



Heritage Committee

Date of meeting: 3 July 2025
Location: Council Chambers
Time: 5:00PM

BUSINESS PAPER

HERITAGE COMMITTEE

Table of Contents

Meeting Date: 3 July 2025

Table of Contents

1. AGENDA.....	5
1.1. Welcome	5
1.2. Apologies	5
1.3. Declaration of Interests	5
2. CONFIRMATION OF MINUTES	6
3. REPORTS FOR DETERMINATION	21
3.1.1. CP - Draft NSW Heritage Strategy	21
3.1.2. CP - Proposed Hawkesbury Aboriginal Cultural Heritage Interpretation Strategy	23
3.1.3. CP - Strategic Priorities for Heritage Related Matters	27
3.1.4. CP - Potential Heritage Items Project	33
3.1.5. CP - Local Heritage Assistance Fund Program - Criteria for Funding	43
3.1.6. CP - Windsor Toll House	49
3.1.7. CP - Update on Thomas James Bridge Project	53
3.1.8. Response to Questions Raised at the Heritage Committee Meeting on 6 March 2025	57
4. GENERAL BUSINESS	59

HERITAGE COMMITTEE

Table of Contents

Meeting Date: 3 July 2025

HERITAGE COMMITTEE

1. AGENDA

Meeting Date: 3 July 2025

1. AGENDA

1.1. Welcome

1.2. Apologies

1.3. Declaration of Interests

2. CONFIRMATION OF MINUTES

HERITAGE COMMITTEE
Table of Contents
Meeting Date: 6 March 2025

Table of Contents

1. AGENDA	4
2. CONFIRMATION OF MINUTES	6
3. REPORTS FOR DETERMINATION	7
3.1.1. HC-Election of Chairperson - (95498, 80242)	7
3.1.2. Heritage Committee Constitution and Council Code of Conduct - (95498, 80242).....	8
3.1.3. Update on Hawkesbury Heritage Projects - (95498, 80242)	9
3.1.4. Hawkesbury Potential Heritage Items Project - (95498, 80242)	11
4. GENERAL BUSINESS	12

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
1. AGENDA
Meeting Date: 6 March 2025

1. AGENDA

Minutes of the Meeting of the Heritage Committee held in the Council Chambers, Windsor, on 6 March 2025 commencing at 5pm.

ATTENDANCE

Present: Councillor Danielle Wheeler Hawkesbury City Council - (Chairperson)
Councillor Shane Djuric, Hawkesbury City Council
Councillor Mary Lyons-Buckett, Hawkesbury City Council
Councillor Jill Reardon, Hawkesbury City Council
Councillor Nathan Zamprogno, Hawkesbury City Council
Mr Graham Edds, Community Representative
Ms Jan Barkley-Jack, Community Representative
Ms Carol Roberts, Community Representative
Dr Cheryl Ballantyne, Community Representative
Ms Michelle Nichols, Community Representative
Ms Venecia Wilson, Community Representative
Mr Carl Robinson, Community Representative
Mr Richard Holdforth, Community Representative

Apologies: Ms Erin Wilkins, Community Representative
Ms Deborah Hallam, Community Representative
Mr Michael Edwards, Community Representative

In Attendance: Mr Andrew Kearns, Hawkesbury City Council
Mr Christopher Reeves, Hawkesbury City Council
Ms Vandana Saini, Hawkesbury City Council
Ms Jessica Vaughan, Hawkesbury City Council

Member	6/03/2025
Councillor Danielle Wheeler	✓
Councillor Shane Djuric	✓
Councillor Mary Lyons-Buckett	✓
Councillor Jill Reardon	✓
Councillor Nathan Zamprogno	✓
Ms Jan Barkley-Jack	✓
Dr Cheryl Ballantyne	✓
Ms Deborah Hallam	A
Ms Michelle Nichols	✓
Ms Carol Roberts	✓
Ms Erin Wilkins	A
Ms Venecia Wilson	✓
Mr Michael Edwards	A
Mr Graham Edds	✓
Mr Richard Holdforth	✓
Mr Carl Robinson	✓

Key: A = Formal Apology ✓= Present X = Absent - no apology

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
1. AGENDA
Meeting Date: 6 March 2025

APOLOGIES

Apologies from Ms Erin Wilkins, Ms Deborah Hallam and Mr Michael Edwards were noted.

DECLARATION OF INTERESTS

Councillor Daniellie Wheeler declared an interest in Items 3.1.3. and 3.1.4.

Councillor Shane Djuric declared an interest in Item 3.1.4.

Mr Graham Edds declared an interest in Items 3.1.3. and 3.1.4.

Dr Cheryl Ballantyne declared an interest in Item 3.1.4.

Ms Carol Roberts declared an interest in Item 3.1.4.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
1. AGENDA
Meeting Date: 6 March 2025

2. CONFIRMATION OF MINUTES

The Committee resolved on the Motion of Councillor Jill Reardon seconded by Councillor Mary Lyons-Buckett, that the Minutes from the previous meeting held on Thursday, 1 August 2024 be confirmed with the following amendments:

Item 3.1.1. – HC Windsor Bridge Replacement Project Working Group Progress Update.

Dr Cheryl Ballantyne advised that dot point 8 under 1. be updated to highlight that the Chair of Engineers Australia had advised that the historic bridge is not eligible for a historic marker because there is not enough of the old bridge remaining. There is a draft application for it to be included on the Engineers Australia website as an item of Engineering Heritage Interest.

General Business – D. Australiana Pioneer Village Heritage Study Progress

Mr Graham Edds advised that the Conservation Management Plan prepared was completed and submitted to Council in December 2021. A request by Council staff at a meeting in August 2023 asked if permission would be granted for Hawkesbury City Council staff to make amendments. This request was denied but agreed to look at requested revision on a cost basis. No further contact to the consultants has been made to date

Flagged as an item for the next Heritage Committee Meeting on 1 May 2025. Also to be include in a separate Item for discussion at a future Heritage Committee Meeting.

HERITAGE COMMITTEE 2. CONFIRMATION OF MINUTES Meeting Date: 3 July 2025
--

HERITAGE COMMITTEE 3. REPORTS FOR DETERMINATION Meeting Date: 6 March 2025

3. REPORTS FOR DETERMINATION

3.1.1. HC-Election of Chairperson - (95498, 80242)

Directorate: City Planning

OFFICER'S RECOMMENDATION

That a Chairperson of the Heritage Committee for the period from March 2025 to March 2026 be determined.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Shane Djuric and seconded by Councillor Mary Lyons-Buckett.

The Manager Strategic Planning, Mr Andrew Kearns, called for nominations for the position of Chairperson for the Heritage Committee. One nomination was received being:

Councillor Danielle Wheeler Nominated by Councillor Shane Djuric
Seconded by Councillor Mary Lyons-Buckett

The Manager Strategic Planning, Andrew Kearns, declared Councillor Danielle Wheeler as the Chair of the Heritage Committee, Hawkesbury City Council for the period of March 2025 to March 2026 Term

Councillor Danielle Wheeler assumed the Chair of the Heritage Committee.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 6 March 2025

3.1.2. Heritage Committee Constitution and Council Code of Conduct - (95498, 80242)

Directorate: City Planning

OFFICER'S RECOMMENDATION

That the Heritage Committee receive the Heritage Committee Constitution and Council Code of Conduct.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Mary Lyons-Buckett and seconded by Ms Michelle Nichols.

That the Heritage Committee receive the Heritage Committee Constitution and Council Code of Conduct.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 6 March 2025

3.1.3. Update on Hawkesbury Heritage Projects - (95498, 80242)

Previous Item: 3.1.2 Heritage (2 May 2024)

Directorate: City Planning

Councillor Danielle Wheeler declared a pecuniary interest being that her principal place of residence is part of the slab barn study. Councillor Danielle Wheeler left the Chamber for point 2 and did not take part in the discussion or voting on the matter. Councillor Mary Lyons-Buckett took over as Chair for discussion on point 2.

Mr Graham Edds declared a pecuniary interest in Item 3.1.3. point 2 being a member of the consultancy team undertaking the study. Mr Graham Edds left the Chamber for point 2 and did not take part in the discussion or voting on the matter.

Mr Graham Edds also declared a less than significant non pecuniary interest in point 4 being that his wife provided National Trust Listing material.

OFFICER'S RECOMMENDATION

That the Heritage Committee:

1. Note the current status of the 2024/2025 Local Heritage Assistance Fund.
2. Note the current public exhibition of the Hawkesbury Timber Slab Barns and Outbuildings Update Study.
3. Note the advice from Council's Heritage Advisor on the Windsor Toll House and Tebbutts Barn.
4. Note the advice on progress with the proposed State Heritage Listing of 394 George Street, Windsor.
5. Note the overview of the recent Dr. Rex Stubbs Commemorative History Symposium.

A PROCEDURAL MOTION was moved by Councillor Mary Lyons-Buckett that this item be dealt with in seriatim.

MOTION:

MOVED on the motion of Councillor Mary Lyons-Buckett and seconded by Councillor Nathan Zamprogno.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Mary Lyons-Buckett. and seconded by Mr Graham Edds.

1. That
 - a) The committee recommends Council pursue additional Heritage funding from the NSW Government through further advocacy.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 6 March 2025

- b) Council approaches the Federal Member Susan Templeman MP seeking additional funding for heritage through the Federal Government, due to the high level of significance of Heritage Items in the Hawkesbury Local Government Area.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Jill Reardon and seconded by Ms Jan Barkley-Jack.

- 2. Note the current public exhibition of the Hawkesbury Timber Slab Barns and Outbuildings Update Study.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Ms Venecia Wilson and seconded by Councillor Jill Reardon.

- 3. That
 - a) Council conduct make safe work on the Windsor Toll House as soon as possible.
 - b) The Heritage Committee discuss options for the Windsor Toll House for both conservation and use at the next Heritage Committee Meeting.

RESOLVED on the motion of Mr Graham Edds and seconded by Ms Venecia Wilson.

- c) That the Committee is disgusted by the state of Tebbutts Barn and recommends that Council undertakes immediate conservation work for this building, particularly the correct storage for the materials onsite and acts consistent with their leading role in the conservation of Hawkesbury's Timber Slab Barns.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Jill Reardon and seconded by Dr Cheryl Ballantyne.

- 4. Note the advice on progress with the proposed State Heritage Listing of 394 George Street, Windsor.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Nathan Zamprogno and seconded by Councillor Jill Reardon.

- 5. Note the overview of the recent Dr. Rex Stubbs Commemorative History Symposium.

Councillor Mary Lyons-Buckett left the meeting at 6:22pm.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 6 March 2025

3.1.4. Hawkesbury Potential Heritage Items Project - (95498, 80242)

Previous Item: 3.1.3 Heritage (1 August 2024)

Directorate: City Planning

Councillor Danielle Wheeler declared a pecuniary interest in Item 3.1.4 being that her principal place of residence is part of this study. Councillor Danielle Wheeler left the Chamber and did not take part in the discussion or voting on the matter. Councillor Nathan Zamprogno took over as Chair.

Councillor Shane Djuric declared a significant non-pecuniary interest in Item 3.1.4. being that he has a long term association with a business that operates out of a building mentioned in the report. Councillor Shane Djuric left the Chamber and did not take part in the discussion or voting on the matter.

Dr Cheryl Ballantyne declared a significant non-pecuniary interest in Item 3.1.4 being that her home is on the list of potential heritage items. Dr Cheryl Ballantyne left the Chamber and did not take part in the discussion or voting on the matter.

Ms Carol Roberts declared a pecuniary interest in Item 3.1.4. being that her principal place of residence is part of the study. Ms Carol Roberts left the Chamber and did not take part in the discussion or voting on the matter.

Mr Graham Edds declared a less than significant non pecuniary interest in point 4 being that his wife provided National Trust Listing material.

OFFICER'S RECOMMENDATION

That the Heritage Committee note the current status of the Potential Heritage Items Project.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Jill Reardon and seconded by Ms Michelle Nichols.

That the Heritage Committee note the current status of the Potential Heritage Items Project.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
4. GENERAL BUSINESS
Meeting Date: 6 March 2025

4. GENERAL BUSINESS

A. McQuade Park

Councillor Nathan Zamprogno advised that recent communication issued by Council highlighted that twenty four mature trees are to be removed from McQuade Park due to being dangerous.

A series of questions were taken on notice with respect to the removal of trees from McQuade Park.

#	Question	Response
1	What is the timeline for the trees to be replaced once removed?	
2	Will the siteline view to St Matthews be considered when and if replanting is to take place?	
3	Historical species collection to be considered? Will they save trees for wildlife hollows?	
4	Arborist to be chosen?	

B. Stage 1A Liveability Project - Windsor

Ms Venecia Wilson raised issues associated with Stage 1A of the Liveability Project (Thompson Square) in Windsor. It was noted by Ms Venecia Wilson that a member of the Liveability Team was not present to answer questions or speak on the matter.

Ms Venecia Wilson advised that business owners are not aware of what is happening and the Heritage Committee are not aware either.

Chair to request more information and more on Heritage oversight.

A request was made for Council Staff to organise a zoom meeting for the Liveability Team to provide an update on the Liveability Project.

C. Thompson Square Fence

Dr Cheryl Ballantyne advised that the local community raised concerns back in 2023 regarding the Thompson Square Fence. It is a State listed item and needs to be consulted on and discussed further.

A question was taken on notice with respect to Thompson Square Fence.

#	Question	Response
1	When are the works likely to start and finish on the Thompson Square Fence?	

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES

Meeting Date: 3 July 2025

HERITAGE COMMITTEE

4. GENERAL BUSINESS

Meeting Date: 6 March 2025

D. Reinstatement Working Groups

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Dr Cheryl Ballantyne and seconded by Councillor Reardon.

That the following Working Groups reporting to the Heritage Committee be reinstated:

1. Windsor Bridge Artefacts Working Group

Previous members plus Carol Roberts as a new member.

- 2. Heritage Listings Working Group** – to assist with heritage listings and assist the Senior Heritage Officer to compile new Heritage listings.

Members of the Working Group are below:

- Graham Edds
- Jan Barkley-Jack
- Carl Robinson
- Michelle Nichols
- Michael Edwards
- Councillor Danielle Wheeler
- Richard Holdforth
- Deborah Hallam

2. Heritage Awards Working Group

Members of the Working Group are below:

- Venecia Wilson
- Carol Roberts
- Michael Edwards
- Councillor Jill Reardon

A request was made for the Heritage Committee to be consulted regarding activation in Heritage precincts, including Windsor. The Heritage Committee requested a briefing on activation from Council's Liveability Team.

E. Thomas James Bridge – North Road

Ms Jan Barkley-Jack requested a report to come to a future Heritage Committee meeting advising where the work associated with the Thomas James Bridge is up to and the schedule for further work.

The Chair is to request information.

F. Convict Trail Project

Councillor Jill Reardon advised that the Mayor asked her to bring to the Committee information about the Convict Trail Project. The Mayor attended a Community Strategic Forum meeting where Elizabeth Roberts who is the Secretary of the Convict Trail Project advised that two parts of the Convict Trail, one part in Hornsby and one part in the Central Coast, have deteriorated badly and it is in a World Heritage Area. The Convict Trail Path in the Hawkesbury the Committee would like looked at and potential funding.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
4. GENERAL BUSINESS
Meeting Date: 6 March 2025

The Committee asked Council to contact Elizabeth Roberts and ask for further information about our section and how to proceed.

G. Storage of Historic Fabric

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Graham Edds and seconded by Dr Cheryl Ballantyne.

That the Committee recommends that Council allocates funding to create a repository and associated open area for the storage of moveable items of historic significance within the Hawkesbury Local Government Area, such as the Former Windsor Bridge Artifacts. It is noted that money has been set aside to re-pallet the Former Windsor Bridge Artifacts, which are currently being stored in the open at Council's Wilberforce Depot, onto plastic pallets, so they do not remain on deteriorating wooden pallets.

H. Windsor Toll House

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Graham Edds and seconded by Ms Carol Roberts.

That the Committee recommends that Council seek funding assistance from the Federal and State Governments.

I. Windsor Train Station

Heritage Committee recommends that Council contact City Rail requesting that they fix the hole in the roof of the main historic station building.

The below items are to be discussed at a future Heritage Committee meeting

#	Question	Response
1	Question was raised in terms of the review of the Local Environmental Plan (LEP) and DCP and to provide the Committee with an update on the Heritage Sections. Agreed that the heritage sections would be circulated prior to the next meeting.	

Questions were also asked regarding:

#	Question	Response
1	Windsor Bridge Signage has faded and the community cannot read it anymore. Who is responsible for fixing?	

The next Heritage Committee meeting is proposed to be held on Thursday, 1 May 2025 at 5pm.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
4. GENERAL BUSINESS
Meeting Date: 6 March 2025

The meeting terminated at 7:21pm.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025



Heritage Committee Meeting

End of Minutes

This business paper has been produced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 3 July 2025

THIS PAGE INTENTIONALLY LEFT BLANK

3. REPORTS FOR DETERMINATION

3.1.1. CP - Draft NSW Heritage Strategy

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to advise the Heritage Committee of the Draft Heritage Strategy for NSW.

EXECUTIVE SUMMARY

The NSW Government has recently released a Draft Heritage Strategy for NSW which aims to ensure heritage is valued as an integral part of the culture and wellbeing of our communities and our sense of place. The Draft NSW Heritage Strategy sets out a vision and strategic direction for protecting, conserving and activating the heritage of NSW. It outlines a series of high-level actions designed to achieve this vision. Actions will be refined based on public feedback and greater detail will be provided in the final strategy.

The NSW Government is seeking public comments on the Draft NSW Heritage Strategy (**Attachment 1**). This is the final phase of consultation and feedback is crucial to ensure that the final strategy captures the diverse perspectives and voices of the New South Wales community.

The Heritage Committee are asked to review the Draft NSW Heritage Strategy and consider whether Council should lodge a submission.

OFFICER'S RECOMMENDATION

That the Heritage Committee:

1. Review the Draft NSW Heritage Strategy; and
2. Consider whether a submission should be made to the Draft NSW Heritage Strategy.

BACKGROUND

The Draft NSW Heritage Strategy was developed through an extensive engagement process that began in August 2023. To understand the challenges and opportunities for heritage in NSW, the NSW Government talked to key stakeholders from across the heritage, planning, property, and local government sectors. They also met with a range of community advocacy organisations. A public survey was conducted and a series of focus groups with diverse community members were held to better understand how the community views heritage. The Draft strategy also draws on the report and recommendations from the 2021 Standing Committee on Social Issues Inquiry into The Heritage Act 1977, and the more than 300 submissions made to that Inquiry.

The NSW Government is seeking public comments on the Draft NSW Heritage Strategy. This is the final phase of consultation and feedback is crucial to ensure that the final strategy captures the diverse perspectives and voices of the New South Wales community.

Public consultation on the Draft NSW Heritage Strategy is open for 8 weeks from 16 May 2025 to 13 July 2025. The feedback, comments and ideas received from public consultation will be used to develop a final version of the Strategy.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

The Draft NSW Heritage Strategy acknowledges that Aboriginal cultural heritage is the foundation of all heritage in NSW. Actions under the draft Strategy focus on recognition and protection of Aboriginal cultural heritage under The Heritage Act 1977 (e.g. state significant Aboriginal cultural heritage sites) and associated programs, such as the NSW Blue Plaques program.

The NSW Government is committed to reforming Aboriginal cultural heritage legislation, currently managed under The National Parks and Wildlife Act 1974. Aboriginal cultural heritage reforms are being carried out separately to the development of the NSW Heritage Strategy. The Strategy will complement any future changes to the system for identifying and protecting Aboriginal cultural heritage.

The NSW Heritage Strategy will support the housing reforms by considering ways to improve the alignment between the heritage and planning systems. With careful planning, development can be sensitively integrated into neighbourhoods, protecting heritage character and enhancing the sense of place and liveability of our suburbs.

The Strategy is intended to be implemented over five years. Timeframes and implementation steps will be set out in the final strategy document.

Access to the Draft Strategy document and an opportunity to make a submission is available to view at:

[A Heritage Strategy for NSW | Have Your Say](#)

DISCUSSION

The Heritage Committee is asked to review the Draft NSW Heritage Strategy and consider whether a submission should be made to the Draft Strategy.

ATTACHMENTS

AT - 1 - Draft NSW Heritage Strategy - *(Distributed under Separate Cover)*.

oooO END OF REPORT Oooo

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

3.1.2. CP - Proposed Hawkesbury Aboriginal Cultural Heritage Interpretation Strategy

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to provide the Heritage Committee with:

- A brief overview of the Hawkesbury Aboriginal Cultural Heritage Study adopted by Council in 2021
- An outline of a grant opportunity that is available to develop an Aboriginal Cultural Heritage Interpretation Strategy as identified as a recommended action in the Aboriginal Cultural Heritage Study.

EXECUTIVE SUMMARY

On 12 October 2021, Council adopted the Hawkesbury Aboriginal Cultural Heritage Study (Attachment 1). The Study was developed in consultation with our local Aboriginal community including Traditional Owner groups and Local Aboriginal Land Councils. The formal aims of the Study were to:

- Map historical and contemporary Aboriginal cultural heritage sites.
- Develop an approach to integrate Aboriginal cultural heritage into land use management systems
- Establish a basis for communication between government, landowners and the community about Aboriginal heritage in the Hawkesbury LGA.

Some of the actions in the study have been completed and implemented however, many of the actions have not been able to be implemented due to limited financial and staffing resourcing.

An opportunity for funding of actions from the Study has been identified through the Cumberland Plain Conservation Plan - Caring for Country Strategy (Attachment 2).

It is proposed to seek funding in order to develop an Aboriginal Cultural Heritage Interpretation Strategy as per table 8.1 (page 42) of the Aboriginal Cultural Heritage Study.

An Aboriginal Cultural Heritage Interpretation Strategy would be an important guiding document for Council when designing, planning and implementing projects. It would demonstrate a significant collaboration between the local Aboriginal community and Council and is an important step towards reconciliation. Development of the Strategy is aligned with key strategies contained in the Community Strategic Plan 2025-2045, and is expected to lead to improvement in some of the outlined community indicators.

OFFICER'S RECOMMENDATION

That the Heritage Committee:

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

1. Recommend that Council develop an Aboriginal Cultural Heritage Interpretation Strategy utilising grant funding through the Cumberland Plain Conservation Plan - Caring for Country Strategy (NSW Department of Planning, Housing and Infrastructure).

BACKGROUND

Council commissioned the development of the Hawkesbury Aboriginal Cultural Heritage Study which was developed in consultation with members of our local Aboriginal community. The Study is the first comprehensive overview of Aboriginal cultural heritage to be undertaken for the Hawkesbury Local Government Area.

The Study begins with a geomorphological perspective on the development of the Hawkesbury landscape, and a review of the known Aboriginal archaeological sites preserved within this ancient terrain.

A thematic history then addresses how invasion by Europeans of Darug and Darkinjung Lands resulted in a series of conflicts between 1788 and 1816 known collectively as the Hawkesbury and Nepean Wars. Such cross-cultural disputes continued into the nineteenth and twentieth centuries through the segregation of Darug and Darkinjung peoples onto the Sackville Aboriginal Reserve, one of the largest designated Aboriginal reserves in Sydney outside of La Perouse. The Study acknowledges such periods of violence and oppression and the resulting complexity and diversity of current Aboriginal connections to the Hawkesbury area/Darug and Darkinjung Country today.

Contemporary perspectives of Aboriginal people are also captured in the Study. The Traditional Custodians (Darug and Darkinjung), and other groups and individuals were consulted during the preparation of the Study to give voice to their views about how their cultural heritage should be acknowledged and conserved for future generations.

The Study concludes with the provision of pragmatic and achievable recommendations for the ongoing stewardship of Aboriginal cultural heritage in the Hawkesbury, in the form of specific immediate actions and future research projects. The Study is not an exhaustive document: it should be considered a baseline report which can be revised and built upon with increasing understanding, appreciation, and respect for the resonant Aboriginal cultural heritage of the Hawkesbury area/Darug and Darkinjung Country.

Following the adoption of the Study by Council on 12 October 2021, Council has implemented actions where resourcing has allowed. One outstanding action item however is the development of an Aboriginal Cultural Heritage Interpretation Strategy (table 8.1, pg42 Hawkesbury Aboriginal Cultural Heritage Study).

Council relies on grants to fund many initiatives given the need to prioritise limited resources. A grant opportunity has been identified through the Cumberland Plain Conservation Plan - Caring for Country Strategy (NSW Department of Planning, Housing and Infrastructure) that could be used to develop this Interpretation Strategy.

DISCUSSION

An Aboriginal Cultural Heritage Interpretation Strategy would be an important guiding document for Council when designing, planning and implementing projects. These projects often require engagement with Aboriginal community members particularly when grant funded, such as the Western Sydney Infrastructure Grants projects. Without strategic guidance this engagement can become inconsistent, insufficient and potentially lead to poor outcomes which damage the relationship between Council and our local Aboriginal community.

The Interpretation Strategy would also provide an important framework for Aboriginal Cultural Heritage to be considered earlier and more explicitly in the project planning process leading to improved cultural and community outcomes.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

The Interpretation Strategy would demonstrate a significant collaboration between the local Aboriginal community and Council and is an important step towards reconciliation.

Development of the Interpretation Strategy is aligned with key strategies contained in the Community Strategic Plan 2025-2045 such as:

- 1.3 Create opportunities for partnerships, connection and collaboration
- 1.5 Enrich our local identity by enhancing connection to our unique stories, landscapes and places
- 2.1 Value, protect and enhance Hawkesbury's heritage and historic assets
- 2.2 Enrich collaborations through connection to nature, environments and heritage
- 3.3 Promote the Hawkesbury as a great place to visit, work and invest
- 3.4 Enhance the unique qualities and connectivity of our towns and villages to contribute to a thriving Hawkesbury
- 3.6 Create opportunities for place-making celebrations, events, activations and cultural expressions
- 4.1 Provide representative, responsive and accountable governance
- 4.2 Foster diverse, inclusive and informed community leadership
- 4.4 Support a strong local Council that delivers on its values and commitments
- 4.5 Invest in engagement and evidence gathering that supports good decision making and advocacy

Development of the Interpretation Strategy is expected to lead to improvement in the Community Strategic Plan 2025-2045 community indicators such as:

- Community Satisfaction
- Indigenous Outcomes
- Community Facilities
- Social Cohesion, Wellbeing and Belonging
- Visitation
- Community Engagement Rates

ATTACHMENTS

AT - 1 Hawkesbury Aboriginal Cultural Heritage Study 2021 (*Distributed under Separate Cover*).

AT - 2 Cumberland Plain Conservation Plan – Caring for Country (*Distributed under Separate Cover*).

oooO END OF REPORT Oooo

THIS PAGE INTENTIONALLY LEFT BLANK

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

3.1.3. CP - Strategic Priorities for Heritage Related Matters

Previous Item: 3.1.4, HC (1 August 2024)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to highlight the strategic priorities of Council's Heritage Program, and to seek the Heritage Committee's input.

EXECUTIVE SUMMARY

This report provides further comment on the former Heritage Strategy Report presented to the August 2024 Heritage Committee meeting. Amongst other issues, that report provided a detailed breakdown of the ongoing operational heritage duties of Council's Senior Heritage Officer pose challenges to the ongoing delivery and completion of Council's strategic heritage priorities. Notwithstanding these challenges, significant progress has still been made on some of Council's critically important strategic heritage projects. However, due to resourcing constraints, this report recommends that priority be given to the two previously identified strategic heritage projects:

1. Progress on the recommendations of the March 2010 Hawkesbury City Council Slab Barn Study; and
2. Progress on previously identified Potential Heritage Items.

To achieve these strategic heritage objectives, it is recommended that that no further strategic heritage tasks are given to the Senior Heritage Officer until the major component of the Potential Heritage Items project is completed.

OFFICER'S RECOMMENDATION

That the Heritage Committee considers the proposed heritage related strategic priorities, and provides feedback on the list of priorities.

BACKGROUND

The relevant, detailed report - titled: 3.1.4 HC - Hawkesbury Heritage Strategy 2024/2025 - 2026/2027 - (80242) which was presented to the Heritage Committee Meeting of 1 August 2024, and which is included as **Attachment 1** to this report, provided an opportunity for the Heritage Committee and Council's Senior Heritage Officer to focus efforts on priority strategic heritage programs over the next three years.

It was also recommended that the updated heritage strategy include clear and achievable Aboriginal heritage management initiatives, as well as non-Aboriginal initiatives, having regard to the operational workload of the Senior Heritage Officer. To this end, a detailed summary of the projects and activities presently undertaken by the Senior Heritage Officer, in part, with assistance from Council's Consultant Heritage Advisor, was provided within that report.

In addition to these various projects and activities, the report also contained a summary of the various resolutions of the Heritage Committee throughout the relevant term of Council, which are also required to be actioned by the Senior Heritage Officer.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

Since the completion of that report, further heritage related actions from Council and or the Heritage Committee are required to be completed by the Senior Heritage Officer, which include the following:

Heritage Committee/Council Resolution & Date	Actions Required
<p>Council Ordinary Meeting 6 May 2025</p> <p>10.1.1. CP - LEP001/25 - Slab Barns and Outbuildings Heritage Listing Planning Proposal - (95498, 124414).</p> <p>65 Resolution:</p> <p>3. Council staff investigate the feasibility of establishing a Barn Trail and report back to the Heritage Committee.</p>	<p>Investigation of a Barn Trail by the Senior Heritage Officer.</p>
<p>Council Ordinary Meeting 6 May 2025</p> <p>11.1.1 ROC - Heritage Committee - 6 March 2025.</p> <p>74 Resolution:</p> <p>2. 1a. The Committee recommends that Council pursue additional Heritage funding from the NSW Government through further advocacy.</p> <p>1b. Council approaches the Federal Minister Susan Templeman MP seeking additional funding through the Federal Government, due to the high level of significance of Heritage Items in the Hawkesbury Local Government Area.</p>	<p>Correspondence prepared.</p>
<p>Council Ordinary Meeting 6 May 2025</p> <p>11.1.1 ROC - Heritage Committee - 6 March 2025</p> <p>74 Resolution:</p> <p>3. 3b. The Heritage Committee discuss options for the Windsor Toll House for both conservation and use at the next Heritage Committee Meeting.</p>	<p>Responded to in a separate report on this agenda, including preparation of an Options Report.</p>
<p>Council Ordinary Meeting 6 May 2025</p> <p>11.1.1 ROC - Heritage Committee - 6 March 2025</p> <p>74 Resolution:</p> <p>A.McQuade Park</p> <p>Responses to the questions raised by the Heritage Committee be provided at the next Heritage Committee Meeting.</p>	<p>Responded to in a separate report on this agenda.</p>
<p>Council Ordinary Meeting 6 May 2025</p> <p>11.1.1 ROC - Heritage Committee - 6 March 2025</p> <p>74 Resolution:</p> <p>C.Thompson Square Fence</p>	<p>Responded to in a separate report on this agenda.</p>

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

Heritage Committee/Council Resolution & Date	Actions Required
A response to the question raised by the Heritage Committee be provided at the next Heritage Committee Meeting.	
<p>Council Ordinary Meeting 6 May 2025</p> <p>11.1.1 ROC - Heritage Committee - 6 March 2025</p> <p>74 Resolution:</p> <p>D.Reinstate Working Groups</p> <p>That the following Working Groups be reinstated:</p> <ul style="list-style-type: none"> Windsor Bridge Artefacts Working Group Heritage Listings Working Group Heritage Awards Working Group 	<p>Outlined in the <i>Discussion</i> section of this report.</p>
<p>Council Ordinary Meeting 6 May 2025</p> <p>11.1.1 ROC - Heritage Committee - 6 March 2025</p> <p>74 Resolution:</p> <p>E.Thomas James Bridge - North Road</p> <p>An update report be provided to the Heritage Committee on progress associated with the Thomas James Bridge.</p>	<p>Responded to in a separate report on this agenda.</p>
<p>Council Ordinary Meeting 6 May 2025</p> <p>11.1.1 ROC - Heritage Committee - 6 March 2025</p> <p>74. Resolution:</p> <p>F. Convict Trail Project</p> <p>The Committee's request for a report to be prepared to investigate the deterioration of the Convict Trail, and options for potential funding for remediation work be investigated, but that given this project is outside the scope of current funding and staff resourcing capacity it is recommended that the Heritage Committee workshop priorities for its strategic work over the next two years, in the context of the resourcing available.</p>	<p>Outlined in the <i>Discussion</i> section of this report.</p>
<p>Council Ordinary Meeting 6 May 2025</p> <p>11.1.1 ROC - Heritage Committee - 6 March 2025</p> <p>74. Resolution:</p> <p>H. Windsor Toll House</p> <p>That requests for funding for the Windsor Toll House be made of Federal and State Governments.</p>	<p>Responded to in a separate report on this agenda.</p>

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

At its meeting on 1 August 2024, in relation to this matter, the Heritage Committee recommended that Council:

1. *“Consider the need to employ a full time Heritage Planner and a full time Heritage Advisor.*
2. *Include early engagement with the Committee for major projects with high heritage values.*
3. *Combine recommendations 6 and 7 from the Current Heritage Strategy and remove reference to main street program. (Note: Recommendations 6 and 7 from the then Current Heritage Strategy related to running a main street program and educational and promotional programs).*
4. *Seek to encourage property owners, especially [owners of] commercial buildings, about Heritage significance.*
5. *Consider the introduction of a fee for Heritage Advice.”*

Due to overall Council budgetary constraints, a subsequent staff budget bid in relation to point 1 above, was unsuccessful. The comments provided within the remainder of this report assume that the identified SHO heritage related tasks will predominantly be undertaken by the Senior Heritage Officer with some limited part-time consultancy assistance e.g. Council's Consultant Heritage Advisor, and where practical, part-time assistance from Council's Casual Strategic Planner and potentially some assistance from the temporary (12 month) Cadet Strategic Planner (who will be commencing with Council post July 2025), amongst their other strategic planning duties.

It is important to advise Heritage Committee Members who have commenced their tenure in this Council term, that the current Senior Heritage Officer role is a first time, full-time position at Hawkesbury City Council (commenced in late 2022), and a position which previously had been lobbied for by other longer-term members of the Heritage Committee. Prior to the appointment of the first time Senior Heritage Officer, strategic and heritage assessment duties had been shared across various strategic and parks staff, on a part-time basis, and supported by Council's long term consultant heritage advisor. As would be expected, pre-2022 it was not possible to fully progress all of the community's key long term heritage objectives under that 'part-time' arrangement - particularly actions required in relation to the Hawkesbury's unique timber slab barns and outbuildings and dealing with all of the unprotected potential heritage items throughout the historically rich Hawkesbury local government area.

Essentially, the Senior Heritage Officer since late 2022, has been undertaking catch-up strategic heritage duties, whilst undertaking the multiple, ongoing operational heritage duties of Council that were previously shared, part-time, amongst various non-heritage staff of Council and Council's Consultant Heritage Advisor.

DISCUSSION

Upon commencement of the Senior Heritage Officer role in late 2022, in conjunction with a review of the progress, objectives, and expected outcomes of the Hawkesbury Community Heritage Study project, heritage stakeholder consultation undertaken by the SHO around the late 2022/early 2023 time period, revealed that generally, heritage stakeholders sought priority progress on two key strategic heritage matters:

1. Progress on the recommendations of the March 2010 Hawkesbury City Council Slab Barn Study; and
2. Progress on previously identified Potential Heritage Items.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

As current Heritage Committee Members are aware, substantial progress has already been made on point 1 above, as evidenced by the recent adoption by Council of the Hawkesbury Timber Slab Barns and Outbuildings Study, and the associated progress on the recommended local and state heritage listings of some of the identified barns and outbuildings within that Study.

Progress on point 2 above has also been made and is included as an item on this agenda. In relation to the progress on the Potential Heritage Items Project, the report on this agenda notes that due to the extent of the operational duties of the Senior Heritage Officer (as detailed within Attachment 1 to this report), that progress on this project has only generally occurred from out of standard hours work by the Senior Heritage Officer, in conjunction with part-time work by strategic planning staff and some consultancy assistance for the preparation of histories in particular.

Given the desirability of heritage stakeholders to continue to make progress with this important strategic heritage priority, it is recommended that no further strategic heritage tasks are given to the Senior Heritage Officer until the major component of the Potential Heritage Items project is completed. The seriousness of the timely completion of this project has been highlighted to the Senior Heritage Officer by the observed loss of several of the previously identified potential heritage items (due to development pressures) since the commencement of the project. Any further delays in the completion of this project, by diverting available resources to other additional strategic heritage priorities, are likely to result in the further, direct loss of the identified potential items.

In this regard, notwithstanding the Heritage Committee's recent desire for a Heritage Awards program to be recommenced, in keeping with the above priority recommendations, it is sought that all action on this matter and on any other additional strategic heritage projects, be deferred, until the major component of the critically important Potential Heritage Items Project is completed.

ATTACHMENTS

AT - 1 - August 2024 Heritage Committee report 3.1.4 HC - Hawkesbury Heritage Strategy 2024/2025 - 2026/2027 - (80242) (*Distributed under Separate Cover*).

oooO END OF REPORT Oooo

THIS PAGE INTENTIONALLY LEFT BLANK

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

3.1.4. CP - Potential Heritage Items Project

Previous Item: 3.1.3, HC (6 March 2025)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to update the Heritage Committee on the progress on the work being undertaken to identify potential heritage items for listing on both the Hawkesbury Local Environmental Plan 2012, and the NSW State Heritage Register, to ensure the preservation of these previously identified potential heritage items.

The report also seeks to provide Heritage Committee members with:

- An outline of the methodology being used by Council Officers within the Potential Items Project having regard to available staff and funding resources
- A confidential list of the potential heritage items that are to be presented to the next Heritage Listings Working Group for consideration
- A confidential list of the other potential heritage items currently being worked on but are not yet ready for presentation to the Heritage Listings Working Group
- A brief update of progress with the preparation of the nomination for State Heritage listing of 394 George Street, Windsor, which is to be presented to the next Heritage Listings Working Group
- A brief update of progress with the thirteen (13) State Heritage listing nominations from the Hawkesbury Timber Slab Barns and Outbuildings Study
- A brief update of progress with the nominations for local heritage listing under Hawkesbury Local Environmental Plan 2012 arising from the recommendations of the of the Hawkesbury Timber Slab Barns and Outbuildings Study. Details of progress with the listing of the additional barns found by Heritage Committee members, following the completion of the Hawkesbury Timber Slab Barns and Outbuildings Study, will also be provided.

EXECUTIVE SUMMARY

Notwithstanding the competing operational duties on Council's Senior Heritage Officer, considerable progress has been made on this important strategic heritage project by a combination of out of hours work; assistance from Council's Casual Strategic Planner (with the creation of State Heritage Inventory compliant potential heritage item - heritage inventory shells; background research on some of the potential heritage items; and the partial infilling of the created heritage inventory shells); and supporting historical research by Dr. Terry Kass, for each of the potential heritage items (where required).

Although this work is constantly ongoing, and the precise number of potential heritage items under consideration being subject to change, it is envisaged that approximately 67 additional potential heritage items will be presented to the next Heritage Listings Working Group Meeting, with a view to a similar number of potential heritage items being presented to the subsequent Heritage Listings Working Group Meeting. This work is in addition to the potential heritage listings currently being

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

pursued as a consequence of the adopted recommendations of the Hawkesbury Timber Slab Barns and Outbuildings Study.

OFFICER'S RECOMMENDATION

That the Heritage Committee:

1. Note the update on the Potential Heritage Items Project.
2. Request the Heritage Listings Working Group to meet and provide input to the proposed listings work.

BACKGROUND

The Potential Heritage Items Project was developed out of the rationalisation of the Covid 19 impacted 2019 - 2022 Hawkesbury Community Heritage Study Project. An audit of the progress, objectives and planned outcomes of that project in early 2023, in consultation with key heritage stakeholders and the Heritage Listings Working Group, found that this project did not satisfactorily align with the desired key potential heritage item objectives of the Hawkesbury community. Accordingly, that project was halted, with the materials developed, and the unspent funds utilised to create two targeted strategic heritage projects that were considered to better meet the potential heritage item objectives of the Hawkesbury community. Those two strategic heritage projects are:

1. The Hawkesbury Timber Slab Barns and Outbuildings Study Project; and
2. The Potential Heritage Items Project.

The March 2025 Heritage Committee update report on the Potential Heritage Items Project (included as **Attachment 1** to this report) provides a detailed explanation of the background to these current strategic heritage projects. Of these, the Hawkesbury Timber Slab Barns and Outbuildings Study Project is considerably advanced with the final study adopted by Council earlier this year and the recommended local and State Heritage listings currently being implemented.

Critically, predominantly due to the past heritage focused staffing limitations at Hawkesbury City Council, much of the potential heritage items that had been identified in the comprehensive set of Hawkesbury focused heritage studies, completed since the early 1980s, had not been progressed to their inclusion in either the heritage schedule of Hawkesbury Local Environmental Plan 2012, or on the State Heritage Register (for those items identified as being worthy of State Heritage listing). Therefore, a considerable proportion of these potential heritage items have remained unprotected by heritage legislation.

The abovementioned strategic heritage projects seek to rectify that undesirable situation in a systematic way - refer to the discussion section of this report for details of the methodology that has been specifically adopted for the Potential Heritage Items Project.

DISCUSSION

The following provides an update on these two projects:

- An outline of the methodology utilised by Council staff within the Potential Heritage Items Project having regard to the available staff and funding resources available for this project:

The abovementioned March 2025 Heritage Committee Report (**Attachment 1** to this report) outlined how the starting point for this project was the development of a combined list of potential heritage items that had been identified within previous Hawkesbury Heritage Studies, completed since the

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

early 1980s, and which still exist, despite remaining unprotected by any heritage related legislation, since they were identified.

This list was then used to inform the completion of State Heritage Inventory compliant potential heritage items - heritage inventory shells for these identified potential heritage items. Where required, this work has also included some background historical research by Council Officers including Council's Local History Librarian (Heritage Committee member). The primary historical research assistance for this project, however, is being provided by Dr. Terry Kass who has been involved in most of the major Hawkesbury Heritage Studies that have been completed since the 1980s, including the significant and recent Hawkesbury Timber Slab Barns and Outbuildings Study.

To avoid duplication of effort, concurrent with the abovementioned work, a review has been undertaken of the Hawkesbury potential heritage item heritage inventory sheets currently available within the NSW Heritage Management System (HMS). This has involved a review of the contents of these sheets by Council's Senior Heritage Officer; a check of whether the potential heritage item still exists; a check of its current integrity and a check of its current heritage listing status, if any. Arising from this process, and subject to minor amendments; 21 of these potential heritage items are to be presented to the next Heritage Listings Working Group meeting for its consideration.

Other completed potential heritage item listing sheets have come from previous work over a decade ago, but which was never progressed.

The current list of potential heritage items that are in their various stages of completion are included within confidential **Attachment 2** to this report. Note this attachment is colour coded so that potential heritage items falling under green coloured title block headings are aimed to be presented to the next Heritage Listings Working Group Meeting, whilst those falling under orange title block headings require further work, and once complete, will aim to be presented to the next available Heritage Listings Working Group Meeting.

Although this potential heritage items work is constantly ongoing, and the precise number of potential heritage items under consideration being subject to change, it is envisaged that approximately 67 additional potential heritage items will be presented to the next Heritage Listings Working Group Meeting, for its consideration, with a view to a similar number of potential heritage items being presented to the subsequent Heritage Listings Working Group Meeting. The draft heritage inventory sheets for those potential heritage items that are to be presented to the next Heritage Listings Working Group meeting are included within confidential **Attachment 3** to this report.

This work is in addition to the potential heritage listings currently being pursued in compliance with the Council adopted recommendations of the Hawkesbury Timber Slab Barns and Outbuildings Study, which are briefly discussed below.

Potential heritage items considered to be under the greatest level of threat (generally those historic buildings constructed of timber and/or those potential heritage items located in highly sought after rural and residential locations, and therefore likely to be readily demolished with the issue of a Complying Development (demolition) Certificate), have been given priority in this project.

Upon the potential heritage items being presented to the Heritage Listings Working Group, and if supported, they will subsequently be referred to the Heritage Committee and Council, for approval, as part of a Planning Proposal (prepared with the assistance of Council's Strategic Planning staff). In compliance with the relevant Local Environmental Plan making provisions of the NSW Environmental Planning and Assessment Act, affected property owners are provided with a formal public consultation opportunity during this plan making process. Any objections received will be reported to Council for its consideration.

- A brief update of progress with the nominations for local and State heritage listings under Hawkesbury Local Environmental Plan 2012 arising from the recommendations of the of the Hawkesbury Timber Slab Barns and Outbuildings Study. Details of progress with the listing of

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

the additional barns found by Heritage Committee members, following the completion of the Hawkesbury Timber Slab Barns and Outbuildings Study:

All of the 13 timber slab barns and outbuildings which were considered to be of State heritage significance within the Hawkesbury Timber Slab Barns and Outbuildings Study (and accordingly had State Heritage Nomination forms prepared for these listings by the study team) were forwarded to the Heritage Council of NSW in late April 2025. This list of items is included within Attachment 4 to this report. The Heritage Council of NSW has subsequently advised Council in late April 2025, that:

'The Heritage Council of NSW receives many nominations for [State Heritage Register (SHR)] listing and has a process to access all in a timely and considered manner. Your nominations will be reviewed to ensure they meet information requirements and are eligible for consideration.

Eligible nominations are then considered each month by the SHR Committee of the Heritage Council to determine which should be progressed for a full assessment for listing on the SHR. In making its decision, the SHR Committee considers several factors including likely level of heritage significance, threat and alignment with Heritage Council strategic priorities.

We will notify you once your nominations have been considered by the Heritage Council of if additional information is required.

Thank you for your effort in completing the nomination, and your commitment to the protection and celebration of heritage in NSW.'

Regarding the recommended local heritage listing of the identified historic timber slab barns and outbuildings from this study refer to confidential **Attachment 5** to this report, for an update of their current status. Note: A proportion of these potential heritage items have already formed part of a Hawkesbury City Council Planning Proposal (that was presented to the Council's Ordinary Meeting on 6 March 2025), and following Council's support, is currently with the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.

- A brief update of progress with the State Heritage listing of 394 George Street, Windsor, which is to be presented to the next Heritage Listings Working Group.

At the March 2025 Heritage Committee Meeting, Committee members were advised of the status of this nomination and that additional, relevant, local history information would be sought from the local history section of Northern Beaches Council, given the potential involvement of Mr. John O'Kelly (a former highly skilled stonemason/sculptor employee of the subject site) with the construction of the statuesque, State Heritage listed, former St Patrick's Seminary at Darley Road, Manly. It was considered that confirming Mr. O'Kelly's involvement with the construction of this historic premises (now known as St. Patrick's Estate - SHR#01724) would likely be of key importance to a State heritage nomination.

Despite subsequent, repeated attempts by Council's Senior Heritage Officer, no additional information on this matter, was obtained from the local history section of Northern Beaches Council. Nonetheless, based on separate, previous research by Council's Senior Heritage Officer, as part of the completion of a Master of Applied Science in Building Studies Research Degree with the University of Technology, Sydney, (Thesis topic - Immigrant Stonemasons throughout Australia), it is considered that the comparative, exceptional quality of its external sandstone carvings, alone, would warrant the State Heritage listing of the subject site. A State Heritage Nomination Listing Sheet for the subject site is currently being prepared, on this basis, and will be presented to the next available Heritage Listings Working Group Meeting, for its consideration.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

ATTACHMENTS

AT - 1 March 2025 Heritage Committee update report on the Potential Heritage Items Project.

AT - 2 *Confidential* - The current list of potential heritage items that are in their various stages of completion - Excel Spreadsheet - (*Distributed under separate cover*).

AT - 3 *Confidential* - The draft heritage inventory sheets for the potential heritage items that are to be presented to the next Heritage Listings Working Group meeting - (*Distributed under separate cover*).

AT - 4 Details of the 13 timber slab barns and outbuildings which were considered to be of State heritage significance within the Hawkesbury Timber Slab Barns and Outbuildings Study.

AT - 5 *Confidential* - Details of the current status with the recommended local heritage listing of the identified historic timber slab barns and outbuildings from the Hawkesbury Timber Slab Barns and Outbuildings Study - (*Distributed under separate cover*).

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

Attachment 1 - March 2025 Heritage Committee Update Report on Potential Items Project

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 6 March 2025

3.1.4. CP - Hawkesbury Potential Heritage Items Project (95498, 80242)

Previous Item: 3.1.3 Heritage (1 August 2024)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of the report is to update the Heritage Committee on the Hawkesbury Potential Heritage Items Project.

EXECUTIVE SUMMARY

This report provides an update on the Hawkesbury Potential Heritage Items Project.

OFFICER'S RECOMMENDATION

That the Heritage Committee note the current status of the Potential Heritage Items Project.

BACKGROUND

The Hawkesbury Community Heritage Study Project commenced in 2019 and aimed to establish an up-to-date position with Council's thematic history; existing heritage listings and potential heritage listings. City Plan Heritage were awarded the task on behalf of Council. Work on the study occurred throughout 2019, however, it was placed on hold by early 2020 due to COVID-19 lockdown restrictions. Three major floods, major bush fires and the COVID-19 pandemic delayed the final completion of this study. Fortuitously, these delays coincided with the appointment of Council's first time, permanent, internal heritage officer (Senior Heritage Officer) in late 2021, who was tasked with reviewing progress with the study.

Following consultations with key local heritage stakeholders to better understand the heritage management issues facing the Hawkesbury and the heritage objectives of these stakeholders, the Senior Heritage Officer undertook a review of the original study brief, the work that had been completed to date on the study. The Senior Heritage Officer also undertook an audit of the unspent funds for the project. This review identified that there was a distinct disconnect between the heritage objectives of the local stakeholders and the products that were to be delivered by the Hawkesbury Community Heritage Study, in its present form.

Local heritage stakeholders were keen to see the number of potential heritage items progressed, as much as possible, particularly those nominated potential heritage items that they had previously supplied to the study consultant. A significant proportion of the funds allocated to the study were to be used/had been used, on refining and reviewing existing local heritage listings. As a direct result of the stakeholder consultations, this review also identified that the Community Heritage Study did not include an assessment of the unique historic timber slab barns within the Hawkesbury and specifically, it would not be addressing the previous recommendations of the 2010 Hawkesbury City Council Slab Barn Study. Importantly, recent flood events on the Hawkesbury River and its tributaries in 2020, 2021 and 2022, had highlighted the critical importance of implementing actions to preserve historic timber slab barns and historic timber outbuildings within the Hawkesbury Local Government Area, many of which are located within the vicinity of the Hawkesbury River.

Accordingly, after taking into account these combined factors, HCC Strategic Planning Staff, in consultation with the Potential Heritage Items Working Group and the Hawkesbury Heritage Committee, recommended to halt the Hawkesbury Community Heritage Study, in its present form and to use the

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 6 March 2025

unspent funds for that project to progress two parallel strategic heritage projects which are better aligned with the built heritage objectives of the local community.

These projects are briefly explained below:

1. The *Hawkesbury Timber Slab Barns and Outbuildings Update Study* project was commissioned in 2023 to produce a comprehensive, updated, historic timber slab barn and outbuildings research document, which contains a definitive list of the location and current condition of all extant historic timber slab barns and historic timber outbuildings, within the Hawkesbury City Council area. This has involved additional historical research, physical inspections and the production of updated heritage inventory sheets for the identified timber slab barns and timber outbuildings. The study has also included submissions for the individual listing of timber slab barns considered to be of State heritage significance. Importantly, the study has sought to address all of the recommendations from the 2010 Hawkesbury barn study. The current public exhibition of this draft study is included as a separate item on this agenda.
2. The *Hawkesbury Potential Heritage Items Project* aims to progress the potential heritage items component of the previous Hawkesbury Community Heritage Study Project, utilising, mostly in-house HCC Strategic Planning Staff. Fortunately, however, HCC Strategic Planning Staff have been able to procure the services of Dr. Terry Kass (historian) for this project, who has been involved in multiple, major heritage projects within the Hawkesbury, including the abovementioned Hawkesbury Timber Slab Barns and Outbuildings Update Study. Dr. Kass has been undertaking historical research for the potential items being progressed within this project.

It is important to note that this project addresses the potential heritage items objectives of the local community in a much more comprehensive and systematic way than what was ever envisaged with the original Hawkesbury Community Heritage Study. As previously discussed, and agreed by the Potential Heritage Items Working Group, it has been decided that any potential heritage items project should draw on the considerable body of work previously undertaken for the former heritage studies for Hawkesbury area over the last four decades (since the early 1980s). As formerly presented to the Potential Heritage Items Working Group, previously identified potential heritage items from all of these studies currently remain unprotected by local heritage controls. Refer to the next section for details of the progress with this project.

DISCUSSION

The previous studies that have been utilised to progress the potential heritage items for this project are mentioned below:

Unlisted/ unprotected potential heritage items were found in each of those studies. Heritage Inventory Sheet shells (State Heritage Inventory compliant) have been prepared by Council Strategic Planning staff for each identified potential heritage item.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 6 March 2025

1981 Historic Buildings Windsor - Richmond Potential Heritage Items
Alice Brandjes Review of the 1983 - 84 Heritage Study of the North Western Sector of Sydney - Potential Heritage Items
1994/1996 Richmond Study by Graham Edds & Associates - Potential Heritage Items
2001 - 2007 Hawkesbury Heritage Study Review Potential Heritage Items - Wilberforce Parish (Freemans Reach, Ebenezer, Glossodia & Wilberforce)
2001 - 2007 Hawkesbury Heritage Study Review Potential Heritage Items - Pitt Town Parish (Pitt Town, Pitt Town Bottoms, McGraths Hill, Cattai & Oakville)
2001 - 2007 Hawkesbury Heritage Study Review Potential Heritage Items - South Windsor & Windsor
2016 Draft New Heritage Inventory Sheets prepared by Graham Edds & Associates
2020 -2022 Hawkesbury Community Heritage Study Potential Items with Draft Heritage Inventory Sheets
2020 -2022 Hawkesbury Community Heritage Study Potential Items without Draft Heritage Inventory Sheets
2021-2022 Other suggested potential heritage items provided to HCC Heritage Officer without Draft Heritage Inventory Sheets

To date, Dr. Kass has prepared 83 individual histories for this project. (A copy of these histories is included within Attachment 1 to this report) Importantly, this includes histories for those potential items considered to be most under threat – Former Soldier Settlement properties with housing generally constructed from timber and iron.

Dr. Kass's involvement in the project is ongoing and additional work will be forthcoming in the short term. Whilst the completion of the history component of the potential item heritage inventory sheets is a significant step forward, additional work is required to complete the individual heritage inventory sheets for the potential heritage items and then to include them within a Planning Proposal to commence the listing process. This additional work includes an assessment of each of the potential items against the NSW Heritage Assessment criteria. Given the previously documented operational demands of the Senior Heritage Officer position at Council, external assistance has been sought to complete the individual potential heritage item inventory sheets. A verbal update on this aspect of the project will be provided at the Heritage Committee Meeting.

Importantly, the work on this project by HCC Strategic Planning Staff also uncovered that there are a considerable number of completed draft Hawkesbury heritage inventory sheets (102) within the NSW Heritage Management System data base for some of these previously identified potential heritage items. These potential heritage items could therefore be readily progressed. (These completed heritage inventory sheets are included in Attachment 2 to this report).

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 6 March 2025

It is intended that the abovementioned incomplete heritage inventory sheets and completed heritage inventory sheets will be discussed at the next available Potential Heritage Items Working Group Meeting.

ATTACHMENTS

AT - 1 Confidential - Terry Kass Histories for Hawkesbury Potential Heritage Items - (*Distributed under separate cover*).

AT - 2 Confidential - Draft Hawkesbury Potential Heritage Items within the NSW Heritage Management System.- (*Distributed under separate cover*).

oooO END OF REPORT Oooo

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

Attachment 4 - Details of the 13 timber slab barns and outbuildings which were considered to be of State heritage significance within the Hawkesbury Timber Slab Barns and Outbuildings Study.

AT4 – List of State Heritage Nominated Timber Slab Barns and Outbuildings – April 2025

No.	Suburb	Address
1	CATTAI	143 Threlkeld Road
2	FREEMANS REACH	56 Freemans Reach Road
3	FREEMANS REACH	331 Freemans Reach Road
4	FREEMANS REACH	176B Hibberts Lane
5	PITT TOWN	11 Amelia Grove
6	PITT TOWN	134 Bathurst Street
7	PITT TOWN	26A Buckingham Street
8	PITT TOWN BOTTOMS	265 Pitt Town Bottoms Road
9	PITT TOWN BOTTOMS	353 Pitt Town Bottoms Road
10	ST ALBANS	135A & 135B Wollombi Road
11	UPPER COLO	995 Upper Colo Road
12	WILBERFORCE	235 Wilberforce Road
13	WINDSOR	40 Pitt Street

oooO END OF REPORT Oooo

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

3.1.5. CP - Local Heritage Assistance Fund Program - Criteria for Funding

Previous Item: 10.3.1 Ordinary (6 May 2025)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to seek input from the Heritage Committee into the criteria for assessment of future applications submitted to Council under the Local Heritage Assistance Fund.

EXECUTIVE SUMMARY

The Local Heritage Assistance Fund is jointly funded each year by Council and Heritage NSW. For the 2024/2025 Financial Year, the \$100,000 program budget has been funded by \$94,500 from Council and \$5,500 from Heritage NSW. However, the grant applications received and recommended to be supported through assessment under the 2024/2025 Local Heritage Assistance Fund had a combined total of \$121,000, with the additional costs to be funded from Council's Heritage Program.

The 2024/2025 Local Heritage Assistance Fund guidelines and subsequent funding recommendations were unique in that whilst funding had previously been offered to successful applicants on a dollar for dollar basis (\$1 of grant funding for each \$1 of private funding), with the 2024/2025 fund, consideration was given to funding projects without a co-contribution from the applicant where the applicant demonstrated the critical need for preservation of the heritage item, and co-contribution funds are unavailable due to financial hardship. A set of criteria were developed to manage the barn related applications that were received, in order to provide a fair and reasonable assessment of the submitted applications.

Importantly, the merits-based application assessment system that has been developed for the fund, as outlined in this report, seeks to address critical conservation needs for heritage significant properties within the Hawkesbury. It is therefore recommended that this assessment system be adopted on a two-year trial basis for the Local Heritage Assistance Fund.

OFFICER'S RECOMMENDATION

That the Heritage Committee provide input into the proposed criteria for assessment of future applications submitted to Council under the Local Heritage Assistance Fund Program.

BACKGROUND

The Hawkesbury Local Heritage Assistance Fund is jointly funded by Hawkesbury City Council and Heritage NSW. The program recognises the importance of conserving, protecting and caring for heritage listed properties within the Hawkesbury Local Government Area. Effective, and informed ongoing maintenance/conservation works are the key to ensuring that these heritage significant properties retain their significance into the future.

Specifically, this report seeks to provide a response to Council resolution 67 (5) arising from the report on the 2024/2025 Hawkesbury Local Heritage Assistance Fund, that was presented to Council's Ordinary Meeting on 6 May 2025. This resolution seeks that Council '*revise the framework used to assess applications received under the Heritage Assistance Fund to include the additional criteria that was applied to assess the slab barn funding applications in the Local Heritage Assistance Fund 2024/2025*'. Accordingly, this report seeks to provide a revised framework for Council's Local Heritage

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

Assistance Fund, which includes the additional criteria that was applied to assess the barn funding applications that were subsequently supported with the 2024/2025 Local Heritage Assistance Fund.

For the 2024/2025 Financial Year, the \$100,000 program budget is funded by \$94,500 from Council and \$5,500 from Heritage NSW. However, the grant applications received and recommended for support through assessment had a combined total of \$121,000. It has been previously reported to Council that as per previous years programs that a number of successful applicants do not necessarily proceed with the works for various reasons. Should the \$21,000 additional funding be required to fund the applications, in full, this would constitute a minor budgetary shortfall, the cost of which is to be met through an adjustment of budgeted funding allocated to alternate heritage programs within the Strategic Planning Branch.

The 2024/2025 Local Heritage Assistance Fund guidelines and subsequent funding recommendations were unique in that whilst funding in the past has been offered to successful applicants on a dollar for dollar basis (\$1 of grant funding for each \$1 of private funding), with the 2024/2025 fund, consideration was given to funding projects without a co-contribution from the applicant where the applicant demonstrated the critical need for preservation of the heritage item, and co-contribution funds are unavailable due to financial hardship. A set of criteria were developed to manage barn related applications received (in addition to the criteria previously applied to Local Heritage Assistance Fund applications in the past), which sought to provide a fair and reasonable assessment of the barn related applications received.

In keeping with the historic timber barn and outbuildings theme of the 2024/2025 fund, all of the applications were assessed against three main timber barn critical repair/maintenance criteria:

- High - Funding required for critical repairs to an at-risk historic timber barn or outbuilding.
- Medium - Funding for repairs would be desirable but the barn is not in immediate risk of collapse.
- Low - Funding for maintenance repairs desirable but not critical to ensure the preservation of the historic timber slab barn or outbuilding.

In relation to non-barn related applications, the following assessment criteria were available for use, where required:

1. Works are critical to the ongoing preservation of the historic fabric of the item, in the short term.
2. Works are desirable but do not appear as critical as those works identified in Priority 1 from a conservation perspective.
3. Works are potentially desirable but not critical to the ongoing preservation or maintenance of the heritage item.

In addition to ranking the priority of the proposed (non-barn related) works, the following criteria were available for the evaluation of non-barn related applications:

- The eligibility of the subject site and the proposal.
- The applicant's ability to demonstrate technical and financial responsibility in relation to the project and demonstrated ability to complete the project within six months from the date of funding confirmation.
- The degree to which the applicant is financially contributing to the project given the limitations of the funding available or demonstrate financial hardship where no co-contribution is proposed.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

- Projects of demonstrated heritage value to the community.
- Projects which are highly visible to the public.
- The urgency of repairs required to preserve the heritage item from further deterioration.
- Whether the applicants had received a grant under the Local Heritage Assistance Fund (LHAF) in the previous three years.

Due to the oversubscription of high-cost barn related applications for the 2024/2025 Local Heritage Assistance Fund, the assessment panel determined that nine Category A barn related applications (Category A: *High - Funding required for critical repairs to an at-risk historic timber barn or outbuilding*) should be supported for this funding round. (which were subsequently endorsed by Council at its Ordinary Meeting on 6 May 2025). This meant that there were insufficient budgeted funds to support any non-barn related applications for the 2024/2025 LHAF program.

Of the supported barn related applications, the following additional criteria were utilised to determine the allocation of funds for each of the supported applications:

1. The total cost of the restoration project.
2. The age and heritage significance of the subject barn.
3. The funds being sought from the fund.
4. The extent of funds being contributed by the applicant.
5. Consideration of the implications of not supporting the application to the full extent of what is being sought by the applicant e.g. would it mean that the project can't proceed, and the subject historic barn won't be saved.
6. The current state of the subject barn.
7. Determining what spread of funds across the supported applications would ensure that the maximum number of historic barns, in need of critical repairs, are conserved.

Of the nine (9) supported barn related applications for the 2024/2025 Local Heritage Assistance Fund, only two applicants received the full extent of funds that been sought, and additionally, these applications involved a dollar-for-dollar arrangement, where the funds being contributed by the applicant matched that being provided from the fund. A significant proportion of the remaining applications, although not on a dollar-for-dollar arrangement, involve a substantial financial outlay from the applicants. Only one of the successful applications does not involve a co-contribution from the owners due to financial hardship reasons. Although the extent of the co-contribution from the applicants will only be fully determined as the supported projects progress, at this stage, their co-contribution is conservatively estimated to total \$105,000. Coupled with Council's contribution of \$121,000, under the 2024/2025 fund, this represents a significant contribution towards the rescuing of rare, at-threat, unique Hawkesbury heritage significant buildings, that would likely not have been conserved without the involvement of the Local Heritage Assistance Fund.

DISCUSSION

The 2024/2025 Hawkesbury Local Heritage Assistance Fund represented a significant moment in the history of Council's approach to Local Heritage Assistance Fund applications. For the first time in its history, the pool of Local Heritage funds has been increased to a level that enables substantial, critically important conservation works to be supported by Council through the fund. Typically, in the past, generally, small-scale conservation work has been supported, which although they are still

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

important from an ongoing maintenance viewpoint, may not in themselves achieve the conservation of at-threat heritage significant structures in the Hawkesbury. For this reason, it is recommended that a flexible approach to Local Heritage Assistance funding amounts be retained into the future, in order to continue to support substantial, critically important conservation works. Accordingly, applicants under the fund should be advised in future funding years that a \$2,000 dollar for dollar limit still applies, but that Council can consider the following:

- Non-dollar for dollar applications where co-contribution funds are unavailable due to financial hardship. Consideration of hardship will be assessed against the principles of establishing hardship contained within Council's Hardship, Pensioner Concession and Debt Recovery Policy which can be viewed at:
hawkesbury.pulsesoftware.com/Pulse/Public.aspx?page=publicpolicies
- Greater funding allocation amounts than the \$2,000 limit, where it can be established that the subject heritage significant structure is in critical need of repairs and there is a strong likelihood that the structure will not exist in the future if support is not forthcoming under the fund (note the greater funding amount may or may not be awarded on a dollar for dollar basis - depending on the circumstances of the case). In terms of demonstrating the need for critical repairs, this would be based on the information supplied by the applicant, and/or their builder and/or their engineer, which would be considered by Council's Senior Heritage Officer (as supported by Council's Heritage Advisor, where required - who has significant experience in the conservation industry) to determine whether the subject structure is in need of critical repairs or not.
- That the 2024/2025 Local Heritage Assistance Fund distinction and assessment criteria for historic barn related and non-barn related LHAF applications be retained on a trial basis for the next two years, given the extent of financial support required for these unique historic structures. Nonetheless, all barn and non-barn related applications will be considered equally. The success of this approach can be reviewed after the next two years and reported back to the Heritage Committee.

The 2024/2025 Local Heritage Assistance Fund Applications assessment criteria, which are proposed to be used for the next two years, in conjunction with abovementioned guidelines, are outlined in **Attachment 1**.

ATTACHMENTS

AT - 1 Revised Criteria for Local Heritage Assistance Fund.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 3 July 2025

Attachment 1 - Revised Criteria for Local Heritage Assistance Fund.

Attachment 1 - Revised Framework for the assessment of Local Heritage Assistance Fund applications which incorporates the additional criteria that was applied to assess the slab barn funding applications in the Local Heritage Assistance Fund 2024/2025.

Over – riding LHAF funding principles:

All barn and non-barn related applications are to be assessed equally.

A \$2,000 dollar for dollar limit applies to all funding applications, however, Council can consider the following:

- *Non-dollar for dollar applications where co-contribution funds are unavailable due to financial hardship; and*
- *Greater funding allocation amounts than the \$2,000 limit, where it can be established that the subject heritage significant structure is in critical need of repairs and there is a strong likelihood that the structure will not exist in the future if support is not forthcoming under the fund (note the greater funding amount may or may not be awarded on a dollar for dollar basis - depending on the circumstances of the case).*

The allocation of Local Heritage Assistance Funds will be assessed against the following additional criteria:

1. *The eligibility of the subject site and the proposal.*
2. *The applicant's ability to demonstrate technical and financial responsibility in relation to the project and demonstrated ability to complete the project within six months from the date of funding confirmation.*
3. *The total cost of the restoration project.*
4. *The age and heritage significance of the subject historic structure.*
5. *The funds being sought from the fund.*
6. *The extent of funds being contributed by the applicant.*
7. *The current state of the subject historic structure and consideration of the implications of not supporting the application to the full extent of what is being sought by the applicant e.g. would it mean that the project can't proceed, and the subject historic structure may not remain into the future.*
8. *Whether the applicant has received a grant under the Local Heritage Assistance Fund (LHAF) in the previous three years.*
9. *Consideration of what spread of funds across the supported applications would ensure that the maximum number of historic structures, in need of critical repairs, are conserved.*
10. *The visibility of the project to the public domain.*

Historic Barn related applications:

These applications are to be assessed against three main timber barn critical repair/maintenance criteria, and the abovementioned additional criteria:

- A. *High – Funding required for critical repairs to an at-risk historic timber barn or outbuilding.*
- B. *Medium – Funding for repairs would be desirable but the barn is not in immediate risk of collapse.*
- C. *Low – Funding for maintenance repairs desirable but not critical to ensure the preservation of the historic timber slab barn or outbuilding.*

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

Non-Barn related applications

These applications are to be assessed against three main critical repair/maintenance criteria, and the abovementioned additional criteria:

- 1. Works are critical to the ongoing preservation of the historic fabric of the item, in the short term.*
- 2. Works are desirable but do not appear as critical as those works identified in Priority 1 from a conservation perspective.*
- 3. Works are potentially desirable but not critical to the ongoing preservation or maintenance of the heritage item.*

oooO END OF REPORT Oooo

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

3.1.6. CP - Windsor Toll House

Previous Item: 3.1.3, HC (6 March 2025)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to present an options analysis for the potential future conservation and use of the historic Windsor Toll House.

EXECUTIVE SUMMARY

At the previous meeting of the Heritage Committee on 6 March 2025, the deteriorating condition of the Windsor Toll House and possible future conservation and use of the building was discussed further following an inspection by Council's Senior Heritage Officer that had previously been requested by the Heritage Committee. At the 6 March 2025 Meeting, it was resolved that:

"The Heritage Committee discuss options for the Windsor Toll House for both conservation and use at the next Heritage Committee Meeting."

Council endorsed the Heritage Committee recommendation at its Meeting on 6 May 2025. An Options Analysis Report of the Windsor Toll House for its future potential conservation and use was undertaken by Rowan Day, historian and conservation specialist and reviewed by Council's Heritage Advisor Otto Cserhalmi (OCP Architects Pty Ltd), and which has been included as **Attachment 1**.

The Options Analysis Report covers the history of the building, and provides three options for its future conservation and use, including:

- Option 1 - 'Do nothing'
- Option 2 - 'Adaptive reuse' and
- Option 3 - 'Restore, make safe, use for interpretation and periodically activate for events'.

The Options Analysis Report is presented to the Heritage Committee for consideration and discussion, noting that there are resource implications associated with these options.

OFFICER'S RECOMMENDATION

That the Heritage Committee review the Options Analysis Report for the Windsor Toll House (**Attachment 1**) and provide recommendations to Council.

BACKGROUND

At the Heritage Committee Meeting on 2 May 2024, the Committee resolved the following in relation to the Windsor Toll House:

"The Heritage Committee requests that Council's Senior Heritage Officer inspect the Windsor Toll House and report back to the Committee to discuss what needs to be undertaken to meet the requirements and future uses for further discussion"

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

Following that request, an inspection was undertaken by Council's Senior Heritage Officer with the outcomes of the inspection discussed at the Heritage Committee Meeting on 6 March 2025.

At the 6 March 2025 Meeting the Heritage Committee resolved that:

"The Heritage Committee discuss options for the Windsor Toll House for both conservation and use at the next Heritage Committee Meeting."

Following that Meeting, the Heritage Committee recommendation was endorsed by Council on 6 May 2025 and arrangements were made to undertake an Options Analysis Report of the Windsor Toll House for its future conservation and use which has been included as **Attachment 1**. Council has now received the Options Analysis Report prepared by Rowan Day, historian and conservation specialist and reviewed by Council's Heritage Advisor Otto Cserhalmi (OCP Architects Pty Ltd) for consideration and discussion by Council's Heritage Committee.

The Options Analysis Report outlines the history of the building and provides three options for its potential future conservation and use. These are:

- Option 1 - 'Do nothing'
- Option 2 - 'Adaptive reuse' and
- Option 3 - 'Restore, make safe, use for interpretation and periodically activate for events'.

The Options Analysis Report is presented to the Heritage Committee for consideration and discussion.

Location Plan



Figure 1. Location of Windsor Toll House

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

DISCUSSION

Council at its Meeting on 6 May 2025, endorsed the Heritage Committee's recommendation to request funding from the State and Federal Governments for the Windsor Toll House. Letters have been forwarded to both State and Federal Governments requesting funding for the Windsor Toll House.

It should be noted that there are resource implications associated with these options.

ATTACHMENTS

AT - 1 Windsor Toll House Options Analysis - (*Distributed under separate cover*).

oooO END OF REPORT Oooo

THIS PAGE INTENTIONALLY LEFT BLANK

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

3.1.7. CP - Update on Thomas James Bridge Project

Previous Item: Item E, General Business HC (6 March 2025)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to provide an update to the Heritage Committee on the progress of the Thomas James Bridge Project at Wisemans Ferry.

EXECUTIVE SUMMARY

The Thomas James Bridge which forms part of Settlers Road, Wisemans Ferry and is also known as the Settlers Road Bridge, had been significantly damaged by flood events that occurred in 2021 and 2022.

The Bridge is located partly within the Hawkesbury Local Government Area and the Central Coast Local Government Area on an active roadway, Settlers Road, shortly before the fork of Settlers Road and the Old Great North Road at Wisemans Ferry.

The Bridge was constructed between 1826 and 1836 using convict labour, and is considered to be the oldest surviving bridge in NSW, and possibly mainland Australia.

Recent flood events have caused landslips in the immediate vicinity of the Bridge which has necessitated the partial closure whilst stabilisation work is undertaken on the upslope of the roadway and the abutments that form part of the bridge structure.

The reconstruction of the Thomas James Bridge commenced on 18 September 2023, and is scheduled for completion in late August 2025.

At the Heritage Committee Meeting on 6 March 2025 the Committee recommended that: an update report be provided to the Heritage Committee on progress associated with the Thomas James Bridge. This recommendation was subsequently endorsed by Council at its Ordinary Meeting on 6 May 2025, and as such this update report is provided to the Heritage Committee.

OFFICER'S RECOMMENDATION

That the Heritage Committee receive the update report on the Thomas James Bridge Project.

BACKGROUND

The Thomas James Bridge on Settlers Road, Wisemans Ferry commenced reconstruction on 18 September 2023 due to flood events that occurred in 2021 and 2022. The floods caused significant damage and near total collapse of the 8 metre high sandstone retaining walls supporting the bridge's abutments.

Settlers Road, Wisemans Ferry, including the Thomas James Bridge, are assets jointly owned by Hawkesbury City Council and Central Coast Council, owing to the fact the boundary between the two Local government Areas is the centre of the road.

The restoration of the Bridge and its abutments had significant impacts on the Macdonald Valley Community, owing to the constrained site, the extent of the damage and the underlying instability of

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

the area generally. Notwithstanding, Council approached the procurement of the restoration contract through an open tender to invite tenderers to submit with their tender how they could respond to the challenge of maintaining access during the reconstruction period. Following Council's procurement process, Delaney Civil were awarded the contract.

Both Hawkesbury City Council and Central Coast Council have been working together, along with Transport for NSW and various consulting specialists on the restoration works which are scheduled to be completed in late August 2025.

The Conservation Management Plan for the Project undertaken by OCP Architects P/L has guided the reconstruction works, taking into accounting the significant heritage value of the Thomas James Bridge. As the works have progressed, amendments to the original document has been required as elements of construction dictated necessary changes to the Conservation Management Plan. A copy of the updated Conservation Management Plan has been included as **Attachment 1**.

Location Plan

Figure 1. shows the location of the upslope failure of approximately 200m in length and the location of the Thomas James Bridge, Wisemans Ferry



Figure 1 - Location of Thomas James Bridge, Wisemans Ferry

DISCUSSION

Restoration of the Hawkesbury's historic Thomas James Bridge, between Wisemans Ferry and Lower Macdonald, is approaching completion, with reconstruction of the convict-built sandstone retaining

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

walls now underway. The remote bridge, surrounded by the Hawkesbury River to the south, the Macdonald River to the west and Dharug National Park to the north and east, is thought to be the oldest bridge still in use on the Australian mainland. The Bridge was damaged significantly during the floods in 2021 and 2022, including the near total collapse of the 8m high sandstone retaining walls supporting the Bridge's abutments. This resulted in a 5 tonne weight limit being placed on the Bridge, contraflow arrangements and closure in response to rainfall, causing significant disruption to the Macdonald Valley community as they faced their own recovery effort.

The Bridge's hand-cut sandstone block retaining wall, constructed by convict labour, had to be carefully disassembled with each block numbered, original position recorded and placed into storage. The project's stone masons are working closely with the surveyor and heritage architect to carefully restore the hand-cut sandstone retaining wall. The simple single span timber bridge deck is supported by massive stone abutments, the stone for which was quarried from the surrounding hillside and worked on site. Some large stones lying at the head of the gully show evidence of the quarrying and splitting of stones. The stone was all quarried, cut and moved into place by hand, and forms a 16.3-metre-long channel along the banks of the creek.

The extensive restoration required excavating the site down to the bedrock to install a bridge support system that meets current design standards, and is designed for a 100-year lifespan, ensuring resilience against future flooding and heavy rainfall events

Hawkesbury City Council is managing the \$17.5 million project with funding from Federal and State Government infrastructure recovery programs.

The reconstruction of the Thomas James Bridge commenced on 18 September 2023.

Construction Milestone Status

- Construction of Concrete Retaining Wall

Status: 100% Complete

- Reinstatement of Sandstone Retaining Wall

Status: 60% Complete

- Bridge Substructure Work including Abutments

Status: 100 % Complete

Upcoming Activities

- Placement of Bridge Girders
- Construction of Bridge Deck
- Installation of safety barriers and handrails
- Roadwork
- Site Restoration and Planting.

Scheduled Completion Date: 28 August 2025.

Figure 2 provides a photo of the reconstruction of the Thomas James Bridge as at 8 May 2025.



Figure 2.Reconstruction of Thomas James Bridge

ATTACHMENTS

AT - 1 Thomas James Bridge Conservation Management Plan Issue C dated March 2025 -
(Distributed under separate cover).

oooO END OF REPORT Oooo

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

3.1.8. Response to Questions Raised at the Heritage Committee Meeting on 6 March 2025

Previous Item: General Business, Heritage Committee (6 March 2025)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to provide responses to questions raised by Committee Members at the Heritage Committee Meeting on 6 March 2025.

EXECUTIVE SUMMARY

A number of questions were raised by Heritage Committee Members at its Meeting on 6 March 2025 regarding the removal of trees in McQuade Park and the repair/replacement of the timber post and rail fence alongside the roadway in Thompson Square, Windsor. The Table below has been provided with responses to the questions raised.

OFFICER'S RECOMMENDATION

That the Heritage Committee receive and note the responses to the questions raised at the Heritage Committee Meeting on 6 March 2025.

DISCUSSION

The table below provides responses from appropriate Council Officers to the questions raised by Committee Members at the Heritage Committee Meeting on 6 March 2025.

Question	Response
What is the timeline for the trees to be replaced once removed in McQuade Park?	Tree replacement is planned for planting in Autumn or Spring but will be subject to budget availability.
Will the sight line view to St Matthews Church be considered when and if replanting is to take place?	Yes
Historical species collection to be considered. Will they save trees for wildlife hollows?	Trees will be replaced using the same species (Iron Barks). All trees being removed were dead or had significant defects which posed an unacceptable risk to the community and park users. As part of the assessment, no hollows were identified, and whilst one nest was identified it was not active.
Arborist to be chosen?	Council engaged an Arborist to remove the trees (now completed) and as part of the works the contractor was required to have an ecologist on site to manage any fauna should it be discovered in any of the trees.
When are the works likely to start and finish on the Thompson Square Fence?	It is confirmed that the Thompson Square fence is proposed as part of the 2025/26 works program. Quotes have been obtained. The specifics on timeframes for the renewal works will be advised once Council have reviewed the cost estimates and finalised funding as part of the 2025/26FY works program.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 3 July 2025

ATTACHMENTS

There are no supporting documents for this report.

oooO END OF REPORT Oooo

4. GENERAL BUSINESS

Nil reports.



Heritage Committee Meeting

End of Business Paper

This business paper has
been produced
electronically to reduce
costs, improve efficiency
and reduce the use of
paper. Internal control
systems ensure it is an
accurate reproduction of
Council's official copy of
the business paper.