the building/verandah [2] and fenceline [3] in Saunder's allotment (Source: NSW Land Registry Services, Crown plan 29-899).....	97
Photo 40	Reproduction of an 1841 plan of Richmond, with the study area outlined in orange (Source: (Edward Higginbotham & Associates 1996, pp. 6)	98
Photo 41	1843 Crown plan of several allotments in the central portion of the study area, which is outlined in orange (Source: NSW Land Registry Services, Crown plan 2-899).....	99
Photo 42	1843 Crown plan of the Wesleyan Allotment on the northern side of Windsor Street, opposite the market place (Source: NSW Land Registry Services, Crown plan C158.730)	100
Photo 43	Undated Crown plan of the Blacktown to Richmond Railway, with the study area outlined in orange (Source: NSW Land Registry Services, Crown plan 4379.3000)	101
Photo 44	1864 Crown plan of the market place, now reserved for public recreation as Richmond Park, showing the two-rail fenceline [6] around the market square (Richmond Park) and the fenceline [7] for the watchhouse allotment (Source: NSW Land Registry Services, Crown plan 36-899)	102
Photo 45	Undated sketch of Windsor Street, facing west (Source: Hawkesbury Museum)	104
Photo 46	1879 photograph of the market place / Richmond Park; this may be taken from March Street, south of the study area, showing the two-rail fence [6] around the park (Source: Place Design, provided January 2020).....	104
Photo 47	1887 watercolour of Windsor Street by Charles Conders (Source: State Library of NSW, c12028_0007_c)	106
Photo 48	c.1890s photograph of Richmond Park and Windsor Street from the publication called The Critic, produced by the Windsor Literary Society, showing the two-rail fence [6] and a series of telegraph/light poles [8] (Source: Hawkesbury City Library).....	107
Photo 49	c.1890s photograph of Windsor Street, facing east, showing a series of telegraph/light poles [8] and verandahs/awnings [9] extending over the road reserve footpath (Source: Hawkesbury City Library)	108

Photo 50	c.1890s-1900s photograph of Richmond Park, with the pavilion in in the background, showing the two-rail fence [6] and a light pole [8] (Source: Hawkesbury City Library).....	109
Photo 51	c.1890s-1900s photograph of Windsor Street, taken near the Post Office and Courthouse facing east, showing telegraph/light poles[8] and verandas/awnings [9] extending into the road reserve footpath (Source: Hawkesbury City Library).....	110
Photo 52	1891 Crown plan of the Police Station and Post Office, with detail of kerbing and roadways, showing the two-rail fence [6] and boundary fence [7] for Richmond Park and the Post Office (Source: NSW Land Registry Services, Crown plan 553.3000)	111
Photo 53	1891 Crown plan showing Richmond Park, with detail of kerbing and roadways, showing the two-rail fence [6] (Source: NSW Land Registry Services, Crown plan 553.3000).....	111
Photo 54	Undated photograph of the Black Horse Inn (Hotel), located at the corner of Bosworth and Windsor streets, showing a ater trough [10], light pole [11] and short post [12] (Source: State Library of Victoria)	112
Photo 55	1901 photograph of an army band marching down Windsor Street past the Richmond Courthouse, Richmond Post Office and Richmond Park, showing the two-rail fence [6], telegraph/light poles [8] and verandahs/awnings extending into the road reserve footpath (Source: Hawkesbury City Library)	114
Photo 56	1901 photograph showing road maintenance of Windsor Street, with the road surface being ploughed up by a bullock team, showing the two-rail fence [6], boundary fence [7] of Richmond Park and the Post office, telegraph/light poles [8] and verandahs/awnings [9] extending into the road reserve footpath (Source: Hawkesbury City Library).....	114
Photo 57	1925 Crown plan of the Richmond to Kurrajong Railway, with the study area outlined in orange (Source: NSW Land Registry Services, Crown plan 6425.3000)	116
Photo 58	Detail from a 1937 aerial photograph of the study area in Richmond, showing the range of structures present and town land use at the time, showing verandahs/awnings [9] [14] extending into the road reserve footpath (Source: National Library of Australia, nla.obj-313230023).....	117
Photo 59	1955 aerial photograph of the study area (Source: NSW Spatial Services, 2021)	118
Photo 60	Detail of 1955 aerial between Bosworth and West Market Street (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	119
Photo 61	Detail of 1955 aerial between West Market and Toxana Street (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	119
Photo 62	1970 aerial photograph of the study area (Source: NSW Spatial Services, 2021)	120
Photo 63	Detail of 1970 aerial between Bosworth and West Market Street (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	121
Photo 64	Detail of 1970 aerial between West Market and Toxana Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	121
Photo 65	1994 aerial photograph of the study area (Source: NSW Spatial Services, 2021)	122
Photo 66	Detail of 1994 aerial between Bosworth and West Market Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	123
Photo 67	Detail of 1994 aerial between West Market and Toxana Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	123
Photo 68	2005 aerial photograph of the study area (Source: NSW Spatial Services, 2021)	124

Photo 69	Detail of 2005 aerial between Bosworth and West Market Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	125
Photo 70	Detail of 2005 aerial between West Market and Toxana Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	125
Photo 71	Detail of current aerial between Bosworth and West Market Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021)	126
Photo 72	Detail of current aerial between West Market and Toxana Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021).....	126

Glossary

AMP	Archaeological Management Plan
Biosis	Biosis Pty Ltd
c.	Circa
CBD	Central Business District
CHL	Commonwealth Heritage List
CMP	Conservation Management Plan
DA	Development Application
DCP	Developmental Control Plan
DEE	Department of the Environment and Energy
DP	Deposited Plan
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
HAARD	Historical Archaeological Assessment and Research Design
Heritage NSW	Heritage NSW, Department of Premier and Cabinet
Heritage Act	<i>Heritage Act 1977</i>
HHA	Historical Heritage Assessment
LEP	Local Environmental Plan
LGA	Local Government Area
NHL	National Heritage List
NSW	New South Wales
SHI	State Heritage Inventory
SHR	State Heritage Register
SoHI	Statement of Heritage Impact
study area	The area of impact for the proposed works

Summary

Biosis Pty Ltd (Biosis) was commissioned by Place Design Group to undertake a Historical Heritage Assessment (HHA) and constraints analysis for the proposed Hawkesbury Town Centres public domain upgrades in Richmond, New South Wales (NSW) (study area). The study area is located approximately 17.4 kilometres north of Penrith and approximately 52 kilometres north west of the Sydney central business district (CBD). The proposed works include the addition of street trees, upgrading footpaths and paving, the installation of signage and public art.

The study area, defined by the area of impact of the proposed works, encompasses Windsor Street from Bosworth to Toxana streets, and also the junctions where Windsor Street meets Bosworth, West Market, East Market and Toxana streets. This assessment's approach allows for assessment of both the study area as well as any additional areas in the immediate vicinity which are likely to be affected by the proposal, either directly or indirectly. Constraints are identified to guide the detailed design, with an emphasis on avoiding impacts, where feasible.

The original masterplan that was developed for Hawkesbury City Council¹ did not appear to have an analysis of the archaeology or heritage of Richmond, apart from heritage listings on the Local Environmental Plan (LEP) and State Heritage Register (SHR). As such, there were several works proposed in areas of State heritage significance. Following the provision of preliminary heritage advice the revised masterplan presented in Section 6 has a much-reduced scope in areas of State heritage significance.

Heritage values

Richmond is one of the oldest established towns in NSW. This location was chosen for the establishment of a town by Governor Lachlan Macquarie in 1809, leading to the establishment of Richmond in 1811, which was officially marked out in 1816. Windsor Street was established early as one of the main thoroughfares, and from the 1840s became the main focus for retail and commercial premises, with residences attached and to the rear. Richmond was also situated on the road to Sydney from the west on Bells Line of Road, and took advantage of the trade that came through the town, particularly industries related to beef production. A steady climb in the population of Richmond as a market town of the agricultural Hawkesbury district saw various public, commercial, domestic and industrial structures being built along Windsor Street, and in 1864 the Blacktown-Richmond Railway was built to connect Richmond to Sydney. Civic investment by government from the second half of the 19th century onwards saw the establishment of public reserves, such as Richmond Park (SHR Item no. 001410; Hawkesbury LEP 2012, Item no. I01410) and the Post Office (SHR, Item no. 001808; Hawkesbury LEP 2012, Item no. I01808), and improvements to the town's infrastructure including ongoing road works and maintenance, water supply, gas lighting and electricity. In the 20th century, Richmond settled into the role of a quiet provincial town on the fringe of an ever-expanding Greater Sydney.

Significant heritage values identified within the study area include:

- Two heritage items:
 - Richmond Park / Richmond Park Pavilion and Statue (SHR, Item no. 001410; Hawkesbury LEP 2012, Item no. I01410).
 - Richmond Post Office / Post and telegraph office and stables (SHR, Item no. 001808; Hawkesbury LEP 2012, Item no. I01808).

¹ (Place Design Group 2021a)

- Two areas of moderate archaeological potential and one area of high archaeological potential:
 - Two areas of moderate archaeological potential which may contain early verandahs or building frontages dating to c.1811 and pre-1831 on Windsor Street.
 - One area of high archaeological potential which contains a brick barrel drain running under Windsor Street.

Hawkesbury City Council has advised Biosis that they have been upgrading the current LEP listings with an external consultant, it is estimated that this is approximately 50% completed. However, as the document has not been published and the listings haven't been updated, the heritage listings and information in this report is from the current listings and information made available to Biosis.

Legislation and policy

An assessment of the project against key heritage legislation and policy is provided and summarised below.

Legislation	Relevant heritage feature on site	Permit / Approval required
Heritage Act 1977 (Heritage Act)	Richmond Post Office Post and telegraph office and stables (Item no. 001410)	Depending on the nature and impact of the final detailed design and whether the Standard Exemptions under Section 57 apply, a permit under Section 60 may be required.
	Richmond Park Pavilion and Statue (Item no. 01808)	
	Area of high and moderate archaeological potential	Should the final detailed design impact areas of moderate archaeological potential, a Section 140 Excavation Permit or Section 139 Excavation Exception may be required.
Hawkesbury Development Control Plan 2002 (DCP)	Heritage items listed on the <i>Hawkesbury Local Environmental Plan 2012</i>	Altering existing heritage items (including works within the curtilage) requires a Heritage Impact Statement as part of submission to Hawkesbury City Council should the approvals pathway be reliant on Council approvals.

Recommendations

The following recommendations should be implemented as part of the detailed design for the Richmond area of the Hawkesbury masterplan. These recommendations have been formulated to respond to client requirements and the significance of the study area. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible in order to retain its cultural significance.²

Recommendation 1 Reduce heritage impact through design

Section 6 identifies opportunities to reduce the impact of the development on both the heritage items within and adjacent to the study area, and to the landscape of Richmond. These should be implemented where possible as part of the detailed design. These include but are not limited to:

- Limiting works within the curtilages of items listed on the SHR.
- Relocating works so they do not obstruct heritage items which are listed for their aesthetic properties, or contribution to the streetscape.

² (Australia ICOMOS 2013)

- Minimise visual impact through design, including using existing poles for public art, choosing trees which will complement the landscape, reusing sandstone kerbing in the same areas or as part of the design.

Recommendation 2 Avoid areas of archaeological potential

This assessment has identified areas of moderate and high archaeological potential. So far, works have avoided these areas of potential. These areas should continue to be avoided in the detailed design. Should works be undertaken in the areas of archaeological potential, excavation permits under the Heritage Act will be required to undertake works (see Recommendation 4 and Recommendation 5).

Recommendation 3 Avoid heritage items and areas listed on the SHR

Works are proposed to be undertaken in the curtilage of two items listed on the SHR. Works should be avoided in these areas. R01.2 and R02 outline works to be undertaken in Richmond Park (Item no. 01808) and Richmond Post office (Item no. 01410). If works cannot be avoided in these areas, permits will be needed once the detailed design has been finalised (see Recommendation 4 and Recommendation 6).

Recommendation 4 Statement of Heritage Impact

Due to the large number of heritage items in, and adjacent to, the study area, a Statement of Heritage Impact (SoHI) should be prepared by a suitably qualified heritage consultant to assess the detailed design once it has been finalised. The SoHI will determine which, if any permits under the Heritage Act will be required to undertake the proposed works.

Recommendation 5 Section 140 or 139(4) application

If works cannot avoid areas of archaeological potential, a Section 140 or 139(4) application must be submitted to the NSW Heritage Council and an approval issued prior to works commencing. This would require a Historical Archaeological Assessment and Research Design (HAARD) to be prepared and submitted as part of the application. Test excavations will also be required as a result of this permit.

Recommendation 6 Section 60 or 57(2) application

Should works be undertaken in the curtilage of an item listed on the SHR, a Section 60 or Section 57(2) application must be submitted to the NSW Heritage Council and an approval issued prior to works commencing. This is applicable for any works to be undertaken, whether they will impact on areas of archaeological potential or not. This would require a Statement of Heritage Impact (SoHI) report to be prepared and submitted as part of the application (see Recommendation 4).

Recommendation 7 Landscape study

This report has identified that the entire area can be classified as a heritage landscape, however a detailed study has not been completed as it is not within the scope of this assessment. Hawkesbury City Council should engage an appropriately qualified landscape architect to undertake a landscape study for Richmond, specifically Windsor Street and Richmond Park. The outcomes and recommendations from this should be considered in the final design.

Recommendation 8 Heritage Interpretation

Given the number of heritage items in the vicinity of the study area, associated historical themes and broader heritage significance of the Windsor Street landscape, there is considerable opportunity for heritage interpretation. As such, it is recommended that a Heritage Interpretation Plan be prepared by a suitably qualified heritage consultant following the NSW Heritage Council's *Interpreting Heritage Places and Items*

Guidelines. The plan should identify how information on the history of Richmond and relevant heritage items could be communicated through the proposed works and the results of this Plan inform the detailed design.

Recommendation 9 Retention of non listed heritage items

One item in the study area has been assessed as having heritage significance but is not listed on any heritage schedules. This is sandstone kerbing which is found throughout the study area. As per Recommendation 1 this kerbing should be retained and the design modified to avoid any impacts.

1 Introduction

1.1 Project background

Biosis was commissioned by Place Design Group to undertake a HHA and constraints analysis to inform designs for the proposed public domain upgrades in Richmond, NSW (study area) (Figure 1 and Figure 2), referred to as the study area herein. These designs will be submitted to Hawkesbury City Council, with the approval pathway under the *Environmental Planning and Assessment Act 1979 NSW* (EP&A Act) to be determined.

1.2 Location of the study area

The study area comprises a section of Windsor Street within the town of Richmond, which is situated within the Hawkesbury Local Government Area (LGA) (Figure 1 and Figure 2). It encompasses 1.65 hectares of public and private land and the adjacent road reserves. It is currently zoned SP2 Infrastructure, B2 Local Centre and R2 Low Density Residential.

1.3 Scope of assessment

This report was prepared in accordance with current heritage guidelines including *Assessing Heritage Significance*, *Assessing Significance for Historical Archaeological Sites and 'Relics'* and the *Burra Charter*.³⁴ This report provides a heritage assessment to identify if any heritage items or relics exist within, or in the vicinity of the study area. The heritage significance of these heritage items has been researched and assessed in order to determine the most appropriate management strategy.

The following is a summary of the major objectives of this assessment:

- Identify and assess the heritage values associated with the study area. The assessment aims to achieve this objective by providing a brief summary of the principle historical influences that have contributed to creating the present-day built environment using resources already available and some limited new research.
- Assess the impact of the proposed works on the cultural heritage significance of the study area.
- Identify sites and features within the study area which are already recognised for their heritage value through statutory and non – statutory heritage listings.
- Recommend measures to avoid or mitigate any negative impacts on the heritage significance of the study area and its associated heritage items.

1.4 Limitations

This report is based on historical research and field inspections. It is possible that further historical research or the emergence of new historical sources may support different interpretations of the evidence in this report.

³ (Heritage Office 2001)

⁴ (Australia ICOMOS 2013)

The historical research undertaken for the study area was limited to information contained within primary documentation, including Certificates of Title, parish maps, Crown Plans, newspaper articles and historical photographs where available. This data was supported by existing publications including local and regional histories, and heritage assessment reports within the Richmond area. There was, however, one key document which could not be located; *Hawkesbury Study of the Shire of Hawkesbury* (1987) by Lester Tropman & Associates and Helen Proudfoot. This document identified many of the items listed on the heritage inventory. As this resource was not available, the original reason for the heritage listing of the items is unclear, and Biosis' statement of significance may vary from the original listing.

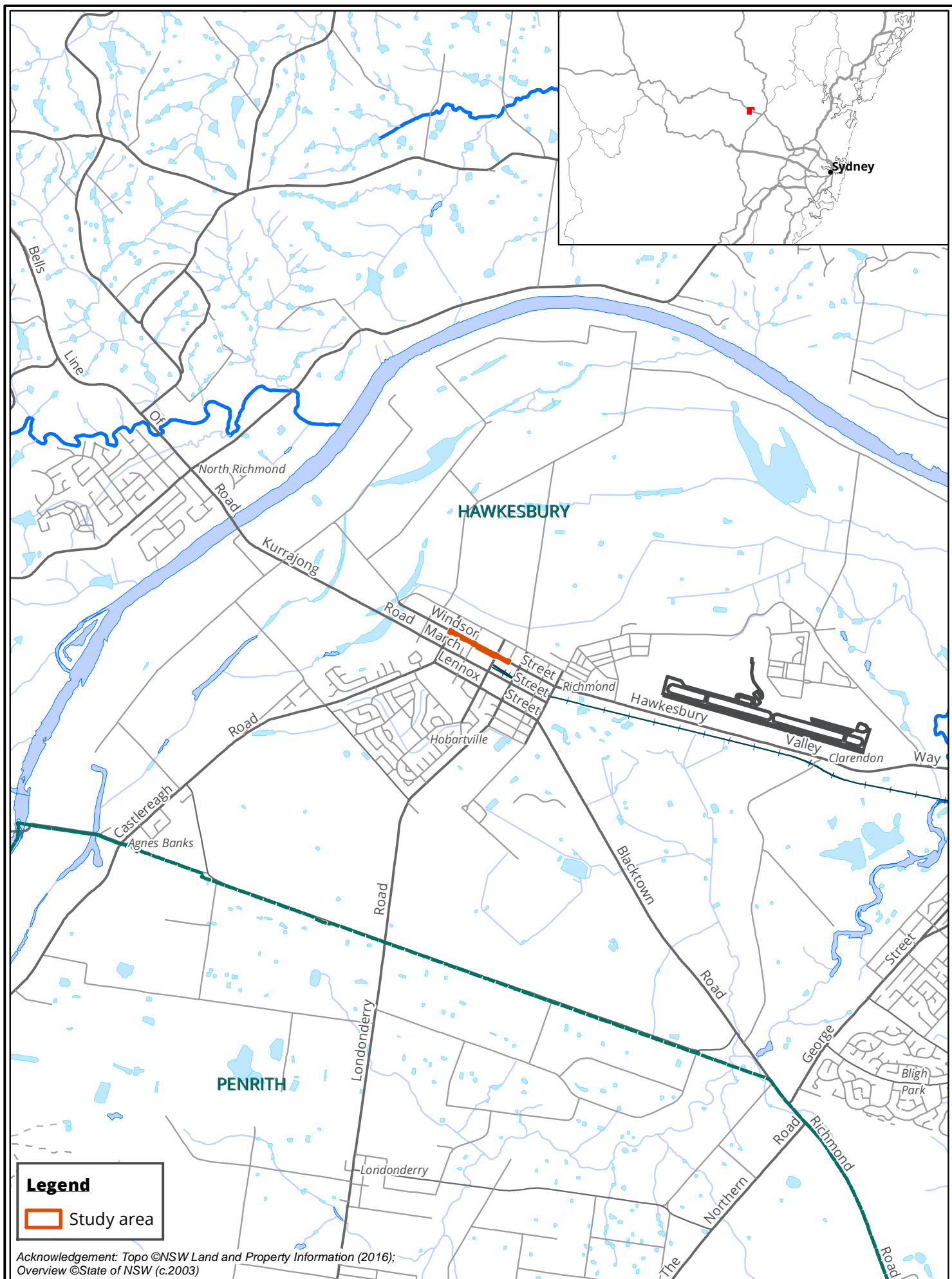
Hawkesbury City Council has noted that the current heritage listings are being updated by external consultants City Plan Heritage. As this document is not complete it has not been made available as part of this assessment. Initial verbal feedback to Council indicates that this document will recommend the Windsor and Richmond centres to become Heritage Conservation Areas. However, as this advice has not been formalised and has not been provided to Biosis, this report takes into account the current listings as they are listed in the LEP and SHR.

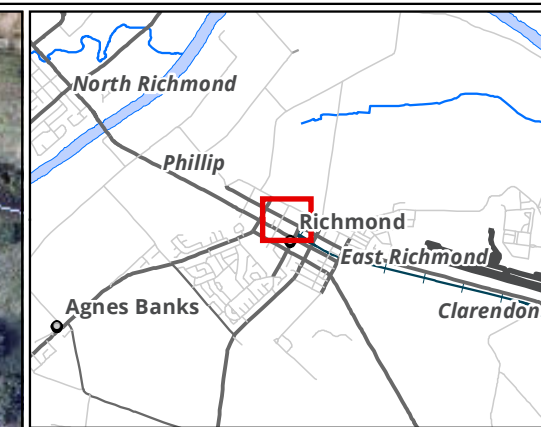
While a detailed landscape analysis did not form part of the scope of this assessment, a short landscape analysis was prepared to help identify significant landscape heritage values. The landscape analysis undertaken provides sufficient information to characterise the landscape at Richmond and inform a high-level constraints analysis. However, further detailed assessment of the landscape heritage values of the study area should be conducted by a suitably qualified landscape heritage specialist and the detailed design be informed by that additional study.

Although this report follows best archaeological practice and its conclusions are based on professional opinion, it does not exclude the possibility that additional archaeological material will be located during subsequent works within the study area. This is because limitations in historical documentation and archaeological methods make it difficult to accurately predict what is under the ground.

The significance assessment presented in this report is a combination of both facts and interpretation of those facts in accordance with a standard set of assessment criteria. It is possible that another professional may interpret the historical facts and physical evidence in a different way.

This report only includes constraints based on historical archaeology and heritage and does not include Aboriginal cultural heritage. For Aboriginal heritage, the *Windsor, South Windsor and Richmond Town Centres: Aboriginal Due Diligence Assessment* dated 1 March 2021 has been prepared to inform the detailed design.

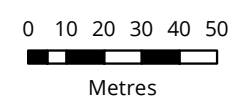




Legend

Study area

Figure 2 Study area detail



Scale: 1:2,000 @ A3
Coordinate System: GDA 1994 MGA Zone 56



Matter: 33889,
Date: 03 February 2021,
Checked by: MB, Drawn by: AM, Last edited by: amackegard
Location: P:\33800s\33889\Mapping\33889_HHA_F2_StudyArea.mxd

2 Statutory framework

In NSW cultural heritage is managed in a three-tiered system: national, state and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage in the state.

2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting Australia's natural and cultural environment. The EPBC Act is administered by the Department of the Environment and Energy (DEE). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items assessed to be of outstanding significance and define '*critical moments in our development as a nation*'.⁵
- The Commonwealth Heritage List (CHL) contains items of natural and cultural heritage value that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing 'significant' heritage value.⁶

A search of the NHL and CHL did not yield any results associated with the study area.

2.2 NSW Heritage Act 1977

Heritage in NSW is principally protected by the Heritage Act (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of the following items: '*those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance*'.⁷ The Act is administered by Heritage NSW, Department of Premier and Cabinet, under the delegation of the Heritage Council of NSW. The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Act provides a number of mechanisms by which items of heritage significance are protected.

2.2.1 State Heritage Register

Protection of items of State heritage significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the Heritage Act. The Register was established under the *Heritage Amendment Act 1998* and came into effect on 2 April 1999. It replaces the earlier system of Permanent Conservation Orders as a means for protecting items of State heritage significance.

⁵ 'About National Heritage' <http://www.environment.gov.au/heritage/about/national/index.html>

⁶ 'Commonwealth Heritage List Criteria' <http://www.environment.gov.au/heritage/about/commonwealth/criteria.html>

⁷ (Heritage NSW 1977)

A permit under Section 60 of the Heritage Act is required for works on a site listed on the SHR, except for works which comply with the conditions of exemptions to the requirement for obtaining a permit. Details of which minor works are exempted from the requirements of a S.60 Permit can be found in the Guideline 'Standard Exemptions for Works requiring Heritage Council Approval'.⁸ These exemptions came into force on 1 December 2020 and replace all previous exemptions.

There are two items listed on the SHR within the study area:

- Richmond Post Office (Item No. 1410) 286 Windsor Street Richmond, Lot 180 DP 41869, located adjacent to the below item.
- Richmond Park (Item No. 1808) Bounded by East Market, Windsor and March Streets Richmond, Lot 81, DP 1153844, located within the central southern portion of the study area.

There are two items listed on the SHR in the immediate vicinity of the study area:

- Building, (Item No.610), 257-259 Windsor Street Richmond, lot 1 and DP 714745, located directly north of the study area.
- *Toxana* (Item No. 14) 157 Windsor Street Richmond, Lot C, DP 330610, located directly north of the study area.

2.2.2 Archaeological relics

Section 139 of the Heritage Act protects archaeological 'relics' from being 'exposed, moved, damaged or destroyed' by the disturbance or excavation of land. This protection extends to the situation where a person has 'reasonable cause to suspect' that archaeological remains may be affected by the disturbance or excavation of the land. This section applies to all land in NSW that is not included on the SHR.

Amendments to the Heritage Act made in 2009 changed the definition of an archaeological 'relic' under the Act. A 'relic' is defined by the Heritage Act as:

'Any deposit, object or material evidence:

(a) Which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) Which is of State or Local significance'.

It should be noted that not all remains that would be considered archaeological are relics under the NSW Heritage Act. Advice given in the *Archaeological Significance Assessment Guidelines* is that a 'relic' would be viewed as a chattel and it is stated that:

*'In practice, an important historical archaeological site will be likely to contain a range of different elements as vestiges and remnants of the past. Such sites will include 'relics' of significance in the form of deposits, artefacts, objects and usually also other material evidence from demolished buildings, works or former structures which provide evidence of prior occupations but may not be "relics".'*⁹

If a relic, including shipwrecks in NSW waters (that is rivers, harbours, lakes and enclosed bays) is located, the discoverer is required to notify the NSW Heritage Council.

Section 139 of the Heritage Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a 'relic' to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to Section 140 of the Act), unless there is an applicable exception (pursuant to Section 139(4)). Excavation permits are issued by the Heritage Council of NSW in accordance with Sections 60 or 140

⁸ (NSW Government 2020, pp. 318)

⁹ (NSW Heritage Branch, Department of Planning 2009, pp. 7)

of the Heritage Act. It is an offence to disturb or excavate land to discover, expose or move a relic without obtaining a permit. Excavation permits are usually issued subject to a range of conditions. These conditions will relate to matters such as reporting requirements and artefact cataloguing, storage and curation.

Exceptions under Section 139(4) to the standard Section 140 process exist for applications that meet the appropriate criterion. An application is still required to be made. The Section 139(4) permit is an exception from the requirement to obtain a Section 140 permit and reflects the nature of the impact and the significance of the relics or potential relics being impacted upon.

If an exception has been granted and, during the course of the development, substantial intact archaeological relics of state or local significance, not identified in the archaeological assessment or statement required by this exception, are unexpectedly discovered during excavation, work must cease in the affected area and Heritage NSW notified in writing in accordance with Section 146 of the Heritage Act. Depending on the nature of the discovery, additional assessment and, possibly, an excavation permit may be required prior to the recommencement of excavation in the affected area.

2.2.3 Section 170 Heritage and Conservation Registers

Section 170 of the Heritage Act requires that culturally significant items managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage Council guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There are no items within the study area that are listed on a Section 170 Heritage and Conservation Register. There is one item in the vicinity of the study area listed on a Section 170 Register.

- Richmond Police Station and Court House, Edds Family Superannuation Fund Section 170 Heritage and Conservation Register, 288 Windsor Street, Richmond, located to the south of the study area.

2.3 Environmental Planning and Assessment Act 1979

2.3.1 Local Environmental Plan

The Hawkesbury LEP 2012 contains schedules of heritage items that are managed by the controls in the instrument. Heritage items in the vicinity of the study area are identified in Figure 3.

The study area contains two items listed on the Hawkesbury LEP 2012 Schedule 5:

- Richmond Park Pavilion and Statue (Item No. I01808) 180 Windsor Street, Lot 81, DP 1153844. Item of state significance located within the southern central portion of the study area.
- Post and telegraph office and stables (Item No. I01410) 286 Windsor Street, Lot 180, DP 41869. Item of local significance located within the southern central portion of the study area.

The study area is also situated within the vicinity of 14 heritage items listed on the Hawkesbury LEP 2012 which can be seen in Table 2.

2.3.2 Hawkesbury Development Control Plan 2002

The *Hawkesbury Development Control Plan 2002* (DCP) outlines controls to guide built development. The DCP supplements the provisions of the Hawkesbury LEP.

Any state significant heritage item or conservation area listed in the DCP requires lodgement of an *"integrated DA pursuant to Section 91 of the Act where the concurrence from the NSW Heritage Council is required under Section*

60 if the *Heritage Act* or an application can be made to NSW Heritage under Section 60 prior to the lodgement to Council.

Development consent is required for:

- Demolition, moving, or altering of existing heritage items.
- Disturbing or excavating an archaeological site.
- Erecting a building on land on which a heritage item is located or within a conservation area.
- Subdividing land which a heritage item is located on.

A large number of controls are provided for each of these actions to heritage items. They also require the submission of a SoHI. A Heritage Conservation Management Plan (CMP) may also be required when development is likely to impact the significance of a State significant heritage item or conservation area.

2.4 Summary of heritage listings

A summary of heritage listings within, and in the vicinity of the study area, is presented in Table 1, Table 2 and Figure 3.

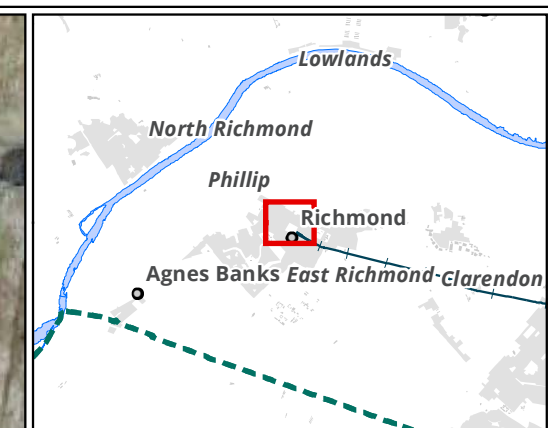
Table 1 Summary of heritage listings in the study area

Item no (listing)	Item name	Address	Significance
001410 (SHR) I01410 (LEP)	Richmond Post Office Post and telegraph office and stables	286 Windsor Street Richmond, Lot 180 DP 41869	State
001808 (SHR) I01808 (LEP)	Richmond Park Richmond Park Pavilion and Statue	Bounded by East Market, Windsor and March Streets Richmond, Lot 81, DP 1153844	State

Table 2 Summary of heritage listings adjacent to the study area

Item no (listing)	Item name	Address	Significance
000610 (SHR) I00610 (LEP)	Building	257-259 Windsor Street Richmond, Lot 1 DP 714745	State
00014 (SHR) I00014 (LEP)	Toxana	157 Windsor Street Richmond, Lot C, DP 330610	State
Edds Family Superannuation Fund (Section 170 Heritage and Conservation Register) I121 (LEP)	Richmond Police Station and Court House	288 Windsor Street, Richmond	Local
I136 (LEP)	Bank and stables	294 Windsor Street, Lot 1, DP 905037	Local
I123 (LEP)	House	312 Windsor Street, Lot 1, DP 67973	Local
I130 (LEP)	Former "Black Horse Inn"	334-340 Windsor Street, Lots A and B, DP 335179; Lot A, DP 154628	Local
I122 (LEP)	Shop	295 Windsor Street, Lot 1, SP 33332	Local

Item no (listing)	Item name	Address	Significance
I111 (LEP)	Regent Theatre	145 Windsor Street, Lot 2, DP 514053	Local
I131 (LEP)	Royal Hotel	167 Windsor Street, Lot 1, DP 123560	Local
I112 (LEP)	House	179 Windsor Street, Lot 40 DP 1040134	Local
I113 (LEP)	Shop	187 Windsor Street, Lot 1, DP 544317	Local
I116 (LEP)	Westpac Bank	237 Windsor Street, Lot A, DP 83011	Local
I117 (LEP)	Chalmers Building	239 Windsor Street, Lot 1, DP 770613	Local
I118 (LEP)	House	245 Windsor Street, Lot 2, DP 270402	Local



- Legend**
- Study area
 - Local heritage item**
 - Item - General
 - State heritage item

Figure 3 Heritage items in the vicinity of the study area



Scale: 1:3,000 @ A3
Coordinate System: GDA 1994 MGA Zone 56



Matter: 33889,
Date: 16 February 2021,
Checked by: MB, Drawn by: AM, Last edited by: amackegard
Location: P:\33800s\33889\Mapping\33889_HHA_F3_Heritage_anno.mxd

3 Historical context

Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage or potential archaeological resources. This section aims to place the history of the study area into the broader context of Richmond.

3.1 Topography and resources

The study area is located within the urban town centre of Richmond, NSW, which is located on the Cumberland Plain, and situated on an elevated flat east of the Hawkesbury River. The surrounding area has traditionally been used for agricultural activities such as animal grazing and crops, and is subject to flooding.

3.2 Aboriginal past

It is generally accepted that people have inhabited the Australian landmass for the last 65,000 years.¹⁰ Dates of the earliest occupation of the continent by Aboriginal people are subject to continued revision as more research is undertaken. The timing for the human occupation of the Sydney Basin is still uncertain. While there is some possible evidence for occupation of the region around 40,000 years ago, the earliest known radiocarbon date for the Aboriginal occupation of the Sydney Basin is associated with a cultural / archaeological deposit at Parramatta, which was dated to 30,735 ± 407 before present (BP).¹¹

There is some confusion relating to group names, which can be explained by the use of differing terminologies in early historical references. Language groups were not the main political or social units in Aboriginal life. Instead, land custodianship and ownership centred on the smaller named groups that comprised the broader language grouping. There is some variation in the terminology used to categorise these smaller groups. Early interactions between local Aboriginal groups in the Sydney region and European settlers varied in nature between peaceful and hostile. It was not long before the effects of colonisation proved detrimental to local Aboriginal groups, with farming practices employed by the settlers obtaining land that had until that point been used for subsistence.¹²

Early observers made no note of the language of the local groups, and it was not until the latter part of the 19th century that the name Darug was used. For example, "*The Dharuk speaking people adjoined the Thurrawal on the north, extending along the coast to the Hawkesbury River, and inland to what are now Windsor, Penrith, Campbelltown, and intervening towns*".¹³ Subsistence activities varied based on the local landscapes, with Darug groups closer to the coast relying on different food sources and means of hunting in order to survive, compared to those further inland.¹⁴

Attenbrow suggests that a total of four dialects were spoken in the Sydney region:¹⁵

- *Darug coastal dialect/s - the Sydney Peninsula (north of Botany Bay, south of Port Jackson, west to Parramatta), as well as the country to the north of Port Jackson, possibly as far as Broken Bay*

¹⁰ (Clarkson et al. 2017)

¹¹ (Jo McDonald Cultural Heritage Management 2005)

¹² (Attenbrow 2002)

¹³ (Matthews 1901, p155, cited by Attenbrow 2002, pp. 32)

¹⁴ (Kelleher Nightingale Consulting 2010)

¹⁵ (Attenbrow 2002, pp. 34)

- *Darug hinterland dialect - on the Cumberland Plain from Appin in the south to the Hawkesbury River in the north; west of the Georges River, Parramatta, the Lane Cove River and Berowra Creek*
- *Dharawal - from south side of Botany Bay, extending south as far as the Shoalhaven River; from the coast to the Georges River and Appin, and possibly as far west as Camde,*
- *Gundungurra - southern rim of the Cumberland Plain west of the Georges River, as well as the southern Blue Mountains.*

McDonald notes that early observers of Aboriginal culture who came with the First Fleet studied Aboriginal society around Port Jackson extensively, however ethnographies for other areas are not so reliable, and that many leaps of faith are involved when studying Aboriginal culture in Sydney more broadly. Systematic anthropological studies of these communities were not carried out until the late 19th century, well after colonisation and its impacts were felt (including an epidemic of smallpox in the 1830s).¹⁶

3.3 Richmond – summary of historical development

A summary of the historical development of Richmond and within the study area has been provided in Table 4. A detailed historical context has been provided in Appendix 1.

Table 3 Summary of the historical development of Richmond

Date	Event
1788	Exploration party led by Governor Arthur Phillip reaches Dangar Island at the mouth of the Hawkesbury River.
1789	Second exploration party reaches Wiseman's Ferry on the Hawkesbury River in June. A third party led by Governor Phillip reached Colo River and Richmond Hill in July.
1794	First settlement established in the Hawkesbury region at Green Hills / Mulgrave Place (Windsor). Jonathan Griffiths granted land near the future site of Richmond. Windsor became the third Government Domain in the colony, after Sydney and Parramatta.
1799	John Bowman granted land near the future site of Richmond.
1802	William Bowman granted land near the future site of Richmond.
1804	Commons are established by Governor Phillip Gidley King as elevated pasture land for settlers. William Cox and Thomas Pit settle in the area near the future site of Richmond.
1810	Governor Lachlan Macquarie visits the Hawkesbury region in October, selects locations of new towns to be established.
1811	Town of Richmond marked out by government surveyors travelling with Governor Macquarie in January. Located in a central position between the grants of Jonathan Griffiths, John Bowman, William Bowman, and William Cox and Thomas Pit. A plan of Richmond town records eight structures adjacent to the study area on allotments including those named for Simmonds, Randall, Payne, Durham, the watchhouse, Watts, a chapel, Bowman and Roberts.

¹⁶ (McDonald 2008, pp. 16)

Date	Event
c.1813	The parish of Richmond is separated from Windsor and Castlereagh.
1816	Town plan of Richmond laid out (purchased from Mr Bailey), extending into the Common; the town included 79 allotments, at 0.8 hectares in size. A public reserve is established in the centre of the township as a market square (SHR, Item no. 01808).
1819	Another town plan of Richmond is created. A road from Prospect to Richmond is constructed. A hotel licence is issued to Paul Randall for land which will later be developed for the Black Horse Inn (Hawkesbury LEP 2012, Item no. I130).
1799-1819	Ten major flood events of the Hawkesbury River occur over this period, causing devastation to early farmers and settlers, washing away crops, fences, buildings, livestock, with families being lost due to drowning.
1820	Reports that some allotment owners had begun to develop small tenements and cultivate their farmland, with 24 dwellings constructed. A condition of occupation was that a house 8 metres long and 3 metres high should be built of either brick or weatherboard, with at least two rooms, a shingled roof, brick chimney and glazed windows prior to the title of the allotment was handed over.
1821	Western portion of the market square is reduced on its western side, with the separated land dedicated for the use of law and order. A watch house is established on this portion of land by William Cox in its north-eastern corner. The remaining area of land dedicated to law and order was reserved for the eventual post office.
Late-1820s	More than 32,000 acres has been cleared on the Hawkesbury, with half cultivated.
1827	Town plan of Richmond records approximately 40 dwellings in the town. Of the structures previously recorded in the vicinity of the study area, there are two fewer on the allotments for J. Walts and J. Roberts.
1830s	Grants begin to be issued formally for town lots. Richmond's position on the route for Bell's Line of Road from the Blue Mountains encourages butchers and tanneries to establish trades which take advantage of the livestock being driven from the west to Sydney.
1831	Town plan of Richmond records developments and changes to the township. A chapel is recorded opposite the market square (in the location of Hawkesbury LEP 2012 Item no. I115), as are several new structures in the vicinity of the study area, and also some changes to ownership.
1832	A number of ornamental dwellings are reported in Richmond.
1833	Several mills are in operation by this date, including a water mill and horse mills, and also a threshing machine.
1836	Several new buildings are recorded on a Crown plan prepared in this year for William Bowman's allotment at the north-eastern end of the study area.
1837-1838	A series of Crown grants are made for allotments surrounding the study area.

Date	Event
Early-1840s	<i>Toxana</i> (SHR, Item no. 00014) constructed for William Bowman by James Melville and George Marlin.
c.1840s	Market Square (Richmond Park) cleared with only a few native trees remaining. Windsor Street becomes the retail centre of Richmond.
c.1840s	Brick house at 245 Windsor Street (Hawkesbury LEP Item no. 118) constructed.
1843	First elections polling took place under a cedar tree at the corner of Windsor and West-Market Street, where the court house now stands.
1843	Crown plan shows change in ownership of allotments with more established buildings and fence lines.
1844	First post office opened.
1848	Population grown to 746, with 147 houses, a school house, burial ground and a church also present.
c.1860	Bridge over the Hawkesbury was built west of Richmond. A National School opened. An Improvement Committee was established by local residents for Richmond.
1861	A reserve was established for the Watchhouse and Post Office adjacent to the market place on the south-eastern corner of Windsor and West Market Street.
1864	The Blacktown-Richmond Railway was completed, with Richmond acting as the terminating station. Crown plan for the railway line records the proposed line itself extending into the market place / Richmond Park, as well as additional structures.
1864	Crown plan for the market place park (Richmond Park) park also records fence lines on the boundaries of the surrounding allotments. Residents gathered together to level and turf the space within the market place, while new plantings were added including both native and foreign trees, including native river oak, myall and red cedar, as well as English oak, conifers, beech, poplar, cord and Judas trees. Seats began being donated for public use within the reserve; some of these were portable, like those donated by John Ducker who ran a store opposite in Windsor Street.
1866	There were five hotels, four churches, several stores and four private schools, as well as two banks and four insurance companies, with the township and surrounding farms reaching almost 1,000 people. A School of Arts was opened in the same year, contained within a substantial hall which was also used for Municipal Council meetings from 1872-1913.
1867	The Hawkesbury flooded with waters rising to 63 feet (19.2 metres) above the summer levels. Homesteads, crops and livestock were washed away, prompting many farmers to leave the district.
1868	The market place was dedicated as a space for public recreation, and trustees were nominated for its responsibility, including William Bowman of <i>Toxana</i> , diagonally opposite the park on Windsor Street, and Stephen Field and Edward Powell. Despite this, the park was grazed by cattle and horses on an unofficial basis and like much of the town's streets were dominated by weeds.

Date	Event
c.1870	Land owners would kerb and gutter or construct a footpath themselves prior to incorporation of the town when roads were formed. Prior to this, Windsor Street had been concave instead of convex, with water draining down the middle of the roadway. Principle drainage routes ran from near the Black Horse Inn at the corner of Windsor and Bosworth streets, to the corner of Market Square into March Street.
1872	Borough Council of Richmond was established, with George Bowman becoming the first Mayor of Richmond. The market place park (Richmond Park SHR, Item no. 01808) was vested in the newly form Council.
1873	Council was made trustees of the park which remains under Crown ownership, and continued to administer the park on behalf of the Crown today. A one-rail fence was erected 5 metres from the earlier fence at this time with the Botanic Gardens in Sydney sending a number of plants at the request of Council. Council leased the park to a local person, who could then rent grazing rights for horses. However, this did not deter residents from grazing their animals within the park without approval, which contributed to animals running loose within the town throughout the 19th century and beyond.
1875	Post office (SHR, Item no. I01410) was designed by Colonial Architect James Barnet, built by Mr. Johnson in 1875 and opened in the same year.
1878	Following agitation from Richmond residents, a new Courthouse and Police Station (Hawkesbury LEP 2012, Item no. I121) were constructed on the site of the 1821 watch house, and designed by Colonial Architect James Barnet.
1879	A new layout was devised for Richmond Park. An inner park was established within the outer border of trees that surrounded the boundary of the park. This saw the development of the three elements of the park: the outer park with trees and seating; the inner park with garden beds; and the central area for sporting activities.
1880	A branch of the Commercial Banking Company of Sydney was constructed at the corner of Windsor and West Market streets (Hawkesbury LEP 2012, Item no. I136), and included stables and a rear enclosed garden. <i>Toxana</i> had a number of private owners and leased occupants after it was sold.
c.1880-1890	Section 11 of the Richmond town plan was divided into two by the establishment of Toxana Street from Francis to Windsor streets.
1888	A second storey was added to the Richmond Post Office, along with a balustrade.
1890-1900	Photograph taken from opposite Richmond Park shows mature plantings inside the park, fenced by the two-rail fence (within the study area), with the Post Office in the distance. Stone kerbs and a metalled or gravelled roadway in Windsor Street, while the footpath may be tarred metal or compacted gravel. Telegraph or lightpoles are also present within the footpath. A photograph from the intersection of Windsor and West Market streets, facing east and a photograph of the northern side of Windsor Street show a number of verandahs extend within the study area. A two-rail fence is shown within a photograph of Richmond Park. A horse trough and light post is shown in front of the Black Horse Inn.
1891	The Hawkesbury Agricultural College was established in Richmond, with <i>Toxana</i> leased to the college for accommodation and other functions.

Date	Event
1891	Crown plan shows the footprint of the two buildings, as well as verandahs and fence lines within and at the boundary of the properties. The fence lines for Richmond Park are also recorded within the study area, as are the widths of the roads and kerbs of Windsor, West Market and East Market streets.
1892	Richmond's water supply works were built by the Public Works Department.
1895	Corner shop building was constructed at 295 Windsor Street (Hawkesbury LEP 2012, Item no. I122).
1897	Terrace of three shops with upstairs accommodation, known as the Chalmers Buildings (Hawkesbury LEP 2012: Item no. I117) was built at 239 Windsor Street.
c.1900	Two-storey brick residence (Hawkesbury LEP 2012, Item no. I112) was constructed at 179 Windsor Street.
1901	Photograph of road upgrades along Windsor Street show two rail fence along the boundary of Richmond Park. Stone kerbs present along the edges of the roadway, which itself appears to be metalled or gravelled, likely in a Macadam style. Light or telegraph poles and a number of verandahs are present within the study area.
1902	Further works to Windsor Street took place, completed by Mr T. Miles. The works comprised reforming, metalling and graveling an unspecified portion of Windsor Street, with that portion of the road anticipated to be a first-class piece of roadwork.
1916	Borough of Richmond was made a municipality, with the boundaries extended to include rural areas.
1907	Extensive renovations at the Commercial Hotel (Hawkesbury LEP 2012, Item no. I114).
1908	Richmond Rate Assessment Book suggests that around 23% of the town's 266 dwellings were occupied by labourers, either as owners or tenants.
1912	Cottage was constructed within the central retail area of Richmond at 312 Windsor Street (Hawkesbury LEP 2012, Item no. I123).
1913	Richmond's electricity was provided by the Sydney Electrical Engineering Company, which came from the Hawkesbury Agricultural College from 1915 to 1924.
1919	Approval was given by Parliament for an extension of the railway from Richmond to Kurrajong in order to connect Kurrajong to the network and transport its produce, materials, and population within Sydney. The first steam train travelled along the new line in November 1926, with a new platform called Phillip was constructed at the west end of March Street.
c.1920	Works were undertaken to concrete the footpaths and roadways in Richmond.
1924	New Street power station in Windsor was destroyed by fire.
1931	Bank of NSW relocated to the corner of West Market and Windsor streets, taking over the premises of the Australian Bank of Commerce following the former's acquisition of the latter. Seven years later, the building was demolished and a new masonry Art Deco bank building (Hawkesbury LEP 2012, Item no. I116) was constructed to house the branch.

Date	Event
1934	Sydney City Council supplied both Richmond and Windsor with electricity.
1937	Works within parts of Windsor Street on the reconstruction of the footpath in concrete, including in front of the Bank and Post Office. At the same time, works were proposed to improve the drainage in Windsor Street from the Bush Inn to the sump in East Market Street.
1935	Regent Theatre (Hawkesbury LEP 2012, Item no. I111) opened at 145 Windsor Street.
1937	Aerial photograph shows concrete roads and footpaths, and verandahs within the study area. Two-storey brick shop (Hawkesbury LEP 2012, Item no. I115) has been constructed adjacent to the Commercial Hotel.
1949	Municipalities of Windsor and Richmond and their surrounding districts were amalgamated.
1952	Richmond to Kurrajong railway line is decommissioned.
1955	Aerial photograph shows one structure dating to 1831, six structures dating to pre-c.1890s, 10 structures dating to pre-1937, and with 11 new structures within the study area present.
1962	A sewerage scheme is introduced to Richmond.
1970	Aerial photograph shows one pre-1821 remains, six dating to pre-c.1890s, seven dating to pre-1937, 11 dating to pre-1955, with eight new structures within the study area.
1976-1977	The Regent Theatre is restored by Mike Walsh.
1980	The Pavilion in Richmond Park is damaged by fire.
1985	An Interim Conservation Order is placed on Richmond Park in response to a modern redesign which ignores the history of the site.
1994	The Pavilion in Richmond Park is repaired and restored. Aerial photograph shows the pre-1831 structure has been demolished, as well as one pre-1955 structure. Four pre-c.1890s structures, four pre-1937 structures, nine pre-1955 and five pre-1970 structures remain. 12 new verandahs have been constructed which extend into the study area.
1999	The oval fence of Richmond Park is adjusted to exclude the Pavilion.
2005	Aerial photograph shows that The Black Horse Inn has had additions made to the building. A roundabout has been constructed at the intersection of Windsor and Bosworth streets and there are two new verandahs which extend into the study area. It does not appear that any earlier structures have been demolished.
2021	Aerial photograph shows that no change has occurred since the previous aerial photograph.

3.4 Chronology of the study area

Based upon the historical research presented it is possible to create a chronology of the built environment within the study area. This is presented in Table 4. The full history and figures are included in Appendix 1.

Table 4 Chronology of the built environment and landscaping within the study area

No.	Building	Date from	Date to
1	One structure potentially on study area boundary within S. Payne's Allotment 3, Section 4	1827	Pre 1846
2	One building/verandah in Saunder's Allotment, Section 1, north-western corner of Windsor and Bosworth streets	1831	Pre 1994
3	Fence line at the corner Saunder's Allotment, Section 1, north-western corner of Windsor and Bosworth streets	1831	Unknown
4	Potential fence line at the corner Simmons Allotment, Section 2, south-western corner of Windsor and Bosworth streets	1831	Unknown
5	Fence line for Allotment 3, Section 5	1838	Unknown
6	Ironbark two-rail fence surrounding Richmond Park	1864	Unknown
7	Fence line at boundary of Richmond Park and Watchhouse allotment	1864	Unknown
8	Telegraph/light poles in footpath adjacent to Richmond Park	c.1890s	Unknown
9	Verandahs extending into road reserve footpath opposite Richmond Park	pre-c.1890s onwards	Pre-1994 - N/A
10	Water trough in front of Black Horse Inn	Late 19th century	Unknown
11	Light pole in front of Black Horse Inn	Late 19th century	Unknown
12	Short post in front of Black Horse Inn	Late 19th century	Unknown
13	Concrete footpaths and road, Windsor Street	late-1920s	Unknown
14	Verandas extending into road reserve footpath in western half of study area	pre-1937	Pre-1970 - N/A
15	One verandah extending into the road reserve between Bosworth and West Market Street	Pre-1955	Pre-1994
16	Five verandahs extending into the study area between West Market and East Market Streets	Pre-1955	Pre-1994 - N/A
17	Three verandahs extending into the study area between East Market and Toxana Streets.	Pre-1955	N/A
18	Three verandahs extending into the study area between Bosworth and West Market Street	Pre-1970	Pre-1994 - N/A
19	Three verandahs extending into the study area between West Market and East Market Streets	Pre-1970	N/A
20	Two verandahs extending into the study area between East Market and Toxana Streets	Pre-1970	Pre-1994 - N/A
21	Nine verandahs extending into the study area between Bosworth and West Market Street	Pre-1994	N/A
22	A verandah extending into the study area between West Market and East Market	Pre-1994	N/A

No.	Building	Date from	Date to
23	Two verandahs extending into the study area between East Market and Toxana Streets	Pre-1994	N/A
24	Roundabout at the junction of Boswroth and Windsor Streets	Pre-2005	N/A
25	A verandah extending into the study area between West Market and East Market	Pre-2005	N/A
26	A verandah extending into the study area between East Market and Toxana Streets	Pre-2005	N/A

3.5 Research themes

Contextual analysis is undertaken to place the history of a particular site within relevant historical contexts in order to gauge how typical or unique the history of a particular site actually is. This is usually ascertained by gaining an understanding of the history of a site in relation to the broad historical themes characterising Australia at the time. Such themes have been established by the Australian Heritage Commission (AHC) and the State heritage agencies and are outlined in synoptic form in Historical Themes.¹⁷

There are 38 State historical themes, which have been developed for NSW, as well as nine National historical themes. These broader themes are usually referred to when developing sub-themes for a local area to ensure they complement the overall thematic framework for the broader region.

A review of the contextual history in conjunction with the local historical thematic history has identified six historical themes which relate to the occupational history of the study area. These themes are listed in Table 5.

Table 5 Identified historical themes for the study area

Australian theme	NSW theme	Local theme
Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services.
	Transport	Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements.
Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
	Utilities	Activities associated with the provision of services, especially on a communal basis.
Developing Australia's cultural life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.

¹⁷ (NSW Heritage Council 2001)

4 Physical inspection

A physical inspection of the study area was undertaken on 18 January 2021 by Maggie Butcher (Consultant Archaeologist) and Charlotte Allen (Project Archaeologist). The principal aims of the survey were to identify heritage values associated with the study area. This included locating listed and potential heritage items and viewing the heritage landscape to assess its general character.

4.1 Physical setting and landscape character assessment

The purpose of this section is to provide an overview of the study area to determine its landscape character. It recognises that the present landscape is the product of long-term and complex relationships between people and the environment. For the purposes of this report cultural landscapes are defined as: *'... those areas which clearly represent or reflect the patterns of settlement or use of the landscape over a long time, as well as the evolution of cultural values, norms and attitudes toward the land'*.¹⁸ Please note that this is a brief analysis of the landscape of the township of Richmond along Windsor Street in order to identify constraints for the detailed design. A full landscape study has not been provided as it is outside of the scope of this report.

4.1.1 An overview of cultural landscapes

In order to fully understand the heritage significance of the study area it is necessary to consider the character of the landscape in its setting. The heritage value of a landscape may be related to its aesthetic, archaeological, historical, scientific, social, or architectural values, each or all of these values can co-exist at any one time. The identification of these values is important in discussing the study area and its constituent elements of heritage significance.

Three (3) general landscape categories have been developed and applied by heritage organisations to assist in understanding different types of landscapes:¹⁹

- **Designed landscapes:** Those that are created intentionally such as gardens, parks, garden suburbs, city landscapes, ornamental lakes, water storages and campuses.
- **Evolved landscapes:** Those that display an evolved land use in their form and features. They may be 'relict' such as former mining or rural landscapes. They may be 'continuing' such as modern active farms, vineyards, plantations or mines.
- **Associative cultural landscapes:** These are landscape features that represent religious, artistic, sacred or other cultural associations to individuals or communities.

4.1.2 Character areas

The Master Plan Analysis Report²⁰ has broken down the study area into several different scope areas, each of which have designated character zones. These are Windsor Street (R01) and Richmond Park Interface (R02). The character zones identified in the George Street scope area are shown in Photo 1.

¹⁸ (Context Pty Ltd, Urban Initiatives Pty Ltd, & Doyle 2002)

¹⁹ (UNESCO 2012)

²⁰ (Place Design Group 2021a)

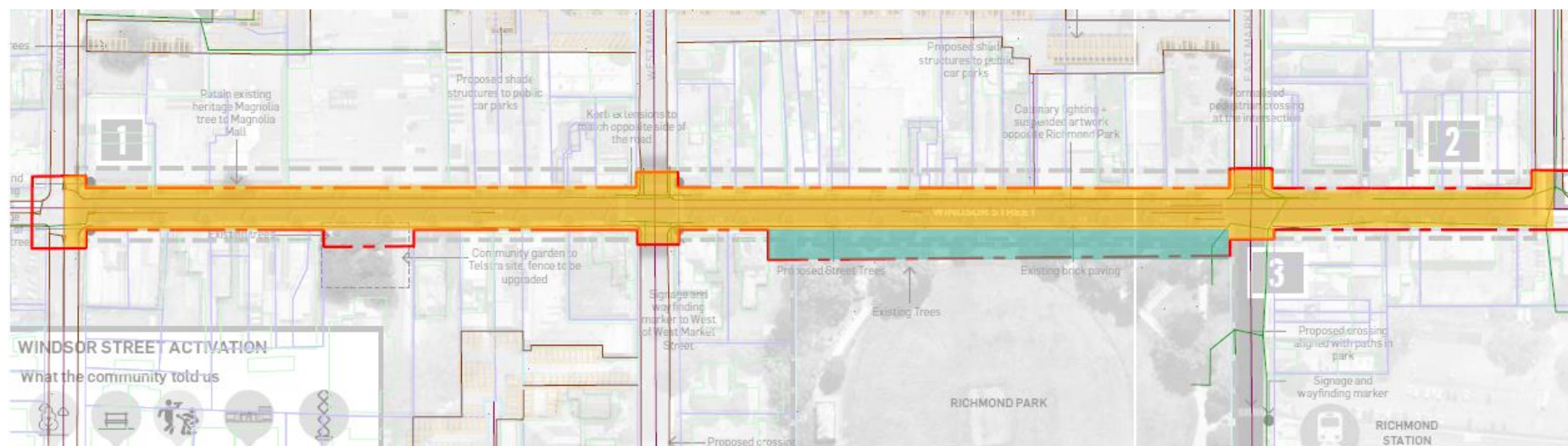


Photo 1 Richmond scope areas (Source: Master Plan Analysis Report)

4.1.3 Analysis and discussion

Governor Macquarie visited the fertile Hawkesbury region in October 1810 selecting locations for new towns in the vicinity of the Hawkesbury River.²¹ In January 1811, the new town of Richmond was marked out by the government surveyors travelling with Governor Macquarie.²² Richmond's town plan had been laid out by 1816, the land having been purchased from Mr Bailey, and extending into the Common; the town included 79 allotments, at 0.8 hectares in size.²³ At Richmond, the square was to be located in the centre of the town plan street grid, with Windsor Street, the focus of the study area, featuring as one of the main east-west streets and then connecting with the road to Windsor and to Bell's Line of Road towards the Blue Mountains. Windsor Street became the main retail street of Richmond from the 1840s, and features a large number of heritage listed items which were established for commercial, residential and leisure purposes.

While the master plan has been broken up into scope areas for the proposed works, they do not necessarily represent character areas associated with the heritage landscape. Richmond can be classified as a designed landscape. While this term is typically used to describe parkland landscapes or similar, the definition of 'being created intentionally' also applies to the planned township with planned roads, designated allotments and the town park in the centre.

Windsor Street is part of the original town plan laid out for Richmond, its alignment has not been altered and it remains the retail centre of Richmond. While there have been modern redevelopments in the form of new shopping centres, buildings and additions or renovations to older structures, the 19th century streetscape of Windsor Street has largely been retained through conservation, restoration or adaptive reuse of older buildings, and continues to have the character of a historic country town centre. This is particularly prevalent with the presence of Richmond Park in the centre of town, rather than on the outskirts, adjacent to two impressive public buildings. The evolution of the town can be mapped by looking at the different types and dates of the buildings along Windsor Street, and has an individual character all of its own.

Examples of views to and from the study area are provided below (Photo 2, Photo 3, Photo 4, Photo 5, Photo 6) to demonstrate the varied heritage landscape within the study area.



Photo 2 Area R01, Windsor Street showing late-20th century and early-21st century development in the western portion of the study area

²¹ (Ruhen & Adams 1970, pp. 31, Proudfoot 2017, pp. 20, Baker 1967, pp. 3)

²² (Gill 1965, pp. 553, Ruhen & Adams 1970, pp. 55)

²³ (Evidence of William Cox, Bigge Appendix, Bonwick Transcripts, box 1, pp 1935-2025, cited in Proudfoot 2017, pp. 26, Proudfoot 2017, pp. 26)



Photo 3 Area R01, Windsor Street showing a mixture of 19th century and modern development in the western portion of the study area



Photo 4 Area R01.1, Windsor Street showing heritage items Richmond Post Office (01410), Court House (I121) and Bank and stables (I136)

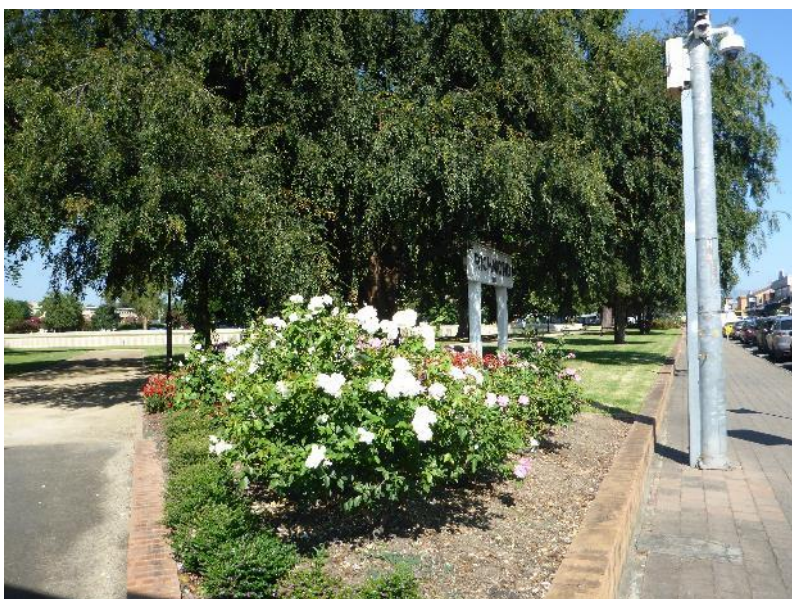


Photo 5 Area R02, Richmond Park Interface Richmond Park and Windsor Street in the eastern portion of the study area



Photo 6 Area R01 Windsor Street showing a mixture of 20th century buildings in the eastern portion of the study area

4.2 Built fabric assessment

4.2.1 Items listed on heritage registers

While there are many heritage items adjacent to the study area, few items are contained within the study area itself as it is predominantly road reserve. Heritage items within the study area are listed in Table 6 below:

Table 6 Description of built heritage items within the study area

Item no (listing)	Item details	Item description
I01410 (LEP) 1410 (SHR)	Post and telegraph office and stables, Richmond Post office	<p>Richmond Post Office is a two-story English bond, Victorian Italianate building of struck trowelled clinker brick, with a hipped slate roof to the main building and lead ridge capping. The roof is punctuated by two double brick and render chimneys to the southwestern side, and a single brick and render chimney to the centre southeastern side of the main building.</p> <p>Attached to the rear of the building are two single-storey brick additions with hipped corrugated steel roofs. They extend over a former service wing to the northwest side and later toilet facilities to the southeast side. The additions appear to have occurred in two stages, the northwest section being extended later under a separate corrugated steel hipped roof, with a much later brick and fibre cement sheet shed attachment to the end. The two lots of additions are separated by a covered walkway at centre, supported by timber posts, with a later concrete floor.</p> <p>There is a first floor corrugated steel roofed verandah that wraps around the front facade and halfway down both sides, supported by green painted decorative cast iron posts, with lace brackets and valance. The posts rest on the upper floor verandah balustrade, formed by the rendered and cream painted entablature with dentil detailing, to the ground floor colonnade. The balustrade coping is rendered and painted a light brown colour.</p> <p>The arches have white tuck pointed, rubbed red brick detailing, matching the rubbed red brick flat arches to the openings of the rear buildings and upper floor.²⁴</p>
I01808 (LEP) 01808 (SHR) 9501 (NT) 3129 (RNE)	Richmond Park Pavilion and statue	<p>Richmond Park sits on 3.2 hectares in a central location in the town, bounded by Windsor, March and East Market Streets. The open green space of the Park is an important element in the Richmond townscape and it is one that, although modified over the past two centuries, continues to be a valued space in the Richmond community.</p> <p>As a designed landscape, Richmond Park is clearly discernible into three separate but inter-related areas:</p> <ul style="list-style-type: none"> - 'Outer Park' - border plantations

²⁴ (Heritage NSW 2019)

Item no (listing)	Item details	Item description
		<ul style="list-style-type: none"> - 'Inner Park' - shrubs, flower beds, public seating and pathways - 'Central area' - grassed oval for sporting activities <p>The design of the Park intended to create an attractive public open space that would suit passive recreation and the needs of the community, as well as coexist harmoniously with the increasing use of the space for sporting activities.</p> <p>This intended design, although modified, is still extant today. The vegetation has changed, it is no longer native, but the presence of large mature trees in the 'Outer Park' still reflect the original intention of using border plantations to frame the Park within the townscape. By having fewer trees in the 'Inner Park', the design also promotes views across the open space.</p> <p>On the Windsor Street frontage, a modest iron fountain, although not in its original form, remains extant. The original fountain, installed in 1892, was designed with three statues of a winged cherub with a mermaid's tail on a stone base plinth. The fountain remains extant today but these statues are no longer part of the structure. A sign on the base explains what the fountain once looked like as well as outlining that the cherub statues had been stolen. There are visible bolt holes though, that do indicate where the statues were once positioned on the fountain. Today, this fountain is dry and has not contained water for many years. A flower bed, encircling the fountain, has since been installed.</p> <p>Along this northern boundary, there is also a small plinth with a sundial. A mounted plaque states "<i>In appreciation of 49 years of continuous service to the Hawkesbury community by Rozzoli Family Jewellers, 1946-1995. Erected by: Richmond Chamber of Commerce</i>".</p> <p>At the corner of Windsor and East Market Streets, a large "RICHMOND" sign has also been installed in the Park. There is a plaque on this sign stating that it is in memory of Samuel Boughton, a popular local personality and builder of the Park's 1884 Pavilion.</p> <p>As a landscape, Richmond Park is dominated by the grassed cricket oval in the centre. Physically, this oval is a major component in the Park and it is where the organised sporting activities, particularly cricket, have been played throughout the Park's history.²⁵</p>

²⁵ (Office of Environment and Heritage 2009)

It should also be noted that while other listed items aren't necessarily within the study area, their awnings do encroach into the foot path/road reserve as seen in Photo 10. Some of these verandah awnings are attached to newer non-heritage buildings, or may not be original to / a historical component of the heritage item. A full photographic inventory of the heritage items directly adjacent to the study area is included as Appendix 2.



Photo 7 Post and telegraph office and stables, Richmond Post office (Item no. 1410 on the SHR and I01410 on the LEP), currently under renovations



Photo 8 Richmond Park (Item no. 01808 on the SHR and I01808 on the LEP) sporting oval



Photo 9 Richmond Park (Item no. 01808 on the SHR and I01808 on the LEP) boundary, within the study area



Photo 10 Example of a heritage item with an awning that extends into the street, Item no. 115 (LEP)

4.2.2 Built fabric outside of heritage listed items

While there are only two heritage items within the study area, other historical built fabric is also present which may not be heritage listed. These largely comprise of stone kerbing and gutters (Photo 11, Photo 12). Stone kerbing was located throughout the majority of Windsor Street study area, running mostly continuously between Bosworth and East Market streets on the northern side of Windsor Street, and between 316 Windsor Street and East Market Street on the southern side of Windsor Street, with some interruptions for road intersections and more recent infrastructure additions such as drainage and sealed road surfaces. The extent of stone kerbing and guttering varied, with some areas containing a stone kerb with a two-coursed stone gutter (Photo 11), while there were some instances where gutters featured stone gutters three courses deep (Photo 12). Stone kerbing in numerous locations had tarmac or asphalt laid over the top (Photo 11).

Non-historical built fabric includes brick pavers, poles for signage, lights and electricity, sealed roads, footpaths and driveways, concrete kerbs and gutters, modern infrastructure associated with traffic management, and street furniture including potted plantings, bollards and picnic tables (Photo 13, Photo 14, Photo 15).



Photo 11 Example of sandstone kerbing and gutters which extended along most of Windsor Street within the study area



Photo 12 Example of sandstone kerbing and gutters at the corner of Windsor and West Market streets, modified by more recent infrastructure



Photo 13 Modern road surfaces, lighting, traffic management infrastructure and footpaths, located at the corner of Windsor and East Market streets



Photo 14 Modern road surfaces, lighting, traffic management infrastructure and footpaths, garden features and street furniture located at the western end of Richmond Park



Photo 15 Modern footpaths, garden features and street furniture located at the western end of Richmond Park

4.3 Richmond Archaeological Management Plan

In 1996, an Archaeological Management Plan (AMP) was produced by Edward Higginbotham & Associates Pty Ltd for Hawkesbury City Council for the Town of Richmond.²⁶ While this outlined potential resources in the lots adjacent to the road, it does not have a comprehensive analysis of what archaeological remains may be within the road reserve and does not include the road reserve in the Archaeological Zoning Plan mapping. Therefore, the assessment of condition, nature of disturbance and types of archaeological site listed in the table below may not be applicable.

Section 6.2 of the AMP outlines 'Archaeology in the street' and states that only three archaeological sites have been located in the streets of Richmond at this time. It does not outline what sites these were or provide references for these sites.

A summary of the assessment and recommendations contained in Richmond AMP is presented in Table 7. It should be noted that heritage significance evaluation criteria have changed since the publication of the Richmond AMP. The information from the AMP has been incorporated into the archaeological potential analysis of this report which has been summarised in Section 4.4.4.

²⁶ (Edward Higginbotham & Associates 1996)

Table 7 Summary of assessment from the Richmond Archaeological Management Plan for areas within the study area

Location in study area	Assessment			Significance	Recommendation
	Assessment of condition	Nature of disturbance	Type of archaeological site		
Part of Lot 12, DP 1007090, north-western corner of Bosworth and Windsor streets	Minor disturbance	Footing and service trenches	Below ground archaeological site	<p>This site possesses historical or archaeological significance, because it may reveal evidence relating to:</p> <ul style="list-style-type: none"> • The foundation and early development of Richmond (1812-1840s) (Rare, State). • The mid-19th century development of Richmond (1840s-1860s) (Rare, Regional) 	Prior to disturbance, an excavation permit, under the Heritage Act should be obtained.
Part of Lot A, DP 357038, south-western corner of Bosworth and Windsor streets	Partly disturbed	Footing and service trenches	Standing structures, with alterations and additions	<p>This site possesses historical or archaeological significance, because it may reveal evidence relating to:</p> <ul style="list-style-type: none"> • The foundation and early development of Richmond (1812-1840s) (Rare, State). • The mid-19th century development of Richmond (1840s-1860s) (Rare, Regional) • The late-19th century development of Richmond (1860s-1900s) (Representative, Local) 	Prior to disturbance, an excavation permit, under the Heritage Act should be obtained.

Location in study area	Assessment			Significance	Recommendation
	Assessment of condition	Nature of disturbance	Type of archaeological site		
Part of Lot 2, DP 537761, 316 Windsor Street	Partly disturbed	Footing and service trenches	Below ground archaeological site	<p>This site possesses historical or archaeological significance, because it may reveal evidence relating to:</p> <ul style="list-style-type: none"> • The foundation and early development of Richmond (1812-1840s) (Rare, State). • The mid-19th century development of Richmond (1840s-1860s) (Rare, Regional) 	Prior to disturbance, an excavation permit, under the Heritage Act should be obtained.
Part of Lot 81, DP 1153844, Richmond Park	N/A	N/A	N/A	Local	This site should be conserved. The discovery of relics should be reported immediately to the Heritage Council.

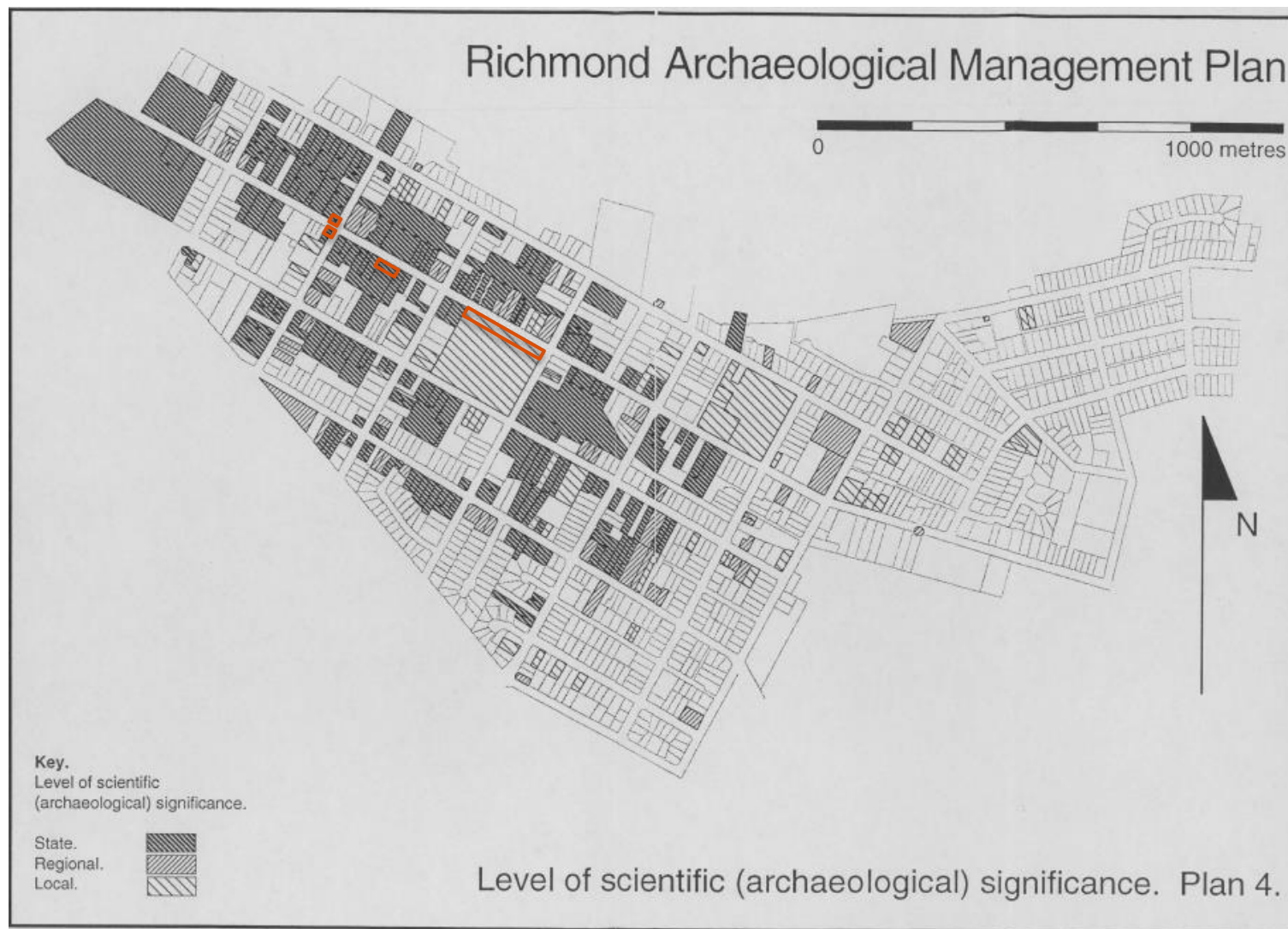


Photo 16 Richmond Archaeological Management Plan - level of scientific (archaeological) significance; areas relevant to the study area are outlined in orange (Source: (Edward Higginbotham & Associates 1996))

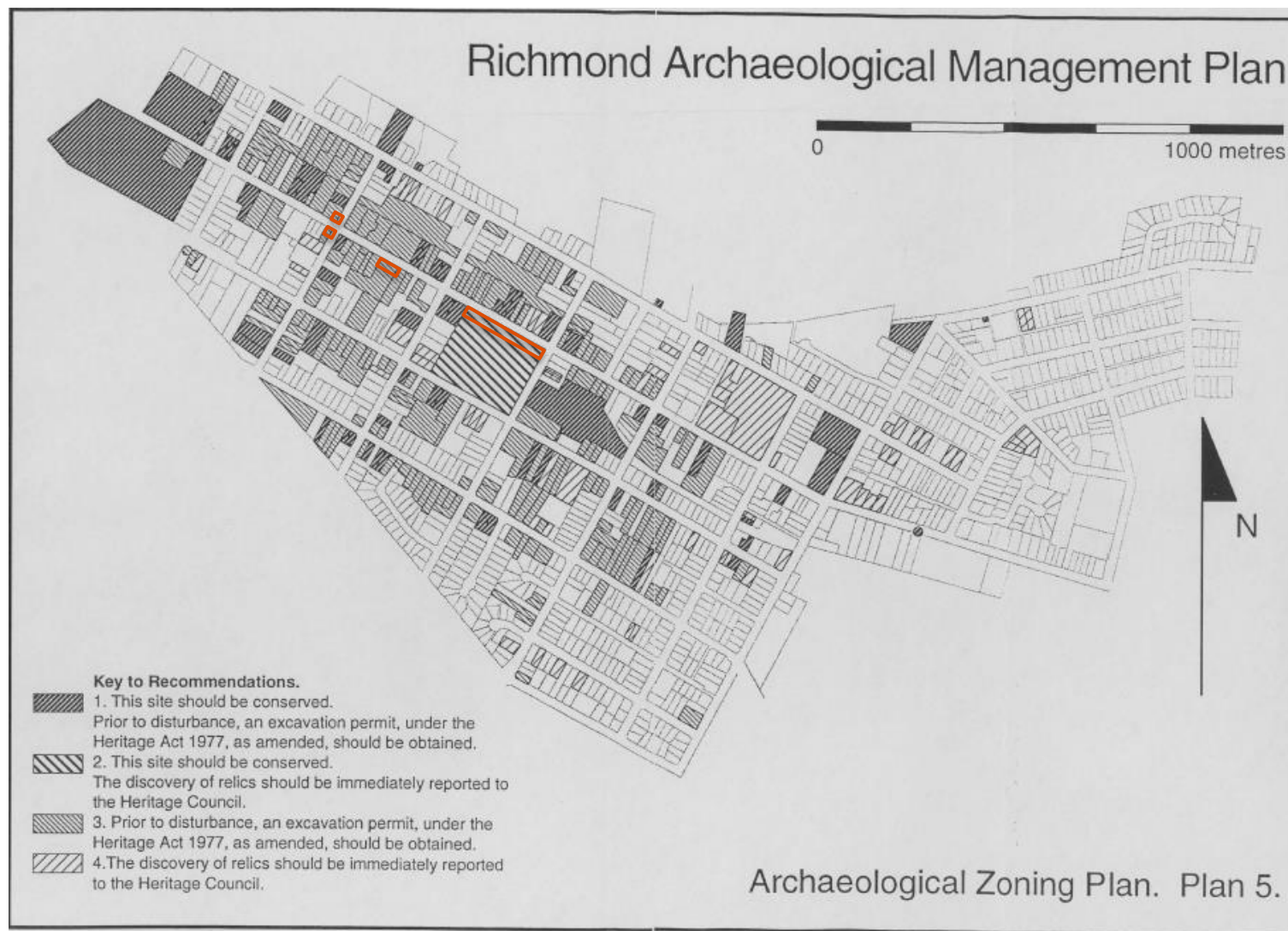


Photo 17 Richmond Archaeological Management Plan – archaeological zoning plan; areas relevant to the study area are outlined in orange
(Source: (Edward Higginbotham & Associates 1996))

4.4 Archaeological Assessment

The potential archaeological resource relates to the predicted level of preservation of archaeological resources within the study area. Archaeological potential is influenced by geography and topography, the level of development, subsequent impacts, levels of onsite fill and the factors influencing preservation such as soil type. An assessment of archaeological potential has been derived from the historical analysis undertaken during the preparation of this report.

4.4.1 Archaeological resource

This section discusses the archaeological resource within the study area. The purpose of the analysis is to outline what archaeological deposits or structures are likely to be present within the study area and how these relate to its history of land use.

4.4.1.1 Brick barrel drain

As with Windsor, Richmond contains a brick barrel drain. In contrast to Windsor however, it is unknown when this drain was constructed as it did not appear in any primary sources or histories of Richmond that Biosis uncovered at the time of writing the draft assessment. A meeting with Hawkesbury City Council revealed the presence of the drain as it runs under Francis Street, East Market Street and across Windsor Street adjacent to Richmond Park. CCTV footage was taken from inside the drain in 2003 which can be seen in Photo 18. The location can be seen in Photo 19 below provided to Biosis from Hawkesbury City Council.



Photo 18 Interior of the brick barrel drain (Source: Hawkesbury City Council)

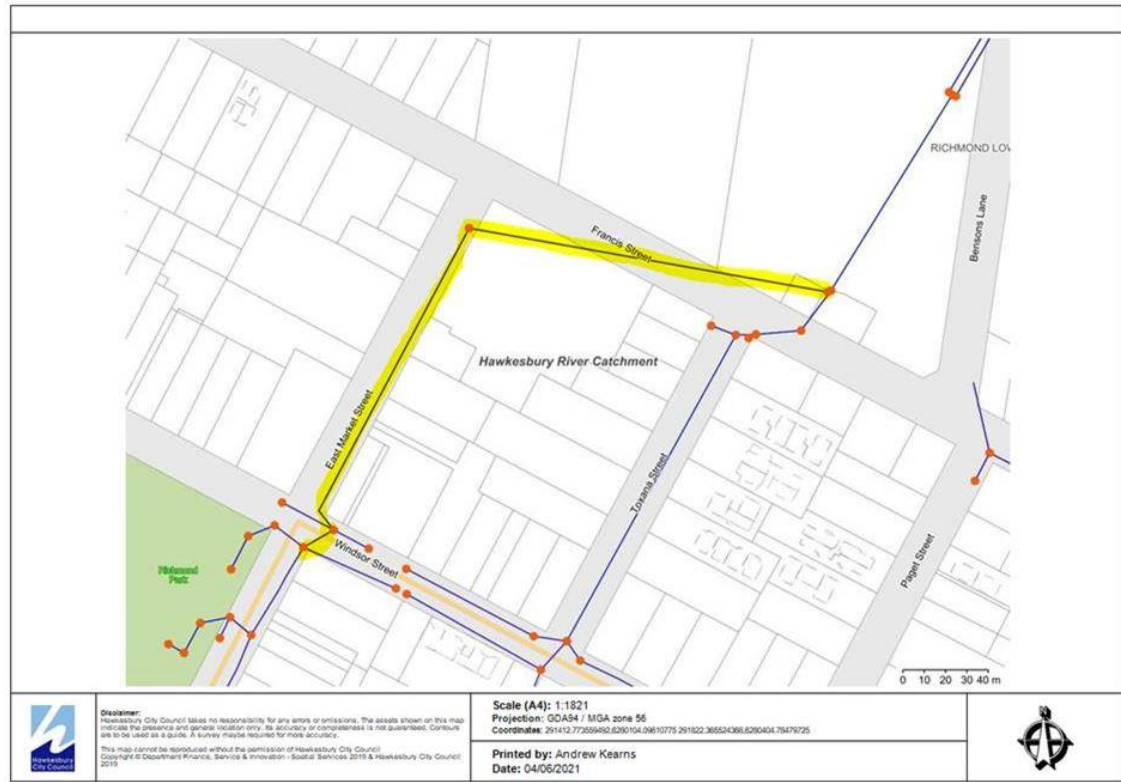


Photo 19 Location of the brick barrel drain in yellow, the current study area is restricted to Windsor Street (Source: Hawkesbury City Council)

4.4.1.2 Known archaeological resource in the vicinity of the study area

A number of excavations have taken place within Richmond as part of its late-20th and early-21st century urban development. Most of these excavations are situated outside of the study area and road reserve and comprise of domestic sites associated with the ongoing occupation of Richmond as a residential town. While no evidence of road widening has been identified within Windsor Street, it is possible that some early remains constructed outside of allotment boundaries may have extended into the road reserve. One excavation undertaken in close proximity to the road reserve has been summarised in Table 8 below to provide an indication of any possible archaeological resources which may be present within the study area.

Table 8 Known archaeological items in the vicinity of the study area

Archaeological item and location	Location and description
Remains of domestic structures and garden elements	<p>Excavations associated with the development of Richmond Marketplace on March Street included an area (Trench 6) which abutted the road reserve of March Street.²⁷ The archaeological remains identified in close proximity to the boundary of the lot and road reserve comprise the remains of a house; the front part of this house included a verandah which featured the remains of brick underpinning, post or stump holes and a brick front pathway which led to the house entrance from the street. The archaeological evidence indicates a timber-framed cottage on timber piers or stumps, while the brick pathway suggests a central doorway which may indicate the house was a two-roomed cottage originally. The front verandah was also constructed as a timber frame on stumps. Apart from the original front wall beneath the veranda, each wall of the house and verandah had been supported by shallow brick footings; it is suggested that the brick underpinning may have been a subsequent addition. The house likely dates to the 1830s with occupation continuing past the 1890s.</p> <div data-bbox="394 868 994 1197">  </div> <div data-bbox="1030 927 1532 1145"> <p>Extract from Trench 6 plan showing remains of the house verandah facing March Street, including brick underpinning, post or stump holes and a brick front pathway (Edward Higginbotham & Associates Pty Ltd 1997, pp. 65)</p> </div> <div data-bbox="1592 397 2000 1007">  </div> <div data-bbox="1556 1013 2045 1193"> <p>View of the front remains of the house verandah, including brick underpinning, post or stump holes and a brick front pathway (Edward Higginbotham & Associates Pty Ltd 1997, pp. 72 Plate 3.13)</p> </div>

²⁷ (Edward Higginbotham & Associates Pty Ltd 1997, pp. 54)

4.4.1.3 Possible archaeological resource based on historical research

The historical research undertaken for this assessment has identified a number of potential archaeological structures and features within the study area. These are largely restricted to fence lines and verandahs/awnings which extended into the road reserve footpath, telegraph and light poles, and road features such as stone kerbs and gutters, historical road surfaces and historical services. There were several instances where building frontages may have entered into the study area. A summary of the possible archaeological resource based on historical research is presented in Table 9).

Please note that historical road features such as road cuttings, stone kerbs and guttering, surfaces such as stone, brick, compacted soils, metal over macadam or telford bases from c.1870s; and remains of property fence lines such as postholes and associated cuts and deposits from the early 19th century may be present across both Windsor Street areas and has not been included in the table.

Table 9 Possible archaeological resource

Structure no.	Description	Archaeological features	Dates
R01.1 – Windsor Street			
1	One structure potentially on study area boundary within S. Payne's Allotment 3, Section 4	Building footings or foundations and associated cuts and deposits, walls, compacted underfloor deposits, structural postholes and footings including associated cuts and deposits	c.1811 to 1870s
2	One building/verandah in Saunder's Allotment, Section 1, north-western corner of Windsor and Bosworth streets		Pre-1831 to post-1970s
3	Fence line at the corner Saunder's Allotment, Section 1, north-western corner of Windsor and Bosworth streets		Pre-1831 to unknown
4	Potential fence line at the corner Simmons Allotment, Section 2, south-western corner of Windsor and Bosworth streets		Pre-1831 to unknown
5	Fence line for Allotment 3, Section 5		Pre-1838 to unknown
10	Water trough in front of Black Horse Inn		Late 19th century to unknown
11	Light pole in front of Black Horse Inn		Late 19th century to unknown
12	Short post in front of Black Horse Inn		Late 19th century to unknown
13	Concrete footpaths and road, Windsor Street	Concrete surface	Late-1920s to unknown
14	Verandas extending into road reserve footpath in western half of study area	Postholes and associated cuts and deposits	Pre-1937 to unknown
R01.2 – Windsor Street			
6	Ironbark two-rail fence surrounding Richmond Park	Postholes and associated cuts and deposits	1864 to unknown
8	Telegraph/light poles in footpath adjacent to Richmond Park		c.1890s to unknown
9	Verandahs extending into road reserve footpath opposite Richmond Park		Pre-c.1890s onwards
13	Concrete footpaths and road, Windsor Street	Concrete surface	Late-1920s to unknown

Structure no.	Description	Archaeological features	Dates
R02 – Richmond Park Interface			
6	Ironbark two-rail fence surrounding Richmond Park	Postholes and associated cuts and deposits	1864 to unknown
7	Fence line at boundary of Richmond Park and Watchhouse allotment		

4.4.2 Integrity of sub-surface deposits

As with any functioning town centre, Richmond has been subject to a number of modern developments such as roadworks, infrastructure and construction of new private, commercial and community buildings. The integrity of sub-surface deposits associated with the identified archaeological resource have been outlined in Table 10.

Please note that the Windsor Street section of the study area may contain historical road features and property fence lines. These remains may be present in truncated form, but could equally have been disturbed or remain *in situ* from ongoing roadworks and infrastructure installation.

Table 10 Integrity of sub-surface deposits

Structure no.	Description	Probably disturbances and integrity of sub-surface deposits
R01.1 – Windsor Street		
1	One structure potentially on study area boundary within S. Payne's Allotment 3, Section 4	Structural remains for building frontages may have been buried under modern footpath surfaces or buildings, and either remain intact or have been truncated by services installed within the road reserve or other modern construction.
2	One building/verandah in Saunder's Allotment, Section 1, north-western corner of Windsor and Bosworth streets	Structural remains for verandahs or building frontages no longer extant may have been buried under modern footpath surfaces, and either remain intact or have been truncated by services installed within the road reserve.
3	Fence line at the corner Saunder's Allotment, Section 1, north-western corner of Windsor and Bosworth streets	Ephemeral remains which may be present in truncated form, but could equally remain <i>in situ</i> or have been disturbed from ongoing roadworks and infrastructure installation.
4	Potential fence line at the corner Simmons Allotment, Section 2, south-western corner of Windsor and Bosworth streets	
5	Fence line for Allotment 3, Section 5	
10	Water trough in front of Black Horse Inn	
11	Light pole in front of Black Horse Inn	
12	Short post in front of Black Horse Inn	
13	Concrete footpaths and road, Windsor Street	May be present below current road surface.
14	Verandas extending into road reserve footpath in western half of study area	Structural remains for verandahs no longer extant may have been buried under modern footpath surfaces, and either remain intact or have been truncated by services installed within the road reserve.
Brick barrel drain	Sandstock brick barrel drain	Potential disturbance through road work and other services, however no documentation has been uncovered to indicate it has been uncovered recently. Thought to be <i>in situ</i> .

Structure no.	Description	Probably disturbances and integrity of sub-surface deposits
R01.2 – Windsor Street		
6	Ironbark two-rail fence surrounding Richmond Park	Ephemeral remains which may be present in truncated form, but could equally remain <i>in situ</i> or have been disturbed from ongoing roadworks and infrastructure installation.
8	Telegraph/light poles in footpath adjacent to Richmond Park	
9	Verandahs extending into road reserve footpath opposite Richmond Park	
13	Concrete footpaths and road, Windsor Street	May be present below current road surface.
R02 – Richmond Park Interface		
6	Ironbark two-rail fence surrounding Richmond Park	Ephemeral remains which may be present in truncated form, but could equally remain <i>in situ</i> or have been disturbed from ongoing roadworks and infrastructure installation.
7	Fence line at boundary of Richmond Park and Watchhouse allotment	

4.4.3 Research potential

Archaeological research potential refers to the ability of archaeological evidence to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site. Archaeological research potential differs from archaeological potential in that the presence of an archaeological resource (i.e., archaeological potential) does not mean that it can provide any additional information that increases our understanding of a site or the past (i.e., archaeological research potential).

The research potential of a site is also affected by the integrity of the archaeological resource within a study area. If a site is disturbed, then vital contextual information that links material evidence to a stratigraphic sequence may be missing and it may be impossible to relate material evidence to activities on a site. This is generally held to reduce the ability of an archaeological site to answer research questions.

Assessment of the research potential of a site also relates to the level of existing documentation of a site and of the nature of the research done so far (the research framework), to produce a 'knowledge' pool to which research into archaeological remains can add.

Developing local, regional and national economies – Commerce

The historical research for this assessment has identified a number of verandahs which extended into the study area, dating from at least the 1890s, but likely from an earlier date. The commercial and retail area of Richmond on Windsor Street was established from 1841 onwards and various inns, butchers and saddlers were located along the street in the vicinity of Richmond Park. Over time, many of the domestic dwellings on Windsor Street gradually transitioned to commercial or retail functions, likely to take advantage of the foot traffic in the area. Many of the former verandah features are therefore likely to relate to commerce. However, archaeologically these are likely to be limited to postholes for verandah posts, as the allotment boundaries appear to follow plans and photographs and lay outside the study area boundary. The research potential of the archaeological resource is therefore likely to be limited to confirming the location of former verandahs within the commercial centre of Richmond.

The study area may also contain archaeological resources associated with two structures: one dating to c.1811 in Payne's allotment, and the other to pre-1831 in Saunders' allotment on Bosworth Street. While these two structures were likely domestic dwellings initially, it is possible that they were converted to commercial premises as Windsor Street continued to develop as the retail centre of Richmond. Potential archaeological remains associated with these former structures could include brick or sandstone footings and associated underfloor deposits. Such relics have the potential to provide information regarding the commercial activities being undertaken on these sites and the goods being made or sold within.

The following subsections assess the research potential of the archaeological resource to address identified historical themes relevant to the study area.

Developing local, regional and national economies – Transport

The focus of the study area is on Windsor Street and its junctions with Bosworth, West Market, East Market and Toxana streets. The road itself has been subject to multiple instances of roadworks since the mid-19th century, with one source suggesting that the road was not formalised until the town was incorporated in the 1870s. However, it is believed that landowners would kerb and gutter or construct a footpath themselves in front of their own properties. A tanner in Windsor Street, Mr George Guest, was known to lay out his wash bark over the street, providing some improvement to the sand that lay beneath. Images dating from the 1870s onwards show what appears to be unkempt kerbing and a road surface, possibly metal. Later photographs from the 1890s onwards show distinct stone kerbing and guttering with a metal surface to the street. Archaeological resources, such as buried stone kerbing and guttering, road surface materials and

construction base, associated with the road are unlikely to contribute further to our knowledge of Richmond and the theme of transport beyond confirming the methods of construction of former roadways.

Building settlements, towns and cities - Towns, suburbs and villages

Windsor Street developed into the main commercial area within Richmond from 1841, gradually transitioning from a space of mixed functionality featuring domestic and retail buildings to one where commerce was the primary function. Dwellings likely existed at the rear of many premises while the fronts were converted to shops. Based on historical research, apart from confirming the location of former verandah posts associated with commercial premises there are likely to be few instances of archaeological resources located within the study area which could provide more information about this theme.

Building settlements, towns and cities -Utilities

The study area has featured a number of historical utilities, including the brick barrel drain, drainage lines, light poles and telegraph poles. The construction of the brick barrel drain, as part of a large scale public infrastructure project in Richmond is practically undocumented and unknown to the public. An archaeological resource such as this could prove to be a powerful comparative tool to gather and compare information with the brick drain at Windsor, Parramatta and the tank stream in Sydney. This could shed light on large scale drainage in regards to their construction, evolution and importance in early towns of the colony.

Prior to the formation of the roads, Windsor Street had been concave instead of convex, with water draining down the middle of the roadway. One of the principal drainage routes ran from near the Black Horse Inn at the corner of Windsor and Bosworth streets, to the corner of Market Square into March Street. Photographs from the 1890s show telegraph and light poles located within the footpath of the road reserve north of Richmond Park on Windsor Street. However, archaeological resources associated with these are unlikely to provide much in the way of information which could contribute to research questions regarding utilities in Richmond beyond confirming their location.

Developing Australia's cultural life - Domestic life

The study area may contain remains of two building frontages, one dating from c.1811 on Payne's allotment and the other from pre-1831 on Saunders' allotment on Bosworth Street. It is likely that these two structures were originally domestic dwellings. It is possible that these dwellings were converted to commercial premises as Windsor Street developed into a retail area over time. Should archaeological resources associated with these structures be present within the study area, they may be able to provide information regarding the early domestic lives of Richmond's residents, particularly for the period concerning the first half of the 19th century. This information could provide information on the occupants, whether there were children present, their domestic and dining habits and activities and potentially their class status. This information could then be compared to other domestic archaeological sites within Richmond and the local area.

4.4.4 Summary of archaeological potential

Through an analysis of the above factors a number of assumptions have been made relating to the archaeological potential of the study area. These are presented in Table 11 and Figure 4.

The assessment of archaeological potential has been divided into three categories:

- **High archaeological potential** – based upon the historical context and documentary evidence presented within this report there is a high degree of certainty that archaeologically significant remains relating to this period, theme or event will occur within the study area.

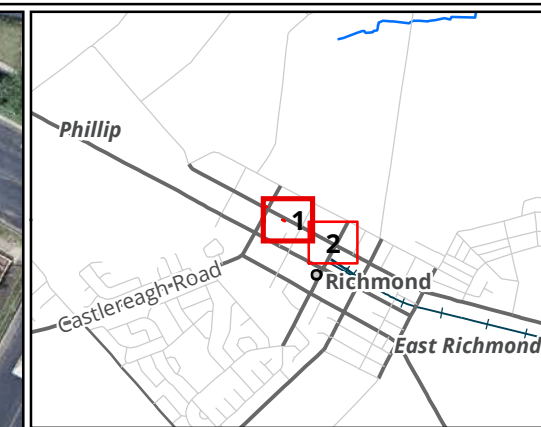
- **Moderate archaeological potential** – based upon the historical context and documentary evidence presented within this assessment it is probable that archaeological significant remains relating to this period, theme or event could be present within the study area.
- **Low archaeological potential** – based upon the historical context and documentary evidence presented within this assessment it is unlikely that archaeological significant remains relating to this period, theme or event will occur within the study area.

Table 11 Assessment of archaeological potential

Structure no.	Description	Archaeological features	Dates	Archaeological potential
R01.1 – Windsor Street				
1	One structure potentially on study area boundary within S. Payne's Allotment 3, Section 4	Building footings or foundations and associated cuts and deposits, walls, compacted underfloor deposits, structural postholes and footings including associated cuts and deposits	c.1811 to 1970s	Moderate
2	One building/verandah in Saunder's Allotment, Section 1, north-western corner of Windsor and Bosworth streets	Postholes and associated cuts and deposits	Pre-1831 to post-1970s	Moderate
3	Fence line at the corner Saunder's Allotment, Section 1, north-western corner of Windsor and Bosworth streets	Postholes and associated cuts and deposits	Pre-1831 to unknown	Low
4	Potential fence line at the corner Simmons Allotment, Section 2, south-western corner of Windsor and Bosworth streets	Postholes and associated cuts and deposits	Pre-1831 to unknown	Low
5	Fence line for Allotment 3, Section 5	Postholes and associated cuts and deposits	Pre-1838 to unknown	Low
10	Water trough in front of Black Horse Inn	Postholes and associated cuts and deposits	Late 19th century to unknown	Low
11	Light pole in front of Black Horse Inn	Postholes and associated cuts and deposits	Late 19th century to unknown	Low
12	Short post in front of Black Horse Inn	Postholes and associated cuts and deposits	Late 19th century to unknown	Low
14	Verandas extending into road reserve footpath in western half of study area	Postholes and associated cuts and deposits	Pre-1937 to unknown	Low
13	Concrete footpaths and road, Windsor Street	Concrete surface	Late-1920s to unknown	Low

Structure no.	Description	Archaeological features	Dates	Archaeological potential
-	Historical road features	Road cuttings, stone kerbs and guttering, drainage routes, historical road surfaces such as stone, brick, compacted soils, metal over macadam or telford bases	c.1870s to present	Low
-	Property fence lines	Postholes and associated cuts and deposits	Early 19th century onwards	Low
Brick barrel drain	Brick barrel drain	Sandstock brick barrel drain and associated cut and fills.	Early 19th century.	High
R01.2 – Windsor Street				
6	Ironbark two-rail fence surrounding Richmond Park	Postholes and associated cuts and deposits	1864 to unknown	Low
8	Telegraph/light poles in footpath adjacent to Richmond Park	Postholes and associated cuts and deposits	c.1890s to unknown	Low
9	Verandahs extending into road reserve footpath opposite Richmond Park	Postholes and associated cuts and deposits	Pre-c.1890s onwards	Low
13	Concrete footpaths and road, Windsor Street	Concrete surface	Late-1920s to unknown	Low
-	Historical road features	Road cuttings, stone kerbs and guttering, drainage routes, historical road surfaces such as stone, brick, compacted soils, metal over macadam or telford bases	c.1870s to present	Low
-	Property fence lines	Postholes and associated cuts and deposits	Early 19th century onwards	Low
R02 – Richmond Park Interface				
6	Ironbark two-rail fence surrounding Richmond Park	Postholes and associated cuts and deposits	1864 to unknown	Low

Structure no.	Description	Archaeological features	Dates	Archaeological potential
7	Fence line at boundary of Richmond Park and Watchhouse allotment	Postholes and associated cuts and deposits	1864 to unknown	Low




- Legend**
- Study area
 - Moderate archaeological potential
 - Low archaeological potential

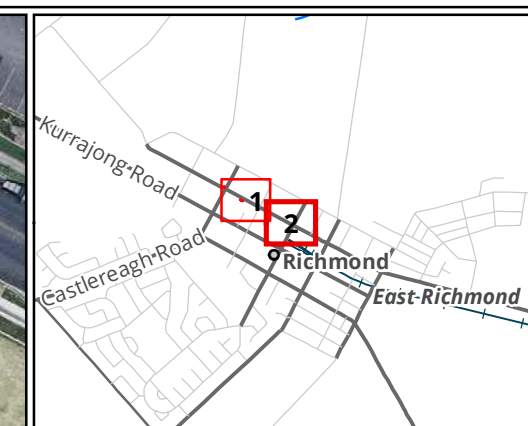
Figure 4.1 Assessment of archaeological potential

0 8 16 24 32 40
Metres

Scale: 1:1,000 @ A3
Coordinate System: GDA 1994 MGA Zone 56

 **biosis**

Matter: 33889,
Date: 19 March 2021,
Checked by: MB, Drawn by: AM, Last edited by: amackegard
Location: P:\33800s\33889\Mapping\33889_HHA_ArchPot_Rich.mxd



Legend

- Study area
- High archaeological potential
- Low archaeological potential

Figure 4.2 Assessment of archaeological potential

0 8 16 24 32 40
Metres

Scale: 1:1,000 @ A3
Coordinate System: GDA 1994 MGA Zone 56



Matter: 33889,
Date: 19 March 2021,
Checked by: MB, Drawn by: AM, Last edited by: amackegard
Location: P:\33800s\33889\Mapping\33889_HHA_ArchPot_Rich.mxd

5 Significance assessment

An assessment of heritage significance encompasses a range of heritage criteria and values. The heritage values of a site or place are broadly defined as the 'aesthetic, historic, scientific or social values for past, present or future generations'.²⁸ This means a place can have different levels of heritage value and significance to different groups of people.

The archaeological significance of a site is commonly assessed in terms of historical and scientific values, particularly by what a site can tell us about past lifestyles and people. There is an accepted procedure for determining the level of significance of an archaeological site.

Heritage assessment criteria in NSW fall broadly within the four significance values outlined in the Burra Charter. The Burra Charter has been adopted by state and Commonwealth heritage agencies as the recognised document for guiding best practice for heritage practitioners in Australia. The four significance values are:

- Historical significance (evolution and association).
- Aesthetic significance (scenic/architectural qualities and creative accomplishment).
- Scientific significance (archaeological, industrial, educational, research potential and scientific significance values).
- Social significance (contemporary community esteem).

The NSW Heritage Office issued a more detailed set of assessment criteria to provide consistency with heritage agencies in other States and to avoid ambiguity and misinterpretation. These criteria are based on the Burra Charter. The following SHR criteria were gazetted following amendments to the *Heritage Act 1977* (Heritage Act) that came into effect in April 1999:

- *Criterion (a) - an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*
- *Criterion (b) - an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*
- *Criterion (c) - an item is important in demonstrating the aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*
- *Criterion (d) - an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*
- *Criterion (e) - an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*
- *Criterion (f) - an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*

²⁸ (Heritage Office 2001)

- *Criterion (g) - an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments; or a class of the local area's cultural or natural places; or cultural or natural environments.*

5.1 Levels of heritage significance

Heritage items can either hold local or State heritage significance, or have elements of both local and State heritage significance. Places can have different values to different people or groups.

Local heritage items

Local heritage items are those that are significant to a local area. In other words, they contribute to the individuality and streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage. They may have greater value to members of the local community who regularly engage with these places and/or consider them to be an important part of their day-to-day life and their identity. Collectively, such items reflect the socio-economic and natural history of a local area. Items of local heritage significance form an integral part of the State's environmental heritage.

State heritage items

State heritage items, which can include places, buildings, works, relics, movable objects or precincts, are items that are significant to NSW. They form an irreplaceable part of the environmental heritage of NSW and must have some connection or association with the state in its widest sense.

The following evaluation attempts to identify the cultural significance of the study area. This significance is based on the assumption that the site contains intact or partially intact archaeological deposits.

5.2 Statement of significance

Due to the number of listings that are in the vicinity of the study area, the following evaluation has been separated into items that are within the study area, and items that are adjacent to the study area. An assessment of significance has also been undertaken for the archaeological resources within the study area which have been identified by this assessment.

5.2.1 Heritage listed items within the study area

The study area contains two items which are registered on the SHR:

- Richmond Post Office (Item No. 1410) 286 Windsor Street Richmond, Lot 180 DP 41869, located adjacently south of the study area.
- Richmond Park (Item No. 1808) Bounded by East Market, Windsor and March Streets Richmond, Lot 81, DP 1153844, located within the central southern portion of the study area.

A summary table has been provided in this section for these items, please see Appendix 3 for the full listing as they appear on the SHR and LEP.

Several new items which are not listed on local or State heritage registers were identified in the study area. Items with an asterisk have been assessed by Biosis in the tables below.

Table 12 Statements of significance for heritage items within the study area

Item no (listing)	Item name	Criteria							Statement of significance	Significance
		a	b	c	d	e	f	g		
I01410 (LEP) 1410 (SHR)	Post and telegraph office and stables, Richmond Post office	x		x	x	x	x	x	<p><i>"Richmond Post Office is significant at a State level for its historical associations, strong aesthetic qualities and social value.</i></p> <p><i>Richmond Post Office is historically significant because it is associated with the NSW Colonial Architect's Office under James Barnet, and is part of an important group of works by Barnet, a key practitioner of the Victorian Italianate architectural style in NSW. Richmond Post Office is also associated with the development of Richmond as an important service area in the Hawkesbury region, and the development of communications services in the Richmond area.</i></p> <p><i>Richmond Post Office is aesthetically significant because it is a fine example of the Victorian Italianate architectural style, with strong visual appeal. It is located on a prominent corner site and, along with the neighbouring courthouse, makes a significant contribution to the streetscape of the Richmond civic precinct.</i></p> <p><i>Richmond Post Office is also considered to be significant to the community of Richmond's sense of place."</i>²⁹</p>	State
I01808 (LEP)	Richmond Park Pavilion and statue	x	x	x	x	x	x	x	<p><i>"Richmond Park is of State significance as a rare surviving example of the town planning of Governor Lachlan Macquarie. Richmond was the first of five towns along the Hawkesbury River, personally selected by Governor Macquarie in 1810. When laying out the township in 1811, Macquarie reserved a central location for the development of this open green space for the community. Richmond Park has retained its original intention as an open public green space and continues to be a legible example of one of the key elements of Macquarie's town plan for Richmond.</i></p>	State

²⁹ (Heritage NSW 2019)

Item no (listing)	Item name	Criteria							Statement of significance	Significance
		a	b	c	d	e	f	g		
									<i>Its central location within the urban environment, has contributed to the continuity of use of Richmond Park by the community for 200 years. The cohesive landscape design, surviving from the mid-19th century, is representative of early municipal parks in NSW and today, it retains precisely the association with the layout of central Richmond envisaged by Macquarie in 1810.³⁰</i>	

Table 13 Statement of significance for non-listed built, landscape elements and potential archaeological remains in the study area

Item name	Criteria							Statement of significance	Significance
	a	b	c	d	e	f	g		
Built fabric or landscape-related									
Awnings attached to heritage listed items								Throughout the study area, awnings have been built as part of historically listed buildings. These extend onto footpaths and/or into the road reserve. As they are part of the buildings which are listed as having heritage significance, they also have heritage significance. Please refer to individual listed items for their significance assessment.	
Sandstone kerbing*	x							Sandstone kerbing is present throughout the study area, Sandstone kerbing was installed from the 1880s throughout the study area as part of government works to improve the roads and drainage within Richmond. The maintenance and improvement of the main street demonstrates Richmond's continued importance to the Colony during the 19th century.	Local

³⁰ (Office of Environment and Heritage 2009)

Item name	Criteria							Statement of significance	Significance
	a	b	c	d	e	f	g		
Brick pavers, signage, lights and electricity, sealed roads, footpaths and driveways, concrete kerbs and gutters, modern infrastructure associated with traffic management, and street furniture including potted plantings, bollards and picnic tables *								These built items within the study area are modern additions which do not hold significant heritage value as they have no historical significance, association with a person or group of persons important to NSW's history, aesthetic characteristics, associations with a particular community, potential to yield additional information about the area, are rare or are representative or a principal characteristic of a cultural place.	Nil
Archaeological resources									
Brick barrel drain*			X		X	X		The sandstock brick barrel drain is a large piece of undocumented public infrastructure for Richmond. As primary sources for this could not be found, the date of its construction is unknown. From the CCTV footage it appears to be made of sandstock (handmade) bricks and sandstone, indicating it was built prior to 1890s, when cheaper mass made machine bricks became widely available. It appears that the construction of the drain is technically sophisticated for the time, and that it has the potential to yield information that will contribute to identifying technological advancement in drainage systems for the early towns of Sydney. Drains such as this are becoming increasingly rare in early colonial towns, and many are being wholly or partially demolished for large scale building projects.	Local
Early verandahs or building frontages [1] [2]*					X			Historical research has identified the presence of verandahs and/or building frontages which enter into the road reserve and study area, dating from c.1811 to pre-1831. Any archaeological resources associated with these structures have the potential to contribute to our knowledge of commerce and domestic life within Richmond from the early-19th century onwards. While the structural remains themselves are unlikely to provide new information regarding commerce or domestic life, should any underfloor deposits containing artefacts be present, these resources could enhance our understanding of the commercial activities taking place in Richmond over this period and the goods being made or sold, or alternatively the	Local

Item name	Criteria							Statement of significance	Significance
	a	b	c	d	e	f	g		
								domestic lives of the town's occupants, their families, domestic dining habits and other activities and potentially their class status. This is particularly relevant for earlier period of the study area's history in the first half of the 19th century. This information could then be compared to other sites within Richmond and the local area.	
Fence lines throughout the study area [3] [4] [5] [6] [7]*								Historical research has indicated that a number of fence lines related to property and other boundaries were once located within the study area. Should archaeological relics of these fence lines be present within the study area, they are unlikely to provide new information which would contribute to our understanding of the study area that cannot be gained through other sources. Any archaeological resources associated with these former fence lines are not considered to have historical, associative, aesthetic, research or rarity importance or value.	Nil
Utilities, including telegraph/light poles [8] [11], water trough [10], posts [12] and drainage routes*								<p>Historical research identified a number of utility items throughout the study area, including telegraph/light poles in front of Richmond Park [8] and the Black Horse Inn [11], a water trough [10] and post [12] in front of the Black Horse Inn and drainage routes within Windsor Street.</p> <p>The telegraph and light poles [8] [11], water trough [10] and posts [12] may be represented by postholes; regarding the light poles there may also potentially be sub-surface service trenches, which would confirm whether it was used for electrical or gas lighting instead of oil.</p> <p>Prior to the formation of the roads, Windsor Street had been concave instead of convex, with water draining down the middle of the roadway. One of the principle drainage routes ran from near the Black Horse Inn at the corner of Windsor and Bosworth streets, to the corner of Market Square into March Street. However, archaeological resources associated with these are unlikely to provide much in the way of information which could contribute to research questions regarding utilities in Richmond beyond confirmation of their location.</p>	TBC

Item name	Criteria							Statement of significance	Significance
	a	b	c	d	e	f	g		
								These items are considered to have archaeological sensitivity as the nature and extent of any associated archaeological resources will determine whether they are of heritage significance.	
Later verandahs and awnings [9] [14]*								The historical research for this assessment has identified a number of verandahs which extended into the study area, dating from at least the 1890s, but likely from an earlier date. The commercial and retail area of Richmond had been established on Windsor Street from 1841 with inns, butchers and saddlers located along the street in the vicinity of Richmond Park. Over time, many of the domestic dwellings which had been established on Windsor Street gradually transitioned to contain commercial or retail functions, likely to take advantage of the foot traffic in the area and ensure custom. Many of the historical verandah features are therefore likely to be related to commerce. However, archaeologically these may be restricted to postholes for verandah structural posts. As such, it is unlikely that archaeological remains associated with the verandahs of commercial buildings within the study area are likely to contribute to our knowledge of commerce within Richmond or of Richmond itself, beyond confirming the location of former verandah posts.	Nil
Concrete footpaths and road, Windsor Street [13]*								Sections of the road and footpaths within the study area were concreted in the late-1920s. Any archaeological resources associated with the concrete road surface road are not considered to have historical, associative, aesthetic, research or rarity importance or value.	Nil
General historical road features throughout the study area*								The focus of the study area is on Windsor Street and its junctions with Bosworth, West Market, East Market and Toxana streets. The study area is highly likely to contain sub-surface evidence of historical road features such as surfaces, road bases, road cuttings, stone kerbs and guttering. The road itself has been subject to multiple instances of roadworks since the mid-19th century, with one source suggesting that the road was not formally	TBC

Item name	Criteria							Statement of significance	Significance
	a	b	c	d	e	f	g		
								<p>formed until the town was incorporated in the 1870s. However, it is believed that landowners would kerb and gutter or construct a footpath themselves in front of their own properties. For example, a tanner in Windsor Street, Mr George Guest, was known to lay out his wash bark over the street, providing some improvement to the sand that lay beneath. Images dating from the 1870s onwards show what appears to be unkempt kerbing and a road surface, possibly metal; later photographs from the 1890s onwards show distinctly stone kerbing and guttering with a metalised surface to the streets. Archaeological resources, such as buried stone kerbing and guttering, road surface materials and construction base, associated with the road are unlikely to contribute further to our knowledge of Richmond and the theme of transport beyond confirming the methods of construction of the roadways. Due to the ongoing nature of road works and improvements, it is difficult to determine the age and nature of archaeological resources which may be associated with the historical road features of Richmond streets, and whether they would be related to the early period of settlement or from a later program of road works. It is possible that archaeological resources contribute further to the existing pool of information available regarding the historical road features of Richmond, depending on the nature of the archaeological remains. This item is considered to have archaeological sensitivity.</p>	

5.2.2 Items adjacent to the study area

The items listed in the tables in Appendix 4 are directly adjacent to the study area. Please note that these tables are a combination of the listed statement of significance as it appears on the LEP or SHR listing on the SHI, or a short statement as provided by Biosis with the information available (designated by an asterisk). The items with no information in the listings often reference the document *Hawkesbury Study of the Shire of Hawkesbury* (1987) by Lester Tropman & Associates and Helen Proudfoot. As this was unable to be resourced, the original reason for the listing of the items was unclear, and Biosis's statement of significance may vary from the original listing.

6 Constraints to the project

The Master Plan Validation Report³¹ has broken down the study area into two different zones. These are Windsor Street (R01.1 and R01.2) and Richmond Park interface (R.02). As such, the identified heritage constraints have also been broken down into these areas.

6.1 General heritage constraints

The table below lists general heritage constraints. Please see Figure 3 for mapping of heritage items within and adjacent to the study area, and Figure 4 for the mapping of archaeological potential.

Table 14 General heritage constraints






Constraint	Recommendation
Areas of archaeological potential	Works should avoid areas of moderate archaeological potential. Should works occur in these areas, Section 140 or Section 139(4) approval under the Heritage Act must be sought prior to works occurring.
Works within the curtilage of items listed on the State Heritage Register	Works should avoid impacting within the curtilage of State heritage items or conservation areas. Should works occur in these areas, Section 60 or Section 57(2) approval under the Heritage Act must be sought prior to works occurring.
Works adjacent to items of heritage significance	Most of the items adjacent to the study area have been heritage listed for their aesthetic properties and contribution to the streetscape and history of Windsor. Works should avoid overly obstructing these items.
Sandstone kerbing	Sandstone kerbing is present throughout the study area. This should be avoided during the detailed design. Should the areas of kerbing need to be impacted, the sandstone should either be incorporated into the works where it was removed, or used in another part of the design.
Richmond Park CMP	Should works be undertaken in Richmond Park, the CMP must be consulted and the relevant policies incorporated into the design.

6.2 R01.1 Windsor Street

Works proposed in this area can be seen in Photo 20. The location of heritage items are shown in Figure 3 and areas of archaeological potential in Figure 4. Table 15 outlines the general constraints and recommendations for this area of works. It is assumed that retaining on street parking, mixed traffic bike lane and retaining existing awnings will have no impacts and that the high-quality paving cannot be moved.

- Upgrade pedestrian crossing 
- Public art 
- Smart furniture 
- Bench seating 

³¹ (Place Design Group 2021b)

- High quality paving 
- WSUD tree pits 
- Possible electric vehicle charging station 
- Parklets 
- Embellishment area 

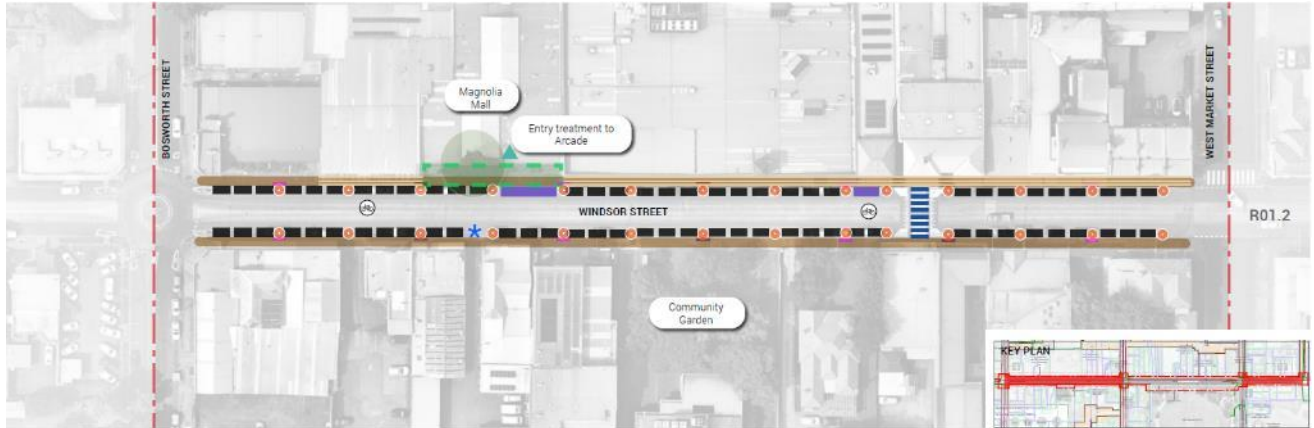











Photo 20 Proposed upgrades for R01.1 Windsor Street

Table 15 Constraints for R01.1 Windsor Street

Works	Constraint	Heritage item affected	Recommendation
Upgrade pedestrian crossing	Obstruction of listed items / negatively impact the visual landscape	Adjacent to item I610 (SHR) and I123 (LEP)	Keep upgrades as visually unobtrusive as possible.
Public art	Negatively impact the visual landscape		Keep upgrades as visually unobtrusive as possible or which will add to the landscape.
High quality paving	Obstruction of listed items / negatively impact the visual landscape	I122, I610, I118, I117, I136, I123, I130 (LAP, 610 (SHR)	Keep upgrades as visually unobtrusive as possible. Should there be any sandstone kerbing, it should either be incorporated into the works where it was removed, or used in another part of the design.
WSUD tree pits	Obstruction of listed items / negatively impact the visual landscape	I122, I610, I118, I117, I136, I123, I130 (LAP, 610 (SHR)	Move the trees to a location that is not directly adjacent to heritage items listed for their contribution of the streetscape. If this location cannot be moved, choose a species that would have been present earlier in Richmonds history including native river oak, myall and red cedar, as well as English oak, conifers, beech, poplar, cord and Judas trees.
Smart furniture	Obstruction of listed items / negatively impact the visual landscape	I122, I130, I123, I136, I118 (LEP)	Keep upgrades as visually unobtrusive as possible.
Bench seating	Obstruction of listed items / negatively impact the visual landscape	I130, I610 (SHR)	Keep upgrades as visually unobtrusive as possible.
Parklets	Negatively impact the visual landscape		Keep upgrades as visually unobtrusive as possible or which will add to the landscape.
Embellishment area	Negatively impact the visual landscape		Keep upgrades as visually unobtrusive as possible or which will add to the landscape.
Possible electric vehicle charging station	Negatively impact the visual landscape		Keep upgrades as visually unobtrusive as possible.

6.3 R01.2 Windsor Street

Works proposed in this area can be seen in Photo 21. The location of heritage items is shown in Figure 3 and areas of archaeological potential in Figure 4. Table 16 outlines the general constraints and recommendations for the area for works to take place in this area. It is assumed that retaining on-street parking, mixed traffic bike lane and retaining existing awnings will have no impacts and that the high-quality paving cannot be moved.

- Proposed pedestrian crossing 
- Upgrade pedestrian crossing 
- Public art 
- Catenary lighting 
- High quality paving 
- Tree pits in concrete paving 
- Smart furniture 
- Bench seating 
- Parklets 

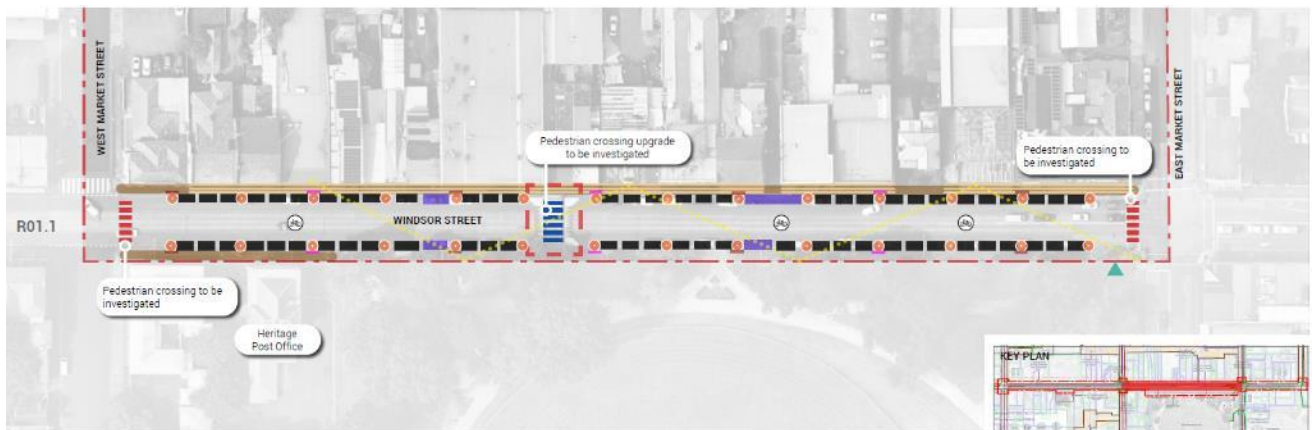


Photo 21 Proposed upgrades for R01.2 Windsor Street

Table 16 Constraints for R01.2 Windsor Street

Works	Constraint	Heritage item affected	Recommendation
Proposed pedestrian crossing	Obstruction of listed items / negatively impact the visual landscape	I116, I121, I131 (LEP), 1808 (SHR)	Keep upgrades as visually unobtrusive as possible.
Upgrade pedestrian crossing	Obstruction of listed items / negatively impact the visual landscape	I115 (LEP), 1808 (SHR)	Keep upgrades as visually unobtrusive as possible.
Public art	Obstruction of listed items / negatively impact the visual landscape	1808 (SHR)	Keep upgrades as visually unobtrusive as possible or which will add to the landscape. Existing poles should be used or replaced to minimise the visual impact of the services
	Within curtilage of State heritage listed item	1808 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.
Catenary lighting	Obstruction of listed items / negatively impact the visual landscape	I116, I115, I114, I113, I112, I131, I121 (LEP), 1808, 1410 (SHR)	Keep upgrades as visually unobtrusive as possible, or which will add to the landscape. Existing poles should be used or replaced to minimise the visual impact of the services.
High quality paving	Obstruction of listed items / negatively impact the visual landscape	I121, I116, I113, I112 (LEP), 1410 (SHR)	Keep upgrades as visually unobtrusive as possible. Should there be any sandstone kerbing, it should either be incorporated into the works where it was removed, or used in another part of the design.
	Within curtilage of State heritage listed item	1410 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.
Tree pits in concrete	Obstruction of listed items / negatively impact	I116, I115, I114, I113, I112, I131, I121 (LEP),	Move the trees to a location that is not directly adjacent to heritage items listed for their contribution of the streetscape. If this location cannot be moved, choose a species that would have been present

Works	Constraint	Heritage item affected	Recommendation
paving	the visual landscape	1808, 1410 (SHR)	earlier in Richmond's history including native river oak, myall and red cedar, as well as English oak, conifers, beech, poplar, cord and Judas trees.
	Within curtilage of State heritage listed item	1808, 1410 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.
Smart furniture	Obstruction of listed items / negatively impact the visual landscape	1808, 1410 (SHR)	Keep upgrades as visually unobtrusive as possible.
	Within curtilage of State heritage listed item	1808, 1410 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.
Bench seating	Obstruction of listed items / negatively impact the visual landscape	I116, I121, I113, I131 (LEP), 1808 (SHR)	Keep upgrades as visually unobtrusive as possible.
	Within curtilage of State heritage listed item	1808 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.
Parklets	Negatively impact the visual landscape	I113, I114 (LEP), 1808 (SHR)	Keep upgrades as visually unobtrusive as possible or which will add to the landscape.
	Within curtilage of State heritage listed item	1808 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.

6.4 R02 Richmond Park Interface

Works proposed in this area can be seen in Photo 22. The location of heritage items can be seen in Figure 3 and areas of archaeological potential in Figure 4. Table 17 outlines the general constraints and recommendations for the area for works to take place in this area. Please note that there is also a CMP for Richmond Park that should be considered during the detailed design phase.

- Public art 
- Possible link   
- Tree in turf / garden bed 
- Smart furniture 



Photo 22 Proposed upgrades for R02 Richmond Park Interface

Table 17 Constraints for R02 Richmond Park Interface

Works	Constraint	Heritage item affected	Recommendation
Public art	Obstruction of listed items / negatively impact the visual landscape	1808 (SHR)	Keep upgrades as visually unobtrusive as possible or which will add to the landscape. Existing poles should be used or replaced to minimise the visual impact of the services.
	Within curtilage of State heritage listed item	1808 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.
Possible link	Obstruction of listed items / negatively impact the visual landscape	1808 (SHR)	Keep upgrades as visually unobtrusive as possible or which will add to the landscape. The CMP outlines what types of paths were previously in Richmond Park and which should be considered in future designs.
	Within curtilage of State heritage listed item	1808 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.
Tree in turf / garden bed	Obstruction of listed items / negatively impact the visual landscape	1808 (SHR)	If the locations cannot be moved, choose a species that would have been present earlier in Richmond Park's history including native river oak, myall and red cedar, English oak, conifers, beech, poplar, cord and Judas trees.
	Within curtilage of State heritage listed item	1808 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.

Works	Constraint	Heritage item affected	Recommendation
Smart furniture	Obstruction of listed items / negatively impact the visual landscape	1808 (SHR)	Keep upgrades as visually unobtrusive as possible.
	Within curtilage of State heritage listed item	1808 (SHR)	Works should be moved to be out of the curtilage of an item listed on the SHR. OR Section 60 or Section 57(2) application of the Heritage Act must be submitted and approved for any works to proceed in the curtilage of an item listed on the SHR.

6.5 R01.1 Windsor Street (no mapping provided)

The works will also continue into Windsor Street from East Market Street to Toxana Street. As no potential works mapping has been provided for this area, Table 18 assumes that works will take place adjacent to Item 00014 on the SHR and Item 111 on the LEP. Should works not take place next to these items, the constraints are still applicable as Richmond is classified as a heritage landscape. Heritage items can be seen in Figure 3 and areas of archaeological potential can be seen in Figure 4.










- Upgrade pedestrian crossing 
- Public art 
- High quality paving 
- WSUD tree pits 
- Possible electric vehicle charging station 
- Smart furniture 
- Bench seating 
- Parklets 
- Embellishment area 

Table 18 General constraints for R01.1 Windsor Street (West Market Street to Toxana Street)

Works	Constraint	Heritage item affected	Recommendation
Upgrade pedestrian crossing	Obstruction of listed items / negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Keep upgrades as visually unobtrusive as possible. Avoid areas of archaeological potential.
Public art	Obstruction of listed items / negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Keep upgrades as visually unobtrusive as possible or which will add to the landscape. Avoid areas of archaeological potential.
High quality paving	Obstruction of listed items / negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Keep upgrades as visually unobtrusive as possible. Should there be any sandstone kerbing, it should either be incorporated into the works where it was removed, or used in another part of the design. Avoid areas of archaeological potential.
WSUD tree pits	Obstruction of listed items / negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Move the trees to a location that is not directly adjacent to heritage items listed for their contribution of the streetscape. If this location cannot be moved, choose a species that would have been present earlier in Richmond's history including native river oak, myall and red cedar, as well as English oak, conifers, beech, poplar, cord and Judas trees. Avoid areas of archaeological potential.
Smart furniture	Obstruction of listed items / negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Keep upgrades as visually unobtrusive as possible. Avoid areas of archaeological potential.
Bench seating	Obstruction of listed items / negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Keep upgrades as visually unobtrusive as possible. Avoid areas of archaeological potential.
Parklets	Negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Keep upgrades as visually unobtrusive as possible or which will add to the landscape. Avoid areas of archaeological potential.
Embellishment area	Negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Keep upgrades as visually unobtrusive as possible or which will add to the landscape. Avoid areas of archaeological potential.

Works	Constraint	Heritage item affected	Recommendation
Possible electric vehicle charging station	Negatively impact the visual landscape	I111 (LEP), 00014 (SHR)	Keep upgrades as visually unobtrusive as possible. Avoid areas of archaeological potential.

7 Conclusions and recommendations

7.1 Conclusions

Richmond is one of the oldest established towns in NSW and, as such, there are a number of heritage listed items both adjacent to and within the study area. There are 14 listed heritage items adjacent to the study area, and two that are within the study area that have the potential to be impacted by the Masterplan. These are:

- Richmond Park / Richmond Park Pavilion and Statue (SHR, Item no. 001410; Hawkesbury LEP 2012, Item no. I01410).
- Richmond Post Office / Post and telegraph office and stables (SHR, Item no. 001808; Hawkesbury LEP 2012, Item no. I01808).

There are also two areas of moderate archaeological potential, and one area of high archaeological potential within the study area, which at this stage, would not be impacted by the proposed works:

- Two areas of moderate archaeological potential which may contain early verandahs or building frontages dating to c.1811 and pre-1831 on Windsor Street.
- One area of high archaeological potential contains a brick barrel drain running across Windsor Street adjacent to Richmond Park.

The location of the town was chosen by Governor Lachlan Macquarie in 1809, leading to the establishment of Richmond in 1811, which was officially marked out in 1816. Windsor Street was established early on as one of the main thoroughfares, and from the 1840s became the main focus for retail and commercial premises, with residences attached and behind. Richmond was also situated on the road to Sydney from the west on Bells Line of Road, and took advantage of the trade that came through the town, particularly industries related to beef production. A steady climb in the population of Richmond as a market town of the agricultural Hawkesbury district saw various public, commercial, domestic and industrial structures being built along Windsor Street, and in 1864 the Blacktown-Richmond Railway was built to connect Richmond to Sydney. Civic investment by government from the second half of the 19th century onwards saw the establishment of a number of public reserves and improvements to the town's infrastructure including ongoing road works and maintenance, water supply, gas lighting and electricity. In the 20th century, Richmond settled into the role of a quiet provisional town on the fringe of an ever-expanding Greater Sydney. The evolution of the town can be mapped by looking at the different types and dates of the buildings along Windsor Street, and has an individual character all of its own.

The original masterplan that was developed for Hawkesbury City Council did not appear to have an analysis of the archaeology or heritage of Richmond, apart from the listings on the LEP and SHR. As such, there were several works proposed in areas of State heritage significance. This has been updated following preliminary heritage advice to produce the plans in Section 6 and, as a result, have much less impact on State significant heritage items. Works throughout the entire study area include the addition of street trees, upgrading paving, the installation of public art and electric vehicle charging stations among others.

There are multiple aspects of heritage in Richmond that need to be taken into account during development of the detailed design. The following recommendations are provided to assist the design development and ensure that impacts to known and potential heritage are avoided or minimised, where possible.

7.2 Recommendations

These recommendations have been formulated to respond to client requirements and the significance of the study area and its heritage items. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.³²

Recommendation 1 Reduce heritage impact through design

Section 6 has identified opportunities to reduce the impact of the development on both the heritage items within and adjacent to the study area, and to the landscape of Richmond. These should be implemented where possible in the detailed design. These include but are not limited to:

- Limiting works within the curtilages of items listed on the SHR.
- Relocating works so they do not obstruct heritage items which are listed for their aesthetic properties, or contribution to the streetscape.
- Minimise visual impact through design, including using existing poles for public art, choosing trees which will complement the landscape, reusing sandstone kerbing in the same areas or as part of the design.

Recommendation 2 Avoid areas of archaeological potential

This assessment has identified areas of moderate archaeological potential. So far, works have avoided these areas of potential. These should continue to be avoided in the detailed design. Should works be undertaken in the areas of archaeological potential, excavation permits under the Heritage Act would be required to undertake works (Recommendation 4).

Recommendation 3 Avoid heritage items and areas listed on the SHR

Works are proposed to be undertaken in the curtilage of two heritage items listed on the SHR. Works should avoid these areas. R01.2 and R02 outline works to be undertaken in Richmond Park (Item no. 01808) and Richmond Post office (Item no. 01410). If works cannot be avoided in these areas, heritage permits will be needed once the detailed design has been finalised (see Recommendation 4 and Recommendation 6).

It should also be noted that several awnings that are attached to heritage items are protruding into the road reserve/footpath. These should also be avoided.

Recommendation 4 Statement of Heritage Impact

Due to the large number of heritage items in and adjacent to the study area, a Statement of Heritage Impact (SoHI) should be prepared by a suitably qualified heritage consultant to assess the detailed design once it has been finalised. The SoHI would determine which, if any, permits were required under the Heritage Act prior to undertake the proposed works.

Recommendation 5 Section 140 or 139(4) application

If works cannot avoid areas of archaeological potential, a Section 140 or 139(4) application must be submitted to the NSW Heritage Council and an approval issued prior to works commencing. This would require a Historical Archaeological Assessment and Research Design (HAARD) to be prepared and submitted as part of the application. Test excavations will also be required as a result of this permit.

³² (Australia ICOMOS 2013)

Recommendation 6 Section 60 or 57(2) application

Should works be undertaken in the curtilage of an item listed on the SHR, a Section 60 or Section 57(2) application must be submitted to the NSW Heritage Council and an approval issued prior to works commencing. This is applicable for any works to be undertaken, whether they will impact on areas of potential archaeology or not. This would require a Statement of Heritage Impact (SoHI) report be prepared and submitted as part of the application (see Recommendation 4).

Recommendation 7 Landscape study

This report has identified that the entire area can be classified as a heritage landscape, however a detailed study has not been completed as it is not within the scope of this report. Hawkesbury City Council should engage an appropriately qualified landscape architect to undertake a landscape study for Richmond, specifically Windsor Street and Richmond Park. The outcomes and recommendations from this should be considered in the final design.

Recommendation 8 Heritage Interpretation

Given the number of heritage items in the vicinity of the study area, associated historical themes and broader heritage significance of the Windsor Street landscape, there is considerable opportunity for heritage interpretation. As such, it is recommended that a Heritage Interpretation Plan be prepared by a suitably qualified heritage consultant following the NSW Heritage Council's *Interpreting Heritage Places and Items Guidelines*. The plan should identify how information on the history of Richmond and relevant heritage items could be communicated through the proposed works and the results of this Plan inform the detailed design.

Recommendation 9 Retention of non listed heritage items

One item in the study area has been assessed as having heritage significance but are not listed on any heritage registers. This is the sandstone kerbing which is found throughout the entirety of the study area. As per Recommendation 1 it should be retained and the design modified to avoid impacts.

References

- Attenbrow V 2002. *Sydney's Aboriginal Past: Investigating the archaeological and historical records*, University of New South Wales Press Ltd, Sydney.
- Australia ICOMOS 2013. *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood, VIC.
- Baker H 1967. *Historic Buildings: Windsor and Richmond*, State Planning Authority of New South Wales.
- Barkley-Jack J 2012. *The History of Thompson Square*, Unpublished MSS.
- Biosis Research & Cultural Resource Management 2012. *Windsor Bridge Replacement Project. Historic Heritage Assessment and Statement of Heritage Impact. Report for Roads and Maritime Services NSW*,.
- Casey and Lowe 2019. *6-8 East Market Street, Richmond. Historic Archaeological Assessment. Report to Estillo Group*,.
- Clarkson C, Jacobs Z, Marwick B, Fullagar R, Wallis L, Smith M, Roberts RG, Hayes E, Lowe K, Carah X, & Florin SA 2017. 'Human occupation of northern Australia by 65,000 years ago', *Nature*, 547, 7663: 306.
- Clugston N 2008. *Hawkesbury River, Dictionary of Sydney*, accessed 3 February 2021, https://dictionaryofsydney.org/entry/hawkesbury_river.
- Context Pty Ltd, Urban Initiatives Pty Ltd, & Doyle H 2002. *Port Arthur Historic Site landscape management plan*, Port Arthur Historic Site Management Authority, Tasmania.
- 'Cooramill' 1903a. 'Reminiscences of Richmond. From The Forties Down. No. 20', *Hawkesbury Herald (Windsor, NSW: 1902 - 1945)*, accessed 23 February 2021, <http://nla.gov.au/nla.news-article66354935>.
- 'Cooramill' 1903b. 'Reminiscences of Richmond. From The Forties Down. No. 5', *Hawkesbury Herald (Windsor, NSW: 1902 - 1945)*: 5.
- 'Cooramill' 1903c. 'Reminiscences of Richmond. From The Forties Down. No. 3', *Hawkesbury Herald (Windsor, NSW: 1902 - 1945)*: 5.
- 'Cooramill' 1903d. 'Reminiscences of Richmond. From The Forties Down. No. 7', *Hawkesbury Herald (Windsor, NSW: 1902 - 1945)*: 11.
- 'Cooramill' 1903e. 'Reminiscences of Richmond. From The Forties Down. No. 10', *Hawkesbury Herald (Windsor, NSW: 1902 - 1945)*: 11.
- 'Cooramill' 1903f. 'Reminiscences of Richmond. From the Forties Down. No. 1', *Hawkesbury Herald (Windsor, NSW: 1902 - 1945)*: 15.
- 'Cooramill' 1903g. 'Reminiscences of Richmond. From The Forties Down. No. 2', *Hawkesbury Herald (Windsor, NSW: 1902 - 1945)*: 5.
- Edward Higginbotham & Associates 1996. *Archaeological Management Plan, Richmond NSW. Volume 1 Management Plan*, For Hawkesbury City Council.

Edward Higginbotham & Associates Pty Ltd 1997. *Report on the Archaeological Excavation of Richmond Marketplace, bounded by March, Paget, Lennox and East Market Streets, richmond, N.S.W. Volume 1. Report. Prepared for Restifa & Partners Pty Ltd.,*

Edward Higginbotham & Associates Pty Ltd 2004. *Report on the Archaeological Investigation of the Proposed KFC Restaurant, 26-30 Bosworth Street at March Street, Richmond, N.S.W. Report for Ramakers Architects Pty Ltd & YUM! Restaurants Australia.,*

Gill JCH 1965. 'The Macquarie Towns', *Journal of the Royal Historical Society of Queensland*, 7, 3: 540–562.

Hawkesbury People and Places 2014. *Commercial Banking Company of Sydney, Richmond (commercial premises), Hawkesbury People and Places*, accessed 24 February 2021, <https://www.hawkesbury.org/name/commercial-banking-company-of-sydney-richmond.html>.

Hendy-Pooley G 1906. 'Windsor and Richmond.', *The Australian Historical Society Journal and Proceedings*, 2, 1: 12–21.

Heritage NSW 1977. Heritage Act, accessed 4 December 2019, New South Wales Government Heritage Council. <https://www.legislation.nsw.gov.au/#/view/act/1977/136>.

Heritage NSW 1998a. *Black Horse Inn (Former)*, Heritage NSW, accessed 24 February 2021, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1741066>.

Heritage NSW 1998b. *House (Item I118)*, Heritage NSW, accessed 24 February 2021, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1741111>.

Heritage NSW 1998c. *House (Item I123)*, Heritage NSW, accessed 24 February 2021, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1741113>.

Heritage NSW 2001. *Regent Theatre*, Heritage NSW, accessed 8 March 2021, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1741734>.

Heritage NSW 2010. *Richmond Courthouse and Police Station*, Heritage NSW, accessed 24 February 2021, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3080112>.

Heritage NSW 2014. *Toxana*, Heritage NSW, accessed 23 February 2021, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5045691>.

Heritage NSW 2019. *Richmond Post Office*, Heritage NSW, accessed 23 February 2021, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5051251>.

Heritage Office 2001. Assessing Heritage Significance, accessed 31 January 2018, <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/assessing-heritage-significance.pdf>.

Higginbotham E 1986. *Historical and archaeological investigation of Thompson Square, Windsor*, Unpublished report for Hawkesbury Shire Council.

Howard Tanner and Associates 1984. *Heritage Study of the North Western Sector of Sydney: Hawkesbury - Richmond (inventory sheets),*

Jo McDonald Cultural Heritage Management 2005. *Archaeological Salvage Excavation of Site RTA-GI, 109-113 George Street, Parramatta, NSW*, Unpublished Report for Landcom.

Karskens G 2009. *The Colony: A History of Early Sydney*, Allen & Unwin, Crows Nest.

Kelleher Nightingale Consulting 2010. *Area 20 Precinct North West Growth Centre Aboriginal Heritage Assessment*, Report prepared for NSW Department of Planning.

Mcdonald J 2008. 'Dreamtime Superhighway: An analysis of Sydney Basin Rock Art and Prehistoric Information Exchange', *Terra Australis* 27.

McHardy C 2013. *Bank of New South Wales (Richmond), Hawkesbury People and Places*, accessed 24 February 2021, <https://www.hawkesbury.org/name/bank-of-new-south-wales-richmond.html>.

McHardy C 2014. B. Richmond Heritage Walk - Richmond Park Precinct, accessed 24 February 2021, <https://www.hawkesbury.org/tours/Richmond-HW-B-Richmond-Park-Precinct.pdf>.

Morris C, Jack I, & Britton G 2003. *Richmond Park Conservation Managment Plan*, For Hawkesbury City Council.

Nichols M 2010. Hawkesbury Cemeteries, accessed 2 February 2021, http://www.hawkesbury.nsw.gov.au/__data/assets/pdf_file/0016/19303/Hawkesbury-Cemeteries.pdf.

NSW Government 2020. Government Gazette of the State of New South Wales Number 318 - Planning and Heritage Friday 13 November 2020. Order under Section 57(2) of the Heritage Act 1977 Schedule of Standard Exemptions.

NSW Heritage Branch, Department of Planning 2009. Assessing Significance for Historical Archaeological Sites and 'Relics', <https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/ArchSignificance.pdf>.

NSW Heritage Council 2001. New South Wales Historical Themes, <https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/themes2006.pdf>.

Office of Environment and Heritage 2009. *Richmond Park, NSW Environment and Heritage*, accessed 24 September 2019, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5050509>.

Place Design Group 2021a. *Hawkesbury Town Centres Master Plan Analysis Report - Consultant Issue*,.

Place Design Group 2021b. *Masterplan Validation Report - Consultant Issue*,.

Proudfoot H 2017. *The Hawkesbury: A Thematic History*, Hawkesbury City Council.

'Richmond.', 1898., *Windsor and Richmond Gazette (NSW: 1888 - 1961)*, accessed 2 February 2021, <http://nla.gov.au/nla.news-article66439613>.

'Richmond.', 1902., *Windsor and Richmond Gazette (NSW: 1888 - 1961)*: 4.

'Richmond.', 1907., *Windsor and Richmond Gazette (NSW: 1888 - 1961)*: 9.

'Richmond', 1926., *Windsor and Richmond Gazette (NSW: 1888 - 1961)*: 3.

'Richmond.', 1928., *Windsor and Richmond Gazette (NSW: 1888 - 1961)*: 3.

'Richmond.', 1931., *Windsor and Richmond Gazette (NSW: 1888 - 1961)*: 3.

'Richmond Council', 1937., *Windsor and Richmond Gazette (NSW: 1888 - 1961)*: 6.

Ruhen O & Adams B 1970. *Macquarie's Five Towns*, Horwitz Publications, North Sydney.

'The Commercial Hotel, Richmond.', 1891., *Windsor and Richmond Gazette (NSW: 1888 - 1961)*: 3.

UNESCO 2012. Operational Guidelines for the Implementation of the World Heritage Convention.

Windsor Municipal Council (ed.) 1980. *Historic Hawkesbury*, 5th edn, Windsor Municipal Council, Windsor.

Appendices

Appendix 1 Detailed historical context

Exploration (1788 to 1809)

The earliest visit by European people to the Hawkesbury River occurred in March 1788, just over a month after the arrival of the First Fleet. The expedition was led by Governor Arthur Phillip, which reached Dangar Island at the mouth of the Hawkesbury River. In June the following year, a second exploration party was launched, which travelled as far as Wiseman's Ferry; it was then that Governor Phillip named the river after Lord Hawkesbury, the president of the Board of Trade in Britain. Returning in July 1789, Governor Phillip led a third party along the river as far as the Colo River and Richmond Hill, near the current location of Richmond. They reached the site of what would become Windsor on 6 July 1789.³³ The area was noted for its position and fertile soils, but settlement there was postponed until a government presence was possible due to its distance from Sydney.³⁴ However, while not known at the time, the topography of the district and its relationship with the Hawkesbury River meant that unpredictable and destructive flooding occurred, with floodwaters backing up on the alluvial flats where early settlement and farming was to be established.³⁵

The first settlement in the region was established at the portion of the Hawkesbury River known as Pitt Reach by Major Grose of the NSW Corp in 1794. As acting Governor at the time, Grose had settled 22 settlers with grants of up to 30 acres (12.1 hectares) each on the banks of the Hawkesbury River where it met South Creek (the current location of Windsor, outside of the study area).³⁶ In the same year, a track between Parramatta and this settlement had been marked out.³⁷ Known as Green Hills by the settlers but called Mulgrave Place by Grose, the fertile alluvial soils of the area encouraged more people to settle in the area, reported by Grose's successor Captain William Paterson 400 people by 1795 and 1,000 people by 1800. As a result, the area developed as a major grain-producing locality in the early colony.

The first government presence was initiated in 1795, with government stores and a military garrison established at Green Hills/Mulgrave Place to aid in the management of the settlement.³⁸ Windsor was the third Government Domain in the colony, after Sydney and Parramatta. It has been argued that the distance from Sydney and the bureaucracy of this new settlement influenced its character; many of the new settlers were ex-convicts.³⁹ To encourage settlement and farming in this district, Grose offered convicts a reduction in their sentences if they took up farming here. As well as ex-convicts, there were poor free farmers and soldiers. Recent research has shown that the population in the first few years of settlement was 95% ex-convict and the remainder poor, free settlers.⁴⁰ This character changed as the separation between the settlements was minimised by the construction of a new track from Parramatta, which reduced travel from two days to eight hours⁴¹ and river traffic increased through the local construction of ships. Initially however, this part of the Hawkesbury was a series of individual farms rather than a dedicated agricultural settlement.

³³ (Clugston 2008, Hendy-Pooley 1906, pp. 13–14, Gill 1965, pp. 541–542, Baker 1967, pp. 3)

³⁴ (Higginbotham 1986, pp. 4, Biosis Research & Cultural Resource Management 2012, pp. 44)

³⁵ (Proudfoot 2017, pp. 8)

³⁶ (Hendy-Pooley 1906, pp. 13, Clugston 2008, Higginbotham 1986, pp. 4, Gill 1965, pp. 543, Baker 1967, pp. 3)

³⁷ (Proudfoot 2017, pp. 10)

³⁸ (Higginbotham 1986, pp. 4–5, Biosis Research & Cultural Resource Management 2012, pp. 44, Gill 1965, pp. 544, Baker 1967, pp. 3)

³⁹ (Karskens 2009, pp. 119–120)

⁴⁰ (Barkley-Jack 2012, pp. 4)

⁴¹ (Karskens 2009, pp. 118, 121)

By the end of 1795 two hundred and fifty-five parcels of land had been granted along the Hawkesbury River and South Creek (Photo 23).

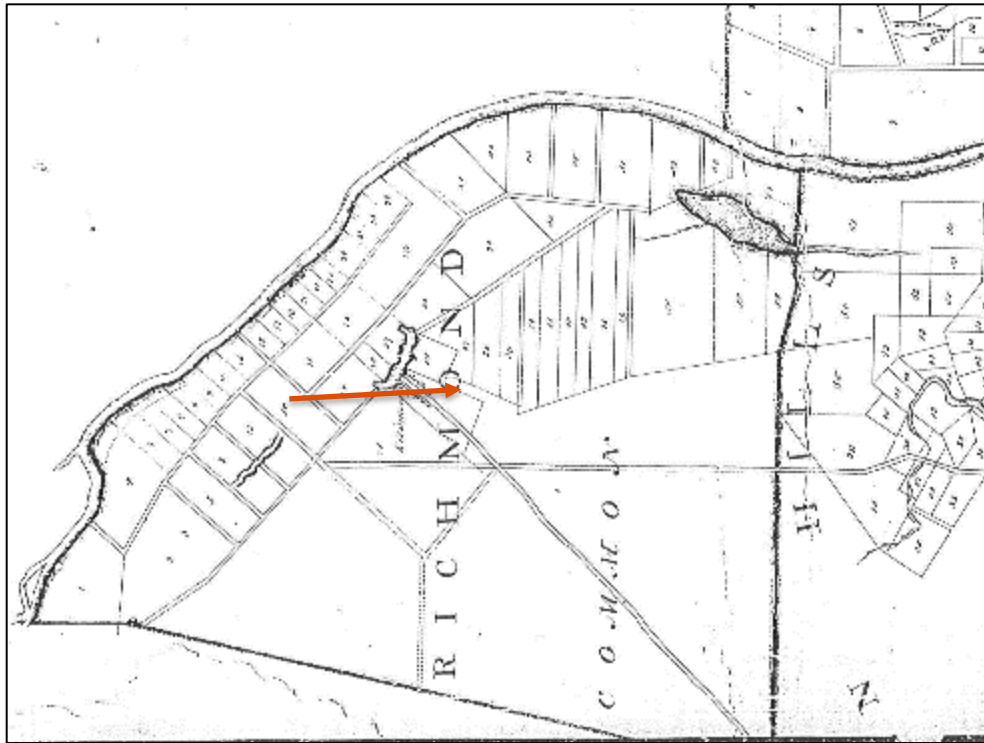


Photo 23 Detail from an early undated map of the Hawkesbury River and land grant portions; the location of the study area is indicated by the arrow (Source: NSW State Archives and Records, Item no. SZ417)

In 1804, Governor Phillip Gidley King established the Commons, which provided elevated pasture land for settlers where livestock could be relocated during times of flooding (Photo 24). The Commons were located adjacent to the river lands, with each being over 5,000 acres (2,000 hectares) in size. This was Governor King's approach to providing additional pasture land for the small land grantees, enabling them to graze their livestock close to their properties.⁴²

⁴² (Proudfoot 2017, pp. 17, 49–50, Hendy-Pooley 1906, pp. 20)



Photo 24 The Hawkesbury Commons, indicated by the shaded areas; the study area is indicated by the orange arrow (Source: (Proudfoot 2017, pp. 50 Figure 31)

Early development (1810 to 1840s)

With the arrival of Governor Lachlan Macquarie in 1809, so came a program of town building and British social organisation within the colony. The Hawkesbury region was targeted for its fertile soils and access to the river, with Green Hills / Mulgrave Place already having been the focus of government works since its early settlement. Under Governor King (1800-1806), a series of commons has been established within the district for the purposes of depasturing cattle from the local farmers, including Ham Common at Windsor and Richmond, Pitt Town Common and, later, St Alban's Common. Governor Macquarie visited the Hawkesbury region in October 1810, travelling along the riverbanks for four days and selecting locations of the towns he wished to develop, ideally on high ground out of flooding danger and accessible by the river. Macquarie had hoped that the farmers would reside in the towns with their animal stock located on a township acre and commute out to their properties to cultivate crops. The Acting Surveyor was instructed to survey and mark out allotments in each town; dwellings were to be of weatherboard or brick, shingle roofs and brick chimneys, and be no less than 3 metres in height. Plans for each town were submitted to the district constables.⁴³

In 1810, Governor Macquarie sent out detailed instructions for the establishment of the Hawkesbury towns including the creation of a uniform grid pattern for each. There was to be a central square in all of the Hawkesbury towns that was intended to house the church, school, gaol and guardhouse. Governor Macquarie had aimed for the district's farmers to settle in the towns and travel out to tend to their crops and livestock either on their own land or the Common. Town lots were dispensed via a formula, based on the

⁴³ (Ruhen & Adams 1970, pp. 31, Proudfoot 2017, pp. 20, Baker 1967, pp. 3)

amount of non-town land held by the landowner, but over time this rationale became less strict but continued into the 1830s.

At Richmond, the square was to be located in the centre of the town plan (Photo 25). As part of this, Governor Macquarie directed the construction of a school-church, located near the current cemetery, outside of the study area, eventually built in 1813. However, once the present St Peter's church was consecrated in 1841, the school-church fell into disuse and was demolished; it is believed that some of the bricks from this school-church were used to make the small obelisk near the present church door.⁴⁴ The completely new towns founded along the Hawkesbury allowed the Governor to express his purest vision for town planning; places such as Parramatta, Sydney and Green Hills shows how he adapted this vision to encompass the realities of the colony as he found it.⁴⁵

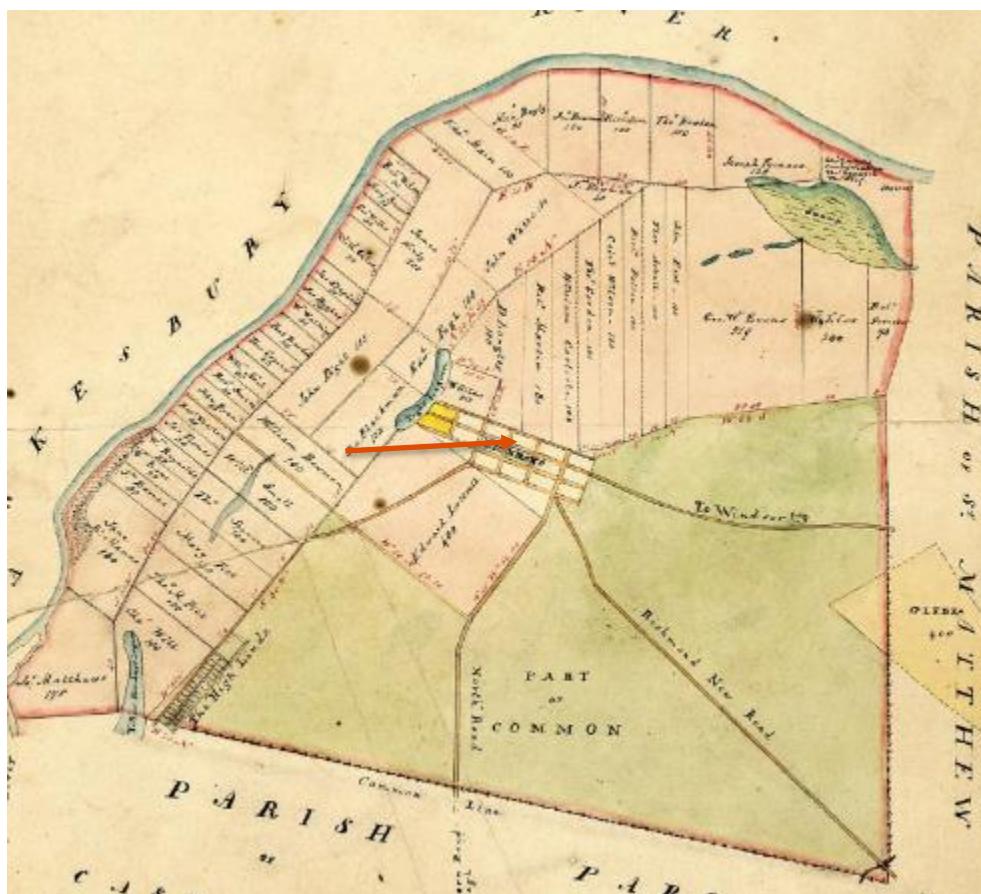


Photo 25 Early undated Ham Common parish map, with the study area indicated by the arrow (Source: NSW Land Registry Services)

In January 1811, the new town of Richmond was marked out by the government surveyors travelling with Governor Macquarie. As part of this event, a board with the name Richmond painted on was erected opposite Pugh's Lagoon, which was located in a central position between the grants of Jonathan Griffiths (granted 1794), John Bowman (1799), William Bowman (granted 1802) and William Cox and Thomas Pit, who were settles from 1804.⁴⁶ In the same year, the burial ground associated with St Peter's church on an elevated bank

⁴⁴ (Gill 1965, pp. 558, Ruhen & Adams 1970, pp. 55, Biosis Research & Cultural Resource Management 2012, pp. 63, Edward Higginbotham & Associates 1996, pp. 5)

⁴⁵ (Biosis Research & Cultural Resource Management 2012, pp. 64)

⁴⁶ (Gill 1965, pp. 553, Ruhen & Adams 1970, pp. 55)

above Pugh's Lagoon (outside of the study area) was consecrated, having already been in use since 1809.⁴⁷ Richmond parish was separated from Windsor and Castlereagh around 1813.⁴⁸ A town plan of Richmond dated to 1811 records eight structures in the vicinity of the study area on allotments including those named for Simmonds, Randall, Payne, Durham, the watchhouse, Watts, a chapel, Bowman and Roberts (Photo 26). The structure [1] on Payne's allotment is located in very close proximity to or on the boundary of the study area. It is possible that this plan has been annotated at a later date or has been incorrectly dated. At this date it, it is unlikely that any defined road features would have been constructed.



Photo 26 1811 plan of Richmond with the study area bounded in orange (Source: State Library of NSW, reference FL3779286)

Richmond's town plan had been laid out by 1816, the land having been purchased from Mr Bailey, and extending into the Common; the town included 79 allotments, at 0.8 hectares in size.⁴⁹ A road from Prospect to Richmond was built in 1819, but the road from Windsor to Parramatta remained the dominant overland route to the Hawkesbury.⁵⁰ Two identical plans for the town of Richmond, dating to c.1816 and c.1819 record allotment and road boundaries; no structures are recorded on these plans (Photo 27, Photo 28). As per the 1811 plan, it unlikely that many road features would have been constructed by this date.

⁴⁷ (Nichols 2010)

⁴⁸ (Hendy-Pooley 1906, pp. 21)

⁴⁹ (Evidence of William Cox, Bigge Appendix, Bonwick Transcripts, box 1, pp 1935-2025, cited in Proudfoot 2017, pp. 26, Proudfoot 2017, pp. 26)

⁵⁰ (Proudfoot 2017, pp. 10)

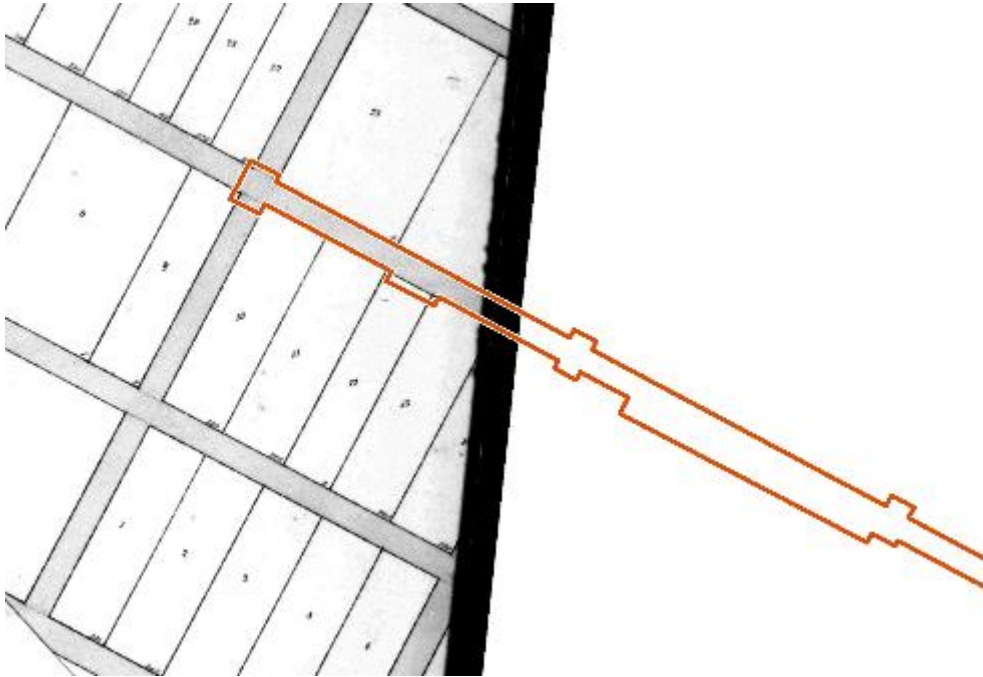


Photo 27 c.1816 Plan of the Town of Richmond, with the study area outlined in orange (Source: NSW State Archives and Records, plan reference SZ419)



Photo 28 1819 Plan of the Town of Richmond, with the study area outlined in orange (Source: NSW State Archives and Records, plan reference SZ414)

In 1819, a hotel licence was issued to Paul Randall for land which would later be home to the Black Horse Inn (Hawkesbury LEP 2012, Item no. I130). However, it was believed by residents that liquor had been sold on this site before it was licenced. Two years later, Randall also applied to renew his licence for the Horse and Jockey in Richmond.⁵¹ The Black Horse Inn was remembered in a 1903 reminiscence of Richmond and described as

⁵¹ (Edward Higginbotham & Associates Pty Ltd 2004, pp. 5)

being a fine building which could have been mistaken for a private residence had it not been for the sign at the entrance. Built by Randall, the two-storey brick rectangular building was apparently a favourite resort for Sydneysider honeymooners, and was run by Mrs Seymour, one of Mr Randall's daughters, from 1835 to 1875 following her father's death.⁵²

Between 1799 and 1819, 10 major floods events of the Hawkesbury River had occurred. These caused devastation to the early farmers and settlers, washing away crops, fences, buildings, livestock, with families being lost due to drowning.⁵³ During the early years of cultivation, relatively traditional methods were used. Initially, the land was hoed and then seed scattered by hand. However, once animal stock grew, horses and bullocks were used to pull ploughs, which were locally made of box tree timber, with carts made from stringy bark and blue gum timber. Local mills were established over time also, with nine mills operating within the Hawkesbury district by 1833.⁵⁴

By 1820, it had been reported that some allotments owners had begun to develop small tenements and cultivate their farmland. As part of this, allotment owners may have taken it upon themselves to improve their road reserve frontage, possibly laying materials down as access tracks from structures to the roadway and implementing any drainage.⁵⁵ As part of the town plan, a public reserve (SHR, Item no. 01808) had been established in the centre. Also by this time a school house and a chapel had also been constructed, as had 24 dwellings.⁵⁶ William Cox had authority from Governor Macquarie to allocate allotments, which were up to 2 acres (0.8 hectares), with his preference of recipient being those who rented low-lying lands as well as tradespeople or artisans to encourage them to relocate to the townships. A condition of occupation was that a house 8 metres long and 3 metres high should be built of either brick or weatherboard, with at least two rooms, a shingled roof, brick chimney and glazed windows prior to the title of the allotment being handed over.⁵⁷ However, over time, lots were traded and sold privately outside of this system, and allotments within the town began to lose their association with the hinterland lots.⁵⁸ Richmond developed as a focal point in the Hawkesbury district as an important market town and social centre.⁵⁹ Some of the earliest shops developed around the same time as the establishment of the town's plan, such as that run by William Carlisle in Allotment 2, Section 11, which faced Francis, Windsor and Paget Streets.⁶⁰

In 1821 the size of the market square (Richmond Park, SHR, Item no. 01808) was reduced in size, with the westerly portion dedicated for the use of law and order. In the same year, a watch house was built by William Cox on the north-eastern corner of the block, where the court house (Hawkesbury LEP 2012, Item no. 1121) currently stands. A 'lock-up', presumed to be the watch house, is described as a four-roomed brick structure with a detached kitchen; one room was a cell while the others were for the use of the policeman in charge. A paling fence 8 feet tall was erected around the building and a pound for stray animals and the pound-keeper's garden was also in place on the southern side of the block, facing West Market Street, also constructed by Cox in 1820-1821. The remaining area of land dedicated to law and order was reserved for the eventual post office.⁶¹

⁵² ('Cooramill' 1903a, Heritage NSW 1998a)

⁵³ (Proudfoot 2017, pp. 17)

⁵⁴ (Proudfoot 2017, pp. 42, Hendy-Pooley 1906, pp. 20)

⁵⁵ (J T Bigge, Report on Agriculture and Trade in NSW, London, 1823, 43, cited in Proudfoot 2017, pp. 26)

⁵⁶ (Proudfoot 2017, pp. 26)

⁵⁷ (Evidence of William Cox, Bigge Appendix, Bonwick Transcripts, Box 1, pp 1935-2025, cited in Proudfoot 2017, pp. 26, Edward Higginbotham & Associates 1996, pp. 5, 6)

⁵⁸ (Edward Higginbotham & Associates 1996, pp. 5)

⁵⁹ (Heritage NSW 2019)

⁶⁰ (Edward Higginbotham & Associates 1996, pp. 7-8)

⁶¹ (Morris, Jack, & Britton 2003, pp. 8, 'Cooramill' 1903b)

By the later 1820s more than 32,000 acres had been cleared in the Hawkesbury and half had been cultivated. This was the largest cultivated area in the colony at the time.⁶² An 1827 plan of Richmond shows approximately 40 dwellings, with the allotments generally being 1 acre (0.4 hectares) in size (Photo 29). This plan is very similar to the 1811 plan presented above (Photo 26), but there are two fewer structure in the vicinity of the study area on the allotments named for J. Walts and J. Roberts, and one new structure on S. Payne's allotment [1]; this new structure is located in very close proximity to the study area boundary. Reserves for a market place in the centre of town, a church, a school and a burial ground are also recorded. Many of the dwellings would have been the required two-roomed buildings required by the land grant conditions.⁶³ The building materials used were varied, often within the same dwelling due to shortages within the colony. Timber slabs and brick nogging (a technique where bricks are used to infill a timber frame) were often used, while some walls had rubble infill.⁶⁴ While there are no early descriptions of the activities within the market place (Richmond Park), it is presumed that stock and crops were bought and sold. However, a testimonial in the early 20th century noted that this location had never been used as a market, and instead had been used for recreation throughout its existence.⁶⁵



Photo 29 1827 plan of Richmond, with the study area outlined in orange, showing Payne's structure [1] on the study area boundary (Source: NSW State Archives and Records, plan reference 4985)

From 1830, mail was delivered to Richmond three times per week to the local constable, who would deliver it on a voluntary basis.⁶⁶ An 1831 plan of Richmond provides significant detail on the growing development of Richmond at this time (Photo 30, Photo 31, Photo 32, Photo 33). An additional building is recorded on Payne's allotment in Section 5 near the existing building [1] (Photo 30).

⁶²(Barkley and Nicholls (1994); Hawkesbury 1794 – 1994: 30, cited by Biosis Research & Cultural Resource Management 2012, pp. 74)

⁶³ (Proudfoot 2017, pp. 26, Edward Higginbotham & Associates 1996, pp. 7, Morris, Jack, & Britton 2003, pp. 8)

⁶⁴ (Edward Higginbotham & Associates 1996, pp. 6)

⁶⁵ (Morris, Jack, & Britton 2003, pp. 8)

⁶⁶ (Heritage NSW 2019)

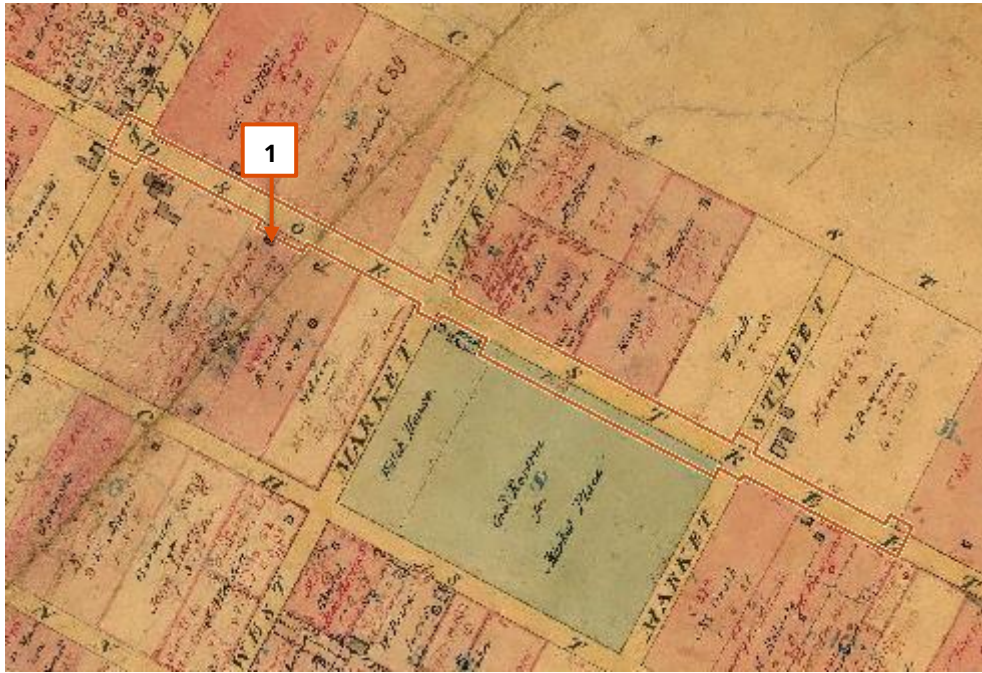


Photo 30 1831 plan of Richmond, with the study area outlined in orange, showing Payne's structure [1] (Source: NSW Land Registry Services, Crown plan 1-469)

Randall's allotment in Section 5 at the south-eastern corner of Windsor and Bosworth streets, which contains the Black Horse Inn/Hotel, now features extensions to the original structure and a second L-shaped building (Photo 31). In Saunder's allotment in Section 1, there is a cluster of structures separated by fences in its south-eastern corner, the largest of which may have its verandah [2] partially located within the study area (Photo 31). A fenceline [3] is also present within the north westernmost portion of the study area owned by Saunders. Simmonds' allotment in Section 2 at the far south-western end of the study area now contains three structures, one of which features a verandah on its northern and western sides (Photo 31); the study area enters into the boundary of this allotment, which may have been marked by a fenceline [4]. A new structure is present on Griffith's allotment in Section 4 to the north of the study area (Photo 31).

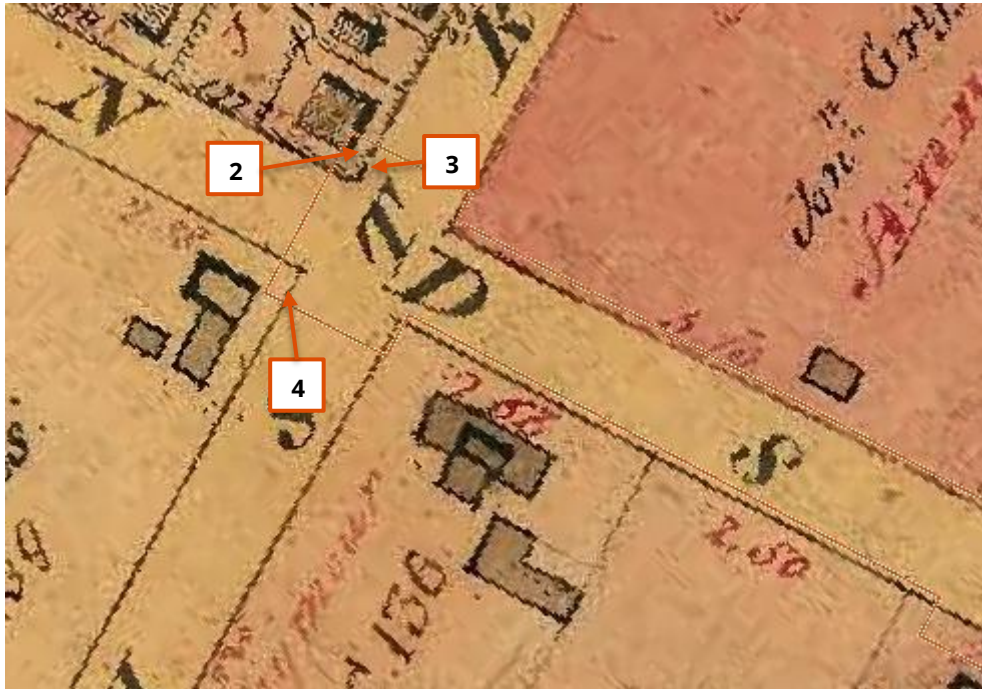


Photo 31 Detail from the 1831 plan of Richmond focused on the western portion of the study area, which is outlined in orange, showing a building/verandah [2] and fenceline [3] in Saunders' allotment and potential fenceline [4] in Simmons' allotment (Source: NSW Land Registry Services, Crown plan 1-469)

A second building adjacent to the watchhouse in Section 8 at the south-western corner of Windsor and West Market streets is also noted, and a building is again present on Watts' allotment in Section 7 to the north of the study area (Photo 32). The chapel in Section 7 appears to have been fenced off with the remainder of that specific allotment allocated to Watts (Photo 30).



Photo 32 Detail from the 1831 plan of Richmond focused on the central portion of the study area, which is outlined in orange (Source: NSW Land Registry Services, Crown plan 1-469)

Two more structures are recorded on Bowman's allotment in Section 11 on the corner of Windsor and East Market streets (Photo 33). A second structure and fencelines are recorded on Roberts' allotment in Section 12 (Photo 33), which may have been acquired by either W. Mason or W. Bowman according to the annotations on the plan.



Photo 33 Detail from the 1831 plan of Richmond focused on the eastern portion of the study area, which is outlined in orange (Source: NSW Land Registry Services, Crown plan 1-469)

In the 1830s, grants began being formally issued for town lots; this removed the need for land to be held by local landowners and as a result a free market for property developed in the town.⁶⁷ By 1832, Richmond is described as featuring numerous ornamental dwellings.⁶⁸ Two mills were in operation at Richmond by 1833 and into 1840, with a water mill run by George Howell, and horse mills run by William Bowman with Charles Dight. Similarly, a Threshing Machine had been established in by John Dight.⁶⁹

An 1836 Crown plan for William Bowman's allotment at the north-eastern corner of Windsor and East Market streets records a number of previously identified and new structures (Photo 34). When compared with the 1831 plan of Richmond (Photo 33), the two structures near Windsor Street have been joined together, while additions have been made to the building facing East Market Street. Furthermore, a new long structure is also recorded within the allotment east of the earlier buildings. No structures are recorded as being located within the study area.

⁶⁷ (Edward Higginbotham & Associates 1996, pp. 5)

⁶⁸ (Proudfoot 2017, pp. 31)

⁶⁹ (Proudfoot 2017, pp. 65, 67, Magistrates returns, AONSW 4/7267 cited by Edward Higginbotham & Associates 1996, pp. 7)

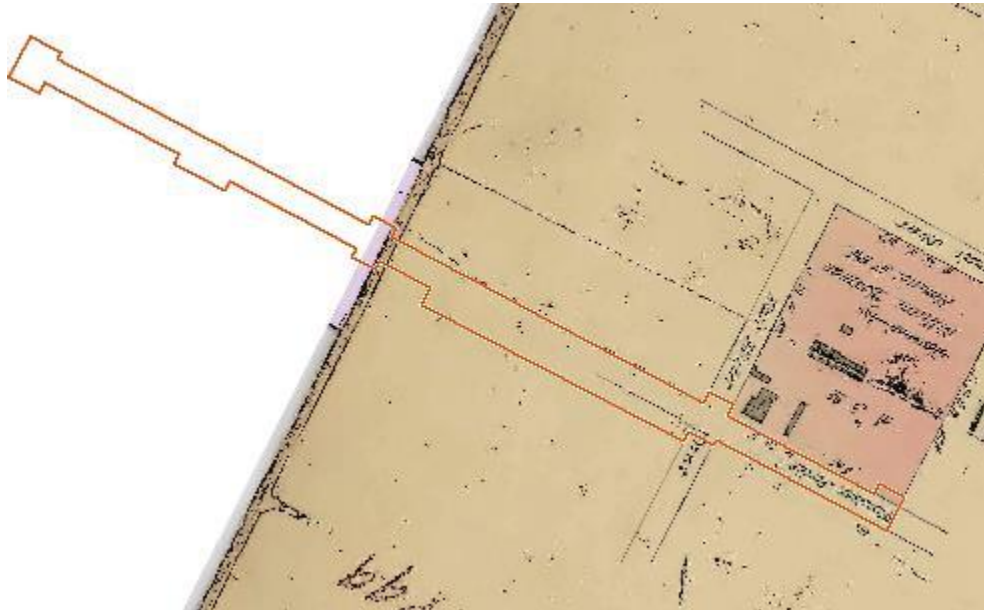


Photo 34 1836 Crown plan of William Bowman's allotment at the north-eastern end of the study area, which is outlined in orange (Source: NSW Land Registry Services, Crown plan 3-899)

Being situated on the route for Bell's Line of Road from the Blue Mountains, Richmond became one of the main entry points to the County of Cumberland for livestock being driven from the west. Butchers took advantage of this and established businesses in the town, purchasing stock and butchering it for sale. Two such businesses were the Cornwell family, and Thomas Richards who established a butcher at Richmond in 1837.⁷⁰ Tanneries were associated with the butchering trade, and as result a number of these developed in Richmond. For example, William Price ran a tannery in March Street from the 1820s and is recorded as still in operation in 1840. Tanneries played a role in the option many pastoralists had to take during the 1840s depression, reducing their stock by slaughtering and boiling down their stock for tallow and hides.⁷¹

In 1837, William Bowman, son of the prominent early landholders John and Honor Bowman, was granted an allotment in Windsor Street east of Market Street (Photo 34). His two-storey house, Toxana (SHR, Item no. 00014), was completed and occupied by 1841, having been built by James Melville, while George Marlin, a carpenter bought from England specifically for this work undertook the joinery and wood work. The substantial two-storey house features Regency and Georgian detailing in an elevated position and a prominent entryway.⁷² It should be noted that recent research suggests Toxana was more likely constructed in 1843-1844. Prior to Toxana, several smaller buildings had been present on the allotment at the corner of East Market and Windsor streets, while a series of outbuildings and a garden were present on the future site of Toxana (Photo 34); Bowman is said to have been living in a small wooden cottage at the time of his election to the State Parliament in 1843 until Toxana was completed.⁷³

A number of grants were made in 1837 and 1838. A Crown plan believed to date from 1837 notes that Anne Sharpe's Allotment 2 of Section 4 has been subdivided at the March Street frontage (Photo 35). No structures are recorded within or adjacent to the study area. Another Crown plan for Allotments 1 and 2 of Section 5 shows they were granted to H.F. Seymour (Photo 36). A structure believed to be the Black Horse Inn/Hotel is located within Allotment 1 at the south-eastern corner of Windsor and Bosworth streets. The following year in

⁷⁰ (Edward Higginbotham & Associates 1996, pp. 7)

⁷¹ (Proudfoot 2017, pp. 65, 67, Edward Higginbotham & Associates 1996, pp. 7)

⁷² (Baker 1967, pp. 54-55, Casey and Lowe 2019, pp. 13, Heritage NSW 2014)

⁷³ ('Cooramill' 1903c, Heritage NSW 2014)

1838, W. Mason was granted Allotments 1-3 of Section 12, of which 2 and 3 appear to have been later obtained by W. Bowman (Photo 37). The two structures and fenceline previously identified in the 1831 plan (Photo 33) are recorded on this plan also, with an additional fenceline running along the road reserve boundary. Similarly, another Crown plan dating to that year also records the granting of Allotment 3 of Section 5 to Samuel Payne (Photo 38). The two structures recorded in the 1831 plan of Richmond, one of which [1] still appears to be on the boundary of the study area, are also recorded on this plan, with a fenceline [5] bounding Allotment 3 of Section 5 now recorded. Also, a Crown plan for Allotment 6 of Section 1 was also prepared in 1838, claimed by Isaac Cornwell (Photo 39). The structure [2] previously identified remains at the north-western corner of Windsor and Bosworth streets, as is the boundary fenceline within the study area [3] and the fencelines containing other buildings. It should be noted that georeferencing of these plans may not be completely aligned due to inaccuracies in the original plans.



Photo 35 c.1837 Crown plan for the separation of part of Anne Sharpe's allotment, with the study area outlined in orange (Source: NSW Land Registry Service, Crown plan 10-899)



Photo 36 1837 Crown plan of Allotments 1 and 2 of Section 5 granted to H.F. Seymour, the location of the Black Horse Inn/Hotel, with the study area outlined in orange (Source: NSW Land Registry Services, Crown plan 11-899)



Photo 37 1838 Crown plan of Allotments 1-3 of Section 12, originally noted to be claimed by Mason but annotated as W. Bowman (Source: NSW Land Registry Services, Crown plan 18-899)

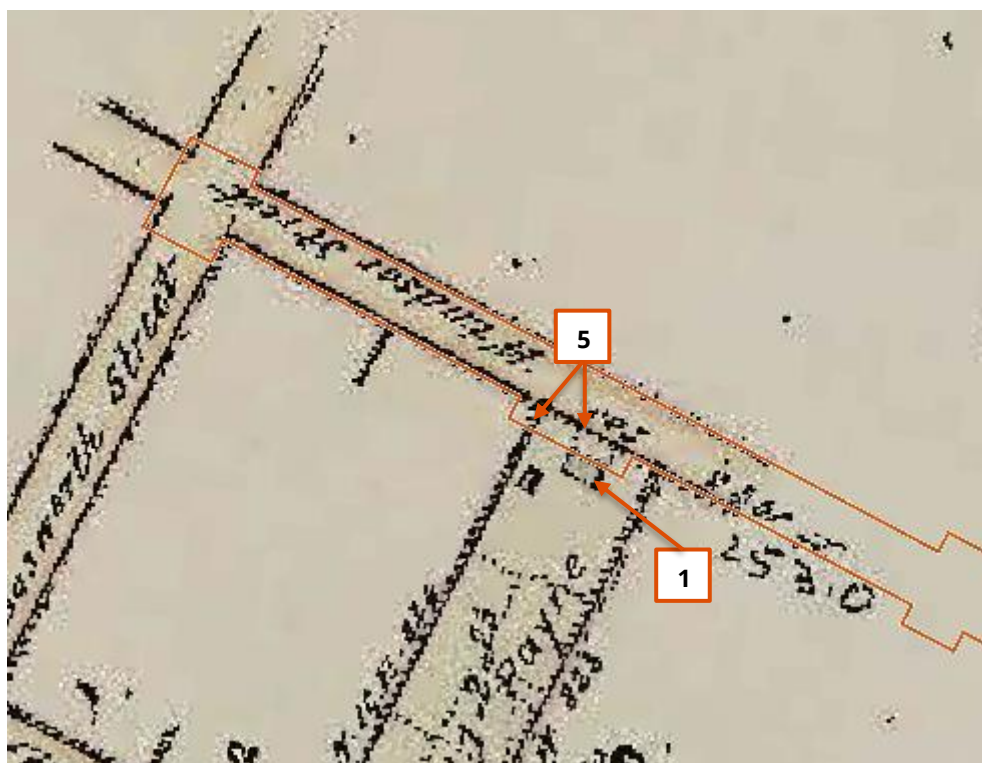


Photo 38 1838 Crown plan of Allotment 3, Section 5 granted to Samuel Payne, with the study area outlined in orange, showing Payne's structure [1] and two fencelines [5] bounding the allotment (Source: NSW Land Registry Services, Crown plan 20-899)



Photo 39 1838 Crown plan for Allotment 6, Section 1, claimed by Isaac Cornwell, with the study area outlined in orange, showing the building/verandah [2] and fenceline [3] in Saunder's allotment (Source: NSW Land Registry Services, Crown plan 29-899)

During the 1830s and 1840s, several building tradesmen settled in Richmond. These included George Marlin, a carpenter who arrived in 1837, and James Melville, a bricklayer who began working the Hawkesbury district

in 1842. Marlin and his son continued to work within the town throughout the-19th century and even into the early-20th century.⁷⁴ By 1841, the census recorded 37 stone of brick house and 66 houses of timber construction within Richmond town.⁷⁵ Many of these were two-roomed cottages as per the requirements of the land grants, which became the standard form of accommodation within the town. This is confirmed in an 1841 plan which has been reproduced in the *Archaeological Management Plan* developed for Richmond in 1996 (Photo 40).⁷⁶ This plan shows that there are at least 31 structures located on allotments which front Windsor Street and the study area. The quality of early workmanship is noted in a 1903 reminiscence of Richmond, with many early buildings still remaining and having been extended through the additions of second stories.⁷⁷



Photo 40 Reproduction of an 1841 plan of Richmond, with the study area outlined in orange
(Source: (Edward Higginbotham & Associates 1996, pp. 6)

By 1840, most of the market square had been cleared of vegetation, with only a few native trees remaining and stumps and logs left in place. The ground undulated, and in wet weather water would gather in several locations in the centre of the market place. Cricket is known to have been played within the market square since this time.⁷⁸

The retail centre of Richmond had settled on Windsor Street by 1841, with inns, butchers and saddlers located along the street in the vicinity of the government reserve (Richmond Park).⁷⁹ Windsor Street was also home to 30 dwellings in the 1840s, with some noted to have been the two-roomed cottages; later newspaper reminiscences from 1903 note that many of them had been pulled down at the time of writing.⁸⁰ Over time, Windsor Street became home to coach building businesses, places of education, bakers and butchers. Other

⁷⁴ (Edward Higginbotham & Associates 1996, pp. 6)

⁷⁵ (1841 census, AONSW X951 cited by Edward Higginbotham & Associates 1996, pp. 6)

⁷⁶ (Edward Higginbotham & Associates 1996, pp. 7)

⁷⁷ ('Cooramill' 1903d)

⁷⁸ (Morris, Jack, & Britton 2003, pp. 9,16)

⁷⁹ (Plan R.469.b, Lands Dept Plans Room cited by Edward Higginbotham & Associates 1996, pp. 8)

⁸⁰ ('Cooramill' 1903c)

trades within the town include blacksmiths, builders, cobblers, leatherworking and boot making many of whom employed the young men of Richmond as apprentices.⁸¹

One 1840s brick house in particular (Hawkesbury LEP 2012, Item no. I118) remains today at 245 Windsor Street. Built in a Georgian style of two storeys with 12 pane sash windows, this house had a later addition in the mid-Victorian period in the form of a two-storey shop front, featuring moulded timber details, a double front panel door, slate entrance a skillion verandah roof over the footpath with chamfered timber posts and moulded parapet wall to the first floor balcony. The shop featured a granary loading shaft and storage bins under the floor, and the two structures were connected by a single storey section.⁸²

It has been said that at the first elections in 1843, polling took place under a cedar tree at the corner of Windsor and West-Market Street, where the court house now stands.⁸³ A Crown plan dating to the same year provides some detail on several lots adjacent to the study area (Photo 41). G. Bowman has acquired the allotment at the south-western corner of Windsor and West Market Street, while Watts' Allotment 2 in Section 7 is noted to belong to both Thomas Eather and William Price, with R. Martin noted as the owner of Allotment 3, Section 7. The small fenced off portion previously annotated as a chapel remains, with another building established to its north. Another Crown plan dating to the same year provides more detail on structures within these allotments (Photo 42). This plan records the old Wesleyan chapel in its own small portion of land, taken from Allotment 2. Adjacent to the old chapel is the new chapel and a dwelling with a verandah, with a further dwelling in the south-eastern corner of Allotment 3. The plan also records a small dwelling and the Union Inn near the north-eastern corner of Windsor and West Market Street. The lines in this plan are likely fencelines as they appear to be smaller than the allotment boundaries and may relate to leaseholds or smaller subdivisions.



Photo 41 1843 Crown plan of several allotments in the central portion of the study area, which is outlined in orange (Source: NSW Land Registry Services, Crown plan 2-899)

⁸¹ ('Cooramill' 1903d, 'Cooramill' 1903e)

⁸² (Heritage NSW 1998b)

⁸³ ('Cooramill' 1903a)

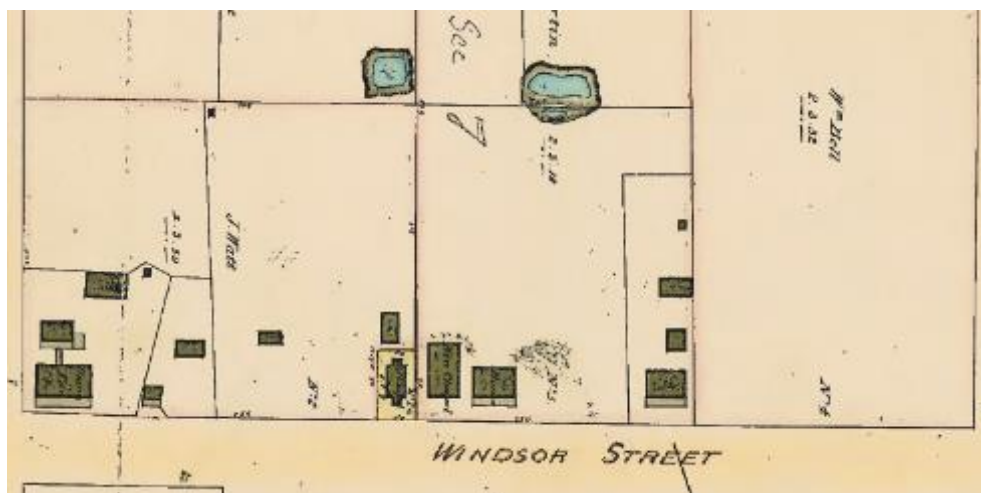


Photo 42 1843 Crown plan of the Wesleyan Allotment on the northern side of Windsor Street, opposite the market place (Source: NSW Land Registry Services, Crown plan C158.730)

Richmond's first post office opened in 1844.⁸⁴ Four years later, the population of Richmond is recorded to have grown to 746, with 147 houses, a school house, burial ground and a church also present.⁸⁵

Growth of Richmond as a township (1850s to 1910s)

Around 1850, the Royal Hotel (Hawkesbury LEP 2012, Item no. I131) was constructed at the prominent intersection of Windsor and East Market Street, opposite the market place and Toxana. Constructed of sandstock brick, the two-storey hotel appears to have traded as a hotel since its establishment, and originally had a verandah and balcony over the footpath of Windsor Street.⁸⁶ Around the same time, an identical pair of brick buildings (SHR, Item no. 00610; Hawkesbury LEP 2012, Item no. I00610) was constructed at 257-259 Windsor Street, also featuring a verandah which extended over the footpath.⁸⁷ Writings of William Stanley Jevons in 1857 note the large houses and cottages, surrounded by fine gardens, within Richmond.⁸⁸

Several civic developments occurred during the 1860s in Richmond. The bridge over the Hawkesbury was built west of Richmond in 1860 by private funding.⁸⁹ A National School opened in Richmond in the same year; National Schools were the beginnings of public education funded by the government.⁹⁰ In 1861, a reserve was established for the Watchhouse and Post Office adjacent to the market place on the south-eastern corner of Windsor and West Market Street.⁹¹

The Blacktown-Richmond Railway was completed in 1864, with Richmond acting as the terminating station. The Crown plan for the railway line records the proposed line itself extending into the market place / Richmond Park, as well as a third structure with Allotment 2 of Section 12, and possible a dam which is situated in Allotments 2 and 3 (Photo 43). The finished line did not extend into the market place / Richmond Park. The original intention was to have the trains drawn by horses, but during construction it was confirmed

⁸⁴ (Gill 1965, pp. 560, Heritage NSW 2019)

⁸⁵ (Proudfoot 2017, pp. 31)

⁸⁶ (Howard Tanner and Associates 1984)

⁸⁷ (Howard Tanner and Associates 1984, McHardy 2014)

⁸⁸ (Papers and Correspondence of William Stanley Jevons, Vol 1, Biography and Journal, edited by R.D. Collison Black and Rosamond Konekamp, MacMillan, Londond, 1972, pp 137-138, cited by Proudfoot 2017, pp. 31)

⁸⁹ (Proudfoot 2017, pp. 14)

⁹⁰ (Gill 1965, pp. 561)

⁹¹ NSW Land Registry Services, Crown plan 553.3000

that light engines would be used.⁹² The railway opened up communication and movement between Richmond and Sydney, with people and goods entering the town and competing with local markets.⁹³ This resulted in some growth to the town, and by 1866 there were five hotels, four churches, several stores and four private schools, as well as two banks and four insurance companies, with the township and surrounding farms reaching almost 1,000 people. In addition, a School of Arts was opened in the same year, contained within a substantial hall which was also used for Municipal Council meetings from 1872-1913. At the time, there was talk about how best to manage the growing town, with some suggesting that the market place be subdivided up for the use of commercial or residential occupation. However, it remained a public space.⁹⁴



Photo 43 Undated Crown plan of the Blacktown to Richmond Railway, with the study area outlined in orange (Source: NSW Land Registry Services, Crown plan 4379.3000)

An Improvement Committee was established by local residents for Richmond in the 1860s. As part of their work, the market place was reserved for public recreation (Photo 44) and fenced off in 1864 with an ironbark two-rail fence [6]. The Crown plan for the park also records fencelines on the boundaries of the surrounding allotments [7]. Simultaneously, residents gathered together to level and turf the space within the market place, while new plantings were added including both native and foreign trees, including native river oak, myall and red cedar, as well as English oak, conifers, beech, poplar, cord and Judas trees. Seats began being donated for public use within the reserve; some of these were portable, like those donated by John Ducker who ran a store opposite in Windsor Street. In 1868, the market place was dedicated as a space for public recreation, and trustees were nominated for its responsibility, including William Bowman of Toxana, diagonally opposite the park on Windsor Street, and Stephen Field and Edward Powell. Despite this, the park was grazed by cattle and horses on an unofficial basis and like much of the town's streets were dominated by weeds.⁹⁵

⁹² (Windsor Municipal Council 1980, pp. 8)

⁹³ (Edward Higginbotham & Associates 1996, pp. 8–9)

⁹⁴ (Proudfoot 2017, pp. 76, Morris, Jack, & Britton 2003, pp. 10)

⁹⁵ (Morris, Jack, & Britton 2003, pp. 10–11), NSW Land Registry Services, Crown plan 36-899

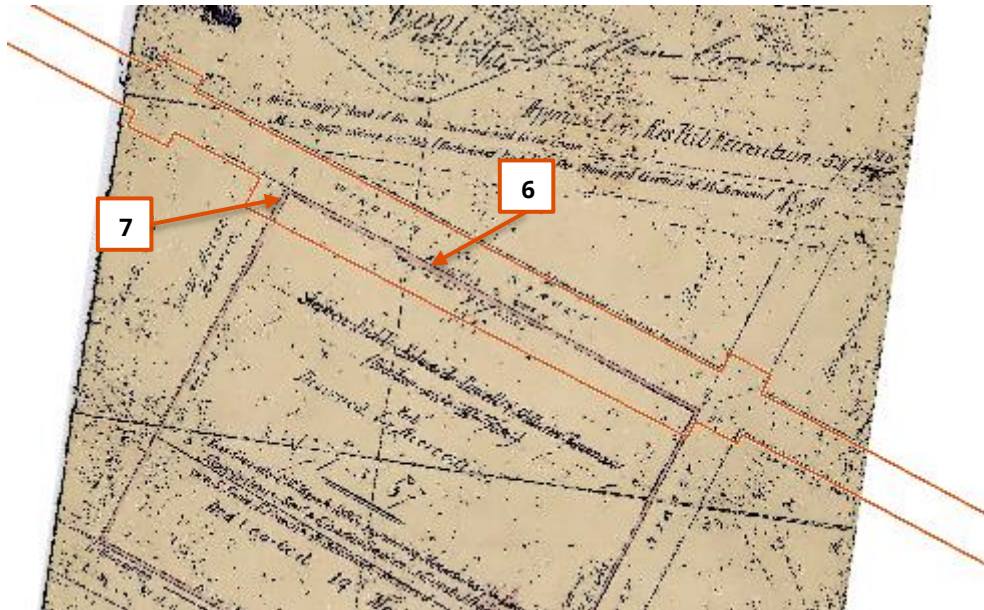


Photo 44 1864 Crown plan of the market place, now reserved for public recreation as Richmond Park, showing the two-rail fenceline [6] around the market square (Richmond Park) and the fenceline [7] for the watchhouse allotment (Source: NSW Land Registry Services, Crown plan 36-899)

The river flats of the Hawkesbury provided fertile ground for a variety of crops, but the threat of flooding likely discouraged large scale exploitation of these areas surrounding the town. In 1867, the Hawkesbury flooded. Waters rose to 63 feet (19.2 metres) above the summer levels. The floods of the 1860s had washed away homesteads, crops and livestock, prompting many farmers to leave the district to start again somewhere new with less risk of ruin.⁹⁶

It has been said that the streets and roadways of Richmond town were not formed until the town was incorporated in the early 1870s. Landowners would kerb and gutter or construct a footpath themselves. Prior to the formation of the roads, Windsor Street had been concave instead of convex, with water draining down the middle of the roadway. One of the principle drainage routes ran from near the Black Horse Inn at the corner of Windsor and Bosworth streets, to the corner of Market Square into March Street. A tanner in Windsor Street, Mr George Guest, was known to lay out his wash bark over the street, providing some improvement to the sand that lay beneath.⁹⁷

Around this time, local residents petitioned for a new post office to be built. They were successful, and the new post office (SHR, Item no. I01410) was designed by Colonial Architect James Barnet, built by Mr. Johnson in 1875 and opened in the same year. The building was a single storey brick office built in a Victorian Italianate style of struck trowelled clinker brick. The original form of the ground floor suggests that part of this space was used as a residence for the postmaster.⁹⁸

The Borough Council of Richmond was established in 1872, with George Bowman becoming the first Mayor of Richmond.⁹⁹ At this time, the market place park, now known as Richmond Park (SHR, Item no. 01808), there was a move to vest the park in the newly formed Council. Instead, Council was made trustees of the park in 1873, which remains under Crown ownership, and continued to administer the park on behalf of the Crown

⁹⁶ (Gill 1965, pp. 561, Edward Higginbotham & Associates 1996, pp. 8)

⁹⁷ ('Cooramill' 1903f, 'Cooramill' 1903g)

⁹⁸ (Heritage NSW 2019)

⁹⁹ (Proudfoot 2017, pp. 32, Gill 1965, pp. 561, Windsor Municipal Council 1980, pp. 8)

today. A one-rail fence was erected 5 metres from the earlier fence at this time with the Botanic Gardens in Sydney sending a number of plants at the request of Council. A beaten path was developed along the southern side of the new fence, parallel to Windsor Street. In order to deter the grazing of animals within Richmond Park, Council leased the park to a local person, who could then rent grazing rights for horses. However, this did not deter residents from grazing their animals within the park without approval, which contributed to animals running loose within the town throughout the 19th century and beyond.¹⁰⁰

Following agitation from Richmond residents, a new Courthouse and Police Station (Hawkesbury LEP 2012, Item no. I121) were constructed in 1878 on the site of the 1821 watchhouse, and designed by Colonial Architect James Barnet. Constructed in sandstone and rendered brick with rendered moulded details, the courthouse features classical elements in the arched colonnaded portico entrance and brick plaster detailing. As a single storey building, the Courthouse has a raised central roof surrounded by hipped roof wings which join to the main building by the colonnaded portico. The Police Station is located at the rear of the Courthouse. Shortly after the completion of the building in 1879, an additional four rooms and an enclosed hallway linking the kitchen to the living areas appear to have been constructed.¹⁰¹

In 1879, a new layout was devised for Richmond Park. An inner park was established within the outer border of trees that surrounded the boundary of the park. This inner park comprised shrubs in triangular plots in each corner of the rectangle, which were fenced separately, with 10 wooden seats also purchased for the park. This saw the development of the three elements of the park: the outer park with trees and seating; the inner park with garden beds; and the central area for sporting activities. Continuous maintenance of the sporting area over the next decades ensured regular cricket matches, football games and other sports could be played.¹⁰²

In 1879, further works were undertaken to extend the capacity of the Richmond Post Office. This comprised a colonnade around the building. Three years later in 1882, stables and other additions were added to the building.¹⁰³

In the late-19th century, Section 11 of the Richmond town plan was divided into two by the establishment of Toxana Street from Francis to Windsor streets.¹⁰⁴

An undated sketch of Windsor Street, estimated to be from the 1870s-1890s based on the dress of the subjects within the drawing, may provide some information regarding the western portion of the study area (Photo 45). While the exact location is not known, it is likely to be in the vicinity of Bosworth Street due to the presence of the church spire of St Peter's in the distance. There appears to be either stone or earth and grass kerbing, with the road surface being driven up by the ox and cart, suggesting it would have been metalled or gravelled.

¹⁰⁰ (Morris, Jack, & Britton 2003, pp. 12–13)

¹⁰¹ (Proudfoot 2017, pp. 70, Heritage NSW 2010)

¹⁰² (Morris, Jack, & Britton 2003, pp. 13–14, 17–18)

¹⁰³ (Heritage NSW 2019)

¹⁰⁴ (Casey and Lowe 2019, pp. 10)



Photo 45 Undated sketch of Windsor Street, facing west (Source: Hawkesbury Museum)

An 1879 photograph shows the market place / Richmond Park, possibly from March Street facing north-east, with the spire of St Monica's Catholic church in the distance (Photo 46). Richmond Park is cleared, with some young trees surrounding the boundary of the park with a two-rail fence [6].

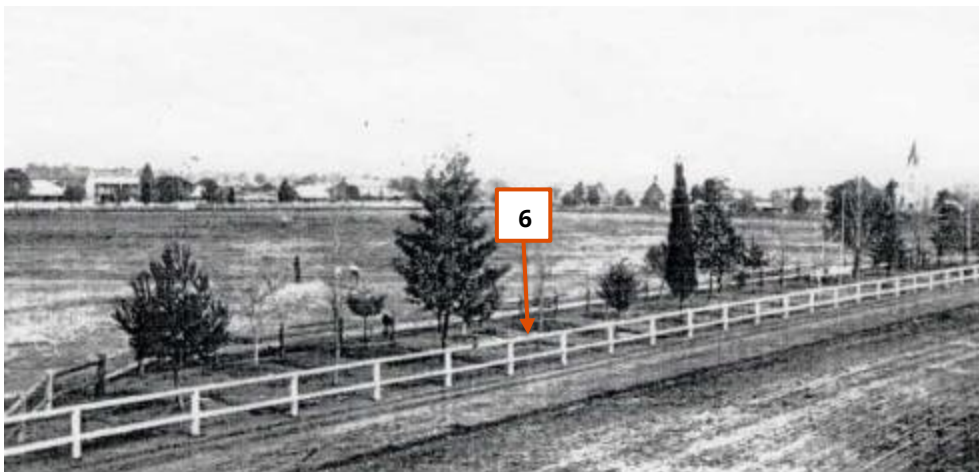


Figure 5 Richmond Park 1879 (Government Printer)
From Windsor Street looking south west
(Source: Hawkesbury Heritage, 36)

Photo 46 1879 photograph of the market place / Richmond Park; this may be taken from March Street, south of the study area, showing the two-rail fence [6] around the park (Source: Place Design, provided January 2020)

In 1880, a branch of the Commercial Banking Company of Sydney was constructed at the corner of Windsor and West Market streets (Hawkesbury LEP 2012, Item no. I136), and included stables and a rear enclosed garden. Designed by the Mansfield Brothers in a stucco Italianate style, the banking chambers were located on the ground floor, with the residence on the first floor. The façade is symmetrical with a central entrance portico, while the windows feature distinctive decorative mouldings above each double hung sash windows

and heavily ornamented window sills.¹⁰⁵ Around this time, a rear brick wing was added to the Royal Hotel (Hawkesbury LEP 2012, Item no. I131).

A competition was held in 1882 for the design of a pavilion for Richmond Park. The winning design was by George Matcham Pitt Junior, who was also an influential landowner of Sunnyside in North Richmond, government surveyor who undertook a number of surveys for Richmond Council, and the son of the founder of the pastoral company Pitt, Son and Badgery. The Pavilion was constructed by Samuel Boughton, a local entrepreneur and prominent member of the Richmond community and works were completed in 1884. The Pavilion was to serve as a grandstand for sporting and other events in Richmond Park.¹⁰⁶ As time went on, plantings in Richmond Park were replaced as they died, and by 1883 there were at least 143 trees within the park.¹⁰⁷

The Windsor Gaslight Company was established in 1883, with their works constructed south of the railway line in Windsor between Cox and Church streets (outside of the study area), replacing the little used system of oil lamps.¹⁰⁸

An 1887 watercolour of Windsor Street by Charles Conders provides some information about the state of the study area at this date (Photo 47). It is likely that this view is from the far eastern point of Windsor Street where it meets Richmond Road, considering the angle of the road and the Blue Mountains positioned in the background; a milepost is present at this junction also. While outside of the study area, this image suggests that many of the roadways within the town had not been subject to formal construction of kerbs and guttering, or of the road itself. The edge of town retains a rural character.

¹⁰⁵ (Hawkesbury People and Places 2014, Howard Tanner and Associates 1984)

¹⁰⁶ (Morris, Jack, & Britton 2003, pp. 14–15, 'Cooramill' 1903b)

¹⁰⁷ (Morris, Jack, & Britton 2003, pp. 12)

¹⁰⁸ (Proudfoot 2017, pp. 32)



Photo 47 1887 watercolour of Windsor Street by Charles Conders (Source: State Library of NSW, c12028_0007_c)

A second storey was added to the Richmond Post Office in 1888, along with a balustrade. These additions were to provide more residential space for the postmaster. The roof was hipped with lead ridge capping, punctured by two double brick and render chimneys on the south-western side and single brick and render chimney on the central south-western side of the main building.¹⁰⁹

From the late 1880s onwards, Toxana had a number of private owners and leased occupants after it was sold following the death of Eliza Sophia Cameron, Bowman's daughter, to her husband Reverend James Cameron, until it was acquired by Windsor Municipal Council in 1978. In 1888, Toxana featured a number of large jacaranda trees in the front garden, with the front property boundary being a low masonry wall with stone pillared gate posts, iron gate and balustrade.¹¹⁰

A series of photographs from the 1890s-1900s provide further information about the study area at this time. Photo 48 is taken from opposite Richmond Park near its eastern end, possibly near the Royal Hotel (Hawkesbury LEP 2012, Item no. I131). There are mature plantings inside the park, fenced by the two-rail fence [6], with the Post Office in the distance. There are also stone kerbs and a metalled or gravelled roadway in Windsor Street, while the footpath may be tarred metal or compacted gravel. Light or telegraph poles [8] are also present within the footpath. In the foreground are some masonry gate posts associated with a residence or commercial property opposite the park.

¹⁰⁹ (Heritage NSW 2019)

¹¹⁰ (Heritage NSW 2014)

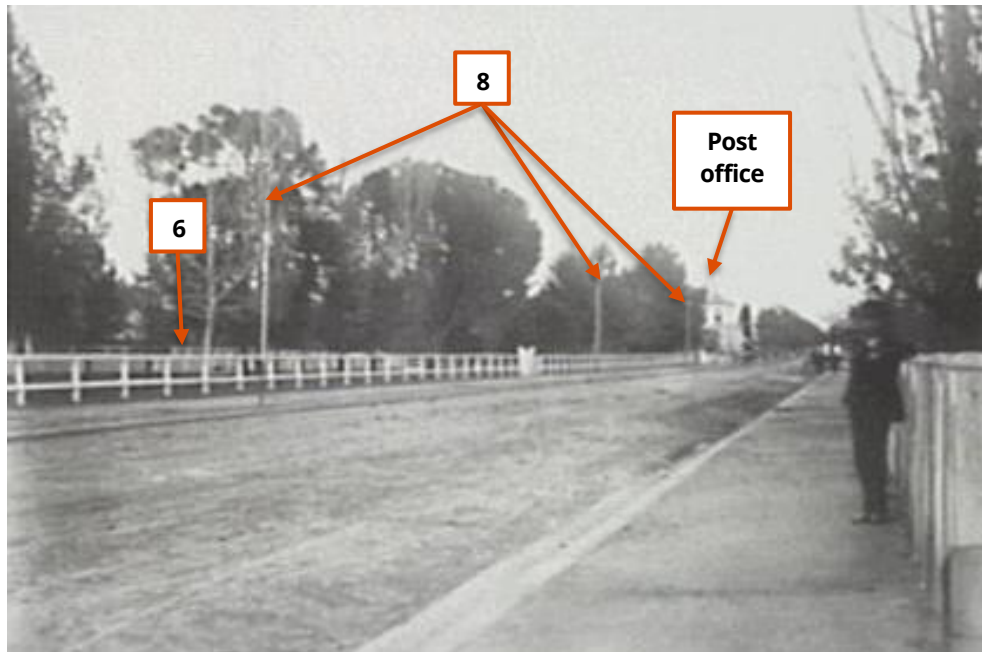


Photo 48 c.1890s photograph of Richmond Park and Windsor Street from the publication called *The Critic*, produced by the Windsor Literary Society, showing the two-rail fence [6] and a series of telegraph/light poles [8] (Source: Hawkesbury City Library)

Photo 49 is taken from the intersection of Windsor and West Market streets, facing east, with the Post Office and Courthouse visible on the southern side of the street. On the northern side of Windsor Street are a series of residential and commercial structures. Opposite the Post Office and Courthouse is the property which housed a branch of the Australian Bank of Commerce (which would later be taken over by the Bank of NSW, who demolished the building in 1938 and replaced by the current Art Deco structure (Hawkesbury LEP 2012, Item no. I116)). The other buildings feature a number of single and two-storey structures featuring verandas and balconies [9] which extend into the footpath. The roadway appears to have a metalled surface with stone kerbs and gutters also present, along with telegraph or lightpoles on the southern side of Windsor Street.

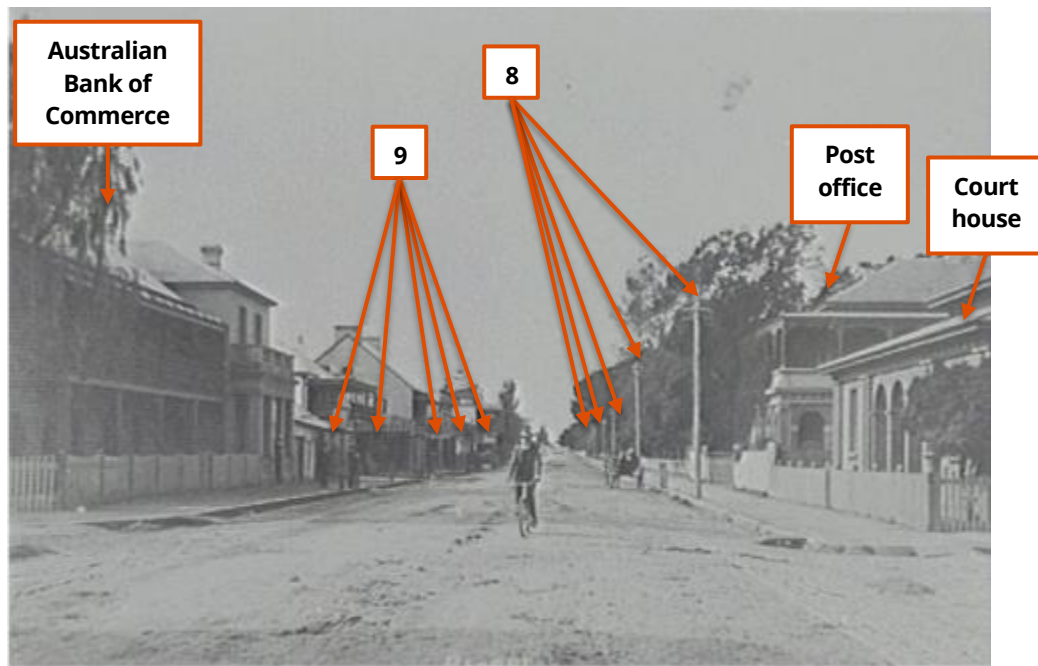


Photo 49 c.1890s photograph of Windsor Street, facing east, showing a series of telegraph/light poles [8] and verandahs/awnings [9] extending over the road reserve footpath (Source: Hawkesbury City Library)

Photo 50 shows the northern part of Richmond Park with the pavilion in the background. The two-rail fence [6] is present, as well as a gravelled footpath and a stone kerb and gutter, albeit slightly overgrown with weeds, along with a lightpole [8].

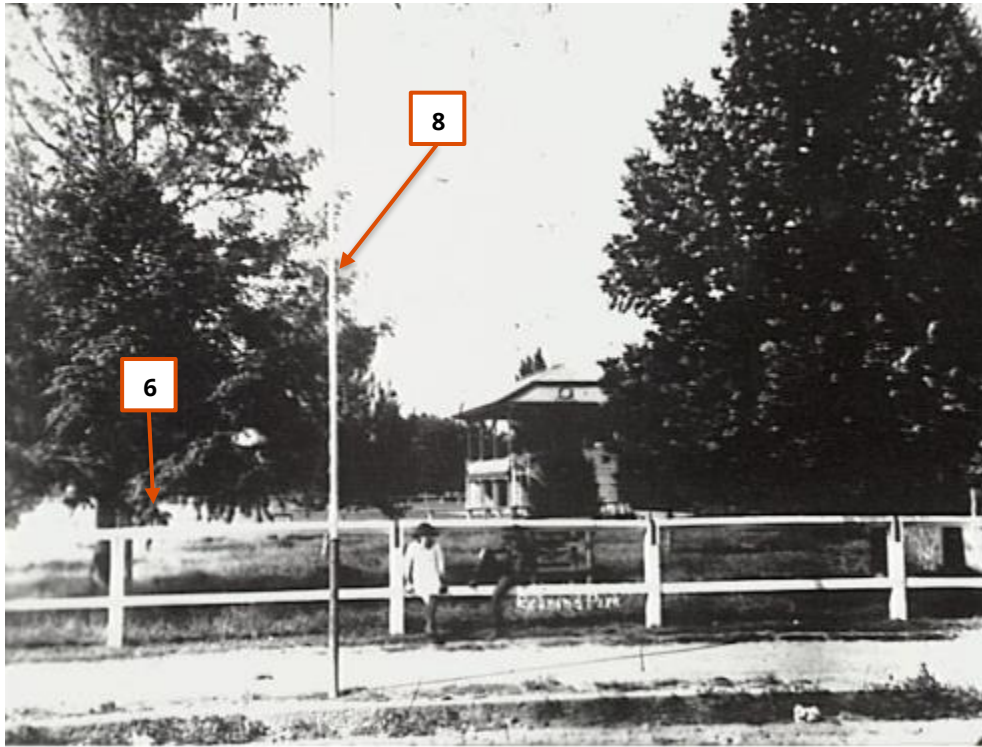


Photo 50 c.1890s-1900s photograph of Richmond Park, with the pavilion in in the background, showing the two-rail fence [6] and a light pole [8] (Source: Hawkesbury City Library)

Photo 51 is in a similar location to Photo 49 but with a better view of the northern side of Windsor Street. There is a picket/paling fence in front of the Australian Bank of Commerce and the adjacent property, with verandahs [9] extending into the footpath from both single and two-storey buildings. There are stone kerbs and gutters and the metallised road surface of Windsor Street, as well as what may be telegraph or light poles [8] on the southern side of the roadway.

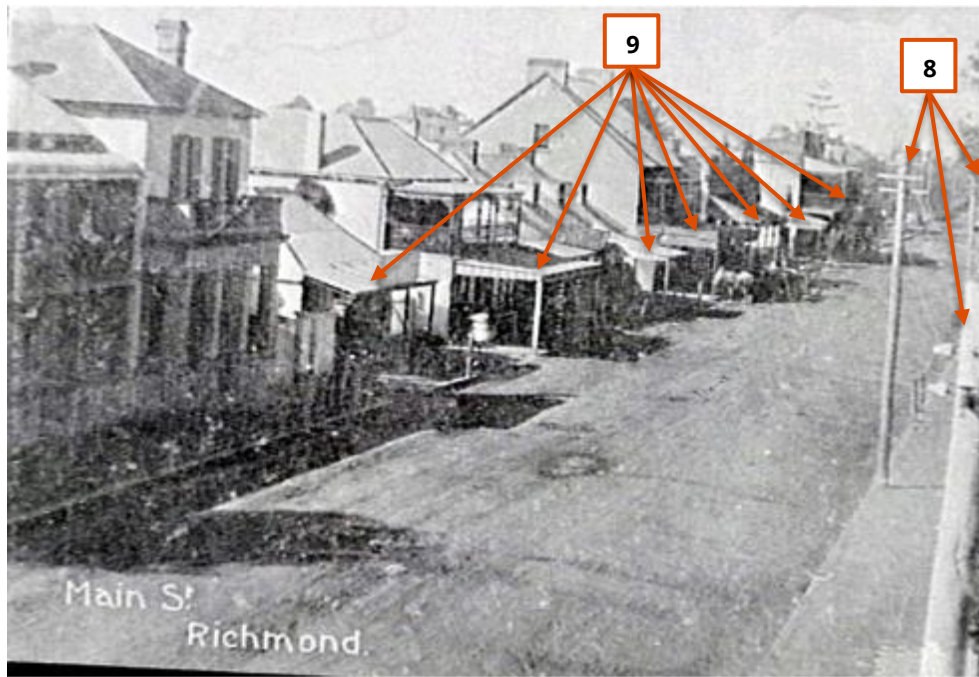


Photo 51 c.1890s-1900s photograph of Windsor Street, taken near the Post Office and Courthouse facing east, showing telegraph/light poles[8] and verandas/awnings [9] extending into the road reserve footpath (Source: Hawkesbury City Library)

In 1890, J W Allison took over the pharmacy occupying one of the identical pair of brick buildings (SHR, Item no. 00610; Hawkesbury LEP 2012, Item no. I00610) at 257-259 Windsor Street, previously run by Mr Hawkins. Allison established a dentist practice at the site.¹¹¹

In 1891, the Hawkesbury Agricultural College was established in Richmond, with Toxana leased to the college for accommodation and other functions.¹¹² In the same year, six swings were installed in Richmond Park, providing play areas for local children.¹¹³ Also in 1891, there are positive reports of Mr G. Cobcroft's new Commercial Hotel in Richmond (Hawkesbury LEP 2012, Item no. I114). The Commercial Hotel is reported to be a fine building with the front portion being two-storeys, featuring public and private bars, sitting, dining and billiard rooms on the ground floor while sleeping apartments with balconies on the first floor and stables with outbuildings.¹¹⁴ It is likely that the Commercial Hotel was built on the walls and foundations of a c.1840s one-storey cottage (two buildings over from the old Wesleyan Chapel in Photo 42) which previously had operated as a chemist shop and infant school.¹¹⁵

A Crown plan dating to 1891 provides some detail on the Courthouse and Police Station, Post Office, Richmond Park and the kerb and roadway within the study area (Photo 52, Photo 53). The plan shows the footprint of the two buildings, as well as verandahs and fencelines within and at the boundary of the properties. The fencelines [6] [7] for Richmond Park is also recorded, as are the widths of the roads and kerbs of Windsor, West Market and East Market streets.

¹¹¹ (Howard Tanner and Associates 1984, McHardy 2014)

¹¹² (Gill 1965, pp. 561, Heritage NSW 2014)

¹¹³ (Morris, Jack, & Britton 2003, pp. 19)

¹¹⁴ ('The Commercial Hotel, Richmond.', 1891)

¹¹⁵ ('Cooramill' 1903d)



Photo 52 1891 Crown plan of the Police Station and Post Office, with detail of kerbing and roadways, showing the two-rail fence [6] and boundary fence [7] for Richmond Park and the Post Office (Source: NSW Land Registry Services, Crown plan 553.3000)



Photo 53 1891 Crown plan showing Richmond Park, with detail of kerbing and roadways, showing the two-rail fence [6] (Source: NSW Land Registry Services, Crown plan 553.3000)

An undated photograph of the Black Horse Inn shows the two component buildings of the establishment, likely taken in the late-19th or early-20th centuries (Photo 54). There is a longer single storey brick structure with a verandah and porch which is similar in appearance to residential dwelling, as well as a two-storey brick building adjacent. The angle of photograph is unknown so it may have been taken on Bosworth or George streets. The photograph shows a paling fence and a water trough [10] for horses, as well as a short light post [11] and another post [12] at the interface of the dirt footpath and road, which appears to be compacted dirt or gravel/metal. A stone kerb is visible in the left foreground of the image before the horse trough, while past this point it is unformed with grass growing over.



Photo 54 Undated photograph of the Black Horse Inn (Hotel), located at the corner of Bosworth and Windsor streets, showing a water trough [10], light pole [11] and short post [12] (Source: State Library of Victoria)

Richmond's water supply works were built by the Public Works Department in 1892 and managed by the Metropolitan Water Board. A pumping station drew water from the Hawkesbury River below a confluence of the Nepean and Grose rivers into a brick reservoir, and then reticulated to Richmond. Prior to this, water had been taken from Pugh's Lagoon at the end of Francis Street, west of the study area, while many allotments within the town established their own wells and waterholes.¹¹⁶ As a memorial for the opening of the Richmond waterworks by Governor Lord Jersey and his wife on 27 October, an iron fountain was procured for the ceremony and installed on the East Market Street side of Richmond Park opposite the railway station.¹¹⁷

In 1895, a two-storey Victorian corner shop building was constructed at 295 Windsor Street (Hawkesbury LEP 2012, Item no. I122). Constructed in brick with a corrugated galvanised iron roof, the structure originally had a verandah which would have extended over the footpath. The position of the shop on the corner of Windsor and Bosworth streets would have made it a prominent landmark in the retail centre of town.¹¹⁸

In 1897, a terrace of three shops with upstairs accommodation, known as the Chalmers Buildings (Hawkesbury LEP 2012: Item no. I117) was built at 239 Windsor Street. Previously, this site had held a long single storey structure operated by Abraham Cornwell as a general store and bakery. The new building originally held French doors which opened onto a first floor verandah balcony built over the footpath with iron lacework and supported by cast iron columns.¹¹⁹ The following year in 1898, it was reported that the loose metal present on the main street of Richmond (Windsor Street) was being collected in order to improve the condition of the roadway.¹²⁰

¹¹⁶ (Proudfoot 2017, pp. 32, Gill 1965, pp. 561, Windsor Municipal Council 1980, pp. 10, Edward Higginbotham & Associates 1996, pp. 9, Heritage NSW 2014)

¹¹⁷ (Morris, Jack, & Britton 2003, pp. 15)

¹¹⁸ (Howard Tanner and Associates 1984)

¹¹⁹ (Howard Tanner and Associates 1984, McHardy 2014)

¹²⁰ ('Richmond.', 1898)

Around 1900, a two-storey brick residence (Hawkesbury LEP 2012, Item no. I112) was constructed at 179 Windsor Street. Designed in an Edwardian style, the house featured a verandah and elaborate rendered chimneys and a half-timbered gable end roof. Later, this residence was converted to commercial purposes.¹²¹

Two photographs from the early-20th century provide some information regarding the study area at this time. A 1901 photograph of an army band marching on Windsor Street past Richmond Park, Richmond Post Office and Richmond Courthouse provides some information regarding the study area at this date (Photo 55). The two-rail fence [6] along the boundary of Richmond Park is extant, while there are also picket fences along the property boundaries of the Post Office and Courthouse. There are stone kerbs present along the edges of the roadway, which itself appears to be metalled or gravelled, likely in a Macadam style. There are large trees present within Richmond Park, along with light or telegraph poles [8]. Several buildings along the northern side of Windsor Street have ground and first floor verandahs and balconies [9]. The footpaths may also be metalled or gravelled. In the same year, another photograph shows road maintenance works to Windsor Street in front of the Post Office and Richmond Park (Photo 56). A bullock team is shown ploughing up the road surface, presumably for a new surface to be installed or fresh layer of metal to be laid. It is possible that Photo 56 is earlier than Photo 55 as there is a tree in front of and climbing vegetation growing over the Post Office. Alternatively, the attributed dates of the photographs are not correct.

¹²¹ (Howard Tanner and Associates 1984)

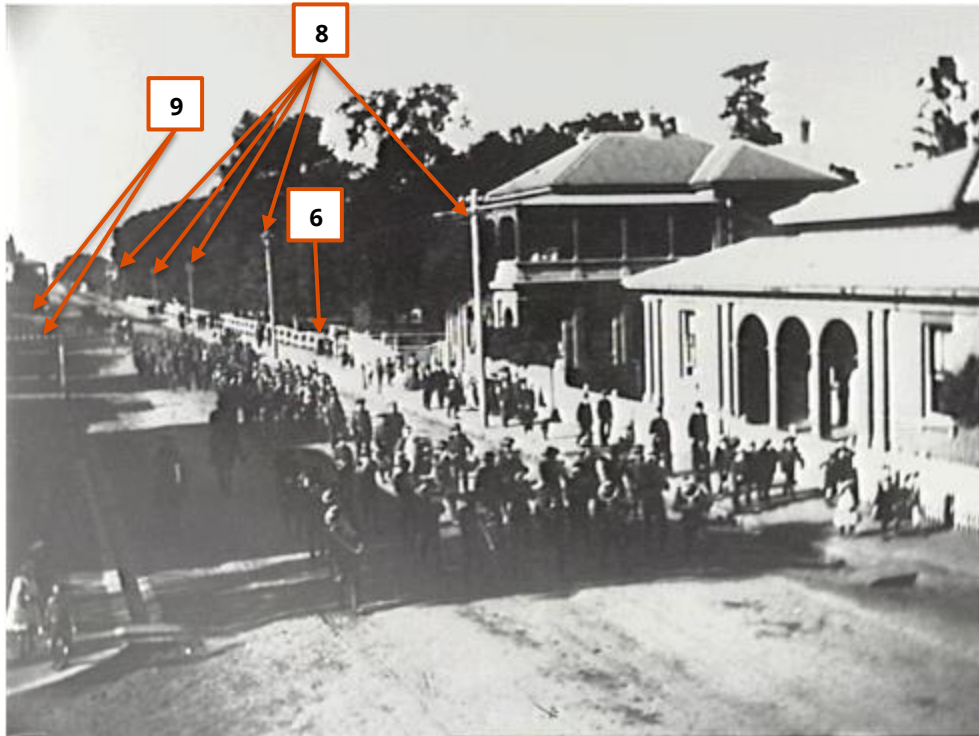


Photo 55 1901 photograph of an army band marching down Windsor Street past the Richmond Courthouse, Richmond Post Office and Richmond Park, showing the two-rail fence [6], telegraph/light poles [8] and verandahs/awnings extending into the road reserve footpath (Source: Hawkesbury City Library)

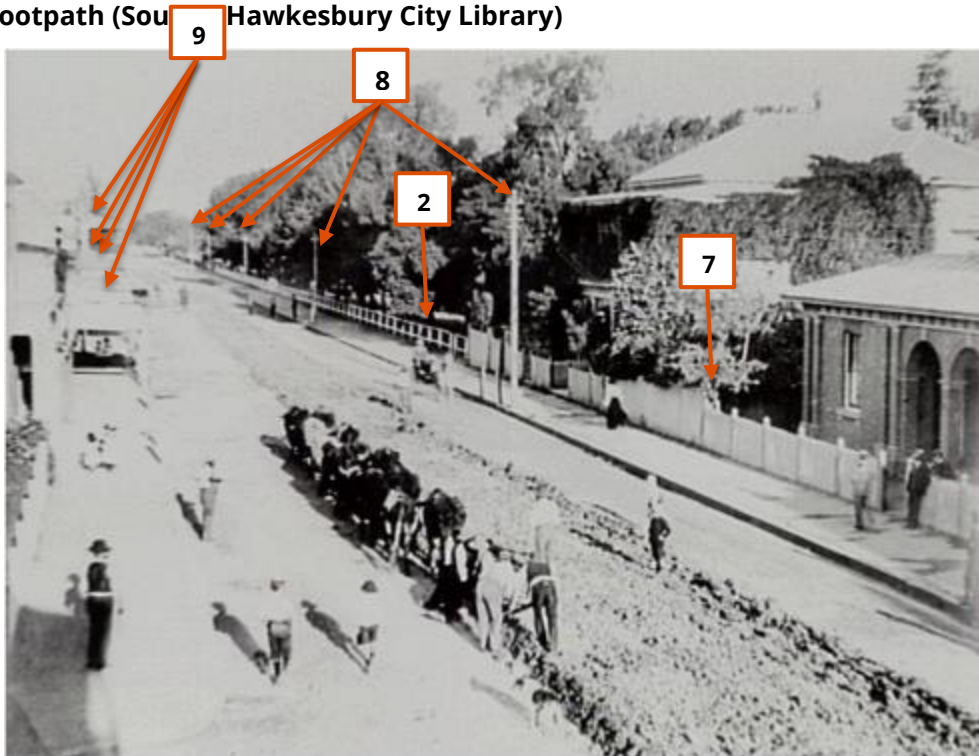


Photo 56 1901 photograph showing road maintenance of Windsor Street, with the road surface being ploughed up by a bullock team, showing the two-rail fence [6], boundary fence [7] of Richmond Park and the Post office, telegraph/light poles [8] and verandahs/awnings [9] extending into the road reserve footpath (Source: Hawkesbury City Library)

Further works to Windsor Street took place in 1902, completed by Mr T. Miles. The works comprised reforming, metalling and gravelling an unspecified portion of Windsor Street, with that portion of the road anticipated to be a first class piece of roadwork.¹²² It is possible that the activities shown in Photo 56 are documenting some an early stage of these works. Two years later in 1904, a new iron and concrete bridge over the Hawkesbury River was constructed.¹²³

In 1906, the Borough of Richmond was made a municipality, with the boundaries extended to include rural areas.¹²⁴ In the same year, the colonnade of the ground floor of the Post Office was infilled in a Georgian Revival style.¹²⁵ The following year in 1907, there are reports of extensive renovations at the Commercial Hotel (Hawkesbury LEP 2012, Item no. I114).¹²⁶

Over time, the town's population developed an unskilled or semi-skilled labour force, who moved between rural employment to town work. The 1908 Richmond Rate Assessment Book suggests that around 23% of the town's 266 dwellings were occupied by labourers, either as owners or tenants.¹²⁷

In 1912, a cottage was constructed within the central retail area of Richmond at 312 Windsor Street (Hawkesbury LEP 2012, Item no. I123). The single-storey cottage was designed in an Edwardian style and includes a number of features which represent the style. These include face brick walls, a narrow timber bay window, a timber shingled gable, corner turret with Art Nouveau frieze panelling with an acanthus motif, a hipped terracotta tiled roof, stucco and brick chimneys, a gable end with moulded barge board, a panel door with lead light side panels and painted and etched glass. The cottage also featured a garden.¹²⁸

From 1913, Richmond's electricity was provided by the Sydney Electrical Engineering Company, which came from the Hawkesbury Agricultural College from 1915 to 1924.¹²⁹

In 1919, after many years of debate, approval was given by Parliament for an extension of the railway from Richmond to Kurrajong in order to connect Kurrajong to the network and transport its produce, materials, and population within Sydney. The identified route ran along March Street from the existing railway line, cutting across the south-eastern corner of Richmond Park, much to the chagrin of the local community (Photo 57). The first steam train travelled along the new line in November 1926, with a new platform called Phillip was constructed at the west end of March Street.¹³⁰

¹²² ('Richmond.', 1902)

¹²³ (Proudfoot 2017, pp. 14)

¹²⁴ (Proudfoot 2017, pp. 32)

¹²⁵ (Heritage NSW 2019)

¹²⁶ ('Richmond.', 1907)

¹²⁷ (Edward Higginbotham & Associates 1996, pp. 7)

¹²⁸ (Heritage NSW 1998c)

¹²⁹ (Proudfoot 2017, pp. 32)

¹³⁰ (Morris, Jack, & Britton 2003, pp. 19–20)

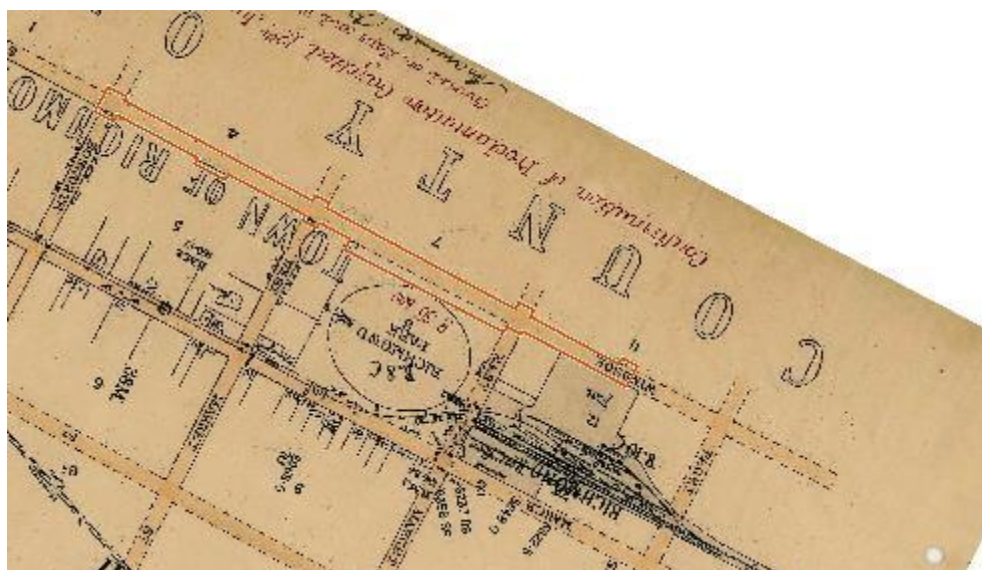


Photo 57 1925 Crown plan of the Richmond to Kurrajong Railway, with the study area outlined in orange (Source: NSW Land Registry Services, Crown plan 6425.3000)

Modernisation of Richmond (1920s to present)

In 1924, the New Street power station in Windsor was destroyed by fire; as a result, electricity was provided by the Hawkesbury Agricultural College.¹³¹ In the late 1920s, works were undertaken to concrete the footpaths and roadways [13] in Richmond. This included Windsor Street and the road to Windsor, as well as other surrounding streets and footpaths outside of the study area.¹³²

In 1931, the Bank of NSW relocated to the corner of West Market and Windsor streets, taking over the premises of the Australian Bank of Commerce following the former's acquisition of the latter. Seven years later, the building was demolished and a new masonry Art Deco bank building (Hawkesbury LEP 2012, Item no. I116) was constructed to house the branch. The new building contained banking chamber and staff rooms as well as the bank manager's residence featuring four bedrooms. Previously the bank had been located in rented premises from Mr W Price when it opened in 1864. In the same year, the bank moved to a terrace shop opposite Richmond Park leased from Mrs A. Long. In 1872 the bank relocated to a larger building owned by Joseph Onus located between West Market Street and Bosworth Street (which was in the current location of the Coles Supermarket and Richmond Mall).¹³³

After 1934, Sydney City Council supplied both Richmond and Windsor with electricity.¹³⁴

In 1937 there were works within parts of Windsor Street on the reconstruction of the footpath in concrete, including in front of the Bank and Post Office. At the same time, works were proposed to improve the drainage in Windsor Street from the Bush Inn to the sump in East Market Street.¹³⁵ An aerial photograph of the same year provides an indication of the structures present within and in the vicinity of Windsor Street, as well as the land use within the town (Photo 58). The concrete roads and footpaths [13] are visible in the photograph as are various verandah awnings [9] [14] which extend into the footpath. It appears that the old

¹³¹ (Proudfoot 2017, pp. 32)

¹³² ('Richmond', 1926, 'Richmond.', 1928, 'Richmond.', 1931)

¹³³ (Howard Tanner and Associates 1984, McHardy 2013)

¹³⁴ (Proudfoot 2017, pp. 32, Windsor Municipal Council 1980, pp. 10)

¹³⁵ ('Richmond Council', 1937)

Wesleyan Chapel opposite Richmond Park has had an extension added to the front of the building, likely as part of a prior conversion into a commercial or retail premises (Hawkesbury LEP 2012, Item no. I115). Also by this date, it appears that the two-storey brick shop (Hawkesbury LEP 2012, Item no. I115) has been constructed adjacent to the Commercial Hotel; it is difficult to determine this building's exact date of establishment as ownership documents obtained for this assessment of this and surrounding land prior to the 1930s do not specifically record details of buildings. It has also not been clearly identifiable in previous historical photographs which might provide an earlier date.¹³⁶

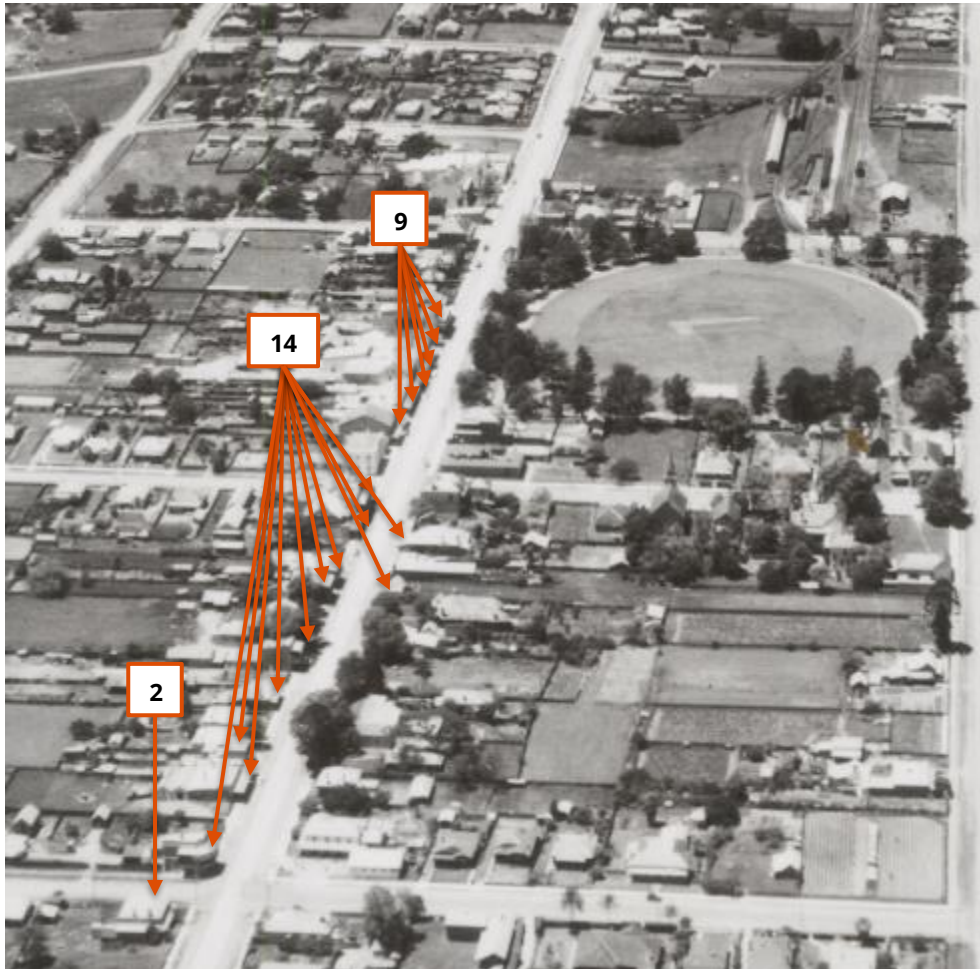


Photo 58 Detail from a 1937 aerial photograph of the study area in Richmond, showing the range of structures present and town land use at the time, showing verandahs/awnings [9] [14] extending into the road reserve footpath (Source: National Library of Australia, nla.obj-313230023)

In the 1930s, the frontage of the Commercial Hotel (Hawkesbury LEP 2012, Item no. I114) was significantly altered to a contemporary architectural style.¹³⁷ In 1935, the Regent Theatre (Hawkesbury LEP 2012, Item no. I111) opened at 145 Windsor Street. Michael Walsh engaged architects Herbert and Wilson who designed and

¹³⁶ NSW Land Registry Services, Book 2123 No. 392, NSW Land Registry Services, Certificate of Title Volume 11629 Folio 19, NSW Land Registry Services, Certificate of Title Volume 4689 Folio 163, NSW Land Registry Services, Miscellaneous Plan of Subdivision (Old System) 151774, NSW Land Registry Services, Book 593 No. 620

¹³⁷ (Howard Tanner and Associates 1984)

built the brick theatre with a pseudo-spanish look, similar to the Parramatta Roxy Theatre. The interior, with seating for 942 people, was plain.¹³⁸

The municipalities of Windsor and Richmond and their surrounding districts were amalgamated in 1949.¹³⁹

The Richmond to Kurrajong railway line was decommissioned in 1952, after repairs following flood damage of the Hawkesbury River to the North Richmond Bridge were considered unjustified as the line was running at a loss. The closure of the line prompted as much protest as it had at its establishment. The rails were removed from Richmond Park in the same year, with the fencing and plantings readjusted in the south-eastern corner of the park.¹⁴⁰

A 1955 aerial photograph of the study area shows there has been some development in and within the study area since 1937 (Photo 59). The study area contains the plantings on the boundary of Richmond Park, as well as the concrete road and footpaths along Windsor Street and its intersections with Toxana, East Market, West Market and Bosworth streets. More widely in the town, there are fewer areas of agricultural cultivation or grazing, as well as additional residential dwellings.

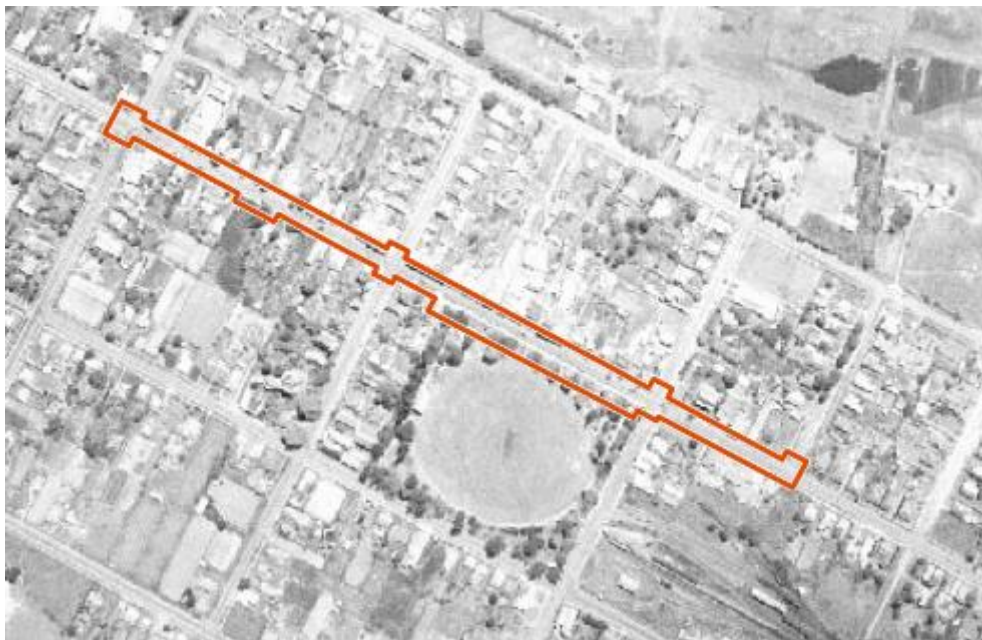


Photo 59 1955 aerial photograph of the study area (Source: NSW Spatial Services, 2021)

Between Bosworth and West Market Street, ten structures identified within the 1937 aerial photograph [14] are present, in addition to another verandah extending into the study area [15] (Photo 60). This structure may have already existed but its view was obstructed in the previous aerial. The building located within Saunder's Allotment in Section 1 also remains within the western portion of the study area dating back to 1831. Between West Market and Toxana streets six structures dating to pre c.1890 remain, with seven additional verandahs between West Market and East Market Streets [16] and three between East Market at Toxana Streets [17] (Photo 61).

¹³⁸ (Heritage NSW 2001)

¹³⁹ (Proudfoot 2017, pp. 32, Gill 1965, pp. 561, Windsor Municipal Council 1980, pp. 10)

¹⁴⁰ (Morris, Jack, & Britton 2003, pp. 20)



Photo 60 Detail of 1955 aerial between Bosworth and West Market Street (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

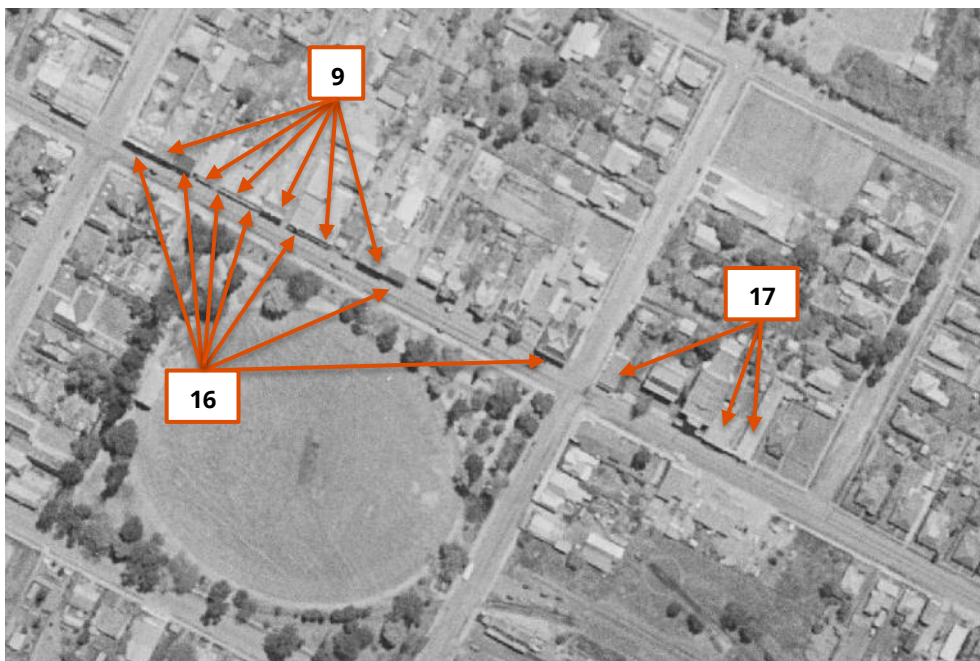


Photo 61 Detail of 1955 aerial between West Market and Toxana Street (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

Further developments occurred in the 1960s and 1970s. A sewerage scheme was introduced to Richmond in 1962.¹⁴¹ An aerial photograph from 1970 demonstrates that Richmond continued to develop as an urban centre in the mid-20th century (Photo 62). While there appears to be little change within the study area, the surrounding area shows increasing density of housing. It is possible that a number of verandahs which previously extended over the footpath have been removed by this date.



Photo 62 1970 aerial photograph of the study area (Source: NSW Spatial Services, 2021)

Between Bosworth and West Market Streets, one structure dating to 1821 [2] remains in the west, seven structures dating to pre 1937 [14] and one dating to pre 1955 [15] remain (Photo 63). Three additional verandahs [18] extending into the study area have been constructed. Between West Market and East Market six structures dating to pre c.1890 remain, in addition to those identified between West Market and Toxana streets in the 1955 aerial [16] and [17] (Photo 64). Three additional verandahs are present between West Market and East Market streets [19] and two between East Market and Toxana streets [20].

¹⁴¹ (Windsor Municipal Council 1980, pp. 10)

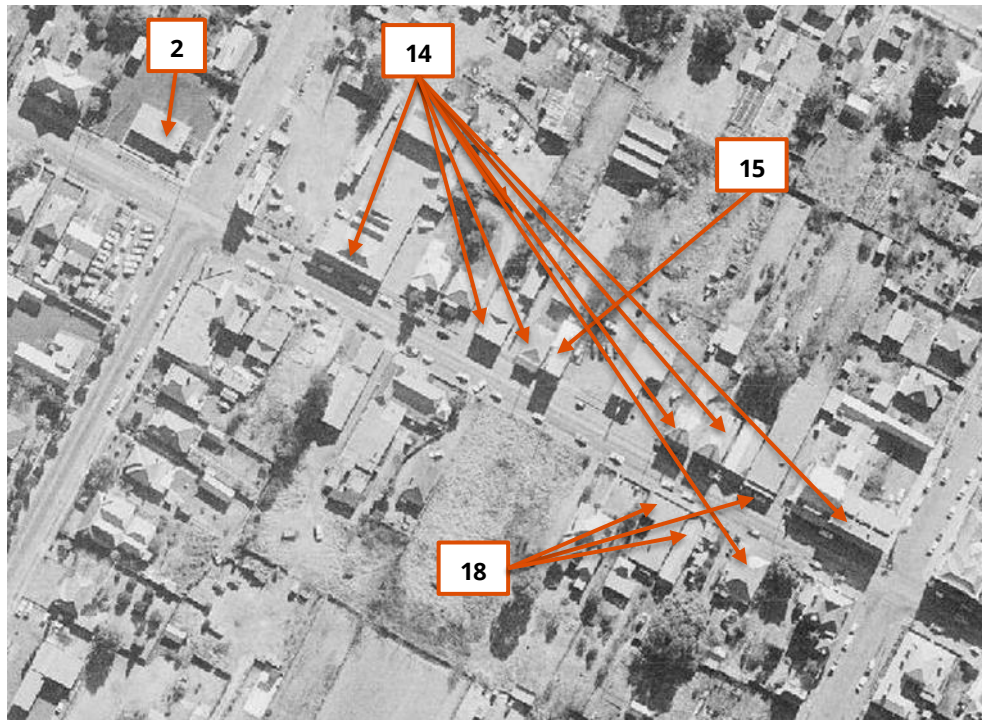


Photo 63 Detail of 1970 aerial between Bosworth and West Market Street (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

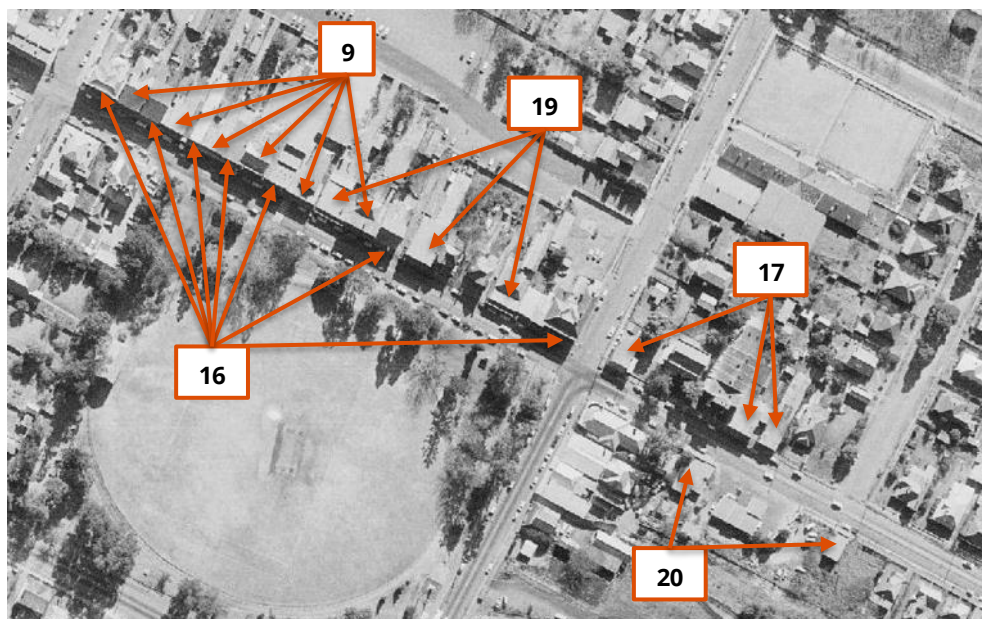


Photo 64 Detail of 1970 aerial between West Market and Toxana Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

In 1976 to 1977, the Regent Theatre was restored and redecorated by Mike Walk, a television personality, which included expanding the vestibule through moving the main front doors forward to the top of the entrance stairs.¹⁴² The Pavilion in Richmond Park was damaged by fire in 1980. This prompted a proposed redesign of the park by Hawkesbury Shire Council which did not reference its history, causing local upset and protest. As a result, the Heritage Council of NSW placed an Interim Conservation Order on the park in 1985

¹⁴² (Heritage NSW 2001)

which halted development and allowed for more thoughtful consideration of the park and its values. This order lapsed two years later but conservation management efforts commenced at this time, with several assessments and studies taking place. The Pavilion was repaired and restored in 1994, with some differences to the original structure. In 1999, the oval fence was adjusted so that it excluded the Pavilion, whereas before the fence had incorporated the Pavilion within the oval.¹⁴³

A 1994 aerial photograph again shows increasing urban development in Richmond (Photo 65). Within the immediate vicinity of the study area, many of the former residential and commercial properties have been demolished and lots consolidated, with larger modern buildings constructed, such as the Richmond Mall.



Photo 65 1994 aerial photograph of the study area (Source: NSW Spatial Services, 2021)

Between Bosworth and West Market Streets a number of changes have occurred. The structure dating to 1831 [2] has been demolished in the west in addition to the pre 1955 structure [15]. Four structures remain of those dating to pre 1937 [14], and two pre 1970s [18]. Nine new verandahs have been constructed within the study area [21]. While the majority of these structures are newly built, some are extensions of previously existing buildings. Between west market and east market streets, four structures remain dating to pre c.1890 [9], six to pre 1955 [16], and three to pre 1970 [19]. One additional verandah has been constructed on the northern side of Windsor Street [22]. Between East Market and Toxana Street three structures remain dating to pre 1955 [17], one to pre 1970 [20] and two additional verandahs [23] are present.

¹⁴³ (Morris, Jack, & Britton 2003, pp. 15, 21–22)

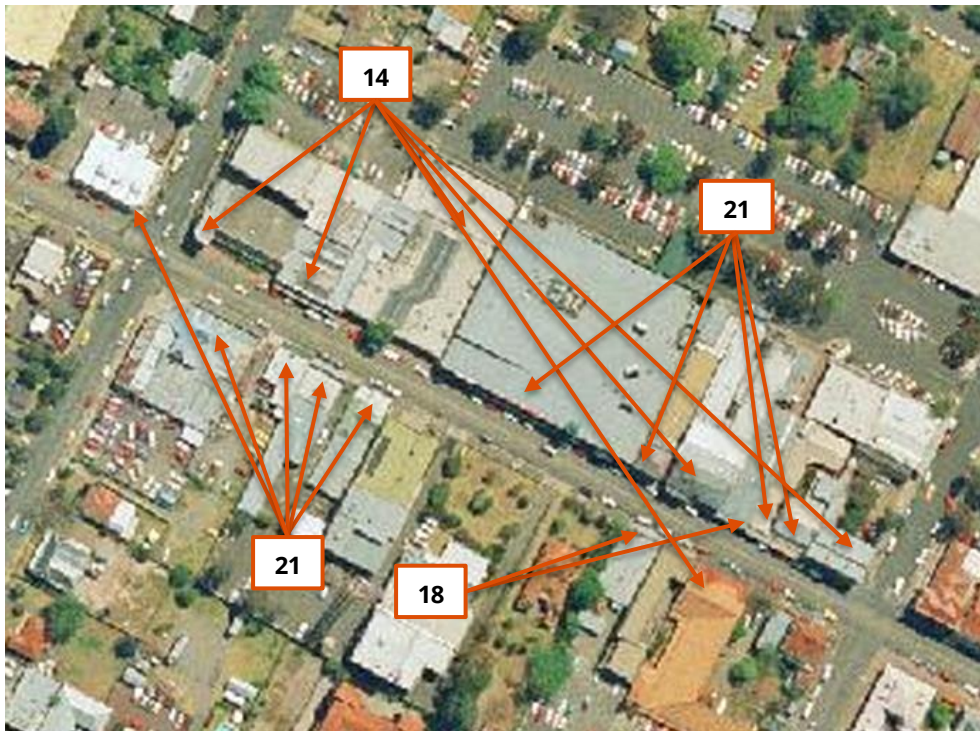


Photo 66 Detail of 1994 aerial between Bosworth and West Market Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

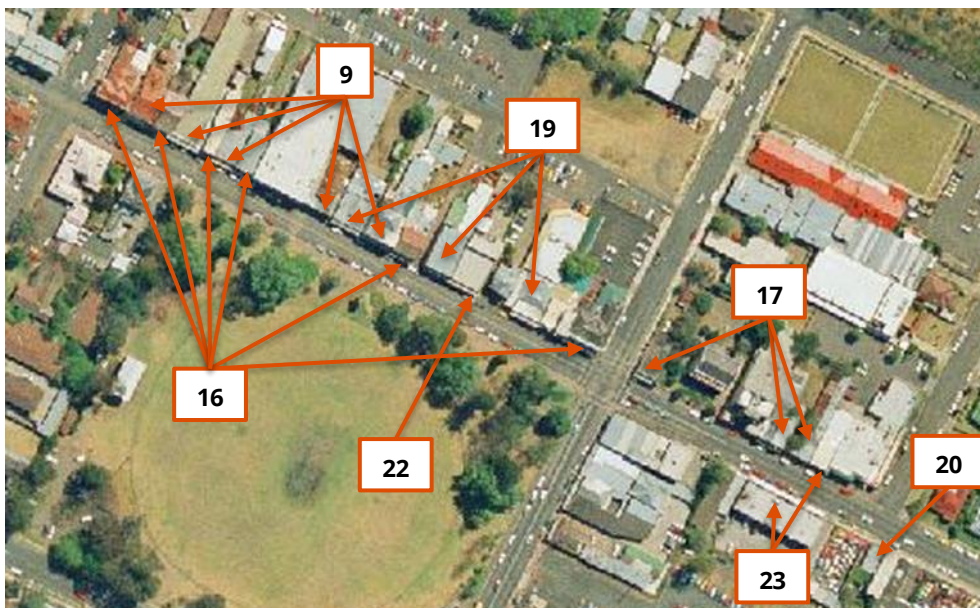


Photo 67 Detail of 1994 aerial between West Market and Toxana Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

A 2005 aerial photograph shows much the same, with few changes observed when compared with the earlier photograph (Photo 68). It appears that the Black Horse Inn has had some additions made to it where it fronts Windsor Street, which is likely the current form of the item.



Photo 68 2005 aerial photograph of the study area (Source: NSW Spatial Services, 2021)

Between Bosworth and West Market streets (Photo 69), a roundabout [24] at the intersection of Bosworth and Windsor streets has been constructed, while at 316 Windsor Street it appears that the vegetation growth has increased significantly. From West Market to East Market streets (Photo 70), there is one additional verandah [25] which extends into the study area, and also an additional verandah [26] within the road reserve between East Market and Toxana streets (Photo 70). It does not appear that any earlier structures have been demolished.

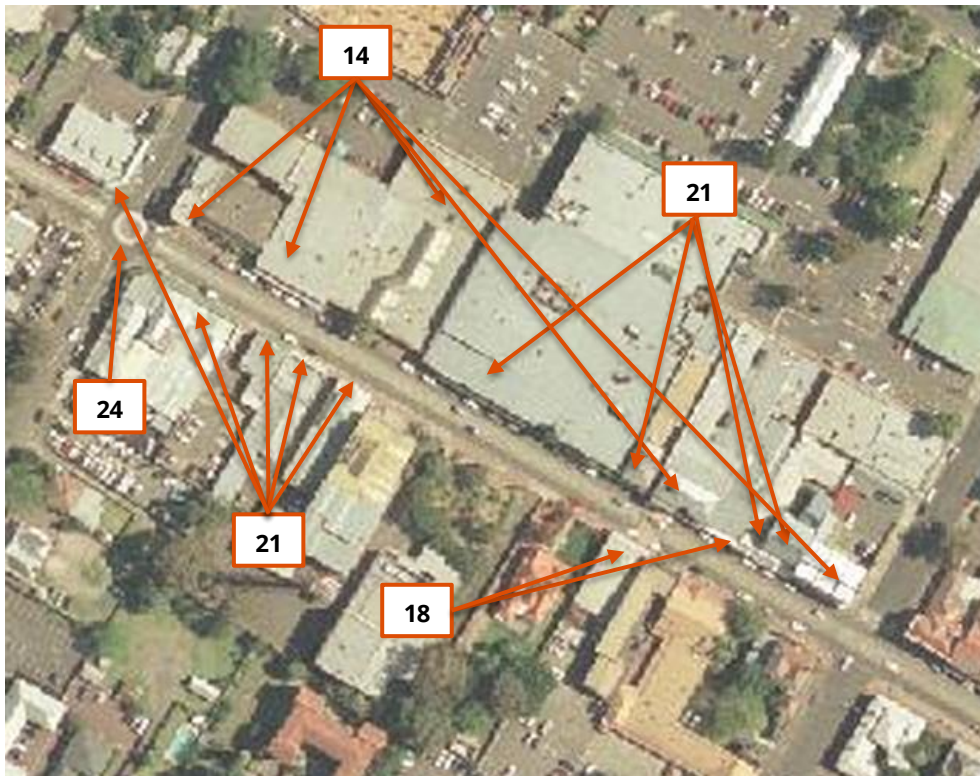


Photo 69 Detail of 2005 aerial between Bosworth and West Market Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

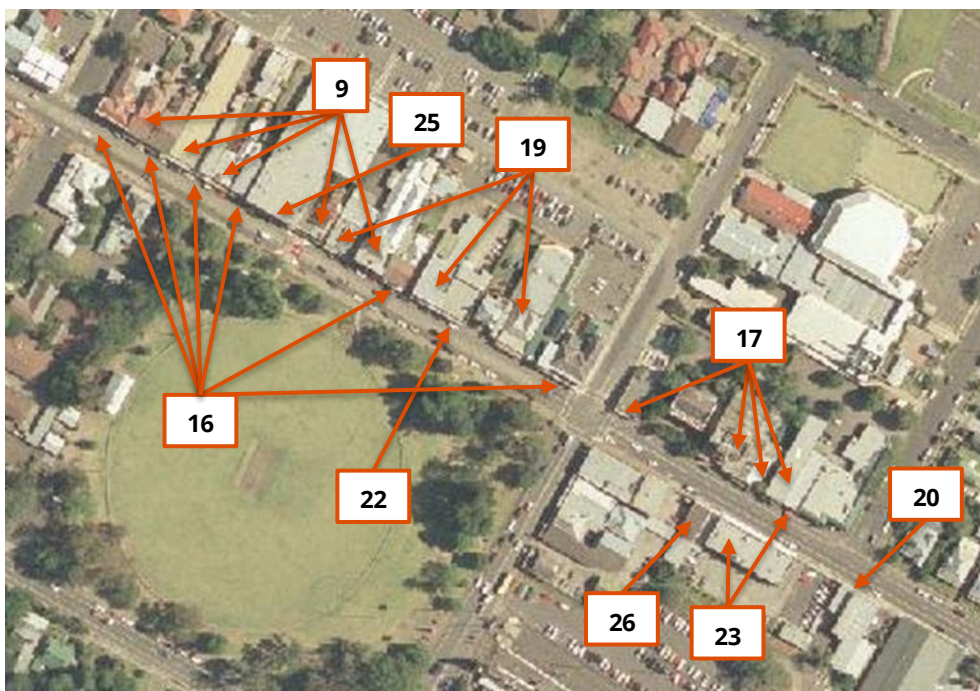


Photo 70 Detail of 2005 aerial between West Market and Toxana Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

Current aerial photographs of the study area (Photo 71, Photo 72) show that no further structures enter into the study area.

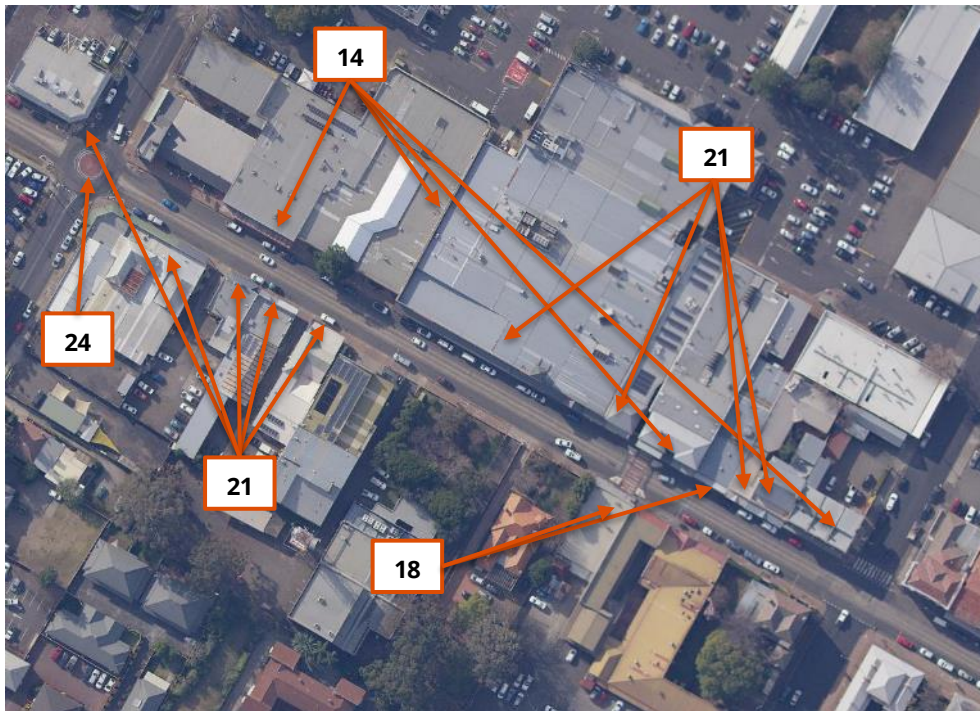


Photo 71 Detail of current aerial between Bosworth and West Market Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021)

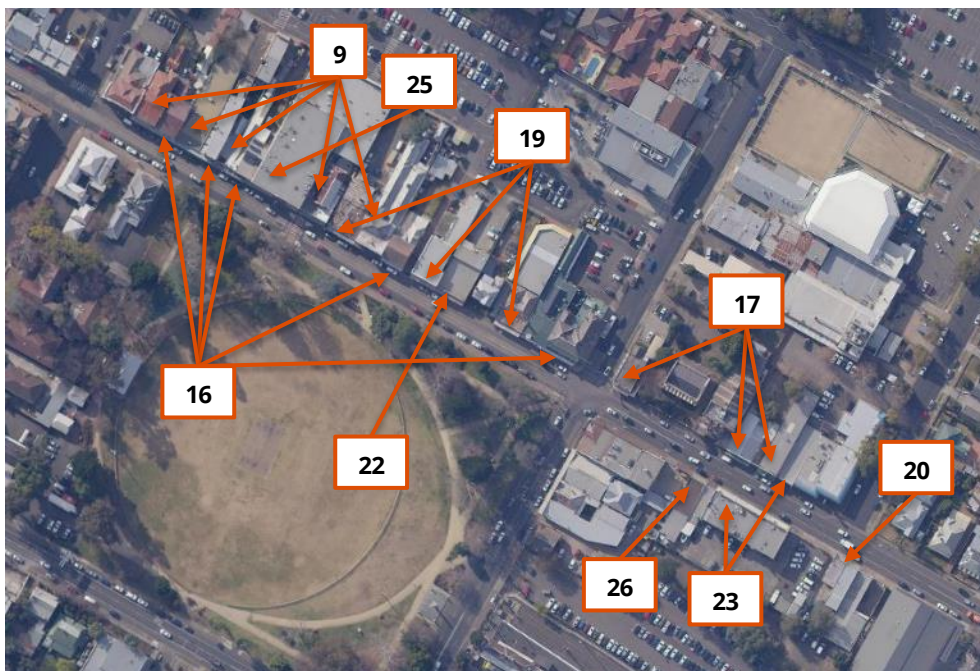













Photo 72 Detail of current aerial between West Market and Toxana Streets (Source: NSW Spatial Services, Historical Imagery Viewer 2021)




Appendix 2 Photographic inventory of heritage items adjacent to the study area




Item no (listing)	Item name	Photo
I122 (LEP)	Shop	
I130 (LEP)	Former "Black Horse Inn"	


Item no (listing)	Item name	Photo
I123 (LEP)	House	
I136 (LEP)	Bank and stables	
I121 (LEP) Edds Family Superannuation Fund s170 register	Richmond Police Station and Court House	

Item no (listing)	Item name	Photo
I111 (LEP)	Regent Theatre	
I00014 (LEP) 14(SHR)	"Toxana"	
I131 (LEP)	Royal Hotel	

Item no (listing)	Item name	Photo
I112 (LEP)	House	
I113 (LEP)	Shop	
I114 (LEP)	Commercial Hotel	

Item no (listing)	Item name	Photo
I115 (LEP)	Shop	
I116 (LEP)	Westpac Bank	
I117 (LEP)	"Chalmers Building"	

Item no (listing)	Item name	Photo
I118 (LEP)	House	
I00610 (LEP)	Shops	 

Item no (listing)	Item name	Photo
610 (SHR)	Building	

Appendix 3 Significance of items in the study area

Table 19 SHR listing for Richmond Post Office, Item no.1410 (Source: Heritage NSW)

Richmond Post Office (Item no.1410)	
Significance assessment	
Criteria A - Historical	<p>Richmond Post Office is associated with the development of the town of Richmond, one of the five "Macquarie Towns" and historically an important service provider to the Hawkesbury region.</p> <p>Richmond Post Office is also associated with the historical development of communications services to the Richmond area. The stables and second-storey addition also provide important evidence of the changing nature of communication services.</p> <p>Richmond Post Office is associated with the Colonial Architect's Office under James Barnet, which designed and maintained a number of post offices in NSW between 1865 and 1890. James Barnet is a key practitioner of the Victorian Italianate architectural style in NSW.</p>
Criteria B - Historic Association	
Criteria C - Aesthetic	<p>Richmond Post Office is a distinctive example of the Victorian Italianate style of architecture. The design and location of the building also make it a focal point of the civic precinct of Richmond, endowing it with landmark qualities.</p> <p>The Richmond Post Office is also stylistically compatible with the neighbouring courthouse, making an aesthetically significant contribution to the streetscape.</p>
Criterion D - Social	As a prominent civic building, Richmond Post Office is considered to be significant to the Richmond community's sense of place.
Criterion E - Research	The site of the Richmond Post Office has potential to contain archaeological information.
Criterion F - Rarity	Richmond Post Office is a particularly fine example of the work of the Colonial Architect's Office under James Barnet.
Criterion G - Representativeness	Richmond Post Office is a distinctive example of the Victorian Italianate architectural style. It is part of a group of 19th century post offices in NSW designed by the Colonial Architect's Office under James Barnet. Richmond Post Office compares with post offices in Wellington (1869), Tumut (1870), Parkes (1880), and other 19th century post offices having ground floor arcades with upper level verandahs.
Statement of significance	
<p>Richmond Post Office is a two-story English bond, Victorian Italianate building of struck trowelled clinker brick, with a hipped slate roof to the main building and lead ridge capping. The roof is punctuated by two double brick and render chimneys to the southwestern side, and a single brick and render chimney to the centre southeastern side of the main building.</p> <p>Attached to the rear of the building are two single-storey brick additions with hipped corrugated steel roofs. They extend</p>	

Richmond Post Office (Item no.1410)

over a former service wing to the northwest side and later toilet facilities to the southeast side. The additions appear to have occurred in two stages, the northwest section being extended later under a separate corrugated steel hipped roof, with a much later brick and fibre cement sheet shed attachment to the end. The two lots of additions are separated by a covered walkway at centre, supported by timber posts, with a later concrete floor.

There is a first floor corrugated steel roofed verandah that wraps around the front facade and halfway down both sides, supported by green painted decorative cast iron posts, with lace brackets and valance. The posts rest on the upper floor verandah balustrade, formed by the rendered and cream painted entablature with dentil detailing, to the ground floor colonnade. The balustrade coping is rendered and painted a light brown colour.

The arches have white tuck pointed, rubbed red brick detailing, matching the rubbed red brick flat arches to the openings of the rear buildings and upper floor (Andrew Ward & Associates and Clive Lucas Stapleton and Associates, 2000).

Table 20 SHR listing for Richmond Park (Source: Heritage NSW)

Richmond Park (Item no.1808)

Significance assessment

Criteria A - Historical

Historically, Richmond Park is likely to be of State significance as a public park that was specifically reserved by Governor Lachlan Macquarie in 1810 for the new township of Richmond. The Park continues to demonstrate its original use as a market place, where the community could trade stock and crops, as well as its later use for more recreational activities (particularly as a cricket ground).

Richmond Park also continues to demonstrate the early community efforts to beautify the Park (c1880s) that resulted in the designed layout taking form.

Although Richmond Park has undergone various changes over the two centuries since the land was first marked out in 1810, this open greenspace continues to reflect Macquarie's original intention and it retains its significance as a distinguishing element in the townscape.

Criteria B - Historic Association

Richmond Park is likely to be of State significance for its association with Governor Lachlan Macquarie. Following his appointment as Governor of NSW in 1810, Macquarie was instructed by the British Government to select five sites best suited for new townships along the Hawkesbury River. Richmond was the first to be chosen and when laid out, a 10 acre (four hectare) plot of land in the centre of the town was reserved for the creation of a public park. This dedication of Crown land for public use was common with Macquarie's town planning practices, and the reserved park was to become a central market place for the new town and a site for the activities of the community.

Criteria C - Aesthetic

Richmond Park has local significance for its aesthetic values. As an open green space in the centre of town, the Park has always been a public landscape within an urban environment. The collection of plantations and cohesive design was intended to provide an attractive and pleasant environment for community recreation and, although the strength of the landscape design may have diminished since its inception, the Park retains its ability to provide an open green landscape for the enjoyment of the community. Its location and collection of fauna also continues to make the Park a distinguishing element in the Richmond townscape.

Richmond Park (Item no.1808)	
	<p>The cultural features of the Park, namely the pavilion and war memorial, also contribute to the aesthetic value of the site. The pavilion, although comprehensively restored in 1994, is a dominant built structure in the Park and continues to reflect the 19th century character of the site. The war memorial, an important element of many municipal parks in NSW, is also an attractive and socially valuable feature of Richmond Park.</p>
Criterion D - Social	<p>Richmond Park has local significance for its social value to the community. Originally reserved as a market square for the people of the new township, Richmond Park has been an important asset to the community and one that has been consistently used over two centuries. With a grassed oval for active recreation (particularly cricket) and available seating within an attractive landscape for passive enjoyment, the Park has been a valued space for the community and an attractive element of the Richmond townscape for 200 years.</p> <p>By combining both active and passive recreation, commemoration and public sentiment, Richmond Park has been an open space well used by the local community. The types of use may have changed but its continuity of use has remained consistent.</p> <p>The presence of a war memorial at the Park is also a significant feature that enables the community to commemorate the effort and loss of local soldiers in active service.</p>
Criterion E - Research	<p>Richmond Park has been a greenspace site since European settlement and has undergone much change over the two centuries since its creation. As such, archaeological potential is likely to be low.</p> <p>The interpretative pathway and signage that indicates the positioning of the Richmond to Kurrajong railway line (that ran across the south-east corner of the Park from 1934 to 1952) is, in its current state, largely inaccurate and misleading. There is potential, therefore, to investigate this site for the original alignment of this railway line.</p>
Criterion F - Rarity	<p>Richmond Park is likely to be of State significance for its rarity value in NSW. When Governor Macquarie was appointed in 1810, he was instructed by the British Government to select and survey five suitable sites along the Hawkesbury River for new townships. Of these five sites, Richmond was the first to be laid out in January 1811.</p> <p>Originally conceived as a central market place for the new township, the survival of Richmond Park makes it a rare example of the town plan envisaged by Macquarie in 1810. The Park also retains its original intended use, being an open green space for the use of the community, which also contributes to its rarity value.</p>
Criterion G - Representativeness	<p>Richmond Park is likely to be of State significance as a representative example of a municipal park that has retained and expanded its use and community value over 200 years. Dedicating Crown land for public purposes was a common element in early town planning, both in NSW and around the world, and Richmond Park is a good example of how a Park can evolve to suit the needs of the local community.</p> <p>Positioned in the centre of Richmond, the Park has remained an open space for the activities of the local community throughout this time and, like many early parks, it has had a long history of cricket being played at the ground. Like many other parks in NSW, Richmond Park is a representative example of the simple and well-used landscape design of encircling a grassed cricket ground with a low fenced boundary and surrounding vegetation.</p>

Richmond Park (Item no.1808)

The inclusion of a war memorial is also a common feature in Australian parks. A place for commemoration to honour the war effort of local soldiers is a significant aspect of many parks and Richmond Park is a good example of how this feature continues to be important to the community (the Park now includes a pillar honouring the efforts in the current (2009) "International Campaign Against Terror").

Richmond Park is also representative of the landscape design and layout of a 19th century public park in NSW. Plant species were provided to the Park by the Sydney Botanic Gardens in 1870 and 1873 and, at this time, most parks in NSW were heavily influenced by the style pioneered by Charles Moore, the Director of the Botanic Gardens, and his successor, Joseph Henry Maiden. With the collection of plants becoming increasingly complex, Richmond Park also took on the role of an arboretum which was typical of early municipal parks in NSW.

Statement of significance

Richmond Park is of State significance as a rare surviving example of the town planning of Governor Lachlan Macquarie. Richmond was the first of five towns along the Hawkesbury River, personally selected by Governor Macquarie in 1810. When laying out the township in 1811, Macquarie reserved a central location for the development of this open green space for the community. Richmond Park has retained its original intention as an open public green space and continues to be a legible example of one of the key elements of Macquarie's town plan for Richmond.

Its central location within the urban environment, has contributed to the continuity of use of Richmond Park by the community for 200 years. The cohesive landscape design, surviving from the mid-19th century, is representative of early municipal parks in NSW and today, it retains precisely the association with the layout of central Richmond envisaged by Macquarie in 1810.

Appendix 4 Significance of items adjacent to the study area

Table 21 Statements of significance for heritage listed item of local significance adjacent to the study area

Item no (listing)	Item name	Criteria							Statement of significance	Significance
		a	b	c	d	e	f	g		
I122* (LEP)	Shop			x					The two-storey Victorian corner shop building was constructed in 1895. Constructed in brick with a corrugated galvanised iron roof, the structure originally had a verandah which would have extended over the footpath. The position of the shop on the corner of Windsor and Bosworth streets would have made it a prominent landmark in the retail centre of town.	Local
I130 (LEP)	Former "Black Horse Inn"		x	x				x	A place which is important for its historical associations as the site of an early hostelry and with personalities of that and later periods in Richmond's history. The surviving fabric demonstrates some aspects of design and workmanship in the early and later 19th century and Federation period.	Local
I123 (LEP)	House			x				x	An example of an excellent and unaltered Edwardian cottage which contributes to the 19th century character of Richmond.	Local
I136* (LEP)	Bank and stables		x	x					In 1880, a branch of the Commercial Banking Company of Sydney was constructed at the corner of Windsor and West Market streets, and included stables and a rear enclosed garden. Designed by the Mansfield Brothers in a stucco Italianate style, the banking chambers were located on the ground floor, with the residence on the first floor. The façade is symmetrical with a central entrance portico, while the windows feature distinctive decorative mouldings above each double hung sash windows and heavily ornamented window sills	Local
I111 (LEP)	Regent Theatre			x					The theatre has operated almost continuously for sixty years, a remarkable feat for a Sydney Cinema. Despite the fact that it was twinned two years ago (1999), it still retains a significant portion of its original architectural details. Its exterior is reminiscent of the Roxy at Parramatta although it is in keeping with the smaller country town image that Richmond represented in the 1930's.	Local
I131* (LEP)	Royal Hotel	x		x		x			Around 1850, the Royal Hotel was constructed at the prominent intersection of Windsor and East Market Street. Constructed of sandstock brick, the two-storey hotel appears to have traded as a hotel	Local

Item no (listing)	Item name	Criteria							Statement of significance	Significance
		a	b	c	d	e	f	g		
									since its establishment, and originally had a verandah and balcony over the footpath of Windsor Street.	
I112* (LEP)	House			x					Around 1900 the two-storey brick residence was constructed at 179 Windsor Street. Designed in an Edwardian style, the house featured a verandah and elaborate rendered chimneys and a half-timbered gable end roof. Later, this residence was converted to commercial purposes.	Local
I113* (LEP)	Shop								No information could be found for this item.	Local
I114* (LEP)	Commercial Hotel			x		x			In 1891, there are positive reports of Mr G. Cobcroft's new Commercial Hotel in. The Commercial Hotel is reported to be a fine building with the front portion being two-storeys, featuring public and private bars, sitting, dining and billiard rooms on the ground floor while sleeping apartments with balconies on the first floor and stables with outbuildings. It is likely that the Commercial Hotel was built on the walls and foundations of a c.1840s one-storey cottage (two buildings over from the old Wesleyan Chapel which previously had operated as a chemist shop and infant school. In 1907, there are reports of extensive renovations at the hotel. In the 1930s, the frontage of the Commercial Hotel was significantly altered to a contemporary architectural style.	Local
I115* (LEP)	Shop			x					This two-storey brick shop had appeared by 1937 adjacent to the Commercial Hotel. It is difficult to determine this building's exact date of establishment as ownership documents obtained for this assessment of this and surrounding land prior to the 1930s do not specifically record details of buildings.	Local
I116* (LEP)	Westpac Bank			x		x			Built in 1938 it replaced an earlier building (dated to the early 1800s) which also served as a bank. It is in an Art Deco style and is still a functioning bank.	Local
I117* (LEP)	"Chalmers Building"			x					In 1897, a terrace of three shops with upstairs accommodation, known as the Chalmers Buildings was built at 239 Windsor Street. The new building originally held French doors which opened onto a first floor verandah balcony built over the footpath with iron lacework and supported by cast iron columns.	Local
I118 (LEP)	House						x	x	A rare survival in the Richmond town centre of a mid-Victorian shop front. The shopfront is substantially intact and demonstrates well the characteristics of its type.	Local

Table 22 SHR listing for Building, Item no.610*

Building (Residential buildings) (Item no.610)	
Significance assessment	
Criteria A - Historical	
Criteria B - Historic Association	
Criteria C - Aesthetic	x
Criterion D - Social	
Criterion E - Research	
Criterion F - Rarity	
Criterion G - Representativeness	
Statement of significance	
<p>There is no statement of significance for this item on the SHR. The following is from information Biosis has gathered as part of the historical research.</p> <p>Constructed around 1850 at 257-259 Windsor Street, it consists of an identical pair of brick buildings and features a verandah which extended over the footpath.</p>	

Table 23 SHR listing for Toxana, Item no. 014 (Source: Heritage NSW)

Toxana (Item no. 014)	
Significance assessment	
Criteria A - Historical	
Criteria B - Historic Association	
Criteria C - Aesthetic	
Criterion D - Social	
Criterion E - Research	

Toxana (Item no. 014)	
Criterion F - Rarity	
Criterion G - Representativeness	-
Statement of significance	
<p>Toxana dates from c.1840 and was built for William Bowman who was elected to the first Parliament of NSW in 1843. Toxana is one of the most important house in the Richmond district with important historic associations and outstanding Regency and Georgian detailing. The house is a substantial two storey building with iron-work balustrading and open iron columns on the first floor, while the ground storey has tapered round timber columns. The house, which is raised well above ground, level and has a very prominent entry. The house is built of face brick with sandstone quoins and reveals, as well as heavy stonework surrounding the front door (Mitchell, 2000).</p>	

Table 24 LEP listing for Richmond Courthouse and Police Station, Item no. I121 (Source: Heritage NSW)

Richmond Courthouse and Police Station (Item no. I121)	
Significance assessment	
Criteria A - Historical	Richmond Courthouse has been associated with the provision of law and justice in the town since 1878. The courthouse dates from a key period of expansion of a major public works program in New South Wales during the last three decades of the 19th century and is representative of the widespread perception that the local courthouse was the symbol of local respectability and a focus of civic pride.
Criteria B - Historic Association	Richmond Courthouse and Police Station is associated with James Barnet, Colonial Architect of New South Wales from 1862-1890, who was responsible for the design of all courthouses built in NSW during this time.
Criteria C - Aesthetic	Richmond Courthouse and Police Station is a building of high quality design and composition that forms an important element of the town's civic precinct.
Criterion D - Social	Richmond Courthouse is likely to have significance for the local community as a long-standing civic institution of the town.
Criterion E - Research	The site of Richmond Courthouse and Police Station has some research potential relating to the earlier watchhouse built on the site.
Criterion F - Rarity	
Criterion G - Representativeness	The symmetrical form and layout of Richmond Courthouse is typical of late 19th-century country courthouses designed by Colonial Architect James Barnet.

Richmond Courthouse and Police Station (Item no. I121)

Statement of significance

Richmond Courthouse and Police Station has been associated with the provision of law and justice in the town since 1878. The courthouse dates from a key period of expansion of a major public works program in New South Wales during the last three decades of the 19th century and is representative of the widespread perception that the local courthouse was the symbol of local respectability and a focus of civic pride. Richmond Courthouse and Police Station is a building of high quality design and composition that forms an important element of the town's civic precinct.