



Attachment 1 to Item 3.1.1.

Timber Slab Barns & Outbuilding Update Study

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Location: By Audio-Visual Link
Time: 10am

Hawkesbury City Council

Timber Slab Barns & Outbuildings Update Study



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Hawkesbury City Council

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Executive Summary

This report is the background document prepared in support of the Timber Slab Barns & Outbuildings Update Study (Update Study), which has been commissioned by Hawkesbury City Council (Council).

Since the earliest years of colonisation, the Hawkesbury River, its tributaries, and their surrounding lands have played an important role in food supply for the developing Greater Sydney Region. Commencing in 1794 with the granting of 18 land parcels, the Hawkesbury local government area (LGA) was one of the earliest agricultural localities in the new colony and the Hawkesbury River area eventually became known as the “food bowl” of Sydney. Agriculture continues to play an important role in the economic and social development of the area today.

As a region that developed as a principally agricultural locality, the barn (together with other farm buildings), has been a feature of the area from the time of the region’s initial period of colonial settlement.

With such a long and important history of European based farming practices in the area, surviving physical evidence (such as early barns) of the earliest phases of agricultural development in the area is highly prized by the local community (and others) for its historical significance, as well as its aesthetic significance as a contributor to the historical landscape character that defines much of the Hawkesbury region.

However, such evidence is also under threat, due to population growth and the spread of urbanism throughout the former farming lands of the region, the changing practices of farming, the inherent adaptability of farm buildings themselves, as well as the impacts of flooding, for which the Hawkesbury LGA is so well known.

The Timber Slab Barns & Outbuildings Update Study has come about because of the outcomes and recommendations made in two previous studies into surviving timber slab barns located throughout the Hawkesbury LGA, being:

- *Pitt Town Slab Barn Study* prepared by Graham Edds and Associates and Alice Brandjes of Hawkesbury City Council (May 1991).
- *Hawkesbury City Council Slab Barn Study* prepared by Graham Edds and Associates (March 2010).

The aim of the Hawkesbury Timber Slab Barns Update Study is to provide the following:

- A definitive list of the location and current condition of extant timber slab barns located throughout the Hawkesbury local government area (LGA).
- New or updated heritage inventory sheets (including histories and assessments of significance) for the surviving barns.
- Consideration of whether any of the surviving barns warrant listing on the NSW State Heritage Register under the *Heritage Act* 1977 (either individually or as a group).
- Consideration of whether any of the surviving barns warrant listing on the National Heritage List under the *Environmental Protection and Biodiversity Conservation Act* 1999 (either individually or as a group).

- Innovative strategies for incentivising the retention and conservation of surviving timber slab barns that are of significance.

For this Update Study, a total of 132 properties were investigated to establish whether any historic slab barns and/or outbuildings survived. These were comprised of:

- 88 properties previously identified in the 1991 and 2010 studies; and
- 44 properties identified in other heritage reports, by Council and by the local community that potentially contained historic slab barns or outbuildings.

As a result of the site inspections undertaken throughout May to August 2023, a total of 112 individual slab barns and outbuildings were located across 86 separate properties.

This Update Study provides the following recommendations (amongst others):

- Thirteen (13) properties should be nominated for inclusion on the State Heritage Register as State heritage items under the *Heritage Act 1977*.
- Eighteen (18) properties should be listed as local heritage items under Schedule 5 of the *Hawkesbury Local Environmental Plan 2012* (including six that are also recommended for State heritage listing).
- Thirteen (13) properties would benefit from either on-site inspections or internal inspections of their barns/outbuildings to confirm condition and integrity prior to listing as local heritage items under Schedule 5 of the *Hawkesbury Local Environmental Plan 2012*.
- Two (2) properties require site inspections to confirm whether any historic slab barns or outbuildings survive and their condition and integrity prior to recommending heritage listing (if appropriate).

As noted in the Summary Statement of Significance prepared for this Update Study, the slab barns and outbuildings of the Hawkesbury LGA are:

- Historically significant as rare surviving evidence of the long-term agricultural development of the region which commenced in 1794 and continues today. Many of the slab barns remain in agricultural use and are representative of the historic significance of the region as a whole, one of the earliest agricultural districts in NSW that in its early decades was considered the “breadbasket” of the colony.
- The surviving early to mid-19th century town barns located on the early allotments within the Macquarie towns of the Hawkesbury district, are also considered to be rare, with very few surviving today and are significant as tangible evidence of the colonial era policy of land tenure, and the inseparable links between the town allotments and farming lands established by Governor Macquarie.
- The barns of the Hawkesbury region have a consistency in their form and construction that is recognisable as a distinct building type; and construction techniques first used in barns constructed in the early 19th century continue to be employed today as witness to the continuity of the tradition of constructing slab barns in the Hawkesbury region.
- The continued use and adaptation of the early slab barns, outbuildings and town barns ensuring their survival to date is indicative of the high esteem in which these structures are held by the community.
- The survival of so many slab barns dating from the 19th century, despite the devastating impacts of the frequent flooding of the Hawkesbury River and its tributaries, is testament to the robustness of these simple, timber structures.

It is desirable that these farm buildings remain in agricultural use where possible but their survival, especially in the case of town barns, depends on the ability to adapt them to other uses. Adaptation often involves the addition of interior linings, stairs, and services but this does not negate the significance of the structure, provided the exterior envelope and structure remain intact. However, through incentives that provide education, heritage advice, access to materials and resources, financial support and planning exemptions, owners of the historic slab barns and outbuildings can be encouraged and supported to commit to the long-term care and maintenance of these significant buildings.

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1. Introduction

1.1. Background to the Study

This report is the background document prepared in support of the Timber Slab Barns & Outbuildings Update Study (Update Study), which has been commissioned by Hawkesbury City Council (Council).

Since the earliest years of colonisation, the Hawkesbury River, its tributaries, and their surrounding lands have played an important role in food supply for the developing Greater Sydney Region. Commencing in 1794 with the granting of 18 land parcels, the Hawkesbury local government area (LGA) was one of the earliest agricultural localities in the new colony and the Hawkesbury River area eventually became known as the “food bowl” of Sydney. Agriculture continues to play an important role in the economic and social development of the area today.

As a region that developed as a principally agricultural locality, the barn (together with other farm buildings), has been a feature of the area from the time of the region’s initial period of colonial settlement.

With such a long and important history of European based farming practices in the area, surviving physical evidence (such as early barns) of the earliest phases of agricultural development in the area is highly prized by the local community (and others) for its historical significance, as well as its aesthetic significance as a contributor to the historical landscape character that defines much of the Hawkesbury region.

However, such evidence is also under threat, due to population growth and the spread of urbanism throughout the former farming lands of the region, the changing practices of farming, the inherent adaptability of farm buildings themselves, as well as the impacts of flooding, for which the Hawkesbury LGA is so well known.

The Timber Slab Barns & Outbuildings Update Study has come about because of the outcomes and recommendations made in two previous studies into surviving timber slab barns and outbuildings located throughout the Hawkesbury LGA, being:

- *Pitt Town Slab Barn Study* prepared by Graham Edds and Associates and Alice Brandjes of Hawkesbury City Council (May 1991).
- *Hawkesbury City Council Slab Barn Study* prepared by Graham Edds and Associates (March 2010).

Together, these two earlier studies determined that there were at least 106 timber slab barns and timber slab outbuildings located on 91 individual sites throughout the Hawkesbury LGA.

Although the 2010 Study identified the need for Council [to] *commence the implementation of listing those items identified as of local significance on the Hawkesbury LEP and nominate those of State significance both individually and as a serial listing on the State Heritage Register (Priority 6)*, at this time, few of the identified timber slab barns have been individually listed as local heritage items and none have been listed on the NSW State Heritage Register.

This Update Study aims to complete the tasks as recommended in the *Hawkesbury City Council Slab Barn Study* (2010).

1.1.1. *The Brief*

The aim of the Hawkesbury Timber Slab Barns Update Study is to provide the following:

- A definitive list of the location and current condition of extant timber slab barns located throughout the Hawkesbury local government area (LGA).
- New or updated heritage inventory sheets (including histories and assessments of significance) for the surviving barns.
- Consideration of whether any of the surviving barns warrant listing on the NSW State Heritage Register under the *Heritage Act 1977* (either individually or as a group).
- Consideration of whether any of the surviving barns warrant listing on the National Heritage List under the *Environmental Protection and Biodiversity Conservation Act 1999* (either individually or as a group).
- Innovative strategies for incentivising the retention and conservation of surviving timber slab barns that are of significance.

1.2. *Definition of the Study Area*

The Hawkesbury City Council local government area is located on the north and north-western edge of the Greater Sydney region, within the Counties of Cumberland, Hunter and Northumberland, NSW.

The LGA is defined by the Hawkesbury River and is located between urban council areas of western Sydney and the Central Coast regions to the east and the rural council areas of the Blue Mountains and Hunter regions to the west. The LGA consists of a mix of urban and rural settlements and contains a number of national parks, state reserves and wilderness areas, as well as a string of early colonial towns along the Hawkesbury River.

The agricultural lands that surround the towns and villages throughout the Hawkesbury LGA are some of the oldest rural land holdings under continuous cultivation within Australia.

The location of the individual timber slab barns, the subject of this Update Study, are provided in Appendix C.

See also Figures 1.1 and 1.2 below.

1.3. *Author Identification*

This report and the Update Study are the work of the following team:

- Kate Denny, Sean Johnson, Jessica Kroese and Eleonora Caudai of Lucas Stapleton Johnson & Partners Pty Ltd.
- Graham Edds and Carol Edds of Graham Edds & Associates.
- Dr. Terry Kass of Kass History.

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1.4. Methodology

The form and methodology of this report follows the general guidelines for heritage management documents as outlined in the following documents:

- *The Conservation Plan*, J. S. Kerr, Australia ICOMOS, Seventh edition, 2013.
- *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Australia ICOMOS Inc., 2013.
- *Assessing Heritage Significance*, NSW Heritage, 2001.
- *Conservation Management Documents*, NSW Heritage, 2002.

1.4.1. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter*.

Place: means a geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. The term place is defined under the *Burra Charter* and is used to refer to sites and areas of cultural significance.

Abbreviations

c.	circa
CMP	Conservation Management Plan
Council	Hawkesbury City Council
DP	Deposited Plan
LEP	Local Environmental Plan
LGA	Local government area
LRS	Land Registry Services, NSW
LSJ	Lucas, Stapleton, Johnson & Partners Pty Ltd
ML	Mitchell Library
NLA	National Library of Australia
No.	Number
SHR	State Heritage Register
SLNSW	State Library NSW
SR	State Records
Update Study	Timber Slab Barns & Outbuildings Update Study (2024)

1.4.2. Exclusions

This report addresses only the European cultural significance of the individual properties containing the identified timber slab barns and outbuildings, the subject of this Update Study. The heritage values of other buildings and site and landscape features located at the properties have not been addressed as part of this report.

The ecological values, historical archaeology, Aboriginal archaeology, and Aboriginal cultural values associated with the individual properties, have not been addressed as part of this report.

1.4.3. Disclaimer

Although the focus of this Update Study is the historic slab barns located throughout the Hawkesbury City Council local government area, it should be noted that amongst the group of buildings investigated there are also a small number of other timber slab agricultural buildings including dairies, stables, and slaughterhouses.

This Update Study can not claim to cover all historic slab barns and outbuildings located throughout the Hawkesbury City Council LGA. There may be others of heritage value, that are as yet unidentified, being located away from the main areas of settlement and not visible from the public roadways.

This Update Study is focused only on properties located within the Hawkesbury City Council local government area. However, it should be noted that based on the historical development of the Hawkesbury River region, there may exist other slab barns and outbuildings of comparable age, history and associations located in adjacent localities, including Penrith City Council, Blue Mountains City Council and The Hills Shire Council.

1.5. Acknowledgments

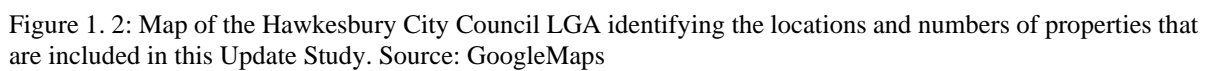
The authors wish to acknowledge the assistance of the following:

- Christopher Reeves, Senior Heritage Officer, Hawkesbury City Council
- The owners and occupiers of the properties containing historic slab barns and outbuildings located throughout the Hawkesbury City Council local government area.

The Hawkesbury Timber Slab Barns & Outbuildings Update Study would not have been possible without the involvement, knowledge and generosity of Graham Edds, Carol Edds and Dr. Terry Kass.



Figure 1. 1: The study area consisting of the Hawkesbury City Council local government area. Source: Hawkesbury City Council



2. Historical Background

2.1. *Introduction*

In order to undertake an assessment of significance of the historic slab barns and outbuildings the subject of this Update Study, brief outline histories of the majority of the properties investigated were prepared. This work was undertaken by Dr. Terry Kass, with additional input by Kate Denny and Graham and Carol Edds. In some cases, the history of a property had previously been prepared by others and when available these resources were also relied on. Refer to the inventory sheets for outline histories of the individual properties (see Appendix C).

The following brief outline history of the development of the Hawkesbury region has been prepared to provide historical context to the establishment, use and subsequent development of the slab barns and outbuildings the subject of this Update Study. The following historical background has been compiled by Kate Denny of Lucas Stapleton Johnson & Partners from secondary sources (see footnotes and Appendix A: Bibliography).

2.2. *Aboriginal History of the Hawkesbury LGA*

The Hawkesbury City Council Local Government Area is located within the lands of the Darug and Darkinjung peoples. This Update Study documents the European occupation of the individual properties containing timber slab barns, the European history of agricultural development of the Hawkesbury LGA resulting in the construction of the timber slab barns, and the cultural significance of the barns in this context.

The Update Study does not therefore represent a complete history of the Hawkesbury region or represent the perspectives of the Traditional Custodians in relation to the colonial impacts across the Hawkesbury LGA. Consultation with Traditional Custodians and other Aboriginal stakeholders is required before Aboriginal Cultural Heritage that may be associated with the region and the individual properties and places discussed in this Update Study can be recorded.

For a detailed overview of the Aboriginal history of the Hawkesbury City Council LGA, refer to the *Hawkesbury LGA- Aboriginal Cultural Heritage Study*, prepared by GML Heritage (2021).

The Traditional Custodians of the Hawkesbury district are known to be the Darug (alternative Dharug) people, and the Darkinjung (alternative Darrkinyung, Darkinjan, Darkiñung) people. The Darug territories are commonly accepted as extending from Port Jackson and Kamay (Botany Bay) in the east, the Georges River to the south and southwest, Wisemans Ferry to the north, the Hawkesbury and Colo Rivers in the west/northwest and to the foothills of the Blue Mountains in the west. Darkinjung traditional lands extend from the Colo River in the south/west, Lake Macquarie in the north, the Macdonald River and Wollombi up to Mt. Yengo in the west, and the Pacific Ocean in the east. The Hawkesbury-Nepean Catchment forms the primary boundary between the different cultural groups.¹

¹ GML Heritage, 2021; Hawkesbury LGA- Aboriginal Cultural Heritage Study, p. 9

The human history of Dyarubbin, the Hawkesbury River, is one of the longest known in Australia. Aboriginal people have lived here for around 50,000 years, their ancestors arriving millennia before the last Ice Age. Their history, culture and spirituality were inseparable from their river Country.

In the late 1700s, European settlers in the region arrived and began to develop the land along the riverbanks for agriculture.

Aboriginal people felt the direct impact of settlement immediately and increasingly from 1794 because the new farms resulted in the destruction (or replacement by cultivation) of ‘yam’ beds already in existence on the riverbanks that were favoured and possibly curated by Aboriginal people.² The European settler farms also restricted access to lagoons that were important for fish, eels and birds, and there was also the probable loss of game that was shot or driven away by the new arrivals.

White settlement not only took the lands that were most densely occupied by Aboriginal people and the locations of their richest food sources, but also took the Aboriginal people’s sacred and teaching places.³

By mid-1795 over 400 Europeans were living at the Hawkesbury (approximately). The colonists occupied most of the riverbanks and principal tributaries leaving few locations where Aboriginal people had direct access to the riverbank or inland lagoons.

In 1798, David Collins, Deputy Judge Advocate and Lieutenant-Governor Collins observed: “*that as the corn ripened, they [Aboriginal people] constantly drew together round the settler’s farms and round the public grounds, for the purpose of committing depredations*”.⁴ The consistent increase in settler numbers from 1794 onwards left Aboriginal people little option other than to move as far as possible away from settlement or to resist. As a result, between 1794 and 1816, the Hawkesbury River was the site of one of the longest and most brutal frontier wars in Australian history.⁵

Invasion and colonisation of the region resulted in a slow and cumulative process of violence, dispossession and the ongoing annexation of the river lands, and ultimately the erosion of Aboriginal culture and Language. Yet despite this history, Darug and Darkinjung people have managed to remain on their Country, and they still live on Dyarubbin today.⁶

It is acknowledged that many of the individual properties and places discussed in this Update Study may also have significance to Darug and Darkinjung people due to the long history of Aboriginal occupation of the Hawkesbury region.

² Gov. Hunter recorded in 1789 at the junction of the Grose and Nepean Rivers evidence for Aboriginal people digging for “yams” (Hunter 1793: 6th July 1789 diary entry).

³ Karskens, G., 2009:123

⁴ Collins, 1798:235

⁵ Karskens, G., 2020; *People of the River: Lost Worlds of Early Australia*, Allen & Unwin, Sydney, pp 21-69, 123-175

⁶ Karskens, G., 2020; *People of the River: Lost Worlds of Early Australia*. See also Kohen, J., 1993; *The Darug and their neighbours: The traditional Aboriginal owners of the Sydney region*, Darug Link and Blacktown and District Historical Society, Sydney

2.3. Development of the Hawkesbury River region

Much has been written about the colonial settlement of the Hawkesbury River region and the following provides an abridged outline of the history of the area within the context of the agricultural development of the region and NSW more broadly.

As noted by Morris and Britton in the *Colonial Landscapes of the Cumberland Plain and Camden, NSW: A Survey of selected pre - 1860 Cultural Landscapes from Wollondilly to Hawkesbury LGAs* (2000), the underlying geology of the Cumberland Plain and its immediate surroundings is the primary determining factor in the development of the landscape that exists today.⁷ The natural landforms and vegetation of the area, together with the over 200 years of European agricultural development, have resulted in an appealing juxtaposition of cultivated paddocks along the flood plains with the slow, wide Hawkesbury River winding between, and the vast wildernesses of the ranges beyond.⁸

The poor sandstone soils of the Sydney Cove settlement prompted early surveying trips in search of better agricultural land and subsequent early colonial settlement was determined by the location of favourable soils resulting from the presence of Wianamatta Shale Group formations which produce relatively heavy clay and loam soils. Important deposits of alluvial soil are found (amongst other locations) on the Nepean-Hawkesbury River system between Penrith and Windsor, and in a narrow band along South Creek.

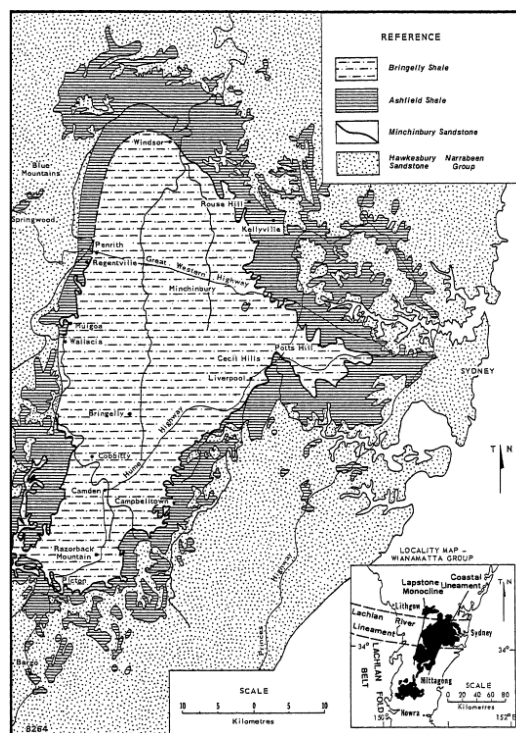


Figure 2. 1: Diagram showing the location of the Wianamatta Shale Group within the Sydney basin. Source: “The shaping of Sydney by its urban geology”, R. J. Haworth, *Quaternary International*, Vol.103, Issue 1, 2003, pp. 41-55

2.3.1. Colonial Settlement of the Hawkesbury River and its Tributaries

European settlement in the colony of New South Wales in 1788 quickly faced problems with food supply and as a result other areas suitable for settlement outside of Sydney Cove were sought early on in order to increase agricultural production.

The Hawkesbury River was first explored by Governor Phillip in 1788-89 over three separate expeditions in an effort to find suitable farming land to feed the then starving colony of Sydney. The first expedition in March 1788 explored the mouth of the Hawkesbury as far as Dangar Island, near the present-day township of Brooklyn. In June the following year, the second expedition reached as far as Wisemans Ferry and it was on this expedition that Phillip identified the river and named it in honour of Lord Hawkesbury (Charles Jenkinson, 1st Earl of Liverpool (1729–1808)), the president of the Board of Trade in Britain. The third expedition in July 1789 reached as far west as the Colo River and Richmond Hill.⁹

⁷ Morris, C. & Britton, G., 2000; *Cumberland Plain and Camden, NSW: A Survey of selected pre - 1860 Cultural Landscapes from Wollondilly to Hawkesbury LGAs*, National Trust of Australia (NSW), p. 11

⁸ Proudfoot, H., 1987 (revised 2017); *The Hawkesbury: A Thematic History*, Hawkesbury City Council, p. 1

⁹ <https://hornsbyshire.recollect.net.au>

The discovery of the Hawkesbury River with rich alluvial soil with ample water supplies and access to Sydney by boat via a circuitous route led to the establishment of farms along the river.

Before April 1794, Deputy Surveyor Charles Grimes laid out the first farms along the eastern bank of the Hawkesbury River mostly in what is now the parish of Pitt Town around Argyle Reach, Windsor Reach and Wilberforce Reach. The district would soon be known as Mulgrave Place.¹⁰

As a means of placing emancipated convicts upon the land, numerous grants were allocated to them. In 1794, Acting Governor Grose made 118 land grants along the upper Hawkesbury, creating the settlement of Mulgrave Place (named after Grose's patron Henry Phipps, Earl Mulgrave).¹¹ A small number of grants were also allocated along the Upper Reach of the Hawkesbury, in the area that is present day Richmond and along Rickaby's Creek in South Windsor.¹²

Instructions for the allocation of land to former convicts were initially issued to Governor Phillip in 1787 and stated that ex-convicts and emancipated convicts¹³ could be granted 30 acres of land, with an additional 20 acres more if they were married and a further 10 acres for every child. Regardless, other than a land grant to William Giles of 50 acres at Richmond Hill, all other land grants along the Hawkesbury to ex-convicts and emancipists were limited to 30 acres only.¹⁴

In February 1795, under Acting Governor Paterson, at least 104 allotments along the Hawkesbury were made to military officers, ranging in size from 25 acres to 55 acres.¹⁵ As with the grants made to former convicts, land promised to soldiers was clustered around Windsor, Pitt Town and Richmond, with additional land being granted along Freeman's Reach on the Hawkesbury (between Windsor and Richmond).

By 1802, the Hawkesbury settlements were made up of mostly ex-convicts, some former sailors or soldiers and a few emigrant settlers, many of whom were raising families. Most soldiers and some settlers sold their properties to officers, visiting ships' captains and other Sydney free arrivals. In 1794 all grantees were men, but by 1802 eleven women had been given grants in the Hawkesbury region, and other women inherited or purchased acreages in their own name.¹⁶

From 1803 new districts formed along the river and farming settlements grew from the Grose River in the east to beyond Wisemans Ferry on both sides of the Hawkesbury River and south almost to Rouse Hill and Marsden Park on either side of South Creek.¹⁷

¹⁰ Map by Charles Grimes, *HRNSW*, Vol. 3 (1796-1799), p. 7

¹¹ Barkley-Jack, J., *Hawkesbury Settlement Revealed: A new look at Australia's third mainland settlement 1793-1802*, Rosenberg, Dural, 2009, pp 55-70

¹² Barkley-Jack, J., 2009, p. 110

¹³ An ex-convict is one who has served their full sentence, while an emancipated convict is one who has been issued a conditional or absolute pardon, prior to the completion of their full sentence.

¹⁴ Barkley-Jack, J., 2009, p. 18 and Burr, J. & Ballisat, G., 1814; *Plan of the allotments of ground, granted from the Crown in New South Wales* (Accurate list of the names of the land-holders, in the colony of New South Wales; pointing out the number of acres in each district, as granted from the Crown), London, p. 22

¹⁵ Barkley-Jack, J., 2009, p. 109

¹⁶ Barkley-Jack, J., 2014, *The First Ten Years of Hawkesbury Settlement*, www.hawkesburyhistoricalsociety.org

¹⁷ Ibid.

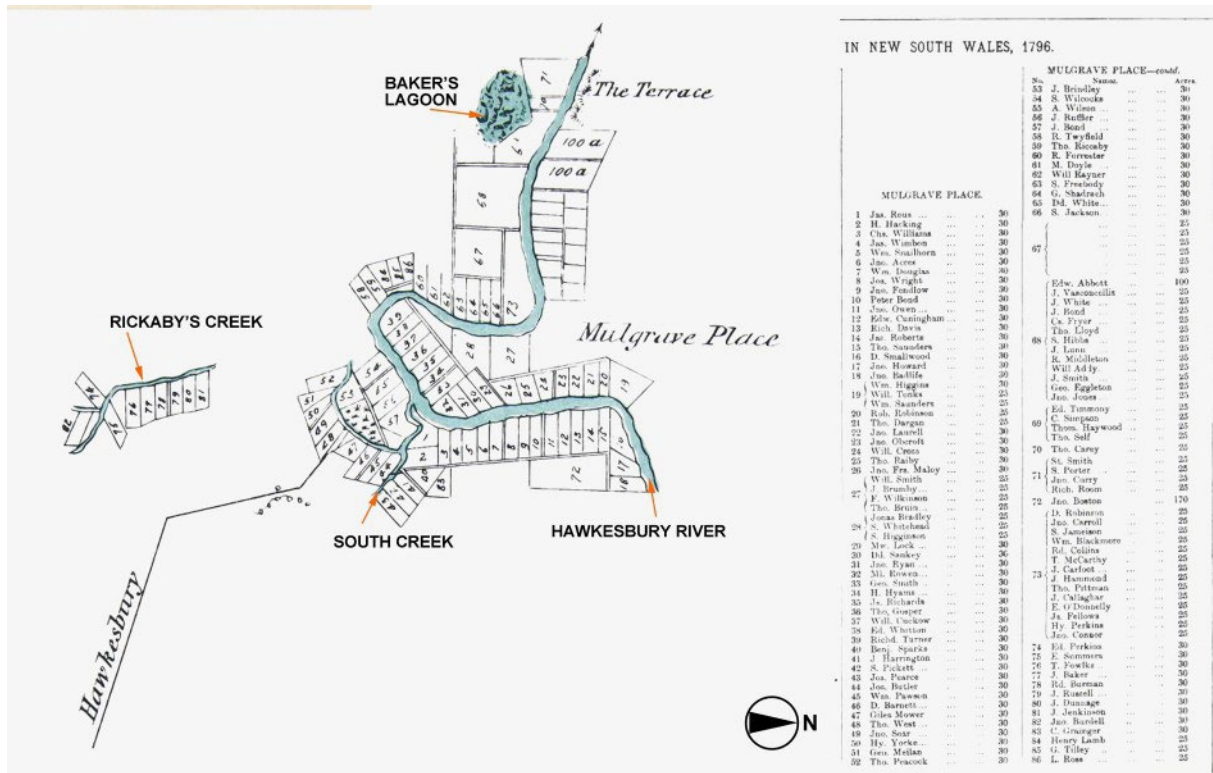


Figure 2. 2: Detail from Charles Grimes's plan of the Hawkesbury grants dated 1796 annotated to indicate current names of relevant waterways. Source: *Historical Records of New South Wales*, Vol. 3 (1796-1799), p. 7

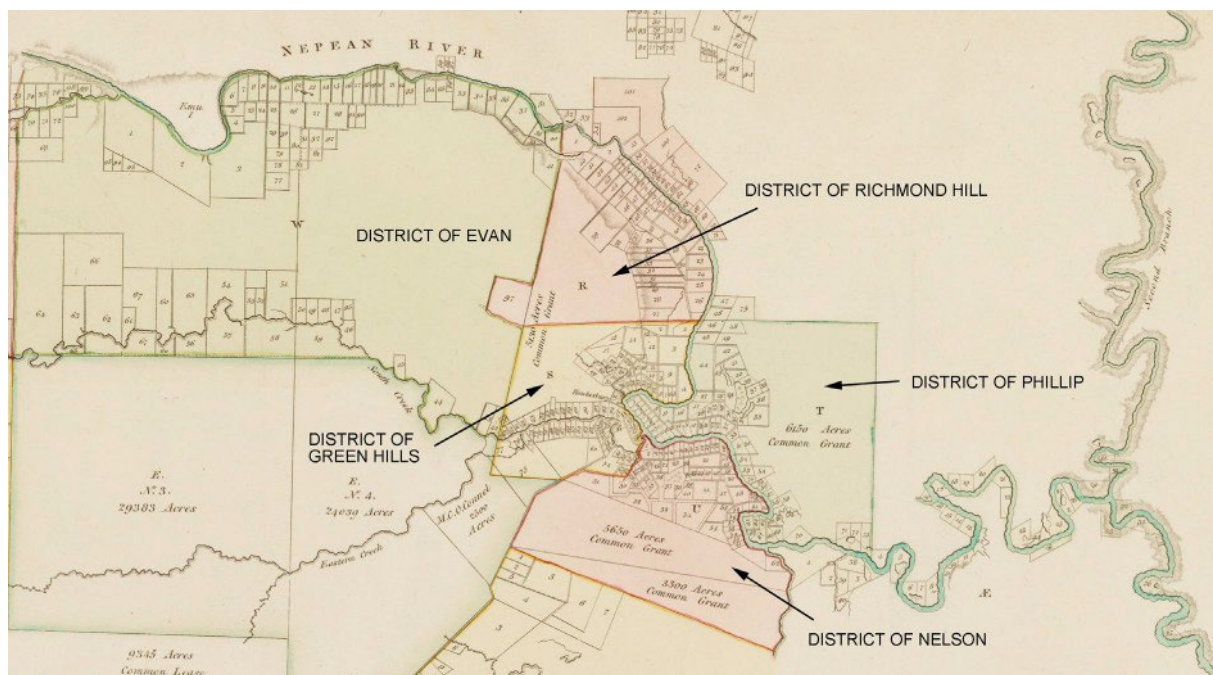


Figure 2. 3: Detail from 1814 map entitled "Plan of the allotments of ground, granted from the Crown in New South Wales", prepared by J. Burr and G. Ballisat, annotated with names of the districts along the Hawkesbury River. Source: SLNSW Z/Cb 81/1

Macdonald River

The second expedition up the Hawkesbury commenced on 28th June 1789, led by Governor Phillip and accompanied by Captains Hunter, Collins and George Johnston and Surgeon White. The expedition went as far as present-day Wiseman's Ferry and what is now known as the Macdonald River, which was originally named the First Branch by Phillip (also called the Lower Branch). The river was renamed in the 1830s after an early settler, John Macdonald, an ex-convict. The topography of the river is such that most of the course is very rugged and away from the narrow floodplain, the soil is barren and sandy, limiting the extent of viable settlement, although this did not prevent early settlers from cultivating both the riverbanks and the slopes.

The Macdonald River valley was first surveyed in the 1830s and showed landholders with blocks of land between 10 and 60 acres. The area reached its fullest extent of settlement by the mid-1840s with a population of approximately 1000 on about 100 individual land grants.¹⁸

Initially only accessible by water, the main village for the valley is St. Albans (originally known as the Village of Macdonald) which was opened for settlement in 1842 and became an important stopping point for those wanting to ship their goods down the Hawkesbury River to Sydney. St. Albans was the navigable limit of the Macdonald River. Settlement in the locality had already occurred, as in 1824, Governor Brisbane set aside 2000 acres of land as the St Albans Common, for the use of local landowners who were allowed grazing rights on this land in compensation for the smallness of their blocks.¹⁹



Figure 2. 4: Map showing First Branch or Macdonald River, with land holdings, dated 1831. Source: SLNSW, Z/Cas 83/20

¹⁸ [https://en.wikipedia.org/wiki/Macdonald_River_\(St_Alban\)](https://en.wikipedia.org/wiki/Macdonald_River_(St_Alban))

¹⁹ <https://www.hawkesbury.org/name/st-alban-common.html>

Colo River

The third expedition of the Hawkesbury which took place in July 1789 reached what is now called the Colo River and was originally named the Second Branch by Governor Phillip. It is believed that, on Friday 3rd July 1789, the expedition group rowed approximately 12kms up the Colo from the Hawkesbury and stopped at a sand bank just east of the present-day bridge on the Putty Road.²⁰

The first land grants were issued in 1804 for land at the confluence of the Hawkesbury and Colo Rivers and more grants were issued in 1823. Further grants had been promised in 1804, although they were not authorized until the 1830s once the area had been officially surveyed.²¹

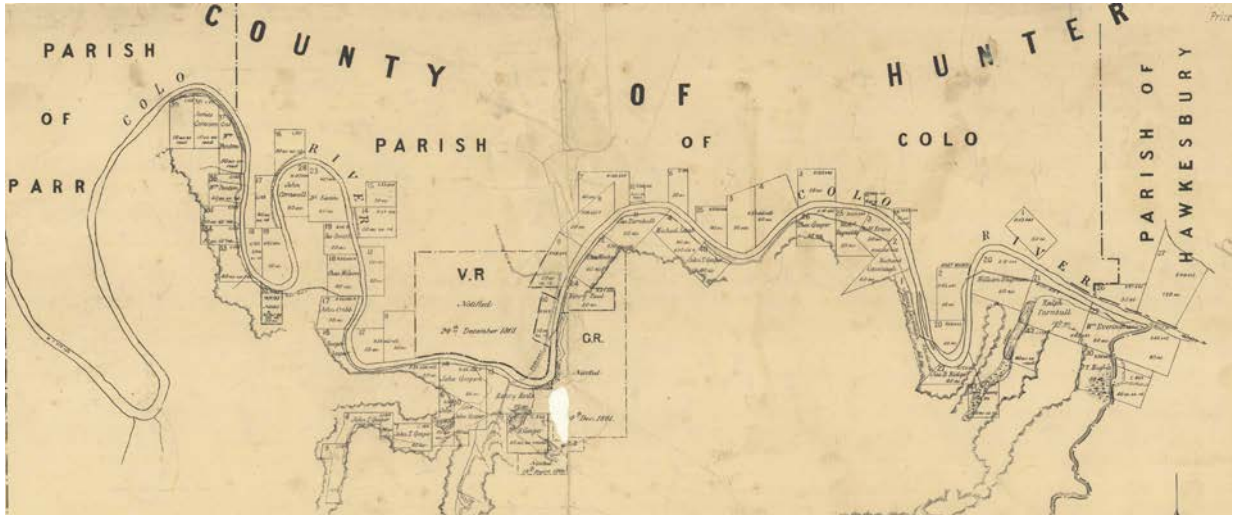


Figure 2. 5: Detail from 1882 map of Parish of Colo, County of Cook, showing settler's allotments along the southern bank of the Colo River. Source: SLNSW, Parish map- Parish Colo

The Macquarie Towns

On Monday 3 December 1810, Governor Lachlan Macquarie set about the task of marking out five new towns in the Hawkesbury, all to be on the Commons which had been set out by his predecessor, Governor King, in 1804.

Accompanied by Assistant Surveyor George Evans, Acting Surveyor James Meehan, Magistrate William Cox, the Rev. Robert Cartwright and members of his own staff, Macquarie's vision was to improve the morals of the colonists by encouraging marriage, provide for education, prohibit the use of spirituous liquors, and to increase agriculture and stock, thus ensuring the certainty of food to the inhabitants under all circumstances.

The establishment of permanent towns and communities was the ultimate goal and he named and designated the principal locations of what are now known as the five Macquarie Towns of the Hawkesbury; Richmond, Windsor, Wilberforce, Pitt Town and Castlereagh (Castlereagh is now located within the Penrith City Council LGA).²² Of the five new towns established by Macquarie, only Windsor was formed with an existing village as its nucleus.

²⁰ <https://coloriver.com.au/colohistory/>

²¹ Nichols, M., 2004; *Pictorial History: Hawkesbury*, Kingsclear Books, Alexandria, p. 30

²² <https://www.hawkesbury.nsw.gov.au/museum/exhibitions/exhibitions/past-exhibitions/macquarie-5-towns>



Figure 2. 6: Detail from map entitled “An outline map of the settlements in New South Wales 1817” drawn by J. Wyld showing small clusters of settlements at Richmond, Wilberforce, Pitt Town, Windsor and Castlereagh along the Hawkesbury River, the five Macquarie Towns. Source: NLA, Map Rm 713

Bell's Line of Road and the Kurrajong

Because of their proximity to the Hawkesbury River, the Kurrajong hills and the North Richmond areas were settled and developed in the first decade of the 1800s.

Settlement to the south of what is now Bell's Line of Road commenced with the granting of 500 acres to William Lawson, explorer, near Blady Grass Hill, as well as 500 acres to Archibald Bell senior, at North Richmond where Bell built his house Belmont (Belmont Park). Belmont was already a comfortable home in 1810, when Lachlan and Elizabeth Macquarie visited the family and took tea on the verandah.²³ During his visit, Macquarie rode up a rough track to the summit of “Kurrajong Hill” and from there he “had a very grand, noble Prospect of the low grounds on both Banks of the River Hawkesbury.”²⁴

To the north of Bell's Line of Road, an early settlement began along the Comleroy Road, which was one of the earliest roads north from the Hawkesbury to the Hunter Valley and the Comleroy area (after which the road is named).²⁵ After two floods wiped out wheat crops on the flood plains of the Hawkesbury River in 1809, causing widespread food shortages, interest turned to growing wheat and milling flour in the flood free foothills of the Blue Mountains near today's Kurrajong. Two water mills were built by Benjamin Singleton to grind flour as early as 1811 at Little Wheeny Creek on Mill Road, and a Grain Road (now called Kurmond Road) was established to take the flour to the Government Store at Wilberforce. Singleton began to muster his cattle from the Hawkesbury area to the Hunter Valley via the Comleroy Road in 1821 and shortly thereafter settlement sprang up along the southern part of the road in the Kurrajong district.²⁶

²³ Jack, I., 2016; *An Alternative Cross: Bells Line of Road*; <https://rylstonehistory.blogspot.com/2016/01/an-alternative-crossing-bells-line-of-road>

²⁴ Gov. Macquarie's Diary, 1st December 1810; cited in <https://www.kurrajong.org.au/>

²⁵ <https://www.comleroyroad.com/comleroy-roadway.html>

²⁶ <https://www.comleroyroad.com/kurrajong-comleroy-road.html>

The area of North Richmond had been surveyed by Meehan in 1809, followed by the Kurrajong in 1811. However, it was not until 1823 when Archibald Bell junior successfully crossed the Blue Mountains from Kurrajong that the area began to be developed in earnest. Bell gathered a small party at the water-mill on Little Wheeny Creek on August 1, 1823, and left with two settlers, one of them the local blacksmith William McAlpine, as well “Native Guides”, to mount an expedition to travel north from Kurrajong. The first expedition reached Mount Tomah, while the second undertaken in September of that year made it as far as Hartley Vale. In October 1823, surveyor James Hoddle, set out from Kurrajong accompanied by Bell, two Aborigines, five European men and three horses, reaching Collett’s Inn, Hartley Vale in a fortnight.²⁷

The new route opened up the area to the west of Kurrajong, known as Kurrajong Heights, where an early grantee was Joseph Douglass in the 1820s.²⁸

As more settlers moved into the area it was found to be suitable for the growing of fruit trees and the Kurrajong area became renowned for its orchards. By the late 19th century orchardists and others were lobbying the government to extend the railway from Richmond to Kurrajong so that they could get their produce to market more easily. However, by the mid 20th century, orcharding was on the decline.²⁹

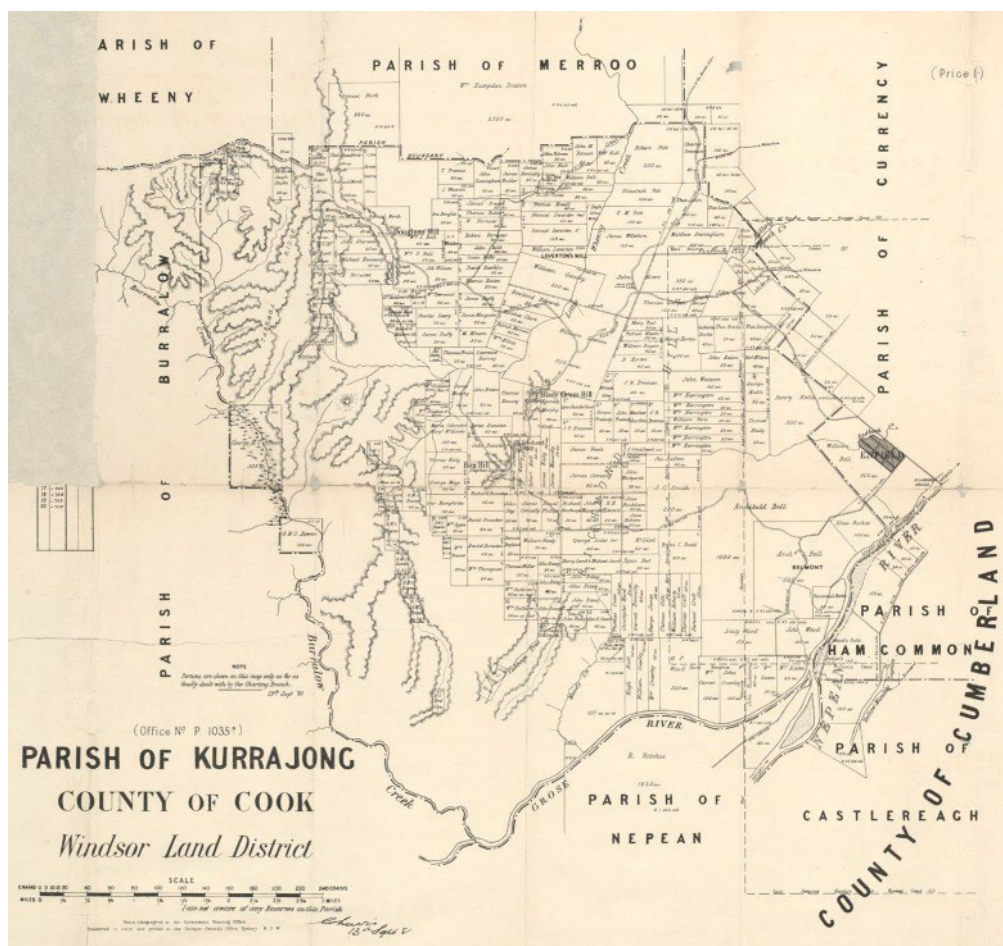


Figure 2. 7: Plan of the Parish of Kurrajong, County of Cook, dated 1881. Source: NLA, Ferguson Rare Map Collection, MAP F 40

²⁷ Jack, I., 2016; ob cit.

²⁸ *Millstone* November - December 2020 Volume 18 Issue 6, www.kurrajonghistory.org.au

²⁹ <https://www.comleroyroad.com/kurrajong-comleroy-road.html>

2.3.2. *Agricultural Development*

As an indication of the importance of the Hawkesbury region as an agricultural centre, in 1795 Acting Governor Paterson arranged the construction of buildings to house crops to be located on the Common at Green Hills (Windsor). These two Storehouses were followed by the construction of two log granaries in 1796 and 1800 and were protected by military guard.³⁰

In 1801, in correspondence from Governor King to the Duke of Portland, King noted: “From the former abundant crops at the Hawkesbury (which is certainly the finest soil in the world), almost the whole of private industry has been centred there, which has produced a great dependence on that quarter for supplying grains to the other parts of the colony”.³¹

According to Jan Barkley-Jack (2014), the first general maize sowing took place between October and December 1794 and David Collins in his account of the colony reported that in the following year, large quantities of grain were lying in front of the public granary, kitchen gardens were plentifully stocked and over 2,212 bushels of maize had been sent to Sydney from the Hawkesbury settlement. Some seasons between 1795 and 1798 saw 15,000 to 20,000 bushels of wheat raised in the region.³²

Initially agriculture was geared to the smaller land grants of 30 and 60 acres along the rivers and creeks, particularly along the Hawkesbury River near Pitt Town Bottoms and Cornwallis and along Ropes, South and Ponds Creeks. Eventually, the small grants of 25 to 30 acres proved unviable if located away from the fertile alluvial soils along the rivers and many of the small grants and commercially unviable grants were soon consolidated into larger holdings.³³

The farming practices of unexperienced land holders played a role in the success or failure of these smaller land grants. Settlers followed a practice of sowing two crops a year in the same soil, being unaware of the need for crop rotation, and they did not weed or manure their land. The result was the early exhaustion of the soil, except for those farms on the richer alluvial flats of the Hawkesbury River.³⁴

On the richer alluvial soils many farmers sowed two crops a year, following the wheat harvest with sowing maize and then sowing wheat as soon as the maize was harvested. According to the 1822 Land Muster, the Windsor area contained approximately 47% of the colony’s sown crop-acreages and produced approximately 58% of the colony’s harvested grain.³⁵

However, for the Hawkesbury settlers, the increased yields were off-set by the frequent floods, destroying both crops and infrastructure.³⁶

³⁰ D Collins, *An Account of the English Colony in New South Wales*, originally published 1798, A H & A W Reed edition, Sydney, 1975, edited by B H Fletcher, Volume 1, p 340; HRNSW, Vol. 3 (1796-1799), p. 80 and HRNSW, Vol 4. (1800-1802), p. 151

³¹ HRNSW, Vol 4. (1800-1802), p. 321

³² Barkley-Jack, J., 2014; p. 177

³³ Morris, C. & Britton, G., 2000; p. 14

³⁴ Ibid.; p. 19

³⁵ Ibid.; p. 14

³⁶ Ibid.; p. 21



Figure 2. 8: Detail from John Lewin watercolour entitled “View of the Hawkesbury River”, dated c1810, showing Argyle Reach with farms lining the riverbank. Note barn and silo at far right of frame. Source: SLNSW, DG V1B /3

Flooding of the Hawkesbury

Between 1799 to 1819 there were 6 major floods followed by only one major flood in 1830 and then from 1857 to 1879 a further 29 floods occurred. The highest flood ever recorded was in 1867 which rose to 63 feet (19.68 metres) at Windsor, with the 1961 flood the second highest (1961 Nov 14.95), closely followed by the 2022 flood with a recorded height of 13.93m.³⁷

Floods were the compelling reason for Governor Macquarie choosing elevated sites for his five Hawkesbury towns and town allotments were allocated in proportion to agricultural holdings. As Governor Macquarie explained to the British government in 1810, on his return from the Hawkesbury, he had:

deemed it expedient ... to erect certain townships on the most contiguous and eligible high grounds ... for the purpose of rendering every possible accommodation and security to the settlers whose farms are exposed to the floods.

*Each settler will be assigned an allotment of ground for a dwelling-house, offices, garden, corn-yard and stock-yard proportioned to the extent of the farm he holds within the influence of the floods; but it is to be clearly understood that the allotments so given, being intended as places of security for the produce of the lands on the banks of the Hawkesbury or Nepean, cannot be sold or alienated in any manner whatever, but with the farms to which they are from the commencement to be annexed, and they are to be always considered as forming an inseparable part of the said farms.*³⁸

Thus, the town barn and other agricultural structures located within the town allotments became an integral part of the colonial development of the main townships within the Hawkesbury region.

Similarly, the Commons established by Governor King in 1804 provided elevated pastureland where stock could be moved in flood times.

³⁷ Hawkesbury City Council

³⁸ *Historical Records of NSW*, Vol. VII, p. 469

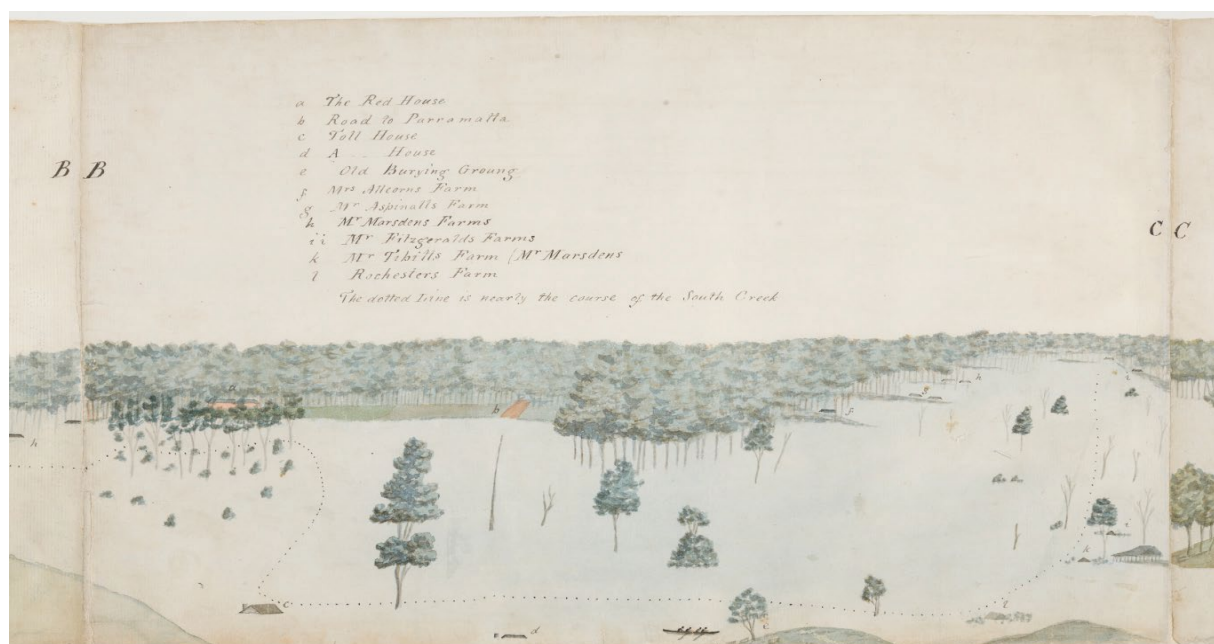


Figure 2. 9: Panel B to C from the panorama entitled *Sketch of the Inundation in the Neighborhood of Windsor* taken on Sunday the 2nd of June 1816, artist unknown, dated 1816, noting the location of early farms and infrastructure inundated by flood waters. Source: SLNSW, PX*D 264

The Commons

The small area of land granted to settlers in the Hawkesbury region also limited agricultural development. Wheat and maize, cattle, sheep, goats and pigs, were highly desirable, but small farmers had the problem of earning enough money to purchase stock, and once having acquired stock, to have sufficient land to graze them. In the initial years, pigs were the principal livestock held by settlers in the Hawkesbury.

Governor King recognised that more fresh meat was essential for the growing colony and therefore more livestock was needed. In response to this situation, in 1802 Governor King initiated a policy of loaning government cattle, sheep and pigs to deserving small settlers, specifically as breeding stock to build up their own herds and flocks.³⁹ As he told Lord Hobart in August 1804 however:

*To feed this increasing stock requires pasturage. To give all two or three hundred acres each would soon alienate all the disposable land adjacent to the settlers, and to give particular people three or four hundred acres each in places of their own selection would soon reduce the small farmer to sell his farm and stock, because he cannot feed them, to the person who can command money or its worth.*⁴⁰

As a result, in 1804, Governor King designated appropriate areas of remaining Crown land to common use for pasturage (Commons), including four on the Hawkesbury, Nelson district, Richmond Hill district, Green Hills district and Phillip district (see Figure 2.3 above). There were already such areas laid aside for government-owned stock.⁴¹

³⁹ Beaver, D., et al, 2009; *Scheyville National Park Conservation Management Plan*, prepared for NSW National Parks & Wildlife Service, p. 13

⁴⁰ Ibid.; HRNSW, Vol. 5 (1802-1805), p. 422

⁴¹ Beaver, D., et al, 2009; p. 14

Agricultural Development

By 1825, the *Returns of the Colony* indicate that the Hawkesbury region dominated in terms of wheat and maize. This trend continued well into the 19th century (refer to Table 2.1). However, as more districts throughout NSW opened up for settlement (notably Goulburn and the Hunter River districts), where larger parcels of land were granted, the productivity of the Hawkesbury region began to decline.

Table 2. 1: Returns of the Colony showing number of acres in crop for a selection of districts

Year	District	Wheat	Maize	Barley	Oats
1825	Windsor	2445 1/4	1405 1/2	186 1/2	32
	Wilberforce	3605	2317	179 1/4	4 1/2
	Richmond	1325	1102	116	73 1/2
	Parramatta	1900 3/4	1403	95 1/2	96 1/4
	Newcastle	1558 1/4	742	109	-
	Airds	3359 1/2	899	243	26
	Sydney	1389 1/2	844	117 3/4	28
1831	Windsor	8423	5411	212	37
	Parramatta	1569	778	64	275
	Airds & Appin	4011	1275	343	149
	Hunter River	6019	3308	638	11
1835	Windsor	9010	7271	302	103
	Parramatta	1913	997	66	591
	Campbelltown	5576	1438	113	7
	Goulburn	6500	180	250	450
	Maitland	3270	1950	328	5
	Patrick Plains	2067	1075	58	34 1/2
1857	Windsor	6700	5769	203	257
	Camden & Narellan	9527	1180	64	25
	Goulburn	4860	167	224	87
	Maitland	9382	4800	303	41
	Patrick Plains	4066	514	12	6

By the late 19th century, the district changed from one that produced both wheat and maize to producing predominantly maize as rust began to affect the wheat growing industry throughout the County of Cumberland in the 1860s and 1870s. The 1892 *Australian Handbook* lists the agricultural production centred on Windsor at the time and noted that produce was predominantly maize at 230,839 bushels, wheat at only 428 bushels, barley at 595 bushels and rye at 342 bushels. In addition, 587 tons of potatoes were produced, 177,712 cases of oranges, 15,770 gallons of wine and 125 gallons of brandy.⁴²

⁴² Proudfoot, H., 1987 (revised 2017); p. 44

By the early 1940s, arable land was chiefly concentrated along the alluvial flats, with some upland agriculture mainly consisting of citrus orchards and poultry farming. Irrigation from the Hawkesbury River allowed intensive cultivation and cropping of alluvial land close to the river, with vegetables dominating including cauliflowers, carrots, turnips, beetroot, silver beet, lettuce, beans, melons, pumpkins, and tomatoes. Fodder crops with lucerne and both summer (maize and sorghum) and winter (wheat, oats and barley) crops were also produced. Although dairying had been an important industry for the area in the early 1900s, by mid century it was in decline and land previously devoted to dairying on the uplands needed supplementing by fodder crops grown on the alluvial plains.⁴³

Notably, farm sizes remained relatively small and continued to reflect the original subdivision patterns of the early days of settlement and initial periods of land grants and there was no observable tendency towards amalgamation.⁴⁴

Information regarding the state of agriculture in the Hawkesbury region in the late 20th century is available in the 1984 report, *Hawkesbury-Nepean River Environmental Management Study*, prepared for the Joint Councils Committee. This study noted that the importance of the alluvial soils along the Hawkesbury for the Sydney region had progressively declined over the latter half of the 20th century as other agricultural areas became established and inter and intra-state transport improved. Dairying, horse breeding and grain crops were on the decline, although turf farming along the river was introduced in the 1970s and by 1984 there were 55 producers with over 1500 hectares under cultivation. The area also remained an important supplier of fresh fruit to the Sydney markets (specialising in citrus and stone fruits), and vegetable growing remained the largest agricultural enterprise with a range of crops grown.⁴⁵

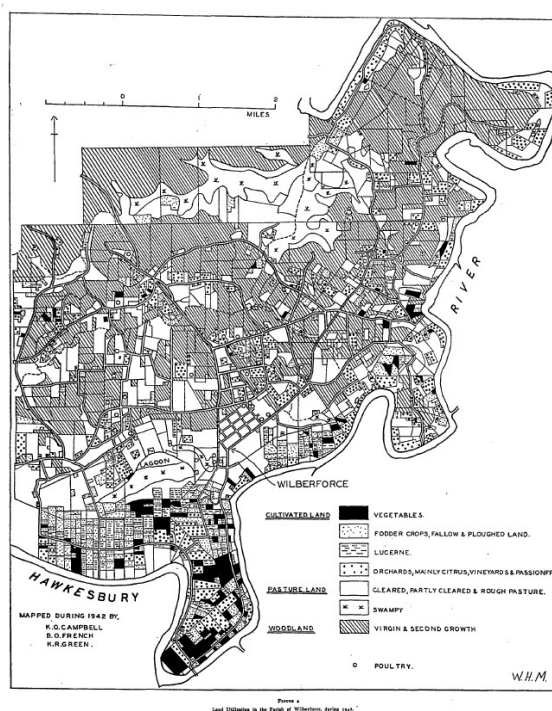


Figure 2. 10: 1942 map of the Parish of Wilberforce showing utilisation of land. Source: W. H. Maze (1943) "Land utilization surveys in the Kurrajong-Windsor District, New South Wales", *Australian Geographer*, 4:6, pp. 155-174

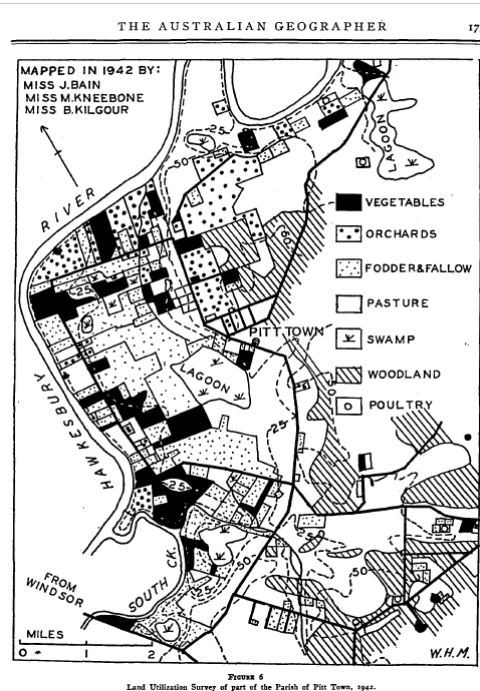


Figure 2. 11: 1942 map of the Parish of Pitt Town showing utilisation of land. Source: W. H. Maze (1943) "Land utilization surveys in the Kurrajong-Windsor District, New South Wales", *Australian Geographer*, 4:6, pp. 155-174

⁴³ Ibid.; p. 45

⁴⁴ Ibid.

⁴⁵ Ibid.; p. 48

In the 21st century, according to the Australian Bureau of Statistics, for the year 2020/2021, the Hawkesbury City Council area continues to contribute approximately 61% of NSW's cultivated turf, with its second largest producer being mushrooms (introduced into the area in the 1930s), at 52.8% of the state's total. Cereal and broadacre crops are now non-existent in the Hawkesbury, as are dairies. Fruit, including citrus, and eggs are also very low, contributing less than 1% to the state's total, while approximately 20% of the state's vegetables (in addition to mushrooms) still come from the Hawkesbury region, namely cabbage, lettuce, cauliflower and capsicum.⁴⁶

⁴⁶ Australian Bureau of Statistics (ABS) - Value of Agricultural Commodities Produce 2020-21, cited <https://economy.id.com.au/hawkesbury/value-of-agriculture>

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3. Physical Evidence

3.1. Background to the Study

The overall aim of this Update Study is to consolidate the already identified timber slab barns from a number of previous reports, and to include additional slab barns identified since the completion of the last relevant report, in order to provide a definitive list of the locations and current conditions of extant timber slab barns located in the Hawkesbury City Council LGA.

Although barns are the primary focus of this Update Study, in some cases, other agricultural building types of similar construction (slab) and age are also located on the same property and therefore warranted investigation. In addition, in some cases, other agricultural building types have incorrectly been identified as being barns due to their form and construction (slab) and were therefore also investigated.

3.1.1. Previous Studies

Pitt Town Slab Barn Study (1991)

The 1991 study was prepared by Graham Edds and Associates and Alice Brandjes of Hawkesbury City Council. It was commissioned jointly by Hawkesbury City Council and the NSW Department of Planning in response to the Department of Planning's concern over a lack of information as to the heritage significance of a slab barn at No. 4-8 Chatham Street, Pitt Town, which was proposed to be demolished (the barn survives and has been restored and converted).



Figure 3. 1: The slab barn at No. 4-8 Chatham Street, Pitt Town in 2023. It was this barn that started the long investigation into the history of timber slab barns throughout the Hawkesbury region

Consequently, the study identified 24 timber slab barns over 18 sites located within Pitt Town. The study was not intended as a comprehensive list of all timber slab barns within the Pitt Town area, but rather considered a representative sample of those found within the Hawkesbury City region.

The objectives of the study were to:

- Prepare an inventory of slab barns in the locality of Pitt Town.
- To determine whether a typology of slab barns in the locality of Pitt Town exists.
- To identify and assess the significance of surviving barns in the locality of Pitt Town.
- To assess the significance of the slab barn situated at No 4 Chatham Street, Pitt Town, relative to other surviving barns in the locality.

The outcomes of the study were:

- The study identified 5 specific types of barns and a sixth type containing the remainder.
- Of the 24 barns identified, 14 were already listed on the *Hawkesbury Local Environmental Plan* 1989 (superseded), some as a group.
- Of the 10 remaining that were not listed, the study recommended that 8 be listed as local heritage items. These items were identified as being of high or exceptional significance.
- Five items were subsequently listed as local heritage items.
- None were listed on the NSW State Heritage Register.

Hawkesbury City Council Slab Barn Study (2010)

In 2010, Graham Edds & Associates were again engaged to undertake a broader study of slab barns within the whole of the Hawkesbury City Council LGA: *Hawkesbury City Council Slab Barn Study* (March 2010). The study identified at least 106 slab barns and/or slab outbuildings located over 91 individual sites. The majority of these were photographed and 70 of these were sketched in plan, elevation and/or section.

One of the aims of the study was to identify a typology of the remaining slab barns in the Hawkesbury City Council area. Although the study found that no two barns were identical, and that no type of barn was particular to an area, the report nevertheless determined there to be 27 discernible types within a construction date range of the last few years of the eighteenth century to the early twentieth century, with only a few constructed within the previous 30 years.

Other Studies (1983 to 2022)

A number of other studies undertaken in relation to the history of the Hawkesbury City Council area have also identified timber slab barns of potential heritage value, although slab barns were not their sole focus. Other studies include:

- *Heritage Study of the North-Western Sector of Sydney* (Howard Tanner & Associates, 1984)
- *Hawkesbury Heritage Review* (Hubert Architects, Heritage Futures & Dr. Terry Kass, 2001)
- *Hawkesbury Community Heritage Study* (Hawkesbury City Council, 2022 ongoing)

Community Input

In addition to the above, other slab barns and outbuildings of potential heritage value have also been identified by members of the public and by Council staff and have been included in this Update Study for further investigation.

Refer to Appendix B for complete list of properties included in this Update Study.

3.2. *Methodology of the Update Study*

The following provides an outline of the methodology implemented for undertaking the site inspections for this Update Study.

3.2.1. *Selection of the Study Items*

Based on the outcomes of the above previous studies, a potential total of 165 individual slab barns or outbuildings across 150 properties were initially identified as warranting investigation, comprising:

- 25 barns across 18 sites previously identified in the 1991 study;
- 81 barns/outbuildings across 73 sites previously identified in the 2010 study (excluding the barns identified in the 1991 study); and
- 59 additional properties potentially containing barns and/or outbuildings identified in previous studies and via the community (not yet investigated).

Prior to commencement of site inspections, Hawkesbury City Council undertook a preliminary review of the identified and potential slab barns to establish whether any should be excluded from this study, as the historic barn or outbuilding may have been demolished, the property did not contain an historic slab barn or outbuilding, or the barn or outbuilding was not historic. Graham and Carol Edds, due to their extensive knowledge of the subject, were also able to select a number of properties that should be excluded from this study (as the barns/outbuildings had been demolished).

As a result, a total of 131 separate properties with a potential total of 151 individual slab barns or outbuildings, were identified as warranting site inspections.

It should be noted that there may still be other, as yet unidentified, historic slab barns and outbuildings of heritage value located throughout the Hawkesbury City Council local government area.

3.2.2. *Site Inspections*

Given the number of individual properties that warranted inspection and the spread of the properties across much of the Hawkesbury City Council LGA, the site visits were grouped into separate localities and conducted over a period of approximately 16 days throughout the months of April to August 2023.

Contact of Owners

Council initially sent correspondence by post and email to the owners of the identified properties, outlining the purpose of the study, nominating the days when the Update Study team would be in the locality, and encouraging residents to contact Council or Lucas Stapleton Johnson & Partners to arrange for a site visit.

This was followed up by further contact via email or over the phone to arrange appropriate times to attend each property. Many of the owners responded positively.

In those cases where no response was received from the property owner, on the day of the site inspection, the Update Study team knocked on the door at the property and sought permission to visit on the spot. This was generally received in a positive light and access to the barns and outbuildings was permitted.

Where the site was not able to be accessed at all (denied access at the door and/or no response from owners), the barns and outbuildings were inspected from a distance and photographed from a public space (adjoining public road) where possible.

Existing Records

As this Update Study follows on from the two previous Slab Barn studies of 1991 and 2010, the measured drawings and descriptions of slab barns that were reinspected in 2023 provided crucial information regarding the condition of the barns.

Due to the distinctive nature of traditional slab construction and the information provided by previous inspections from 1991 and 2010 studies, the exterior inspection from the public realm has sufficed to confirm the survival and intactness of many of the barns to which access was denied.

Unlike most other timber framed buildings with external cladding, internal linings and with internal finishes and joinery, the original wall construction of most of the barns and outbuildings in this study consist of a *single layer* composed of timber slabs between hardwood posts. Timber slabs are generally embedded in the ground at the base and nailed to a beam at the top and *combine the functions* of wall structure and cladding. Therefore, if the exterior form of the barn remains as previously noted and the slabs are visible outside, it can be safely assumed that the barn remains largely intact.¹

Regardless, available development application and building application records were consulted prior to and following site inspections to confirm the intactness and integrity of the barns and outbuildings.

Site Inspection Methodology

For those properties where access was granted, the following inspection methodology was employed:

- Photography of the exterior and interior (including details) of all barns and outbuildings at the property.
- Updating of freehand sketch measured drawings (elevations and plans) from the 2010 Study or preparation of new measured sketch drawings for historic barns and outbuildings only.
- Fabric analysis noted on site.
- Where possible, owners or occupiers were invited to provide any knowledge they had as to the history of the building and/or the property.

Physical investigation of the subject buildings was not undertaken. All buildings were only visually inspected to determine their location, condition, approximate age and construction detailing.

The outcomes of the site inspections have been included in the individual inventory sheets provided in Appendix C of this report. A total of 102 number of inventory sheets (either updated or new) have been prepared for this Update Study.

However, not all of the barns/outbuildings inspected resulted in an inventory sheet being prepared such as those properties where no historic barn or outbuilding was located (a total of 23), where the barn or outbuilding was of recent construction and not considered to be of heritage value (a total of 3),

¹ Other claddings to the timber structures included spaced timber boarding, and only a small number of barns clad with timber palisade (thin round poles closely spaced) and a small number of barns where horizontal poles crossed at the corners provided the wall structure (referred to as corn stalls).

where the barn or outbuilding had been resited to a new location (a total of 2), or where access to the property was not granted and the barn/outbuilding was not able to be seen from an adjacent public place (a total of 2). For the latter, a notation has been included within the inventory recommending a site inspection.

3.3. Characteristics of the Slab Barns

The following discussions provide an overview of the principal characteristic of the slab barns and outbuildings investigated as part of this Update Study.

3.3.1. Landscape Setting

Due to the history of colonial settlement of the Hawkesbury region, coupled with the topography of the Hawkesbury River and its tributaries, there are broadly four main landscape settings found in the Hawkesbury City Council LGA within which historic slab barns and outbuildings are located:

Alluvial floodplains of the Hawkesbury River

The broad, open alluvial floodplains of the Hawkesbury River were the first locations to be settled by Europeans in the late 18th century. As previously discussed, the first land grants were concentrated around Argyle Reach, Windsor Reach, Wilberforce Reach and York Reach of the Hawkesbury River, and extending to Freemans Reach and Upper Reach. The pattern of settlement in 1794-95 resulted in the carving up of the land into (on average) 30 acre allotments and based on historical paintings and 19th century surveys and Crown plans, dwellings, barns and other outbuildings fronted the river banks with the main farming lands located behind and away from the river. Early tracks established by the farmers tended to traverse neighbour's properties and these eventually became roads cutting across the original land grants.

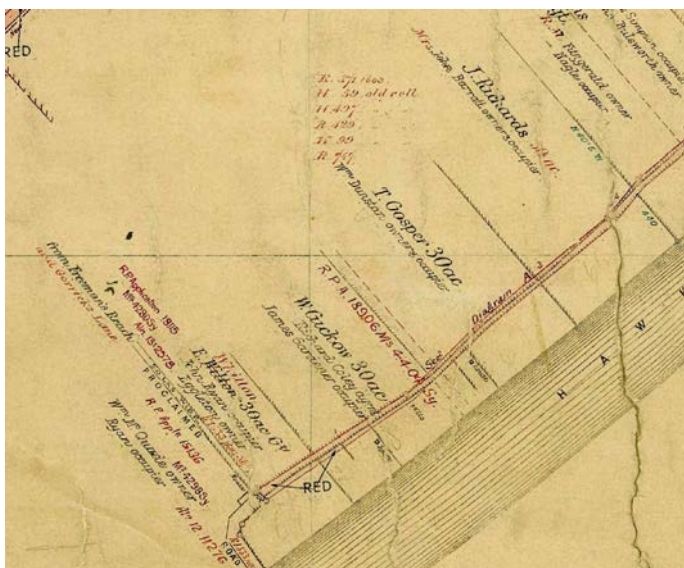


Figure 3. 2: Late 19th century road survey showing the configuration of the 1794 land grants fronting the Hawkesbury River, with Wilberforce Road cutting across the properties. Note that houses are located on the river side of the road, with agricultural lands behind, away from the river. Source: R.371.1603, Crown Plan

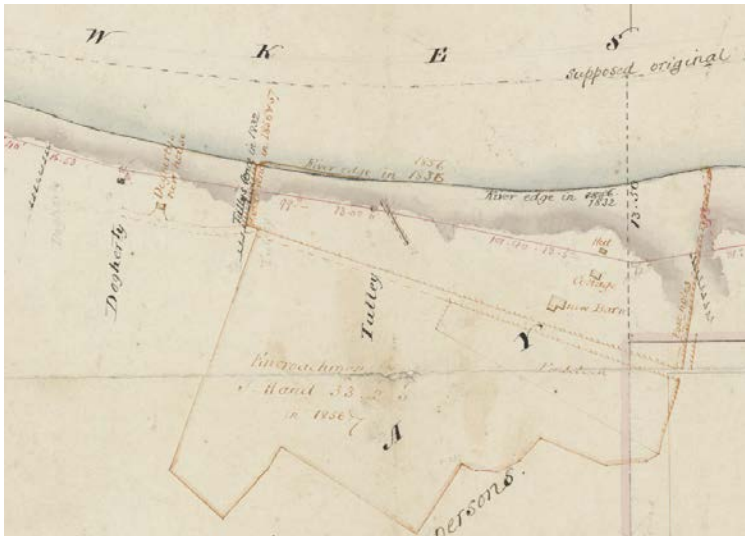


Figure 3.3: Detail from Map of the Cornwallis Estate, surveyed for Capt. Geo. Bunn by Hallen and Knapp, Sydney, Oct. 1832. Note the annotations regarding the changing location of the banks of the Hawkesbury River. A dwelling and new barn are shown on the property owned by Tulley (in the approximate location of 278 Cornwallis Road today), with a road bisecting the property. Source: SLNSW, Z/M2 811.11221/1832/

This pattern of development remains today around Windsor, Wilberforce, Richmond, Freemans Reach, Cornwallis and Pitt Town and views of small-scale farming allotments with clusters of buildings fronting the river with crops behind can be found along the early roadways of Freemans Reach Road, Wilberforce Road, Pitt Town Bottoms Road and Cornwallis Road (amongst others).



Figure 3.4: Detail from an aerial view of Windsor dated c1935 by E.W. Searle. Wilberforce Road with small farming allotments is located on the left bank of the river. The broad, open alluvial plains are seen stretching into the distance. This view was established in the late 18th and early 19th centuries and survives today. Source: NLA, PIC P838/1407a LOC Cold store SEA Box 16

Alluvial floodplains of the Colo and Macdonald Rivers

A similar pattern of settlement is also found within the floodplains of the Colo and Macdonald Rivers (the First and Second Branch), although the alluvial lands of these two rivers are more compact than the Hawkesbury River, contained by the foothills of the Blue Mountains. This results in picturesque landscape views of the winding rivers with sometimes broad and sometimes narrow floodplains and heavily treed ridgelines in the background.

More widely spaced than their counterparts along the Hawkesbury River, the farming allotments of the Colo River and Macdonald River valleys run alongside the riverbanks with clusters of dwellings, barns and outbuildings sited slightly above on the first rise of land, readily visible from the roadways.



Figure 3. 5: Early 20th century photograph of Wiseman's Ferry and the Macdonald River by Henry King. The farming lands dominate the alluvial floodplain with development located immediately behind on rises of land, all dominated by a background of heavily treed ridges. Source: Powerhouse Collection, object no. 85/12858

Foothills

Settled in the early to mid-19th century, the areas within the Hawkesbury City Council LGA located above the floodplains of the rivers, present an entirely different landscape setting. The settlement pattern in localities such as Kurrajong, The Slopes, Grose Vale, Kurrajong Heights, Freemans Reach and Glossodia resulted in small villages and farming allotments concentrated along the ridgelines, with the creeklines and valleys remaining mostly undeveloped and densely vegetated. Again, barns and outbuildings are visible from the roadways, located close to dwellings, and are also seen dotted in amongst farming lands occupying the high ground of the surrounding ridge lines.



Figure 3. 6: Photograph entitled Kurrajong views, dated 1937 showing farming allotments concentrated on the tops of ridges throughout the foothills of the Blue Mountains, with barns and outbuildings dotted throughout. Source: SLNSW< ON 388/Box 072/Item 315

The Townships of Windsor, Richmond, Pitt Town, and Wilberforce

A characteristic of the Hawkesbury region, in particular the Macquarie towns of Windsor, Richmond, Pitt Town and Wilberforce, is the inclusion of barns within the townships. Located within the rear yards of residential allotments located within the town, the requirement for a barn to be incorporated into town allotments was formalised by Governor Macquarie in c1810 as a means of protecting farm produce from the impacts of regular flooding (refer to section 2 and below).

Although coach houses and stables are a fairly typical component of many 19th century residential allotments found throughout urban and regional areas of NSW, a barn is not a typical feature and

perhaps can be traced back to Governor Macquarie's policy and approach to land tenure in the Hawkesbury region by linking flood prone farmlands to town allotments located on higher ground.

Today, these structures are being rapidly replaced by garages and other outbuildings and few appear to survive. Those that do can be seen from rear lanes, side streets or looking down the sides of the house and they strongly enhance the historical character of the townships.



Figure 3. 7: Aerial photograph of the northern edge of the town of Windsor by Milton Kent, dated 1955, showing residential development, often with a barn or other agricultural building located at the rear of the allotment. Source: SLNSW, ON 447/Box 148

3.4. *Form and Construction of the Slab Barns*

As already noted in the *Hawkesbury City Council Slab Barn Study* (2010), no two barns inspected as part of this Update Study were identical, and no type of barn was particular to an area. However, there are key characteristics that are found across the majority of the barns, either separately or in various combinations or configurations, that result in a fairly consistent form that can be classified as a "Hawkesbury Slab Barn". These key characteristics relate to the form and construction techniques employed and include:

- Main barn consisting of a gable roofed structure, clad in timber slabs with earthen floor and internal loft or lofts.
- A structural skeleton consisting of round hardwood posts set into the ground with a perimeter top plate or beam attached at the top often connected laterally at the top with other round timbers used as a cross beams.
- Timber slabs generally located between the external support posts, embedded into the ground and fixed to a top plate or beam. The gable ends, skillion, and loft sides (above the slabs) clad with horizontal boarding.
- Side and/or end skillions also clad in timber slabs with earthen floor. Some skillions appear to be of the same construction and date as the main barn but often skillions were clearly added later according to need.

The differences found in the application of the key characteristics provide a further level of information regarding the barn in relation to its age and historic use.

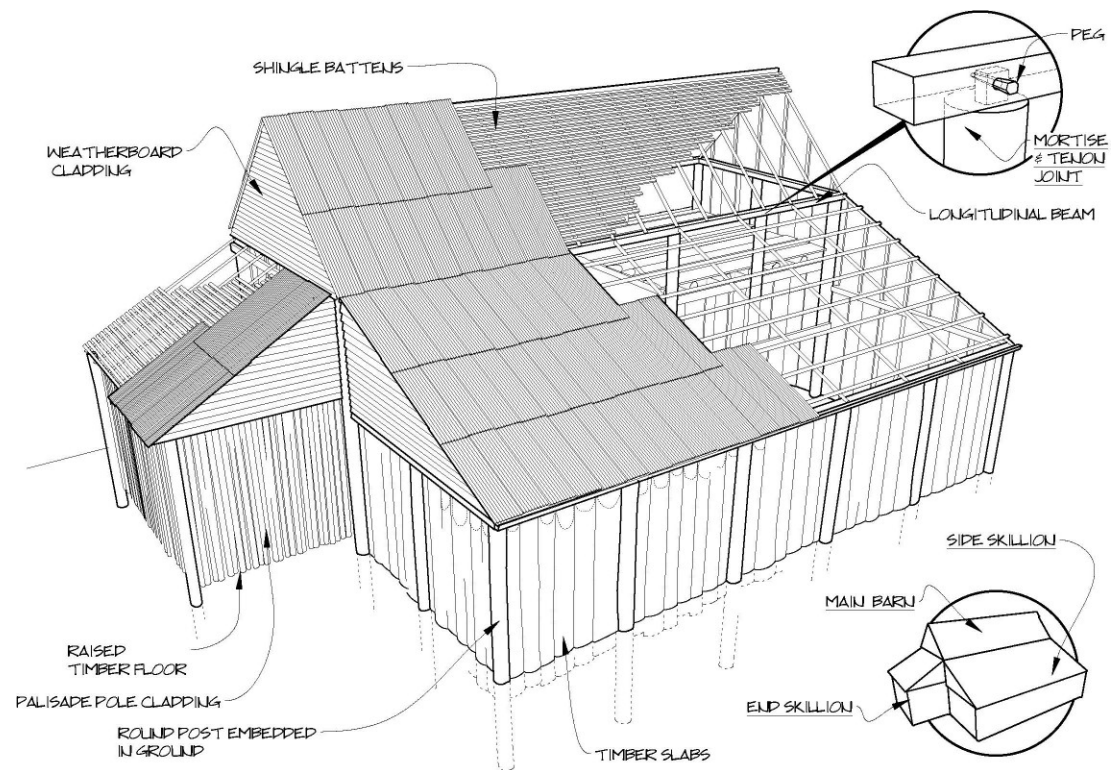


Figure 3. 8: Perspective drawing of a Slab Barn identifying the key components. Note: Palisade cladding was not combined with slab cladding and is shown in the diagram above as a sample of the different wall cladding types.

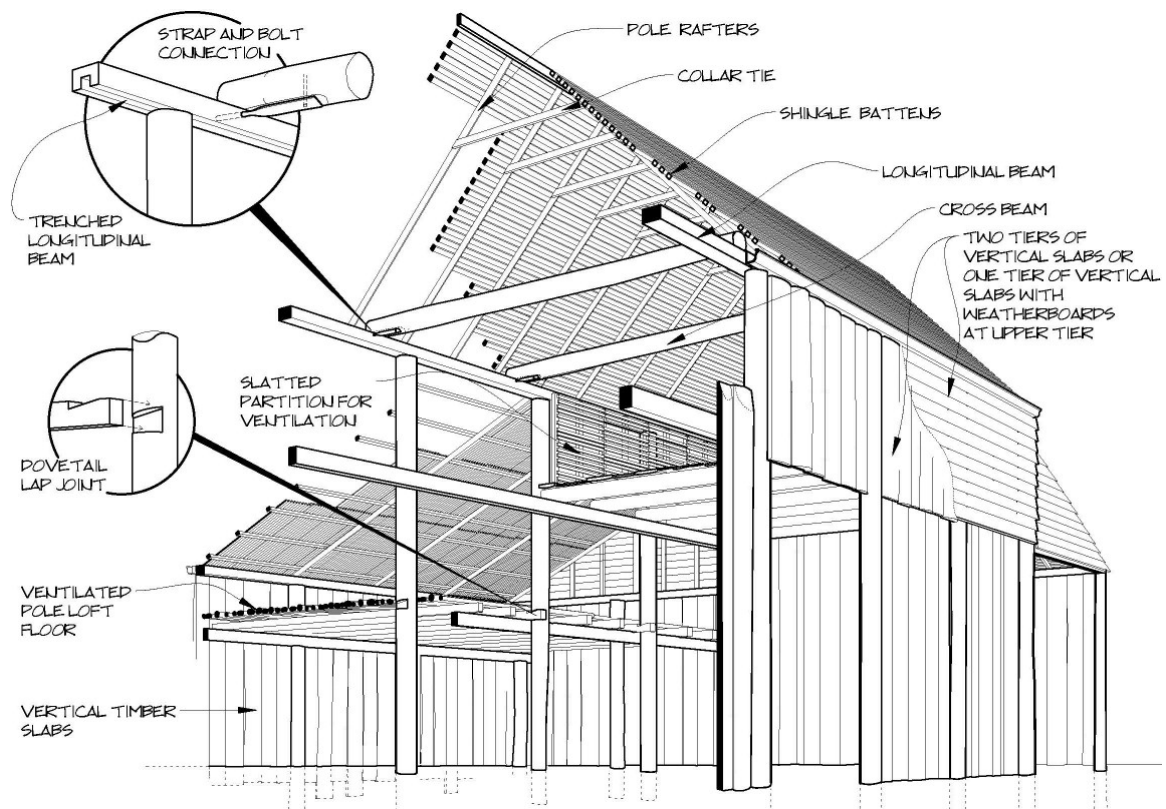


Figure 3. 9: Perspective drawing in section of a Slab Barn identifying the key components. Note: the second tier of cladding is more typically weatherboards (horizontal boarding) rather than vertical slabs.

Definitions

The following terms and definitions apply to the Hawkesbury Slab Barn and its construction.

Term	Definition
Cross beam	Beam running across the width of the structure
Dovetail joint	A joint of tapered shape attaching two pieces of timber
First floor	Floor level with enough headroom to standup throughout.
Girt	A sheeting rail, horizontal structural member in a framed wall.
Loft	Floor level close to the roof eaves with headroom only in the middle or at one side of the space.
Longitudinal beam	Beam running along the length of the structure at the top of posts
Mezzanine	A low timber floor structure raised above ground floor level
Mortise and tenon	A traditional interlocking joint (usually employing timber peg fixings, sometimes wrought iron spikes)
‘Palisade’ wall cladding	Small diameter round poles either butted close to each other or with gaps.
Round/square post or pole	A member consisting of the whole circumference of the tree trunk or branch, sometimes shaped along its length to square.
Shingle battens	Roofing battens at close centres, suitable for nailing timber shingles to the roof.
Strap and bolt beam connection	Forged iron bolted connection piece between post and cross beam, sometimes at the corners.
Timber plank	A sawn section of timber of maximum 50mm thickness.
Timber slab	A split slab of Australian hardwood timber with varying thickness, often with adzed ends where attached to beams.
Top plate	A horizontal timber member (round or squared supporting the top of a row of slabs or other cladding.
Trenched beam	A timber member with a continuous recess cut centrally along one side.
Two-storey barn	A barn with a full first floor as defined above.

3.4.1. Types of Barns

During the undertaking of this Update Study, the following barn types were identified and are discussed in more detail below:

- Town barn.
- Large barn (including with loft or loft and mezzanine and skillion/s).
- Small barn (including with loft or loft and mezzanine and skillion/s).
- Two storey barn (including skillion).
- Single storey barn.
- Non-barns: dairies, slaughterhouses, smithy, etc.

Town Barns

We define a town barn as a small timber barn in an urban location associated with a house or commercial property and located within a residential allotment. Of the surviving town barns identified in this Update Study, only 1 survives from the early 19th century, a further 6 from the mid 19th century, 3 from the late 19th century and 1 from the mid 20th century.

There must have been many more town barns in the earliest period when Governor Macquarie assigned settlers with an allotment of ground within the newly established townships containing dwelling and outbuildings, corn yard and stock yards being intended “as places of security for the produce of the lands on the banks of the Hawkesbury”.² The lack of town barns surviving from the earliest period may simply indicate losses due to pressure of development in the town environment, while the lack of late 19th century town barns indicates lesser need for that type of building.



Figure 3. 10: Town barn at rear of No. 4 Catherine Street, Windsor.



Figure 3. 11: Town barn at rear of No. 87 King Road, Wilberforce.

Large and Small Barns

For the purposes of this study, the following classifications of large and small have been applied, based on the outcomes of the site inspections and an analysis of the measured drawings (see inventory sheets in Appendix C).

We have classified as ‘large’ any barn equal to or greater than 10m long and 5m wide. Any barn smaller than this we call ‘small’. Most barns are large by this definition (30 large compared with 23 small) but there are 8 town barns which could be added to the ‘small’ definition making the numbers almost equal.

The width of a barn is the most significant dimension as it is limited by the distance the roof structure is able to span. Barn widths vary from 3.5m to 8m. The largest spans are achieved by heavy cross beams tying together the tops of two opposing posts or longitudinal beams plus the use of collar ties on the rafters. This is the case for the great barn at No. 176B Hibberts Lane, Freemans Reach and Barn 3 at Hobartville, No. 36-40 Inalls Lane, Richmond, the latter also has vertical iron tie bars.

The width of most barns (69%) lies between 4 and 6 metres (see Section 3.5.3 below).³

The length of barns is sometimes exaggerated by later additions as is the case with No 176B Hibberts Lane which was extended from four to ten bays.

² *Historical Records of NSW*, Vol. VII, p. 469

³ Calculation is based only on those barns for which a measured drawing was able to be produced. Not all barns were able to be measured and sketched due to lack of access.



Figure 3. 12: Large barn at 176B Hibberts Lane, Freemans Reach.



Figure 3. 13: Large barn 3 at Hobartville, No. 36-40 Inalls Lane, Richmond.

Two Storey Barns

Barns with full-height upper floors tend to be the most impressive structures but they are now very rare. The best example, No. 176B Hibberts Lane, Freemans Reach (see Figure 3.12 above), is a landmark building but is on the point of deterioration and others have lost their integrity or are in poor condition e.g. No. 191 Wilberforce Road, Wilberforce, which has lost its roof but remains visually impressive.

Figure 3. 14 (right): Two storey barn at No. 191 Wilberforce Road, Wilberforce with roof truncated due to strong winds. This barn was originally two storey with a gable roof with a loft extending the full barn length.



Single Storey Barns

Single storey barns have a similar post and beam perimeter structure and can still be impressive buildings, but the roof is a simple triangle (gable) which may or may not contain a loft.



Figure 3. 15: Interior of main body of single storey barn at No. 56 Freemans Reach Road, Freemans Reach showing roof structure.



Figure 3. 16: Interior of loft space within single storey barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms.

Lofts and Mezzanines

There are many more surviving barns with lofts, in fact these make up the majority of both large and small barns. For consistency of dating, our typology notes only those lofts or upper floors that occur within the main barn space. There are many barns with lofts or floors in one or more skillions, but these are thought to have been often later additions. Such floors were used primarily for storing crops and protecting it from flooding and vermin. Some lofts had slatted walls or even ventilated pole floors for drying the crops.



Figure 3. 17: Loft structure in skillion addition in barn at No. 353 Freemans Reach Road, Freemans Reach.



Figure 3. 18: Loft structure in barn at No. 87 Wilberforce Road, Wilberforce.

Non-Barns

Some of the timber slab and timber plank buildings noted as worthy of inspection as part of this study were clearly not barns but had some other function e.g. stables, smithy, milking sheds, slaughterhouses, corn drying sheds or other outbuildings. They were included in the study because they had been identified previously as of potential interest and they shared many characteristics and construction techniques with the barns proper e.g. use of vertical timber slabs. Unusually, there also exists a horizontal log outbuilding, thought to be a corn drying shed, structured using thin round saplings (poles) crossed at the corners and supported on a raised floor structure.



Figure 3. 19: Slaughterhouse at No. 21 Beddek Street, McGraths Hill



Figure 3. 20: Former milking bails and stables at No. 10 Day Street, Windsor.



Figure 3. 21: The horizontal log outbuilding at No. 11 Amelia Grove, Pitt Town, which is possibly a corn drying shed.



Figure 3. 22: Slab stables at No. 254 Yarramundi Lane, Agnes Banks

3.5. *Dating the Barns*

It should be noted that dating the barns is necessarily a difficult task as, being agricultural buildings that may have been in intensive use for well over a century, with ad hoc repairs, additions, alterations and replacement of roof and wall cladding, being commonplace and necessary for the successful ongoing use of the barn. There may be situations where a barn originally constructed in the first decade of the 19th century retains very little original fabric today other than a small number of slabs and/or supporting posts and beams.

It is also worth noting that later fabric used in the repair, alteration or addition to the original barn is typically the same or very similar to what would have been used originally. That is, later barns, all the way up to the 20th century examples, are still constructed of timber slabs with timber posts and beams and in a similar configuration to barns dating from the early to mid 19th century, as witness to the continuity of the tradition of constructing slab barns in the Hawkesbury region. However, there are a number of telling physical clues which taken together give a good general indication of the period of the barn as described below.

In many instances, circumstantial evidence for the date of a barn is provided by the other buildings in the farm group, as well as the date of the main house associated with the site.

In addition, in a small number of cases, documentary evidence was uncovered that provided additional evidence into the potential construction date of the early barns.

3.5.1. *Documentary Evidence*

As part of the historical research undertaken by Dr. Terry Kass for this Update Study, early road surveys and crown plans on occasion provided proof positive of the history of a particular barn or outbuilding.

Other documentary evidence that assisted in dating the barns and outbuildings were early real estate advertisements and other notices published in newspapers of the day which provided descriptions of the properties including outbuildings.

Although this information does not provide evidence of the original construction date of the barns or outbuildings, it was helpful in confirming that a particular structure was in existence by a certain period, thus clarifying the physical evidence.

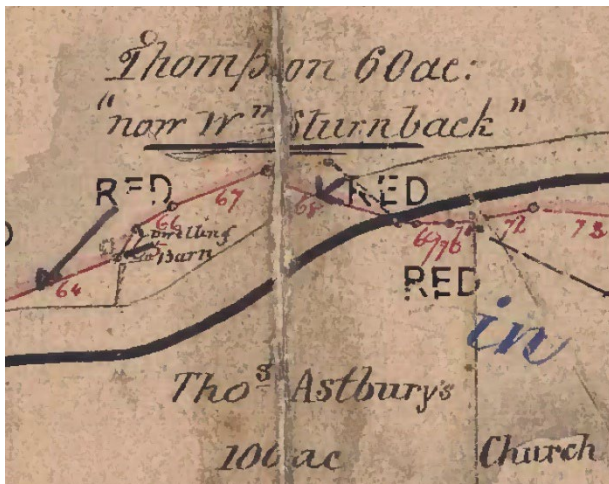


Figure 3. 23: Barn and dwelling shown on 1865 road survey at No. 1764 Upper Macdonald Road, Upper Macdonald. Source: R.478.1603, Crown Plan

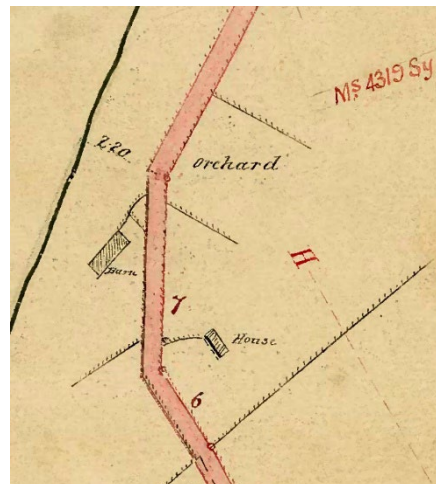


Figure 3. 24: Road survey dated 1878 showing the barn at No. 56 Freemans Reach Road, Freemans Reach. Source: R.1533.1603 Crown Plan

Artworks were also referred to assist in dating the barns, of which there are numerous examples of paintings and sketches depicting the agricultural landscape of the Hawkesbury region (see Section 4 for further information).

One notable piece of documentary evidence that assisted in the dating of one barn in study was the watercolour panorama “Sketch of the Inundation in the Neighborhood of Windsor taken on Sunday the 2nd of June 1816” by unknown artist. This artwork depicts the Hawkesbury River in high flood identifying the location the early farms and properties impacted, including the land of Edward Robinson at Argyle Reach. Robinson’s land grant is known to be the location of the barn at No. 56 Freemans Reach Road, Freemans Reach and the painting shows two roofs (assumed house and barn), suggesting that the existing barn may have been in existence as early as 1816.

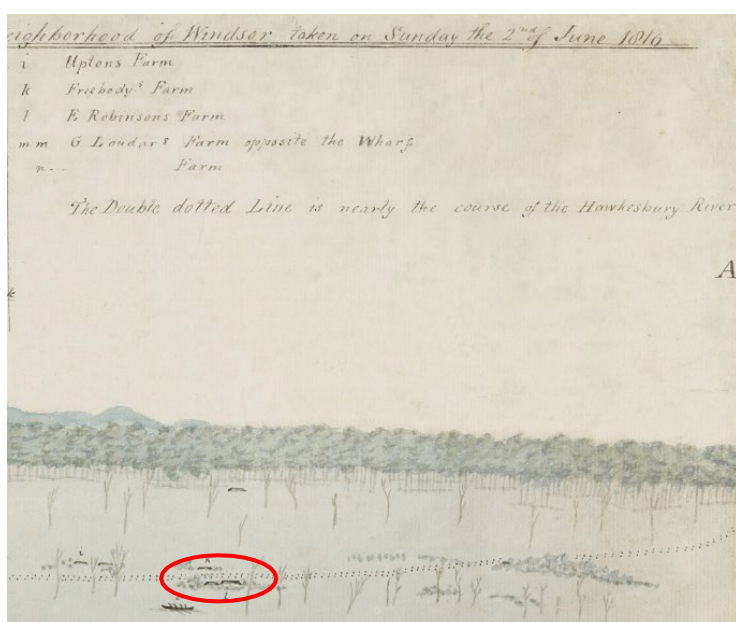


Figure 3. 25: Detail of Panel D from the panorama entitled Sketch of the Inundation in the Neighborhood of Windsor taken on Sunday the 2nd of June 1816, artist unknown, dated 1816, noting the location of early farms and infrastructure inundated by flood waters, including the farm of Edward Robinson (No. 56 Freemans Reach Road) (circled in red). Source: SLNSW, PX*D 264

3.5.2. Physical Evidence

Based on the visual inspections undertaken for this Update Study (and in some instances confirmed via historical documentation), it was found that the age of the extant barns and outbuildings were fairly evenly spread across the whole of the 19th century, as per the following (approximate numbers):

- Early (1800-1839) 19th century = 22 barns/outbuildings
- Mid (1840-1869) 19th century = 26 barns/outbuildings
- Late (1870-1899) 19th century = 31 barns/outbuildings
- Early (1900-1939) 20th century = 9 barns/outbuildings

The remainder of the barns/outbuildings (24 in total) dated from the mid to late 20th century, had been reconstructed or modified, or their date of construction remains unknown (no site inspection undertaken).

Most of the early barns are clustered along the Hawkesbury River from Richmond in the west to Cattai at the eastern end, with a few outliers in St Albans and Kurrajong. Later 19th century barns are more widely distributed across the LGA.

It was also observed that the majority of the surviving early 19th century barns were considered to be large, while surviving mid-19th century barns were in the majority either large or a town barn. Late 19th century barns were in the majority small.

Regardless, there are certain construction techniques dating from the early and mid 19th century that are easily identifiable and provide a clear indication of the period of construction of a barn, as these techniques were unlikely to have been employed in later years (mid to late 19th century and 20th century) due to improved and alternative technologies and materials becoming readily available.

Particular construction methods identified as part of this Update Study that indicate an early 19th century construction date are outlined below:

Element	Description
Roof pitch	Earlier barns are assumed to have had steeper roofs tending to 45 degrees.
Joints between posts and beams	Earlier barns used mortise and tenon joints with wooden pegs or wrought iron spikes.
Posts	When adzed on two or more sides are considered of an early 19 th century date, as are posts positioned at close centres < 2m.
Rafters	Earlier barns used split and/or pit sawn rafters or slender poles as rafters
Roof battens	Early 19 th century barns usually had timber shingle roofing. Corrugated iron became available in the 1850s and quickly became the preferred material, so the existence of closely spaced shingle battens is taken to indicate a pre-1850s date.
Dovetail jointing	Early 19 th C method of resisting outward movement pressures at cross beams to posts and at top plate corner horizontally.
Wall cladding	‘Palisade’ wall cladding is thought to indicate an early 19 th century date and rarity.
Connections	Strap and bolt forged iron connections indicate a mid to late-19 th century, possibly early 20 th century date.

Element	Description
Timber conversion method	<p>Rafters and floor beams made of whole round pole timbers are thought to indicate an early date but the tradition of use seems to have continued through the 19th century.</p> <p>Adze and broad axe marks are distinctive and indicative of an early 19th century date, although it is sometimes difficult to know whether a timber was adzed as a skilled worker could produce a fairly smooth surface with an adze or broad axe.</p> <p>Pit sawn timber is recognized by its straight strokes and pit sawing timber is an indication of a likely pre-1850 date prior to the widespread use of circular saws.</p>

Roofs

The usual roof structure consists of pairs of rafters supported at their feet by longitudinal beams with a ridge board at the apex. Early barns tended to have steeper roof pitches of around 40 - 45°. Roof pitches gradually reduced over time, a process that continued into the 20th century and this is a good indication of the date of the barn. The lateral thrust of the rafters is resisted by the embedment of the posts plus, in most cases, by the cross beam joining the tops of the posts or longitudinal beams. The larger spans also have collar ties between pairs of rafters.

Early barns have adzed, pit sawn or round pole hardwood rafters but the majority of barns have rectangular hardwood sawn rafters. The presence of wind bracing in the plane of the roof is generally a later addition and a sign that the roof has been replaced or at least strengthened during replacement of the roofing material.

The prevalent roofing material on all the barns in the study is corrugated iron, however, the earliest barns were originally roofed with timber shingles. Evidence remains of this on many barns in the form of closely spaced shingle battens remaining under later corrugated iron, while the shingles themselves have generally been removed.



Figure 3. 26: Barn 2 'Bottom stables' at Hobartville, No.36-40 Inalls Lane, Richmond with pole rafters and shingle battens.

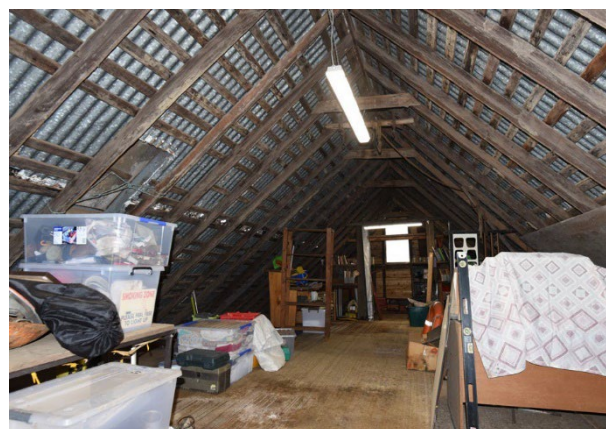


Figure 3. 27: Shingle battens with corrugated iron roof cladding to barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms

Posts and Walling

Posts are generally whole tree trunks minus the bark with a diameter of about 200 - 300mm tapering towards the top. The earliest barns have posts that are broad axed or adzed square and closely spaced at around one metre centres whereas most barns have round posts at between 2.5 - 3 metre centres.

The ubiquitous form of wall cladding throughout the study is vertical timber slabs, set into the ground at the bottom and fixed to the eaves beam at the top with large forged nails. There was a limit to the length of slab available, so tall barns have one tier of slabs (lower level) with the wall between the posts at the upper level is framed with studding and clad with horizontal hardwood timber boarding. Rarely is the two storey barn clad with two tiers of slabs with the upper tier overhanging.

Some of the earliest barns were clad with vertical slender bush poles which we call 'palisade cladding'. This gives some weather protection but also provides ventilation due to the narrow gaps between each pole. The prime example of palisade cladding is No. 56 Freemans Reach Road, Freemans Reach. Other barns have spaced horizontal slats to provide ventilated drying areas e.g. 26A Buckingham Street, Pitt Town. As the timber cladding has deteriorated over time, corrugated iron or flat iron plate has often been used to cover or replace the original material.

Feather edged weatherboards were almost universally employed to infill gable ends and the upper sections of walls where the walls exceed the length of vertical slabs. Where the weatherboard cladding itself no longer survives evidence of its use is often provided by the stud framing supports.



Figure 3. 28: Detail of palisade wall cladding and shingle battens to barn at No 56 Freemans Reach Road, Freemans Reach.



Figure 3. 29: Detail of timber vertical slabs and horizontal slats to barn at No. 26A Buckingham Street, Pitt Town.



Figure 3. 30: Flat iron plates covering over original wall cladding to barn at No. 56 Freemans Reach Road, Freemans Reach.



Figure 3. 31: Internal view of barn at No. 331 Freemans Reach Road, Freemans Reach with slab wall cladding and corrugated iron over externally.



Figure 3. 32: Weatherboard infill to gable end of main barn at No. 87 Wilberforce Road including loft door.

Floors

Most barns originally had earth floors, but many have had concrete slabs added in whole or part of the plan. This practice often causes accelerated deterioration of posts and slabs by enclosing the timber, trapping moisture, and forcing dampness into the structure.

Raised ground floors were sometimes used either to accommodate sloping land, to avoid flooding or for storing crops and protecting the produce from vermin. These could be solid retained earth e.g. Barn 7 at No. 135A & B Wollombi Road, St. Albans, or paved in stone or brick as in certain slab stables and the slab slaughterhouse at No. 695 Sackville Road, Ebenezer.

Evidence of suspended timber floors were present in parts of certain barns e.g. the whole of the original portion of the barn at No. 176B Hibberts Lane, Freemans Reach. These floors were usually supported on a separate structure of timber stumps within the barn but in some more refined examples wall and ground floor structures are integrated and both supported on base plates in turn supported by the main posts. We found only two examples of the latter type: No. 143 Threlkeld Drive, Cattai whole barn and No. 307 Kurmond Road, Freemans Reach.



Figure 3. 33: Barn 7 at No. 135 A & B Wollombi Road, St. Albans with stone base course.

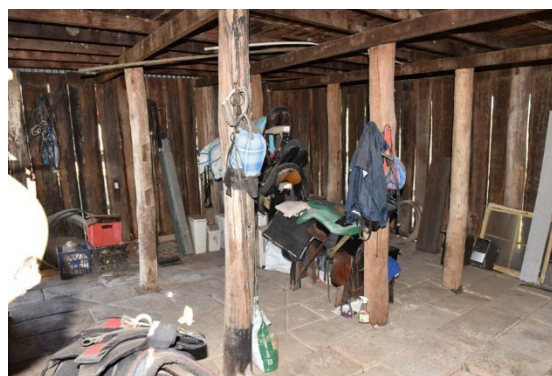


Figure 3. 34: Interior of slaughterhouse at No. 695 Sackville Road, Ebenezer showing stone paving.



Figure 3.35: Detail of floor structure to barn at 176B Hibberts Lane, Freemans Reach.



Figure 3.36: Floor structure of barn at No. 307 Kurmond Road, Freemans Reach.

Produce drying barns and corn stores have raised timber floors for produce protection and air circulation, e.g. No. 26A Buckingham Street, Pitt Town; the corn drying barn at No. 331 Freemans Reach Road, Freemans Reach; the milking shed and feed storage part of the barn at No. 239 Upper MacDonald Road, St Albans; and the corn drying barn at No. 1834 Settlers Road, St Albans.



Figure 3.37: Corn drying loft in barn at No. 26A Buckingham Street, Pitt Town



Figure 3.38: Feed storage section of barn at No. 239 Upper MacDonald Road, St Albans.

3.5.3. *Barn and Outbuildings Size Analysis*

The following provides an overview of the range of sizes of the slab barns and outbuildings for which measured drawings have been prepared (a total of 85). Note:

- Barns are noted as having a loft or first floor if any part of the main barn structure (not skillion) has a loft or first floor, or if there is evidence that they had one before.
- Reconstructed, resited and modified barns are not included.
- Dimensions refer to the main barn structure only, not the skillions.

Refer to Appendix C for inventory sheets for all barns/outbuildings detailed below.

DESCRIPTION	ADDRESS	SIZE	MEASUREMENTS			DATE RANGE
			L	W	H	
Single storey with loft and skillion	235 Wilberforce Road, Wilberforce (Barn A)	Large	11	6		1800 - 1839
Single storey "palisade" barn with skillion	56 Freemans Reach Road, Freemans Reach	Large	25	6	4.2	1800 - 1839
Single storey with loft and 2 skillions	331 Freemans Reach Road, Freemans Reach (Barn B)	Large	18.3	6		1800 - 1839
Single storey with loft	142 Bathurst Street, Pitt Town	Large	14	6.8	3.7	1800 - 1839
Two storey "palisade" barn with loft and skillion	176B Hibberts Lane, Freemans Reach	Large	12	8	7.5	1800 - 1839
Single storey with loft and skillion	Hobartville, 36 & 40 Inalls Lane, Richmond (Barn 1)	Large	20	5.5	4.6	1800 - 1839
Single storey with loft	Hobartville, 36 & 40 Inalls Lane, Richmond (Barn 2)	Large	15	8	3.2	1800 - 1839
Single storey with loft, skillion and ramp	353 Pitt Town Bottoms Road, Pitt Town Bottoms	Large	13.7	6.5		1800 - 1839
Single storey with loft and 2 skillions	496 Wilberforce Road, Wilberforce (Cobcroft's Barn/ Salter's Barn)	Large	12	5.6		1800 - 1839
Single storey with loft and 2 skillions	143 Threlkeld Drive, Cattai	Large	10.5	5	3.5	1800 - 1869
Single storey with loft and 2 skillions	265 Pitt Town Bottoms Road, Pitt Town Bottoms (Barn 1)	Large	16	6.5	6	1800 - 1839
Single storey with loft and skillion	265 Pitt Town Bottoms Rd, Pitt Town Bottoms (Barn 2)	Large	11	6	4.4	1800 - 1839
Single storey with loft & mezzanine	Tebbutt's Barn, 40 Pitt Street, Windsor	Large	18.5	7.5	4	1800 - 1839
Single storey	135A & B Wollombi Road, St Albans (Barn 6)	Small	8.4	3.4	2.1	1800 - 1869
Single storey with loft and 2 skillions	141 Blacktown Road, Freemans Reach (Barn 1)	Small	9	4	3	1800 - 1839
Single storey with loft and skillion	164 Old Bells Line of Road, Kurrajong	Small	9	4.5	2.9	1800 - 1839
Single storey with loft	135A & B Wollombi Road, St Albans (Barn 4)	Small	9.5	3.5	3.2	1800 - 1839
Single storey with loft and skillion	331 Freemans Reach Road, Freemans Reach (Barn A)	Small	9.7	4.7	4	1800 - 1839
Small with raised ground floor and skillion	135A & B Wollombi Road, St Albans (Barn 8)	Small	9	3.6	2.5	1800 - 1869
Town Barn	158 March Street, Richmond	Small	6	5	2.2	1800 - 1839
Single storey with 2 skillions	117 Wilberforce Road, Wilberforce	Large	10	5		1840 - 1899
Single storey with loft and skillion	134 Bathurst Road, Pitt Town	Large	12.3	5.3	4.3	1840 - 1879
Two storey with	191 Wilberforce Road,	Large	14	7	4.8	1840 - 1869

DESCRIPTION	ADDRESS	SIZE	MEASUREMENTS			DATE RANGE
			L	W	H	
mezzanine and skillion	Wilberforce					
Two storey with loft and 2 skillions	231 Pitt Town Bottoms Road, Pitt Town Bottoms (Barn A)	Large	12.5	5	5.5	1840 - 1869
Two storey with loft and skillion	231 Pitt Town Bottoms Road, Pitt Town Bottoms (Barn B)	Large	12.5	5	5.5	1840 - 1869
Single storey with loft and skillion	251 Pitt Town Bottoms Road, Pitt Town Bottoms	Large	10	6		1840 - 1869
Single storey Town Barn with loft and skillion	20-22 Buckingham Street, Pitt Town (Barn 2)	Large	10.4	5.7	3.8	1840 - 1869
Single storey with skillion	435 Freemans Reach Road, Freemans Reach	Small	9	6	4	1840 - 1869?
Two storey with loft and skillion	30 Wolseley Road, McGraths Hill	Small	9	4	5	1840 - 1869
Two storey with 2 skillions and additions	331 Grono Farm Road, Wilberforce	Small	7.6	4.5	4.8	1840 - 1869
Single storey Town Barn with loft	20-22 Buckingham Street, Pitt Town (Barn 1)	Small	8.6	4.7	3.5	1840 - 1869
Single storey Town Barn with skillion	87 King Road, Wilberforce	Small	5	3.6	2.1	1840 - 1869
Single storey Town Barn with loft and skillion	4-8 Chatham Street, Pitt Town	Small	9.2	3.7	3.8	1840 - 1869
Single storey Town Barn with loft	102 Lennox Street, Richmond	Large	10.5	4.5	3.2	1840 - 1869
Single storey Town Barn with loft	4 Catherine Street, Windsor	Small	8	5	3	1840 - 1869
Single storey Town Barn with loft and skillion	117 George Street, Windsor	Small	9	4.8	3.6	1840 - 1869
Single storey Town Barn with loft	11 West Market Street, Richmond	Large	20	5	3.6	1840 - 1899
Single storey Town Barn with skillion and mezzanine	26A Buckingham Street, Pitt Town	Large	12	6.5	4.8	1870 - 1899
Single storey with skillion	Hobartville, 36 & 40 Inalls Lane, Richmond (Barn 3)	Large	31.7	7.4	4.1	1870 - 1939
Single storey with 2 skillions	11 Amelia Grove, Pitt Town (Barn A)	Large	12.7	6.2	5	1880s
Two storey (?) with 2 skillions	227 Terrace Road, North Richmond	Large	10	5		1870 - 1899
Two storey with loft and 2 skillions	254 Yarramundi Lane, Agnes Banks	Large	11	5.2	5.3	1890
Single storey with raised floor, loft and mezzanine	1665 Upper Colo Road, Upper Colo	Large	12.5	6	3.6	1870 - 1899
Single storey with loft and skillion	313 Pitt Town Bottoms Road, Pitt Town Bottoms	Large	10.6	6	4.3	1870 - 1939

DESCRIPTION	ADDRESS	SIZE	MEASUREMENTS			DATE RANGE
			L	W	H	
Single storey with 2 skillions	353 Freemans Reach Road, Freemans Reach	Large	15	6	5.3	1870 - 1939
Single storey with lofts and 3 skillions	87 Wilberforce Road, Wilberforce	Large	12	5.7	4.5	1870 - 1939
Single storey with raised floor, loft and 2 skillions	753 Upper Colo Road, Upper Colo	Large	13	5	3.5	1870 - 1899
Single storey with 2 skillions	476 Upper Macdonald Road, St Albans	Small	12	4	2.2	1870 - 1899
Single storey with raised ground floor and 3 skillions	1834 Settlers Road, St Albans	Small	8	3.6	3	1870 - 1899
Single storey with 3 skillions	86 King Road, Wilberforce	Small	5	3.8	2.1	1870 - 1899
Single storey with loft	235 Wilberforce Road, Wilberforce (Barn B)	Small	6	5	2.4	1870 - 1899
Single storey with 2 skillions	729 Comleroy Road, Kurrajong	Small	8	5	2.4	1870 - 1899
Two storey with 2 skillions	331 Cattai Road, Cattai	Small	8	4	5.5	1851 - 1900
Two storey with 2 skillions	995 Upper Colo Road, Upper Colo	Small	7	4	5	1870 - 1899
Single storey with loft and 2 skillions	307 Tizzana Road, Ebenezer	Small	9	4		1870 - 1899
Single storey with loft and skillion	55 McKinnons Road, Wilberforce	Small	9	4		1870 - 1939
Single storey with loft	11 Amelia Grove, Pitt Town (Barn D)	Small	8	6		1880s
Single storey with raised ground floor and 2 skillions	307 Kurmond Road, Freemans Reach	Small	9	5	3.5	1870 - 1899
Single storey with raised ground floor and skillion	135A & B Wollombi Road, St Albans (Barn 9)	Small	9.8	6.8	2.8	1870 - 1939
Two-storey Town Barn	31 George Street, Windsor	Large	12.5	4.8	4.6	1880 - 1899
Single storey with 2 skillions	239 Upper Macdonald Road, St Albans (Barn 1)	Large	14	5	2.4	1900- 1939
Single storey with loft, mezzanine and skillion	63 Wilberforce Road, Wilberforce	Large	15	6.6	5	1900 - 1939
Single storey with 2 skillions	239 Upper Macdonald Road, St Albans (Barn 2)	Small	8	5	2.7	1900 - 1939
Single storey with 2 skillions	141 Blacktown Road, Freemans Reach (Barn 2)	Small	8	4	3	1900 - 1939
Shed	135A & B Wollombi Road, St Albans (Barn 7)	Small	7.1	5.7	2.2	1840 - 1899
Corn Shed	50 Palmer Street, Windsor	Large	14	5	2.5	1840 - 1869

DESCRIPTION	ADDRESS	SIZE	MEASUREMENTS			DATE RANGE
			L	W	H	
Slaughterhouse	21 Beddek Street, McGraths Hill	Small	5.2	3.6	4	1840 - 1869
Stables/Carriage house	4 Bensons Lane, Richmond	Large	12	6	4.8	1840 - 1869
Stables	50 Palmer Street, Windsor	Large	18	5	2.4	1840 - 1869
Milking Shed & Stable	10 Day Street, Windsor	Large	12	7	2.8	1840 - 1899
Shed	10 Day Street, Windsor	Small	5	5	2.1	1840 - 1899
Slaughterhouse	33 Griffins Road, Tennyson	Small	4.5	3	3.6	1869 - 1899
Barn/ Slaughterhouse with loft	695 Sackville Road, Ebenezer	Small	6	6	3.5	1870 - 1899
Blacksmith's workshop	292 Pitt Town Road, Pitt Town	Large	12.3	4.8	2.8	1870 - 1899
Milking Shed	1764 Upper MacDonald Road, Upper MacDonald	Large	15	4	2.7	1870 - 1899
Stables	55 Springrove Lane, Kurrajong Hills	Large	10.5	5	2.7	1870 - 1899
Shed	135A & B Wollombi Road, St Albans (Barn 5)	Small	4.6	4.6	1.8	1870 - 1939
Stables	480 Laws Farm Road, Lower Portland	Small	8	5		1870 - 1899
Corn shed	11 Amelia Grove, Pitt Town (Barn B)	Small	5	6		1880s
Stables	11 Amelia Grove, Pitt Town (Barn C)	Small	8	7		1880s
Stables	254 Yarramundi Lane, Agnes Banks	Large	18.5	7.5	2.3	1890
Fruit Shed	13 Serpentine Lane, Bowen Mountain (Shed 1)	Large	11.1	4.7		1900
Fruit Shed	13 Serpentine Lane, Bowen Mountain (Shed 2)	Small	6.2	4.2		1900
Machinery shed	121 Blacktown Road, Freemans Reach	Small	9	8	2.4	1920
Shed	5 Bowen Mountain Road, Grose Vale	Small	7.3	4.5	2.5	1900-1939

4. Analysis of Significance

4.1. Introduction

James Semple Kerr's *The Conservation Plan* (2013) notes that the purpose of assessing cultural significance is "to help identify and assess the attributes which make a place of value to us and to our society"¹ According to Kerr, a coordinated analysis may be presented in a variety of forms, but it should establish an understanding of the following (amongst other aspects):

- The past development and use of the place (including its content and setting), particularly in relation to its surviving fabric (refer to Sections 2 and 3).
- Comparison with contemporary developments (see Section 4.4: Comparative Analysis).
- Any other aspect, quality or association which will form a useful basis for the assessment of significance.²

This section discusses specific aspects of significance that form the basis for the development of a Statement of Cultural Significance (Section 5) for the slab barns and other slab outbuildings of the Hawkesbury City Council LGA. Refer also to Section 3: Physical Evidence.

4.2. Local and State Historical Themes

Guidelines from NSW Heritage emphasise the role of history in the heritage assessment process and a list of state historical themes has been developed by the NSW Heritage Council. These themes assist in determining comparative significance (see Section 4.4 below) and prevent one value taking precedence over others. In this case the place is associated with the following NSW State Historical Themes that relate to the European colonisation, settlement, and subsequent development of the Hawkesbury LGA:

Historical Associations	State Historical Theme	National Historical Theme
Granting of land in 1794 for agricultural use along the upper Hawkesbury of 118 allotments to ex-convicts and emancipated convicts, followed in 1795 by a further 104 allotments to military officers. Many of the original allotments remain in place today and continue in agricultural use mainly within the floodplains of the Hawkesbury River. The subsequent expansion of the region via settlement by free settlers.	Convicts Migration	2. Peopling Australia
The importance of the Hawkesbury in the late 18 th to early 19 th centuries in providing food for the new colony of NSW.	Agriculture Pastoralism	3. Developing local, regional and national economies

¹ Kerr, 2013 *The Conservation Plan*, p. 4.

² Kerr, 2013 *The Conservation Plan*, p. 9.

Historical Associations	State Historical Theme	National Historical Theme
<p>The establishment of four district Commons on the Hawkesbury in 1804 by Governor King for pasturage for livestock.</p> <p>The development of the region for agriculture which continues today.</p>		
<p>The locating of the small-scale farming allotments within the alluvial plains of the Hawkesbury, that remain discernible today, together with their agricultural use and the associated buildings and structures including slab barns and outbuildings, fence lines, and dwellings.</p> <p>The siting of the Hawkesbury towns established by Governor Macquarie in the early 19th century, on elevated sites; and the linking of town allotments with agricultural holdings resulting in the construction of town barns, a number of which survive today.</p>	Environment-Cultural landscape	3. Developing local, regional and national economies
<p>The Macquarie towns of Richmond, Windsor, Wilberforce and Pitt Town, established in 1810 by Governor Macquarie.</p> <p>The establishment of agricultural districts in the MacDonald River Valley from c1803 and the Colo River in c1804.</p>	Towns, suburbs and villages Land tenure	4. Building settlements, towns and cities

4.3. Aesthetic Values

The earliest depictions of the Hawkesbury River locality in artworks date from the early 19th century. Generally, the images are broadscale views of the Hawkesbury River with the newly established settlements and farms along its banks with the occasional barn included.

These early artworks provide a window into the early decades of colonial settlement along the riverbanks and were painted for the English market, designed to explain this new environment and the successes of the earliest colonists.

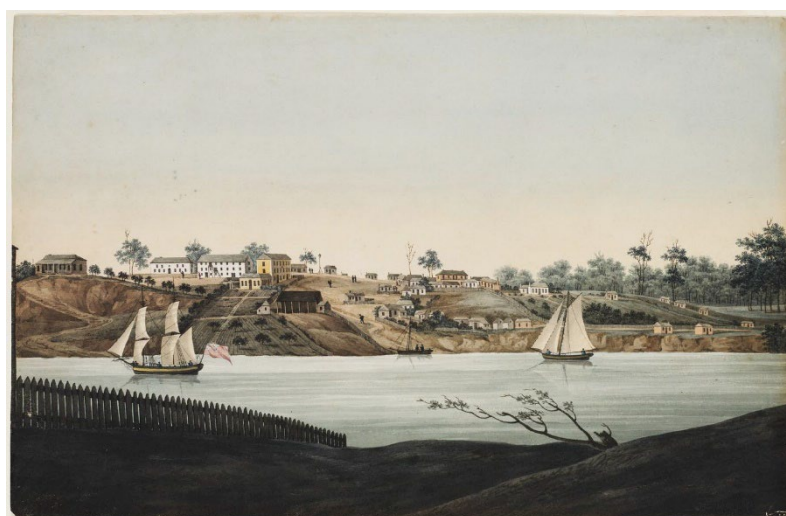


Figure 4. 1: Painting titled *The Settlement on the Green Hills, Hawksburgh [sic] River, N.S. Wales, 1809*, attributed to G.W. Evans. The large agricultural timber building is the government granary (barn). Source: SLNSW, PXD 388 v.3 no. 7



Figure 4. 2: Painting titled *View of part of Hawkesbury River at 1st fall and connection with Grose River N.S.Wales, 1809, attributed to G.W. Evans.* Source: SLNSW, SV/123



Figure 4. 3: Painting titled *View of the River Hawkesbury above Raymond Terrace above Windsor and part of the Blue Mountains, c1822 by Joseph Lycett.* Note the reference to Raymond Terrace in the title appears to be a misnomer. Source: SLNSW, DGD 1 11

By the late 19th and early 20th centuries, artworks show a romanticised view of the Hawkesbury region, with some artists placing the slab barn at the centre of their paintings and sketches. Depictions of barns show them as being old and weathered, or in a near ruinous state, focusing on peaceful pastoral scenes of simplicity.

Artists who have depicted barns and the Hawkesbury River in sketches, water colours, oils and wood blocks include Conrad Martens, Julian Ashton, Charles Conder, Sydney Long, Arthur Streeton, Lionel Lindsay and Sydney Ure Smith, amongst others.

Notably, the artist Alfred T. Clint (1879-1936) produced numerous paintings and sketches of the barns in and around Windsor, Wilberforce and Freeman's Reach, whilst living in the Hawkesbury region during the 1920s.

Another notable artist working in the Hawkesbury region was Daphne Kingston (1928-2019), a graduate of the Julian Ashton Art School, who began to sketch Sydney's surviving slab huts and barns in the mid-1970s. Daphne published a number of sketch books including *The Changing Hawkesbury* (1979), *Hawkesbury Sketchbook* (1997), and *Highways & By-Ways of The Sydney Region: A Selection of Pencil Drawings of 19th Century Barns, Buildings, Farmhouses & Cottages* (1998), containing pencil drawings of a selection of 19th century slab barns from Mulgrave, Pitt Town, Windsor, Freemans Reach, Wilberforce and Wisemans Ferry. Following her death, her books and remaining

original drawings, were donated to the Historic Houses Association and the Hawkesbury Regional Museum, while the Hawkesbury City Council library holds her extensive photographic archive. These records provide valuable documentary evidence of the location, condition, and integrity of the historic slab barns of the Hawkesbury LGA in the late 20th century.



Figure 4. 4: Watercolour of the MacDonald River by J.B. Henderson, 1879 from an album of views of NSW. Source: SLA, PXA 3185



Figure 4. 5: Painting entitled *The Farm, Richmond*, 1888, by Charles Conder. Source: NGV, A42-1980



Figure 4. 6: Painting entitled *In the Hawkesbury River Valley*, 1898, by John Francis McComas. Source: New England Regional Art Museum

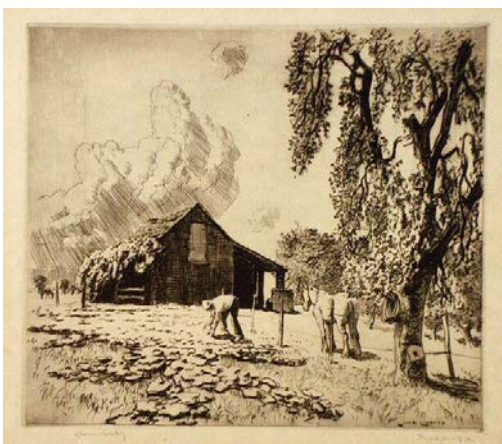


Figure 4. 7: Etching by Lionel Lindsay of a barn in the Windsor district published in a book *Windsor* by Lionel Lindsay and Sydney Ure Smith, 1922. Source: www.cawb.com.au



Figure 4. 8: Etching entitled *The three barns, Windsor*, 1920s, by Sydney Ure Smith. Source: Art Gallery of NSW, 38.2016



Figure 4. 9: Etching entitled *Hawkesbury Landscape*, 1924, by Sydney Long. Source: Art Gallery of NSW, 9869



Figure 4. 10: *The Big Barn, Freemans Reach*, 1920s, by Alfred T. Clint. Source: The FOHacaRG Collection



Figure 4. 11: *Old Barn, Wilberforce*, 1920s, by Alfred T. Clint. Source: The FOHacaRG Collection



Figure 4. 12: *Barn, McGraths Hill*, by Keith Strickland, 1990. Source: Blacktown City Council, SKD 004



Figure 4. 13: Pencil sketch by Daphne Kingston of a historic slab barn at Clarendon, Richmond (since demolished). Source: *The Changing Hawkesbury*, Eureka Research, 1979, p. 4



Figure 4. 14: Pencil sketch by Daphne Kingston, dated 1985 of historic slab barn on Edwards Road, Richmond (since demolished). Source: Hawkesbury City Council

The frequent inclusion of barns within artworks depicting the landscape of the Hawkesbury Council LGA provides us with information not just about the location, numbers and the construction and materials of the barns throughout the region, but also their aesthetic appeal to artists and the wider community. The quiet rural scenes of dilapidated barns, with no modern technology or buildings in sight continue to be a popular subject matter for art of the Hawkesbury region, and these images strengthen the perception of the Hawkesbury area as an historic, agricultural, colonial landscape.

4.4. Comparative Analysis

4.4.1. Introduction

In accordance with the publication *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria* (Department of Planning and Environment, 2023) conducting a comparative analysis of a place is one of the key steps in assessing significance.

The aim of a comparative analysis is to determine the degree of significance of any place relative to other places. It is only through comparing it with similar places, or places with similar historical or community associations, that a determination can be made as to how rare or unique a place is, how representative it is, or how distinctive it is. This involves:

- seeking out similar places or objects both locally and across the state and defining the boundaries for the comparison (for example, geo-cultural or natural areas);
- outlining the similarities the place has with other places, and the factors that make it stand out; and
- explaining the importance of the place or object in a local and NSW context.

4.5. Identifying Comparative Examples

The following provides a discussion regarding the methodologies used to compile a selection of comparative examples for analysis and associated issues.

State Heritage Inventory

In NSW, our most useful resource in locating comparable places for analysis is the State Heritage Inventory (SHI) identifying all State heritage items (SHR) and the majority of local heritage items throughout NSW. However, limitations exist within the State Heritage Inventory that have had an impact on the ability to compile a comprehensive list of timber slab barns and agricultural outbuildings already heritage listed that are comparable with those located throughout the Hawkesbury City Council local government area. These limitations include:

- Inventory sheets are often incomplete and do not provide adequate detail regarding dates of construction and construction materials or techniques for buildings, particularly outbuildings.
- A large selection of Item Category terms means that the same type of building may be categorised under different terms within the SHI.
- A bias exists within the SHI towards dwellings and government owned buildings and structures which results in few vernacular outbuildings being listed as heritage items or included in the description of listed properties in the inventory sheets.

When searching the SHI using the Item Category “barn”, the results are a total of one (1) State Heritage Register item (Lindlegreen Barn, O’Connell) and forty-five (45) local heritage items, of which twenty (20) are located within the Hawkesbury City Council local government area. Using other relevant Item Category terms (outbuilding, shed, stables, etc.) turns up similar results. Generally, historic agricultural outbuildings including barns are infrequently listed as individual items. More commonly barns and outbuildings are included in listings as part of a larger historical farm or homestead complex. (Refer below to comparative analysis table.)

Although this Update Study primarily deals with slab barns, it should be noted that other building types of similar construction date and methods have also been considered, including dairies, cow bails, stables, corn stores and slaughterhouses. However, the same issues as noted above that limit locating comparative examples of slab barns also exists when attempting to identify comparative examples of other slab buildings such as stables, corn stores, slaughterhouses and the like.

Town Barns

Along with the range of other building types discussed above, this Update Study, along with the previous studies into timber slab barns (1991 and 2010) have identified a number of historical town barns that still survive today (although no longer in use for agricultural purposes).

Early surveys of the Macquarie Towns in the Hawkesbury region show town allotments with dwellings or commercial premises fronting the streets and various other outbuildings located to the rear of the property. This pattern of development is not unusual and is still found today, with garages, sheds and like located in the rear yards of the majority of allotments within towns throughout NSW.

However, the Town Barn in the Hawkesbury region is of historical note as it was a structure essentially prescribed by Governor Macquarie who urged settlers to move their house and centre of operations into the town to minimise the impacts of flooding of the Hawkesbury River and ensure that personal safety provided by the family home as well as produce was safe from inundation. As noted previously, as per Macquarie's requirements, the town allotment and the farmlands were meant to be inseparable from each other and as such the town barn played an important role in the agricultural operations of the Hawkesbury region.

For the above reason, Town Barns in the Hawkesbury region should be considered distinct from the coach house/stables building located at the rear of a town dwelling or commercial premises. Although some of the Hawkesbury Town Barns may have been used at one time as a stables and coach house, based on the physical evidence these buildings were not originally constructed for that purpose and in some cases, a Town Barn can be found in conjunction with a separate stables/coach house building.

Town Barns, simply by being located in a town, appear to be rare. Development pressure is greater within a township compared to the surrounding agricultural lands and the transporting of produce and goods from farming lands for storage in town is no longer a common practice. As a result, the demolition of the town barn or its conversion into offices, secondary dwellings, garages and the like are common.

However, a comparative analysis of this type of building has not, at this time, been possible, as the only LGA that has identified and listed town barns up to date is Hawkesbury City Council. Although some properties included on the SHI do include a description of the stables/coach house, these are all of masonry construction. At this time, no other slab barn within a town setting has been located other than those already identified in the Hawkesbury LGA.

Heritage Studies

The reason that the Hawkesbury City Council heritage inventory includes more listings for individual timber slab barns than other local government areas can be attributed to the work of Graham Edds & Associates and their previous studies into Hawkesbury timber slab barns and outbuildings of 1991 and 2010. Whether the Hawkesbury City Council local government area retains a larger number of surviving historical timber barns and agricultural outbuildings than other LGAs in NSW cannot at this

time be determined, as few other local councils have undertaken similar surveys of their historic farm buildings.

Only one other similar study has been located to date, entitled *Hay Barns and Dairy Buildings in Maitland* (2001), prepared by Clive Lucas Stapleton & Partners for Maitland Council. The Maitland report identified approximately 100 barns of historical note, none of which have been listed as local or State heritage items.

The report provided descriptions of the historic barns located throughout the Hunter River floodplains, noting:

“The hay barns in Maitland aremade from a simple frame of timber poles and clad with corrugated iron and timber slabs. They are usually three bays wide, but two-bay and four-bay versions are common. They are always orientated and open to the north. They have earth floors and are nearly always raised on a mound or sited on high ground to escape flood waters. A simple gutter is usually fixed along the front ‘plate’, possibly to protect the threshold from erosion.....

The richness of the alluvial soil in the Maitland area has always meant that a number of lucerne crops can be grown a year. However, this is always compromised by the regular flooding of the Hunter River, which has devastated many small farms.....

The size and number of hay barns make them a very distinctive local feature. In areas close to the Hunter River and in the farms of the rich alluvial river flats, the hay barns achieve a high density and are very visible in the landscape.”

It was further noted that the Hunter River, as with the Hawkesbury River, is subject to regular floods and severe floods in 1801, 1806 and 1809 caused great losses. Settlers subsequently moved their homes and stock to higher ground but continued to cultivate the river flats; a similar approach is also seen throughout the Hawkesbury region and resulted in the construction of town barns where produce could be stored securely away from the risk of flood damage (refer to discussion below regarding Town Barns.)



Figure 4. 15: Aerial view of Maitland area in the 1950 floods. Source: Maitland City Library digital collection



Figure 4. 16: Farmlands of the Maitland area c.1950. Source: Maitland City Library digital collection



Figure 4. 17: Undated photograph of early farming equipment with barn in background. Location unknown. Image courtesy Peter Smith. Source: Maitland City Library digital collection



Figure 4. 18: Aerial view of Maitland farm in the 1950 floods. Source: Maitland City Library digital collection


Based on the above, it can be seen that there are tangible similarities between the hay barns of Maitland and those found throughout the Hawkesbury region. The size, form, fabric, siting, density in numbers, and the allotment sizes of the farmlands are all comparable with the Hawkesbury examples. Historic photographs and aerial views of the Maitland region show a similar landscape of small-scale farms lining the banks of the river with barns, outbuildings and modest houses located between the river and the road.

A principal difference between the Hawkesbury barns and those located in the Maitland region is the date of construction, with the earliest barns in the Hawkesbury dating from the early 19th century, while the earliest hay barns in the Maitland district date from the 1860s.

4.6. Comparative Analysis of Slab Barns and Agricultural Outbuildings

The following provides a comparative analysis of other timber slab barns and outbuildings already identified as heritage items (State and/or local) on the State Heritage Inventory. Note that the below list of comparable buildings may not be exclusive.



Table 4. 1: Comparative examples of Timber Slab Barns




Item	Description	Image
Local Heritage Items		
Barns and outbuildings 3860 Armidale Road Nymboida Clarence Valley I1030	The old barns at this private property have historical and aesthetic significance for the local area. They exhibit the vernacular design photographed throughout the Clarence as part of idyllic rural scenery. The barns appear to be late 19th or early 20th century timber traditional construction and although needing conservation works and support, are of local heritage significance.	 <p>Figure 4. 19: Barns and outbuildings, 3860 Armidale Rd Nymboida. Source: NSW State Heritage Inventory, Heritage Item ID. 5066189</p>


Item	Description	Image
<p>Timber barn on brick base 3071 Armidale Road, Blaxlands Creek NSW</p> <p>Clarence Valley LEP 2011 Item No. I1034</p>	<p>The timber barn at the Glencoe property holds historic and aesthetic significance. This rural property is historically significant as part of the holding of Farquhar McLennon an early pioneer settler to Blaxlands Creek. Whilst the barn has been modified from earlier timber stumps to a brick foundation, and some walls replaced in new timbers, it retains the vertical slab construction and contributes to the historical and aesthetic significance for the Clarence Valley area.</p>	 <p>Figure 4. 20: Timber barn on brick base 3071 Armidale Road, Blaxlands Creek. Source: NSW State Heritage Inventory, Heritage Item ID. 5066188</p>
<p>Mayfield (Including Barn and Farm Outbuildings) 380 Cawdor Road Cawdor</p> <p>Camden LEP 2010 Item No. I87</p>	<p>Mayfield Farm is a very good example of working form in the Camden LGA from the mid 19th Century, which maintains its historical association with the original founding family. Mayfield Farm represents one of the few working farms remaining from the earlier clearing lease holdings of the Cawdor settlement. The barn is an increasingly rare surviving example of a farm building of timber slab construction. Timber slab barn, lined with lath & plaster. The original bark roof is protected by a corrugated iron roof over.</p>	 <p>Figure 4. 21: Farm buildings at Mayfield, Cawdor. Source: NSW State Heritage Inventory, Heritage Item ID. 1280180</p>
<p>Berry Estate Vertical Slab Barn including the Accessway and Fig Tree 130 Jindy Andy Lane, Numbaa</p> <p>Shoalhaven Local Environmental Plan 2014 Item No. I432</p>	<p>Slab timber barns for storing agricultural produce erected c.1830 at Numbaa on Alexander Berry's Coolangatta Estate. The buildings were presumably erected prior to the death of E Wollstonecraft in 1832, because of the B.W. on the ironwork hinges. The barns at that time were erected by Barrow Hawkins, a convict assigned to the Berry Estate. Late colonial period slab timber barns of earth bound square corner post construction with intermediate posts on bottom frame members well supported on timber stumps (steddles). The bottom frame members are attached to the corner posts by flat iron plates which screw through the base of the posts. Wall panels infilled with adzed slabs. Internally the building is divided into two spaces; the open floor space with access from both sides of the building through double doors and the roof space/loft supported on squared posts. The roof structure is triangulated, the cross ties acting as floor/ceiling joists. Some doors appear to be original. All are of ledged construction with sawn boards and iron strap hinges. The gable ends are infilled with sawn weather boards with inset openings providing access to the loft spaces for storage/unloading. The floor is of wide butt jointed hardwood planks.</p>	 <p>Figure 4. 22: Berry Estate barn, Numbaa. Source: NSW State Heritage Inventory, Heritage Item ID. 1280180</p>

Item	Description	Image
<p>Stone house, timber slab barn and fencing 611 Brush Creek Road Cedar Brush Creek</p> <p>Wyong LEP 2013 Item No. 12</p>	<p>A rare, aesthetically and historically significant property with two structures reflecting early settlement patterns in the valley. Remarkable for having survived intact, the timber barn or cheese factory has association with Anders Christenson, an early settler in the locality, who was notable for the quality of his produce. A rare and unusual two storey barn, six bays long and three bays wide, where horizontal boards (logs) are fitted between vertical framing of modular bays. The building is well sited on sloping ground, makes use of the levels and is well ventilated. The walls are surmounted by a simple sheet iron roof with gable ends.</p>	 <p>Figure 4. 23: Barn at Cedar Brush Creek. Source: NSW State Heritage Inventory, Heritage Item ID. 2720001</p>
<p>Colonial Farm Complex including Berry Estate Cottage, Outbuildings and Fig trees, 68 Smiths Lane Numbaa</p> <p>Shoalhaven Local Environmental Plan 2014 Item No. 1434</p>	<p>Late colonial period (1830s) slab timber barn of earth bound square corner post construction with intermediate posts on bottom frame members well supported on timber stumps (steddles). The bottom frame members are attached to the corner posts by flat iron plates which screw through the base of the posts. Wall panels infilled with adzed slabs. Internally the building is divided into two spaces; the open floor space with access from both sides of the building through double doors and the roof space/loft supported on squared posts. The roof structure is triangulated, the cross ties acting as floor/ceiling joists. Some doors appear to be original. All are of ledged construction with sawn boards and iron strap hinges. The gable ends are infilled with sawn weather boards with inset openings providing access to the loft spaces for storage/unloading. The floor is of wide butt jointed hardwood planks.</p>	 <p>Figure 4. 24: Berry Estate barn, Numbaa. Source: NSW State Heritage Inventory, Heritage Item ID. 2390331</p>
<p>Laguna House Group 3983 and 3966 Great North Road Laguna</p> <p>Cessnock LEP 2011 Item No. I136</p>	<p>Laguna House illustrates the continuous occupation and use of this land since 1831. The archaeological sites of these 1830s buildings are of considerable significance. This area is now occupied by a series of timber outbuildings, which were the former outbuildings of the 'Laguna' property. These include several barns, and a cattle-feeding shed.</p>	 <p>Figure 4. 25: Barn at Laguna House. Source: NSW State Heritage Inventory, Heritage Item ID. 1340144</p>

Item	Description	Image
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Item	Description	Image
House, "Munni" 800 Salisbury Road MUNNI Dungog LEP 2014 Item No. 198	The property, outbuildings and hut site are a record of the selection of this land by John Mann in 1828 and the occupation and farming of this land by the Mann family from 1828 until 1841. The slaughterhouse is a split slab structure dropped into slotted logs on the ground. Posts and roof structure are bush timbers with rafters, hand chamfered at joint with ridge beam and posts shaped at base with log footings and with junction at roof. The structure is fixed with galvanised wire and nails and includes hand forged fixings on door and post. The roof is a gable structure open at each gable and clad with short sheets of galvanised iron. The floor is a concrete slab. A chain for tethering is located on the ridge beam.	 <p>Figure 4. 26: Barn at Munni. Source: NSW State Heritage Inventory, Heritage Item ID. 1540094</p>
State Heritage Items		
Bella Vista, Elizabeth Macarthur Drive Bella Vista SHR No. 00754	Three slab buildings which form the inner farmyard. The Barn is comprised of a central weatherboard gable with mainly slab walls, iron covered roof and skillions on the north, east and south sides. Slabs are adzed at the top but not fitted into a plate, rather they've been nailed on, indicating a later date of construction, i.e.: late 19th century. The shingle roof survives below later corrugated iron sheeting. Corrugated iron is also used to clad the skillion additions. The barn has a wooden floor with lower parts of the walls lined with horizontal boards. It has been strengthened with tie rods. The Implement Shed appears to have been built in several stages, the earliest being the central bay under the loft, with weatherboard gable ends and slab walls to the southwest and south. The central (gable) bay was later extended to the north (its present position). The addition of skillion rooves on all four sides has also occurred, with the consequent relocation and modification of the slab walls. A long shed oriented north-south with its east side open of slab timber construction with weatherboard gables, a narrow verandah on the east and skillions to the north, west and south. The remains of a loft extends over the same area of the main shed. The whole shed shows extensive reuse as a fowl house. The corrugated galvanised iron roof appears to have been rebattened at some time and possibly replaced an earlier bark roof. There are no shingle battens as occur in the Stables. The earlier (southern) section has wider batten spacings than the later (northern) section. The Stables & Feed Shed consists of a gabled shed with skillions to the north and south. Roof originally shingled now covered over with	 <p>Figure 4. 27: Slab outbuildings at Bella Vista. Source: NSW State Heritage Inventory, Heritage Item ID. 5045405</p>

Item	Description	Image
	corrugated iron (shingles remain beneath on the central gable roof only). Timber slab construction. Rafters of central gabled section are pit sawn, rectangular section hard wood. Rafters of the lean to sections are stringy bark saplings. Underneath the verandah the slab walls do not extend the full height of three walls, providing ventilation. One of the most unusual features is the timber stump floor, a section of which survives intact.	
Denbigh, 421 The Northern Road Cobbitty SHR No. 01691	Denbigh is a rare example of an intact colonial farm complex and homestead. The property has continuously functioned as a farm since 1817 and is located on its original grant area. The present farm buildings are located conveniently near the house which include slab built sheds and an old barn with thick rubblestone walls. Other service and farm buildings were built during renovations soon after the purchase of the property by Thomas Hassall, the number of which were reduced in the 1840s.	 <p>Figure 4. 28: Slab outbuildings at Denbigh. Source: www.australia247.info</p>
Glenlee, outbuildings, garden & gate lodge, Glenlee Road Menangle Park SHR No.00009	A careful composition of homestead and outbuildings and gardens, on a raised platform for wide views to the south, west and north. A fine composition of farm / estate outbuildings lie to the south / south-east of the homestead, uphill. Historic vineyards were also on this southern / south-eastern side of the homestead. Remnant core estate including formal drive access way of a rare colonial farm estate, with important individual elements including: <ul style="list-style-type: none"> - the 1820s homestead; - outbuildings to the homestead's south and south-east, forming a courtyard; - farm buildings further to the south-east. 	 <p>Figure 4. 29: Milking shed pre 1858 at Glenlee. Source: www.exploroz.com</p>
Lakeview Homestead Complex, 120 Bingie Road, Bergalia SHR No. 00471	In 1863 Anderson purchased "Lakeview" on the shores of Coila Lake, about eight miles south-east of Moruya. Here he built his home on his original 120 acres selection. The survival of the numerous buildings comprising this homestead and the complete lack of modern modifications makes this a unique complex for this region. Slab Timber Shed: Vertical slab shed, corrugated iron roof, on stumps, restored.	 <p>Figure 4. 30: Slab shed, Lakeview Homestead. Source: NSW SHI, Heritage Item ID. 5045536</p>

Item	Description	Image
Wambo Homestead, Warkworth SHR No. 00200	Wambo Homestead Complex is state significant as an important group of homestead buildings which remain substantially intact and for its capacity to demonstrate rare evidence of extensive early finishes in the fabric of the core group of 1830s and 1840s buildings. The complex is significant for its associations with its original owner, the emancipist convict James Hale, who, by 1844, had established himself as one of the top 100 landholders in the colony. Other buildings which make up the Homestead are the Slab Carriage House with Stables, the timber slab/rammed earth Butcher's Hut and the Slab Horse Boxes. Other remote structures exist on the property including a large hay barn, silos and fences.	 <p>Figure 4. 31: Stables and coach house at Wambo. Source: Wambo Homestead Monitoring Report, EJE Heritage, 2008</p>

4.6.1. Conclusion

Based on the above, slab barns and other slab agricultural outbuildings survive throughout the rural and regional areas of NSW, although in relatively small numbers. The majority of slab barns identified as individual heritage items are local heritage items, while those included on the State Heritage Register form part of the listing for a larger homestead complex and more than one slab building often exists at the property. These early surviving barns are associated, in the main, with large land holdings, owned by wealthy, successful agriculturalists (pastoralists and timber-getters). In contrast, many of the early surviving slab barns throughout the Hawkesbury region are associated with small land holdings (30 acres on average), originally owned by ex-convicts, emancipated convicts or free-settlers and their descendants.

The State Heritage Register examples tend to date from the earliest period of settlement for a particular area. For example, properties such as Wambo within the Hunter region was not settled until post 1820 and the surviving slab buildings date from the 1830s and 1840s. Similarly, slab buildings surviving at Glenlee and Denbigh in the Camden district date from the first few decades of the 19th century (up to 1830s) as this locality was settled at a similar time as the Hawkesbury region (c. 1805). Other examples are also recognised in local heritage listings, most notably the slab outbuildings associated with the former Berry Estate at Numbaa which appear to date from the 1830s, shortly after Wollstonecraft settled in the area in the early 1820s. In terms of historical significance these examples are comparable to the Hawkesbury region examples, as surviving early to mid 19th century slab barn and outbuildings.

In form, the barns are comparable to those found throughout the Hawkesbury region, being gable roofed, some with lofts, some with skillion additions, and some with earthen floors. However, what is a notable difference is the scale of the buildings, as a number of early surviving slab barns in the Hawkesbury are large, with some having wall heights of 8 metres and reaching 14 metres in length. Hawkesbury slab barns also have strong vertical proportions, while those analysed for this comparative analysis tend to be squat in proportion. The height of the Hawkesbury barn is attributed to the need for land holders to protect their produce and equipment from the regular flooding of the Hawkesbury River. Increasing the height of the barn allowed for property to be relocated to the loft level of the barn, which hopefully remained clear of rising flood waters. This system remains in place today.

An absence of detailed description regarding the technical significance of the slab barns identified for this comparative analysis limits an understanding of the extent of surviving evidence of early 19th century construction. However, it is noted that the surviving early barns at Numbaa (part of the Berry Estate) are described as having earth bound square corner post construction, while others originally had timber shingled roofs. Both these features are indicators of an early 19th century construction date and are found in many of the Hawkesbury slab barn and other agricultural outbuildings.

A further notable difference between the Hawkesbury slab barns and the comparative examples is that throughout the Hawkesbury, due to the history of land settlement, the slab barns tend to be located in close proximity to each other. It remains possible today to travel along the roads aligning the Hawkesbury River, the MacDonald River and the Colo River and come across historic barns and outbuildings at regular intervals. These scenes of slab barns regularly spaced along the floodplains on small allotments are similar to the views of the region that were first established in the late 18th and early 19th century.

Only those barns located in the Maitland area appear to have a similar configuration, being located adjacent to the river and on small allotments; however, as noted above, these landscape views date from the mid 19th century.

Other, early slab barns as identified above are scattered throughout the broader landscape of regional and rural NSW, are located on larger land holdings and do not contribute to a historical landscape in such numbers as is found in the Hawkesbury region.

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5. Statement of Cultural Significance

5.1. Introduction

The following provides a statement of cultural significance for the slab barns and outbuildings of the Hawkesbury City Council local government area considered collectively, based on the history of the place, the physical evidence of the extant structures and the analysis undertaken in the preceding sections of this report. The collective statement of cultural significance has been prepared to provide context to the assessments of significance undertaken for the individual barns and outbuildings the subject of this study.

One of the aims of this study is to make recommendations as to whether groups of barns and/or individual barns and outbuildings warrant listing on the State Heritage Register, the National Heritage List and/or as local heritage items under the *Hawkesbury Local Environmental Plan 2012*. In order to determine whether any items warrant listing, an assessment of significance is required.

It is noted that of the 131 individual properties investigated for this report, a total of 51 are already listed as local heritage items in Schedule 5 of the *Hawkesbury Local Environmental Plan 2012*, and of these, 8 are also included on the State Heritage Register under the *NSW Heritage Act 1977*. However, the barns in question are listed mainly incidentally by virtue of the whole site being listed.

Of those properties already listed as local heritage items, only 27 include “barn” (or similar such as “slab barn” or “outbuildings”) in the item name, and of those already included on the State Heritage Register, only the listing for the Australiana Pioneer Village includes the barn at the property as part of the statement of significance. Hobartville includes the term “outbuildings” in its title, although no mention is made of the slab buildings in the statement of significance for the place.

The following is a list of the properties investigated in this Update Study already listed as local and State heritage items:

LEP Item No.	SHR No.	Item Name (in LEP)	Street Address	Town
I446		“Blue Gardens”	254 Yarramundi Lane	Agnes Banks
I325		“Macquarie Retreat”	143 Threlkeld Drive	Cattai
I335		"Rockleigh"	695 Sackville Road	Ebenezer
I336		House	368 Sackville Road	Ebenezer
I328		House and Barn	11 Blacktown Road	Freemans Reach
I345		"Sunny Farm"	435 Freemans Reach Road	Freemans Reach
I347		House and Barn	353 Freemans Reach Road	Freemans Reach
I348		"Reibycroft"	141 Blacktown Road/ 32-94 Smiths Lane	Freemans Reach
I449		"Buena Vista"	5 Bowen Mountain Road	Grose Vale

LEP Item No.	SHR No.	Item Name (in LEP)	Street Address	Town
I357	01978	"Goldfinders" (former inn)	164 Old Bells Line of Road	Kurrajong
I369		Shop and residence	1269 Bells Line of Road (1A Warks Hill Road)	Kurrajong Heights
I359		"Springgrove"	55 Springgrove Lane	Kurrajong Hills
I508		"River-side", slab barn	1280 West Portland Road	Lower Portland
I311		"Spring Hill Farm" (house and barn)	21 Beddek Street	McGraths Hill
I429		Slab built dwelling	2500 Wollombi Road	Mogo Creek
I405		"Tall trees"	124 Mulgrave Road	Mulgrave
I415		"The Terraces"	227 Terrace Road	North Richmond
I1007		Slab barn	140 Bathurst Street	Pitt Town
I280		Pitt Town Hardware Produce and Fuel Store	85 Bathurst Street	Pitt Town
I284		Myrtle Cottage and Slab Barn	126 Bathurst Road	Pitt Town
I286		"Bona Vista" (house and slab barns)	11 Amelia Grove	Pitt Town
I288/ I1006		House	142 Bathurst Street	Pitt Town
I290		"Strathmore" (cottage and slab barn)	20-22 Buckingham Street	Pitt Town
I292		Slab barn	26A Buckingham Street	Pitt Town
I293		House, former shop and former slab barn	4-8 Chatham Street	Pitt Town
I304		"Huxley's Blacksmith Shop"	292 Pitt Town Road	Pitt Town
I461		House and slab barns	231 Pitt Town Bottoms Road	Pitt Town Bottoms
I462		House and slab barns	251 Pitt Town Bottoms Road	Pitt Town Bottoms
I464		Slab barn	265 Pitt Town Bottoms Road	Pitt Town Bottoms
I466		House and slab barns	313 Pitt Town Bottoms Road	Pitt Town Bottoms
I467		House and slab barns	353 Pitt Town Bottoms Road	Pitt Town Bottoms
I00058	00058	"Clear Oaks"	135 Francis Street	Richmond
I14	00035	"Hobartville" (including outbuildings)	36 & 40 Inalls Lane & 16 William Cox Drive	Richmond
I49		House	102 Lennox Street	Richmond
I69		"Rutherglen"	158 March Street	Richmond
I90		Shop (former barn)	11 West Market Street/ 239 Windsor Street	Richmond

LEP Item No.	SHR No.	Item Name (in LEP)	Street Address	Town
I373		Residence and barn	888 Sackville Road	Sackville
I01444	01444	Price Morris' cottage	37 Upper McDonald Road	St Albans
I433		"Industrious Settler" Group ("Bailey's" homestead grave site, slab-built dwelling—Aaron Walter's Cottage)	135A + 135B Wollombi Road	St Albans
I01683	01683	Australiana Pioneer Village	496 Wilberforce Road	Wilberforce
I275		Ruins and Barn	87 Wilberforce Road	Wilberforce
I388		"Harmony Farm"	108 Pitt Town Ferry Road	Wilberforce
I00005	00005	House	5 Thompson Square	Windsor
I00028	00028	"Peninsula House" and observatory	51 Palmer Street	Windsor
I00110	00110	Former Peninsula Inn	37-39 North Street	Windsor
I152		House	2-4 Catherine Street	Windsor
I158		"Trevallyn"	10 Day Street	Windsor
I167		House	31 George Street	Windsor
I170		House	35 George Street	Windsor
I177		Former house	117 George Street	Windsor

5.2. Assessing Cultural Significance

The Australia ICOMOS *Burra Charter* defines cultural significance as *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*. Places may have a range of values for different individuals or groups (*Burra Charter*, Article 1.2).

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, from which a detailed statement of significance can be formulated.

In NSW, the publication *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria* (2023, Department of Planning & Environment) outlines the assessment criteria for undertaking an assessment of significance as per the following:

Criterion (a) Historic Significance: An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (b) Historical Association: An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (c) Aesthetic/Creative/Technical Significance: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).

Criterion (d) Social, Cultural and Spiritual Significance: An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.

Criterion (e) Research Potential: An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (f) Rarity: An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (g) Representativeness: An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

Heritage NSW recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria.

5.3. Statement of Cultural Significance

The following is a generalised statement of cultural significance for the identified slab barns and outbuildings collectively. The individual barns and outbuildings that are the subject of this Update Study will exhibit different aspects of the heritage values discussed below, as well as different levels of significance. The assessments of significance for the individual buildings should be referred to in the first instance (see Appendix C for inventory sheets).

The following statement of cultural significance has been prepared in accordance with the guidelines set out in the publication *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria* (2023, Department of Planning & Environment).

5.3.1. Criterion (a) Historical Significance

The slab barns and outbuildings of the Hawkesbury City Council local government area are of historical significance as evidence of the long-term agricultural development of the locality which commenced in 1794 and continues today. Established as one of three agricultural districts in the late 18th century together with Parramatta and Sydney, the Hawkesbury region is the only locality still in its original use.

Located throughout the alluvial plains of the Hawkesbury River, MacDonald River, and Colo River, many slab barns and outbuildings remain sited on land holdings first granted in the late 18th and early 19th centuries. The slab barns and outbuildings, many of which continue in agricultural use today, are a tangible reminder of the historic significance of the region as a whole, one of the earliest agricultural districts in NSW, that in its early decades was considered the "breadbasket" of the colony.

The surviving early town barns within the Macquarie towns of the Hawkesbury: Windsor, Richmond, Wilberforce, and Pitt Town, are of historical significance as tangible evidence of the colonial era policy of land tenure, and the inseparable links between the town allotments and farming lands as established by Governor Macquarie.

5.3.2. *Criterion (b) Historical Associational Significance*

Many of the slab barns and outbuildings have historical associations with numerous individuals and families of note, who were responsible for the agricultural development of the region and continue to be known today in the Hawkesbury region, such as the Cobcroft, Dunstan, Hall, Ryan, May, Gosper, and Johnston families. Amongst these are also persons of historical note to the state of NSW with known associations to the properties on which the historic slab barns and outbuildings are located, including Mary Reibey, John Tebbutt, Andrew Thompson, John Stogdell, John Palmer, and William Cox. The history of settlement of the Hawkesbury region has resulted in generational ownership and use of the farmlands, with original and early landowners still recognised in the names of properties containing historic slab barns, such as Reibeycroft, Stillwell Farm, Reavill Farm, Tebbutt's Barn and Jack's Dairy.

5.3.3. *Criterion (c) Aesthetic/Technical Significance*

Scattered throughout the floodplains of the Hawkesbury, MacDonald, and Colo Rivers, and following the road routes through the foothills of the Blue Mountains, the slab barns of the Hawkesbury region are visible from both the roads and rivers of the region, against a background of agricultural lands and tree-covered ridges, which together form an evocative colonial landscape that remains relatively unchanged today. Views painted throughout the 19th century of the Hawkesbury River region remain discernible with small scale farm holdings lining the riverbanks containing slab barns and outbuildings located close to the roads, and adjacent historic dwellings and mature trees marking their locations.

The structures themselves, being rustic, and often dilapidated, built of hardwood timber posts and beams and clad mainly with timber slabs, and with corrugated metal roofs, are reminiscent of past agricultural practices and simpler times, and are aesthetically appealing features within the broader landscape of the Hawkesbury region. The barns and outbuildings located in the areas of the earliest colonial settlements such as Freemans Reach Road and Wilberforce Road are visible in broad scale views as groups of historic agricultural buildings sited within the Hawkesbury River floodplains, still located in their agricultural setting and on their original land grants.

The barns of the Hawkesbury region have a consistency in their form and construction that is recognisable as a distinct building type, with a gable roofed structure, walls generally clad in timber slabs with earthen floor and internal lofts. Timber slabs are generally located between the support posts which are embedded in the ground and morticed and tenoned to the perimeter beams, with side and/or end skillions also clad in timber slabs with earthen floors. Later fabric used in the repair, alterations or additions to the original barns is typically the same or very similar to what would have been used originally and is witness to the continuity of the tradition of constructing slab barns in the Hawkesbury region.

The slab barns and outbuilding of the Hawkesbury are of technical significance for the range of colonial era (pre-1840s) construction techniques employed including steep (40-45 degrees) roofs, mortise and tenon joints with wooden pegs, adzed posts, evidence of timber shingle roofing, timber slab or 'palisade' wall cladding, and strap and bolt forged iron connections.

The survival of so many hardwood timber and slab barns dating from the 19th century, despite the devastating impacts of the frequent flooding of the Hawkesbury River and its tributaries, is testament to the robustness of these simple, timber structures.

5.3.4. Criterion (d) Social Significance

The slab barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the early colonial settlement and agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.

The continued use and adaptation of the early slab barns, outbuildings and town barns ensuring their survival to date is indicative of the high esteem in which these structures are held by individual owners, the Hawkesbury community, and the broader community.

5.3.5. Criterion (e) Research Potential

The slab barns of the Hawkesbury region have high research potential to provide further information regarding the age of barns and outbuildings based on organic archaeology, colonial era construction techniques, timber technology, and agricultural approaches and methods dating from the early 19th century through to date.

5.3.6. Criterion (f) Rarity

Within the context of the history of European settlement in NSW, the slab barns and outbuildings of the Hawkesbury region are rare as forming part of the evidence of the region's long history of agricultural development. As one of three localities settled in the late 18th century as agricultural precincts in NSW, only the Hawkesbury region continues in this use today and retains tangible evidence of the initial colonial establishment period including allotment boundaries, road alignments, the district commons, the names of properties, roads and waterbodies and the main towns (the Macquarie towns). The slab barns continue to be located on properties initially granted in the late 18th and early 19th century and the majority continue in some form of agricultural use.

The surviving early to mid-19th century town barns located on the early allotments within the Macquarie towns of the Hawkesbury district, are also considered to be very rare, with very few surviving today.

5.3.7. Criterion (g) Representational Significance

The slab barns and outbuildings of the Hawkesbury district are representative of the long history of agricultural development within the floodplains of the Hawkesbury, MacDonald, and Colo Rivers, which commenced in the late 18th and early 19th centuries and continues today. The basic form of the barns with gabled roof and side and end skillions, clad in timber slabs, with internal lofts and mezzanines, is representative of the typical barn type found throughout the district.

5.3.8. *Summary Statement of Significance*

The slab barns and outbuildings of the Hawkesbury City Council local government area are of historical significance as rare surviving evidence of the long-term agricultural development of the region which commenced in 1794 and continues today. Many of the slab barns remain in agricultural use and are representative of the historic significance of the region as a whole, one of the earliest agricultural districts in NSW, that in its early decades was considered the “breadbasket” of the colony. The surviving early to mid-19th century town barns located on the early allotments within the Macquarie towns of the Hawkesbury district, are also considered to be rare, with very few surviving today and are significant as tangible evidence of the colonial era policy of land tenure, and the inseparable links between the town allotments and farming lands established by Governor Macquarie.

Located throughout the alluvial plains of the Hawkesbury River, MacDonald River, and Colo River, and along the road routes through the foothills of the Blue Mountains, the slab barns of the Hawkesbury region are visible from both the roads and rivers of the region, against a background of agricultural lands and tree-covered ridges, which together form an evocative colonial landscape that remains relatively unchanged today.

The structures themselves, being rustic, and sometimes dilapidated, are highly valued by the local community and more broadly, being reminiscent of past agricultural practices. They are appreciated as aesthetically appealing features within the broader landscape of the Hawkesbury region and are recorded in numerous artworks by noted Australian artists dating from throughout the 20th century. Those surviving in the areas of the earliest phases of colonial settlement form groups of historic agricultural buildings (of varying age and integrity) still located in their historic settings, visible in broadscale views of the district.

The barns of the Hawkesbury region have a consistency in their form and construction that is recognisable as a distinct building type, comprising a gable roofed structure, walls generally clad in timber slabs with earthen floor and internal lofts. Timber slabs are generally located between the support posts which are embedded in the ground and morticed and tenoned to the perimeter beams, with side and/or end skillions also clad in timber slabs with earthen floors; construction techniques that continue to be employed today as witness to the continuity of the tradition of constructing slab barns in the Hawkesbury region. The continued use and adaptation of the early slab barns, outbuildings and town barns ensuring their survival to date is indicative of the high esteem in which these structures are held by the community.

The slab barns and outbuildings have high research potential to provide further information regarding their dates of construction, colonial era construction techniques, timber technology, agricultural approaches and methods dating from the early 19th century through to date and are of technical significance for the range of colonial era (pre-1840s) construction techniques that remain evident.

The survival of so many slab barns dating from the 19th century, despite the devastating impacts of the frequent flooding of the Hawkesbury River and its tributaries, is testament to the robustness of these simple, timber structures.

5.4. Levels of Significance

The brief for this Update Study requires the production of a definitive list of the location and current condition of all known extant timber slab barns/outbuildings located throughout the Hawkesbury City Council LGA, with the aim of preparing new heritage inventory sheets, or updating existing heritage inventory sheets.

In addition, the Update Study is to also to make recommendations for the listing of groups and/or individual slab barns as local heritage items under the *Hawkesbury Local Environmental Plan 2012*, or on the NSW State Heritage Register or (if appropriate) on the National Heritage List.

Levels of significance (i.e. National, State or local) should not be considered to signify a hierarchy or ranking of importance, but rather indicates the context in which a place or object is important. Although items included on the National Heritage List or State Heritage Register may benefit from greater levels of government protection, this is merely an administrative and legislative distinction and does not mean that National and/or State heritage items are more significant than local heritage items.

To determine whether an individual slab barn or outbuilding should be recommended for listing as a heritage item, consideration of the levels of significance has been undertaken as per the below.

Consideration of inclusion on the National Heritage List

The National Heritage List was established under the *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act) to list places of outstanding heritage significance to Australia. Examples of items included on the list from NSW are the Sydney Opera House, Sydney Harbour Bridge, the First Government House Site amongst others. According to the publication *Guidelines for the Assessment of Places for the National Heritage List* (Australian Heritage Council, 2009), a general guide to whether a place is of outstanding heritage value to the nation might be found in the question 'would the loss of the place significantly impoverish our National Heritage?'.¹

The history of European settlement of the Hawkesbury River region is of national significance for being one of the earliest places of settlement (1794-1795) in the colony of NSW and therefore in Australia, where the government of the time encouraged settlement in order for land holders to produce food for the colony. Well into the 19th and 20th centuries, the Hawkesbury River region continued to play an important role in agricultural production in the state of NSW, as it still does today; and evidence of this long history is found in the Macquarie towns, the allotment boundaries, road alignments, the names of localities, roads, watercourses and properties, the continuing land uses, and the slab barns and outbuildings and associated farm buildings and structures found throughout the region.

The slab barns and outbuildings of the Hawkesbury River region are one component of the historic significance of the region but are not the only component that defines this important historical phase in the development of the colony. The loss of the slab barns and outbuildings of the Hawkesbury River region would significantly impoverish the heritage of the region and potentially of the state of NSW, but not necessarily of the nation, as the barns/outbuildings in and of themselves do not define the importance of the Hawkesbury River region.

For the above reason, the slab barns and outbuildings the subject of this Update Study, have not been assessed under the criteria for inclusion on the National Heritage List under the *EPBC Act 1999*.

¹ Australian Heritage Council, 2009; *Guidelines for the Assessment of Places for the National Heritage List*, p. 10

Consideration of State and Local Significance

A State Heritage Register listing under the NSW *Heritage Act 1977* recognises a place or object as significant for all of NSW. Similarly, a local heritage listing recognises the place has significance to a local area and/or community and is included in the Hawkesbury City Council's local environmental plan made under the *Environmental Planning and Assessment Act 1979*.

According to the publication *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria* (2023), a place needs to meet one or more of the seven criteria to be considered of heritage significance. When assessing if a place has stage heritage significance, it might only meet one criterion, however, the place must be of outstanding significance for NSW to warrant listing on the NSW State Heritage Register.²

To determine the level of listing appropriate for a slab barn or outbuilding, the following table (Table 5.1) has been developed to distinguish which characteristics of the slab barn/outbuilding are significant within the context of the State or the context of the Hawkesbury City Council local government area.

For a barn or outbuilding, or complex of outbuildings to warrant being recommended for inclusion on the State Heritage Register, at least 50% of the identified characteristics under State Level in the following table needed to be met. Similarly, for a barn, outbuilding or complex to warrant being recommended for listing as a local heritage item, at least 50% of the identified characteristics under Local Level in the following table needed to be met. This approach was adopted to ensure consistency in assessing the numerous barns and outbuildings and ensuring that each were considered against the same characteristics. Refer to Appendix D for copy of analysis.

Refer to Section 6 for recommendations and Appendix C for copies of inventory sheets for the individual slab barns and outbuildings investigated for this Update Study, including an assessment of significance under the NSW assessment criteria.

Table 5. 1: Levels of Significance table

NSW Assessment Criteria	State Level	Local Level
Criterion (a) Historical Significance	Barn constructed early 19 th century (pre 1840s). Located on 1794 to 1820 land grants. Continues in agricultural use. Ability to demonstrate early agricultural activity.	Barn constructed mid 19 th to early 20 th century (post 1840s) Located on land granted post 1820s or on later subdivision of an early land grant. Continues in agricultural or other uses (not abandoned).
Criterion (b) Historical Associational Significance	Associated with original landowner or descendants of original owners of early land grants dated pre-1820. Associated with landowners of historical note (included in the Australian Dictionary of Biography). Located on a notable estate/property.	Associated with original/early landowners or their descendants of later land grants or subdivisions, dated post 1820. Associated with later landowners of historical note on a local level. Generational ownership of property.

² Dept. of Planning & Environment, 2023; *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, p.17

NSW Assessment Criteria	State Level	Local Level
Criterion (c) Aesthetic Significance	Landmark qualities/visual prominence/impressive scale. Located within complex of historical agricultural buildings including early house. Exhibiting a high level of craftsmanship and skill in construction.	Picturesque setting. Streetscape/landscape character contributions. Quality and intactness of construction. Retains historical character.
Criterion (c) Technical Significance	Construction techniques dating to early 19 th century (pre-1840s) surviving. Remains substantially intact to original construction date (pre 1840s). High to moderate integrity. Retains rare/unusual building techniques or attributes (two storey, raised floor).	Construction techniques dating from mid 19 th to early 20 th century surviving. Remains substantially or relatively intact. Moderate integrity.
Criterion (d) Social Significance	Forming part of the subject matter of artworks by noted/famous Australian artists.	Included in local artworks, historic tours, exhibitions, and the like, relating to the history of the Hawkesbury.
Criterion (e) Research Potential	Construction techniques dating to early 19 th century (pre-1840s) surviving. Evidence of early agricultural practices remaining (corn drying). Retains rare/unusual building techniques or attributes (two storey, raised floor).	Construction techniques dating from mid 19 th to early 20 th century surviving.
Criterion (f) Rarity	Remains substantially intact to original construction date (pre 1840s). High to moderate integrity. Barn constructed early to mid 19 th century (pre 1870) and retains rare/unusual building techniques or attributes (two storey, raised floor). Town barn dating from the early to mid 19 th century (pre 1870). Part of a group of rare/historically significant rural outbuildings located on a single property (farmstead).	Remains substantially intact to original construction date (post 1840s). High to moderate integrity. Barn constructed mid 19 th to early 20 th century (post 1870) but displaying building techniques from early 19 th century. Barn constructed mid 19 th to early 20 th century (post 1840s) and retains rare/unusual building techniques or attributes (two storey, raised floor). Town barn dating from late 19 th to mid 20 th century.
Criterion (g) Representational Significance	Excellent example of its type. Significant variation to a building type.	Good example of its type. Typical form, scale and detailing.

Consideration of possible Group Listing/s

In undertaking this Update Study it was noted that there are areas throughout the Hawkesbury LGA containing clusters of historic slab barns and outbuildings (particularly in those areas first settled by Europeans in the late 18th and early 19th centuries), that are linked either visually (with travelling views available of historic barns along the earliest road routes) or historically via property owners.

For example, No. 313 through to about No. 491 Freemans Reach Road, Freemans Reach are all located on the southern portion of what was known as Stillwell Farm, a 350 acre grant made to Daniel Robinson and others in 1795 and subsequently purchased by Commissary John Palmer (who named the property after his wife Susan Stillwell). Across these properties, two early 19th century barns and two mid 19th century barns have been identified as surviving, of which three are located on 70 acres of land that by 1838 was owned by Robert Farlow (now Nos. 331 and 353 Freemans Reach Road). The Farlow family retained ownership of this land until the mid 20th century.

Similarly, there are a number of properties that although not located next to each other, were owned by the same individual or family. Notably, the Dunstan family have been identified as being associated with some of the mid to late 19th century barns located in Kurrajong, Grose Vale and Wilberforce, as has the Ryan family and the Johnson family. Likewise, Christopher Watkins May owned land fronting the Hawkesbury River at 265 Pitt Town Bottoms Road, as well as a town allotment at 26A Buckingham Street, Pitt Town and both of these properties contain large slab barns dating from the early to mid 19th century.

These links with families and individuals across properties containing historic slab barns and outbuildings provide a basis by which groups of barns and outbuildings could be listed under a single listing (group or serial). The appearance of the same property owner or family in the histories of properties containing historic barns enhances their historical and associational significance, as well as, in some instances, their rarity.

However, when considering the provisions of the relevant heritage legislation in relation to possible group or serial listings, the matter is not easily resolved. As each type of heritage list exists under three different pieces of legislation and is managed by three different government bureaucracies, each list necessarily has different management obligations around the care and management of the heritage item.

The management obligations contained within the *Environment Protection and Biodiversity Conservation Act 1999* (National Heritage List), the *Heritage Act 1977* (State Heritage Register) and the *Environmental Planning and Assessment Act 1979* (local heritage items), do not readily allow for group listings of places. Each legislative act is instead tailored toward the care and management of individual heritage items and/or whole areas such as conservation heritage areas. Therefore, the listing of groups of items under current heritage legislation has not been recommended, as it is neither practical nor beneficial, as no additional protection to groups of items currently exists.

It is noted that in the state of Victoria, planning legislation allows for the serial listing of heritage places, under what is referred to as a Heritage Overlay.³ This provision allows for places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping, to be treated and protected as a single heritage place. Such an approach would be advantageous to the identification and listing of a number of the historic slab barns throughout the Hawkesbury LGA, however, unfortunately, NSW does not currently have a mechanism in place for serial listings.

³ <https://www.planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/applying-the-heritage-overlay>

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6. Outcomes & Recommendations

The following provides an overview of the outcomes of this Update Study, together with appropriate recommendations as to the heritage listing of individual properties containing historic slab barns and outbuildings. Refer also to Appendix B for the complete list of properties investigated with recommendations and future actions for Hawkesbury City Council.

In addition, incentives are suggested to support the retention and conservation of the historic slab barns and outbuildings of the Hawkesbury LGA have been provided (see Section 6.3 below).

6.1. Outcomes

For this Update Study, a total of 132 properties were investigated to establish whether any historic slab barns and/or outbuildings survived. These were comprised of:

- 88 properties previously identified in the 1991 and 2010 studies; and
- 44 that potentially contained historic slab barns or outbuildings.

Where permission was granted by the owners, the sites were visited and surviving barns were photographed, described, and measured sketch drawings were either prepared or updated from the previous studies. For those properties where access was not available, the barns and outbuildings were viewed and photographed from adjacent public spaces if possible. Where permission was not granted to inspect barns, but had been inspected previously, the descriptions and some photographs from the previous study has been used.

As a result of the site inspections, **a total of 112 individual slab barns and 13 outbuildings were located across 86 separate properties.**

The following provides generalised observations relating to the slab barns and outbuildings of the Hawkesbury City Council LGA collectively.

6.1.1. Date Ranges

Based on an analysis of the physical and documentary evidence, the majority of surviving slab barns and outbuildings date from the mid to late 19th century period (1840s through to 1890s), although a surprising number also survive that appear to date from the early 19th century, as per the following:

- Early (1800-1839) 19th century = 22 barns/outbuildings.
- Mid (1840-1869) 19th century = 26 barns/outbuildings.
- Late (1870-1899) 19th century = 31 barns/outbuildings.
- Early (1900-1939) 20th century = 9 barns/outbuildings.
- Mid (1940-1969) 20th century = 1 barn.

The remainder are either 19th century slab barns/outbuildings that have been re-sited, have been substantially modified and have little integrity, or are sympathetic reconstructions or interpretations of 19th century slab barns constructed in the late 20th century through to date.

It should be noted that, as previously discussed, the dating of the slab barns and outbuildings is not exact. In addition, as repairing, modifying, adapting, and adding to the slab barns and outbuildings is an intrinsic part of the historic use for such structures, some of the barns and outbuildings that have been dated as being from the late 19th century, may in fact be earlier, although the original fabric is obscured by later changes.

In comparing the results of the previous slab barn studies (1991 and 2010) with the outcomes of this Update Study, of the 88 properties previously identified as containing historic slab barns or outbuildings, it was noted that:

- 11 have been demolished.
- 7 have substantially collapsed and are unsalvageable.
- 6 were either total reconstructions/interpretations of an earlier barn or a completely new construction.
- 3 were historic barns or outbuildings that had been relocated from their original site.
- 3 were not able to be inspected to confirm whether or not a slab barn or outbuilding remained.
- 1 contained other types of outbuildings that had previously been assumed to be of slab construction.

The demolition/removal and collapse of 18 barns/outbuildings since 2010 equates to a loss of almost 17% over a period of 13 years.

Similarly, of the 44 properties put forward as potentially containing historic slab barns or outbuildings of heritage value, it was noted that:

- 26 did not contain historic slab barns/outbuildings of any description.
- 2 contained slab barns of recent construction.
- 1 contained a historic barn that had been relocated from its original site.

6.1.2. Locations

The majority of the surviving historic slab barns and outbuildings are clustered around the earliest areas (late 18th and early 19th centuries) of colonial settlement along the Hawkesbury River, namely along Freemans Reach, Argyle Reach, Windsor Reach, Wilberforce Reach and York Reach. Other clusters also survive in and immediately adjacent to the Macquarie Towns of Windsor, Pitt Town, Richmond and Wilberforce.

Smaller numbers of historic barns and outbuildings also survive scattered in those areas settled in the early 19th century and later, namely the Colo River, MacDonald River and Kurrajong areas.

It is still possible to move along the early road routes alongside the Hawkesbury River, such as Freemans Reach Road, Pitt Town Bottoms Road, and Wilberforce Road, and obtain travelling views of the small-scale farms fronting the riverbanks, with successive barns, houses, fence lines, mature trees and other outbuildings and structures, identifying the locations of the earliest land grants and agricultural allotments.

The historic pattern of early settlement within these areas remains highly discernible in the landscape, although the loss of a number of barns has somewhat diminished the impact that these clusters of historic barns would have made in the broader landscape. Refer to Figure 6.1 below.

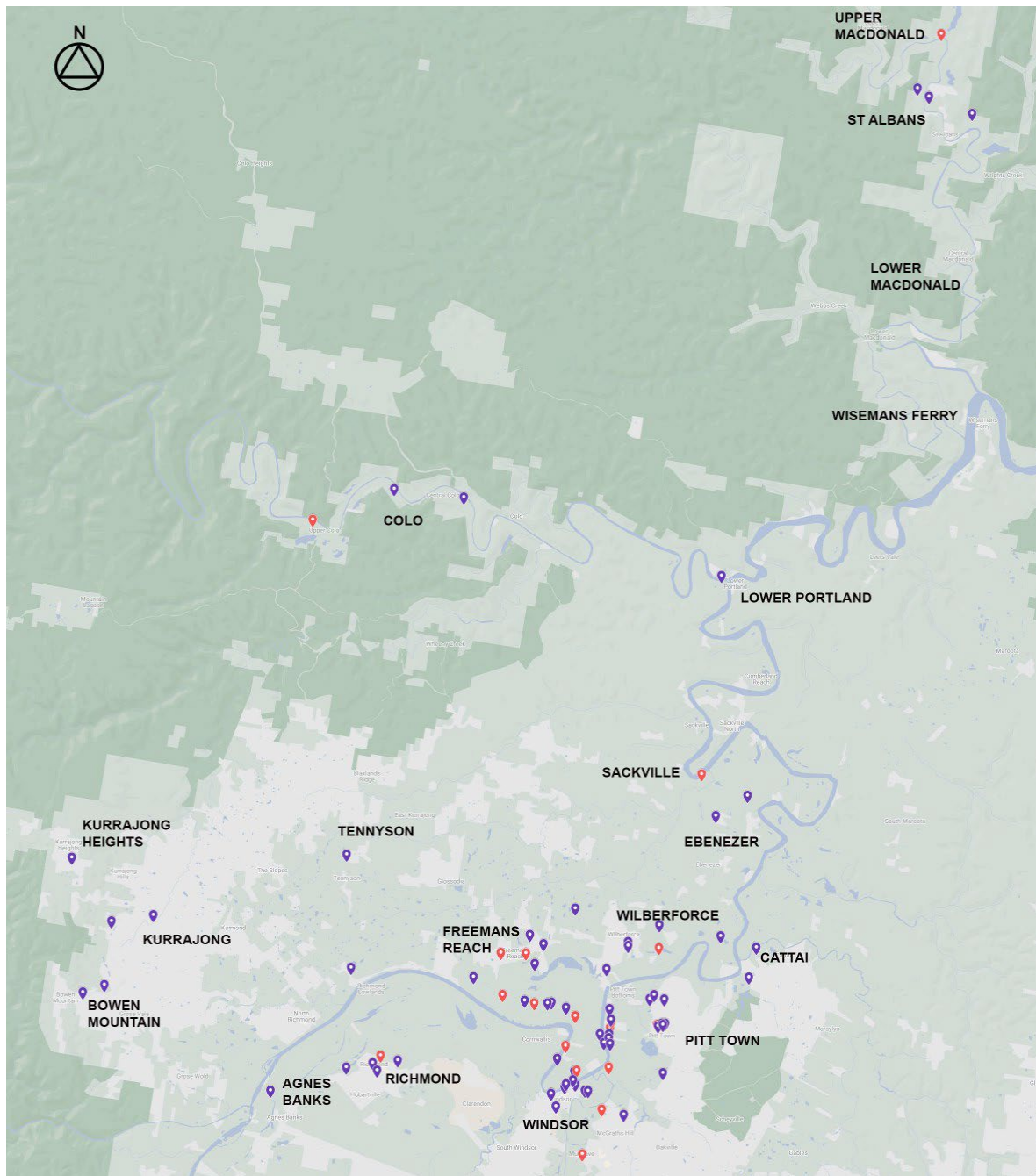


Figure 6. 1: Map showing the locations of the historic barns identified in this Update Study (purple markers) and those historic barns that have been demolished or have collapsed since the previous studies (red markers).
Source: GoogleMaps

6.2. Recommendations

The following provides recommendations for listing of individual properties on the State Heritage Register under the *Heritage Act 1977* and/or as local heritage items under the *Hawkesbury Local Environmental Plan 2012*. Other recommendations are also provided in relation to further research and adjustments to existing local heritage listings for those properties containing historic slab barns.

6.2.1. State Heritage Register

The following properties should be nominated for inclusion on the NSW State Heritage Register, as state heritage items under the *Heritage Act 1977*:

Address	Suburb/Town	Description	Comment
143 Threlkeld Drive	Cattai	Raised Single Storey Slab Barn with Loft and Side Skillion	A surviving early to mid 19 th century slab barn of moderate to high integrity located on an historically notable property, associated with the Arndell family.
56 Freemans Reach Road	Freemans Reach	Single Storey "Palisade" with Side Skillion	Landmark slab barn, of historical significance as a rare surviving early 19 th century barn of unusual construction, associated with ex-convict Edward Robinson who first obtained the land in 1794 and remained in the Robinson family for a further two generations until the early 20 th century.
331 Freemans Reach Road	Freemans Reach	Complex of Two Slab Barns	Pair of surviving early 19 th century barns located on a portion of Stillwell Farm, located in a group, together with later cottage and mature trees.
176B Hibberts Lane	Freemans Reach	Two storey "Palisade" Barn with Side Skillion	A rare, large, surviving early 19 th century timber framed barn, picturesquely sited on Reavill (also Raville) Farm, first granted to a group of ex-soldiers in 1795, and associated with John Stogdell and Mary Reibey.
11 Amelia Grove	Pitt Town	Complex of Two Barns, Stables and Corn Store	A large, late 19 th century farming complex associated with the Hall and Johnston families and containing a rare, surviving corn store.
134 Bathurst Street	Pitt Town	Two Storey Slab Barn with Skillion	A rare, surviving early 19 th century barn of unusual construction, that remains in agricultural use, located on a portion of a 25 acre grant made to former soldier John Brown in 1797.
26A Buckingham Street	Pitt Town	Single Storey Slab Barn with Skillion and Mezzanine	A rare, surviving late 19 th century town barn of relatively high integrity, located on a vacant allotment on the northern outskirts of Pitt Town.

Address	Suburb/Town	Description	Comment
265 Pitt Town Bottoms Road	Pitt Town Bottoms	Complex of Two Slab Barns with Lofts	Two large, surviving early 19 th century slab barns (adapted into a residence) associated with original land owner ex-convict William Douglas and later owner Christopher Watkins May.
353 Pitt Town Bottoms Road	Pitt Town Bottoms	Single Storey Slab Barn with Loft and Ramp	A large (8 bay) barn with ramp access to loft level, early 19 th century barn of high integrity that is a distinctive element in the rural landscape of Pitt Town Bottoms Road.
135A + 135B Wollombi Road	St Albans	Complex of Six Slab Barns	A group of surviving early 19 th century to early 20 th century barns that form part of a rare, historic property comprising a complex of farm buildings, an 1830s house, 1820s slab cottage, landscape features, plantings, associated farmlands and an assemblage of agricultural machinery and farming artefacts, still located on their original 50 acre grant established in 1823 and owned by the family of the original grantee Aaron Walters until the mid 20 th century.
995 Upper Colo Road	Upper Colo	Two Storey Slab Barn with Side and End Skillions	A visually prominent, tall, two storey, late 19 th century barn associated with John Thomas Gosper, an early settler in the Colo River area.
235 Wilberforce Road	Wilberforce	Complex of Two Slab Barns	A pair of 19 th century barns that are associated with the ex-convict Matthew Lock, who first obtained the land (known as Lock's Farm) in 1794 and went on to become one of the most successful ex-convict landholders in the district, a trustee of the Phillip (Wilberforce) Common, and District Constable and then Chief Constable of the Hawkesbury, and remained in the same family until the early 20 th century.
40 Pitt Street	Windsor	Single Storey Slab Barn with Loft and Skillions	A surviving early 19 th century timber framed barn that may have associations with John Stogdell, agent to Commissary John Palmer and is associated with notable Hawkesbury person John Tebbutt Snr. who purchased a portion of the Peninsula Farm in c.1843 and was father of John Tebbutt Jnr, the Australian astronomer. The barn remained in agricultural use until the 21 st century.

6.2.2. Local Heritage Items

Recommend for Local Heritage Listing

The following properties should be listed as local heritage items under Schedule 5 of the *Hawkesbury Local Environmental Plan 2012*. Those with asterisks are also recommended for inclusion on the State Heritage Register (refer to above).

Address	Suburb/Town	Description	Comments
13 Serpentine Lane	Bowen Mountain	Slab Barn and Plank Shed	Early 20 th century barn and shed associated with the Dunstan family, who are a notable Hawkesbury family having resided in the district for generations and are noted orchardists, farmers and builders.
331 Cattai Road	Cattai	Two Storey Slab Barn with Two Storey Side Skillion	Mid to late 19 th century but reclad and modified, associated with William Grono and Daniel James Smallwood II. The barn is described in Smallwood's diary of the 1880s.
121 Blacktown Road	Freemans Reach	Single Storey Slab Barn	A 1920s slab barn associated with cottage of similar date and with Alexander Smith, a successful orchardists. The property remained in the family for a number of generations.
56 Freemans Reach Road*	Freemans Reach	Single Storey "Palisade" with Side Skillion Addition	Landmark slab barn, of historical significance as a rare surviving early 19 th century barn of unusual construction, associated with ex-convict Edward Robinson who first obtained the land in 1794 and remained in the Robinson family for a further two generations until the early 20 th century.
331 Freemans Reach Road*	Freemans Reach	Complex of Two Slab Barns	Pair of surviving early 19 th century barns located on a portion of Stillwell Farm, located in a group, together with later cottage and mature trees.
176B Hibberts Lane*	Freemans Reach	Two storey "Palisade" Barn with Side Skillion	A rare, large, surviving early 19 th century timber framed barn, picturesquely sited on Reavill (also Raville) Farm, first granted in 1795, and associated with John Stogdell and Mary Reibey.
307 Kurmond Road	Freemans Reach	Raised Single Storey Slab Barn with End Skillions	A late 19 th or early 20 th century barn associated with Thomas Whitby Rutter, farmer.

Address	Suburb/Town	Description	Comments
480 Laws Farm Road	Lower Portland	Single Storey Slab Stables	Late 19 th century slab stables building located on a property first purchased by Andrew Johnson, free-settler and designer of the Ebenezer Uniting Church and school building. The property has been owned and farmed continuously by the Johnson family since 1815.
30 Wolseley Road	McGraths Hill	Single Storey Slab Barn with Loft and Skillion	Late 19 th /early 20 th century two storey barn located on land formed in the 1880s as part of the Killarney Estate.
4 Bensons Lane	Richmond	Two Storey Slab Carriage House and Stables	Mid 19 th century two-storey carriage house and stables (partial reconstruction) associated with Benson House located on adjacent property.
239 Upper McDonald Road	St Albans	Complex of Two Slab Barns	Early 20 th century milking shed and barn on a property known as Jack's Diary after Charles John Bailey. The Bailey family was an early settlers in the St Albans area.
1764 Upper McDonald Road	Upper Macdonald	Single Storey Slab Barn/Milking Shed with Skillion	Late 19 th century barn and milking shed associated with the Sternbeck family who have held the property since the 1850s.
995 Upper Colo Road*	Upper Colo	Two Storey Slab Barn with Side and End Skillions	A visually prominent, tall, two storey, late 19 th century barn associated with John Thomas Gosper, an early settler in the Colo River area.
87 King Road	Wilberforce	Single Storey Town Slab Barn with End Skillion	A mid to late 19 th century timber framed barn that is potentially associated with the Cobcroft family or with William Henry Buttsworth. Both the Cobcrofts and Buttsworths are notable historical families who made substantial contributions to the development of the Wilberforce locality. The whole property including the slab cottage may be worthy of listing.
63 Wilberforce Road	Wilberforce	Slab Barn	Early 20 th century barn associated with a Federation period weatherboard bungalow, with links to both the Dunstan and Johnson families, early Hawkesbury settlers.

Address	Suburb/Town	Description	Comments
191 Wilberforce Road	Wilberforce	Two Storey Slab Barn with Skillion	Mid to late 19 th century two storey barn with mezzanine (roof has been removed and replaced with flat roof) located on land first granted in 1795 to John Ryan, known as Ryan's Farm.
235 Wilberforce Road*	Wilberforce	Complex of Two Slab Barns	A pair of 19 th century barns that are associated with the ex-convict Matthew Lock, who first obtained the land (known as Lock's Farm) in 1794 and went on to become one of the most successful ex-convict landholders in the district, a trustee of the Phillip (Wilberforce) Common, and District Constable and then Chief Constable of the Hawkesbury, and remained in the same family until the early 20 th century.
40 Pitt Street*	Windsor	Single Storey Slab Barn with Loft and Skillions	A surviving early 19 th century timber framed barn that may have associations with John Stogdell, agent to Commissary John Palmer and is associated with notable Hawkesbury person John Tebbutt Snr. who purchased a portion of the Peninsula Farm in c.1843 and was father of John Tebbutt Jnr, the Australian astronomer. The barn remained in agricultural use until the 21 st century.

Recommend for Local Heritage listing pending Site Inspection

Some of the properties recommended for local heritage listing require a site inspection prior to inclusion on Schedule 5 of the *Hawkesbury Local Environmental Plan 2012*, noting that the site inspection may result in the barn/outbuilding not being listed or alternatively may reveal that the barn warrants listing on the State Heritage Register. These properties are known to contain historic slab barns and outbuildings and enough of the exteriors of the buildings were able to be assessed, and together with the history and likely construction date, were found to warrant listing as local heritage items. However, internal inspections of these building were not undertaken and in some cases the barns were only visible from the adjacent public roads, and therefore clarification of construction methods, condition and integrity is required prior to listing.

Address	Suburb/Town	Description	Comments
307 Tizzana Road	Ebenezer	Single Storey Slab Barn with Loft and Skillion	On site and internal inspection is required to assess integrity.
279 Freemans Reach Road	Freemans Reach	Two Storey Slab Barn with Skillion	On site and internal inspection is required to assess integrity.
500 Kurmond Road	Freemans Reach	Single Storey Barn with Loft and Skillions	On site and internal inspection is required to assess integrity.

Address	Suburb/Town	Description	Comments
77 Tierney Road (2/67 Tierney Road)	Kurmond	Single Storey Slab Barn with Loft and Skillion Addition	On site and internal inspection is required to assess integrity.
729 Comleroy Road	Kurrajong	Single Storey Slab Barn with Side and End Skillion	On site and internal inspection is required to assess integrity.
2 Yarramundi Lane	Richmond	Complex of Two Slab Barns	On site and internal inspection is required to assess integrity. This property is located on an early land grant and may be worthy of State heritage listing.
1834 Settlers Road	St Albans	Elevated Single Storey Slab Barn with Side Skillions	On site and internal inspection is required to assess integrity.
33 Griffins Road	Tennyson	Slab Slaughterhouse	On site and internal inspection is required to assess integrity.
753 Upper Colo Road	Upper Colo	Single Storey Plank Barn with Skillions	Internal inspection is required to assess integrity.
8 Burdekin Road / Alternative 228 Sackville Road	Wilberforce	Slab Barn	On site and internal inspection is required to assess integrity.
86 King Road	Wilberforce	Single Storey Slab Barn with Silo	On site and internal inspection is required to assess integrity.
55 McKinnons Road	Wilberforce	Two Storey Plan Barn with Skillion	On site and internal inspection is required to assess integrity.
331 Grono Farm Road	Wilberforce	Two Storey Slab Barn with Side Skillions	On site and internal inspection is required to assess integrity.

6.2.3. Future Study

The following properties were not able to be inspected at all as part of this Update Study and no historic slab barns and/or outbuildings were visible from the adjacent public road. Neither of the following properties have been inspected as part of any previous heritage study. When the opportunity arises, the following properties should be inspected to confirm the existence of a historic slab barn or outbuilding, and assessed as to their significance and recommended for heritage listing if appropriate:

Address	Suburb/Town	Description	Comment
22 Yarramundi Lane	Agnes Banks	Potential Timber slab barn	Located on an early land grant and historic building visible in aerial views of the property.
267 West Portland Road	Sackville	Timber slab barn	Historic agricultural outbuilding visible from the road.

6.2.4. Schedule 5 of the Hawkesbury LEP 2012

As discussed previously, there are 27 properties which are already listed as local heritage items under the *Hawkesbury LEP 2012* for the slab barns located on the properties. The following provides recommendations as to adjustments to the listings of slab barns under Schedule 5 of the *Hawkesbury LEP 2012*.

Remove from Schedule 5 of Hawkesbury LEP 2012

One barn inspected as part of this Update Study was found to have completely collapsed, was unsalvageable and its restoration would not be possible (124 Mulgrave Road, Mulgrave). Currently the property is listed as a local heritage item solely for its slab barn, however based on its current condition and integrity, this property no longer reaches the threshold for listing as a local heritage item.

The following property should therefore be removed from Schedule 5 of the *Hawkesbury Local Environmental Plan 2012*:

LEP Item No.	Address	Suburb/Town	Description	Reason for Removal
I405	124 Mulgrave Road	Mulgrave	Single Storey Slab Barn with Skillion	Collapsed and unsalvageable.

Amend Description in Schedule 5 of Hawkesbury LEP 2012

The following properties that are already listed as local heritage items under Schedule 5 of the *Hawkesbury LEP 2012* have also been identified as containing historic slab barns or outbuildings that warrant listing as local heritage items.

Although the property itself is listed as a local heritage item, the description included under Schedule 5 for the following properties does not include the historic barn or outbuilding. Therefore, it might be assumed that the barn/outbuilding did not form part of the heritage listing for the place. The exclusion of a building, structure, or other feature from the description of the heritage item under Schedule 5 of a Local Environmental Plan, can make it difficult to properly assess a development application if works are proposed to a building that is not clearly identified as being of heritage value.

It is recommended that Schedule 5 of the *Hawkesbury Local Environmental Plan 2012* be updated to include the barns and/or outbuildings within the description of the place for a number of the properties already listed as local heritage items that contain slab barns/outbuildings of heritage value.

LEP Item No.	Address	Suburb/Town	Existing LEP Description	Proposed LEP Description
I167	31 George Street	Windsor	House	House and complex of slab barns
I290	20-22 Buckingham Street	Pitt Town	“Strathmore” (cottage and slab barn)	“Strathmore” (cottage and two slab barns)
I449	5 Bowen Mountain Road	Grose Vale	“Buena Vista”	“Buena Vista” (house and plank shed)
I446	254 Yarramundi Lane	Agnes Banks	Blue Gardens	Blue Gardens (house, barn and stables)

LEP Item No.	Address	Suburb/Town	Existing LEP Description	Proposed LEP Description
I345	435 Freemans Reach Road	Freemans Reach	Sunny Farm/Stillwell Farm	Sunny Farm (house and barn)
I152	2-4 Catherine Street	Windsor	Pair of Georgian Terrace houses	Pair of Georgian Terrace houses with slab town barns
I49	102 Lennox Street	Richmond	House	House and slab barn
I177	117 George Street	Windsor	Former house	Former house and slab town barn
I69	158 March Street	Richmond	Rutherglen	Rutherglen (house and barn)
I464	265 Pitt Town Bottoms Road	Pitt Town Bottoms	Slab Barn	Complex of two slab barns
I433	135A + 135B Wollombi Road	St Albans	“Industrial Settler” Group (“Bailey’s” homestead grave site, slab-built dwelling—Aaron Walter’s Cottage)	“Industrial Settler” Group (“Bailey’s” homestead grave site, slab-built dwelling—Aaron Walter’s Cottage and complex of five slab barns/outbuildings)

6.3. Incentives

The following provides a brief discussion of incentives (existing and recommended) to encourage owners of the historic slab barns and outbuildings, to commit to the long-term care and maintenance of these significant buildings.

6.3.1. Planning Incentives

It is desirable that these farm buildings remain in agricultural use where possible but their survival, especially in the case of town barns, depends on the ability to adapt them to other uses. In the course of this study, we have seen examples of barns adapted as dwellings or guest houses, warehouses, artist’s studios, garages and outdoor recreation spaces. Adaptation often involves the addition of interior linings, stairs, and services but this does not negate the significance of the structure, provided the exterior envelope and structure remain intact.

Heritage Act 1977

Section 57(2) Site Specific Exemptions

Under Section 57(2) the *Heritage Act 1977*, for those properties that are included on the State Heritage Register, certain works known as Standard Exemptions can be undertaken without the need for an

approval via the NSW Heritage Office (a S60 Fast Track application or S60 application).¹ The extent of works that can be undertaken under the Standard Exemptions is very limited and involves only minimal maintenance work, restoration (not reconstruction), and repairs, alterations, and changes to fabric that is non-significant. All other work that involves repairing, replacing, or altering significant fabric requires an approval.

There is, however, an alternative process by which certain works can be undertaken without the need for an approval under the *Heritage Act 1977*, via Site Specific Exemptions. These are exemptions that are included under the gazetted listing for a particular State heritage item and allow for more work than what is permitted under the Standard Exemptions to be undertaken without approval.

It should be noted that when undertaking work that complies with the S57(2) Standard Exemptions or Site Specific Exemptions, a *Standard Exemption Record Keeping Form* is required to be completed.

It is recommended that the following Site Specific Exemptions be included in the gazetted listings for the slab barns and outbuildings nominated for inclusion on the State Heritage Register:

- The re-sheeting of roofs with corrugated galvanised steel (not zincalume or Colorbond), and the replacement of or introduction of guttering and down pipes, where this does not involve the removal of or damage to the timber structure (roof framing, beams, joists, posts, slabs or weatherboard cladding).
- All repairs (such as re-fixing and patching) or the replacement of missing, damaged or deteriorated fabric that is beyond further maintenance, which matches the existing fabric in appearance, material and method of affixing, where this does not involve damage to or the removal of adjacent fabric in good condition. The replacement of damaged or deteriorated fabric with new fabric should not result in more than 50% of the original building being replaced.

Hawkesbury Local Environmental Plan 2012

Clause 5.10(3) Exempt Development

Under Clause 5.10(3) of the *Hawkesbury Local Environmental Plan 2012*, work that is of a minor nature, is for the maintenance of a local heritage item, or falls under the provisions of exempt development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, does not necessarily require development consent. A written request to undertake work that will not adversely affect the heritage significance of the heritage item can be made to Council and approval given to undertake the work without the need for further applications. This is known as a Heritage Works Exemption Request.

Alerting owners of heritage items to this provision may be of benefit in encouraging owners to undertake necessary repair work and some minor works that may also encourage the continued use of the slab barns and outbuildings. Inclusion and promotion of this provision on Council's website under "Heritage in the Hawkesbury"² is encouraged.

In the case of the historic slab barns and outbuildings, it may be appropriate for more than just minor works or maintenance be permitted to be undertaken without the need for development consent. The structure, form, and materiality of these buildings are specialised and may require more than just minor works or maintenance to ensure their long-term conservation and continued use. In which case,

¹ <https://www.environment.nsw.gov.au/topics/heritage/apply-for-heritage-approvals-and-permits/state-heritage-register-items>

² <https://www.hawkesbury.nsw.gov.au/plan-and-build/heritage/heritage-in-the-hawkesbury>

it would be of benefit that the following generalised guidance documents were prepared and made available to owners:

- *Schedule of Conservation Works*- outlining typical issues and methods of repair, replacement and reconstruction or restoration.
- *Schedule of Adaptation, Alterations and Additions*- outlining preferred methods for adapting barns and outbuildings for other uses (residential, offices, studios etc.), extending and changing barns and outbuildings in ways that minimise loss of original fabric and details. For example, it was found while undertaking this Update Study that on occasion the insertion of a concrete slab at the ground level of a barn/outbuilding, with concrete poured to encircle the original timber structure, had occurred. This type of alteration is inappropriate as it certainly results in the promotion of timber rot. Alternative flooring to replace earth that would not damage the original timber structure includes pervious brick or similar paving (allowing the free flow of moisture and air through the material), or gravel to provide a trafficable floor suitable for an alternative use.
- *Fundamentals of Maintenance*- including what to do about termite attack, strategies to deal with characteristic leaning barns, vegetation overgrowth etc.

Proposals that comply with these Schedules (within limits), could be granted an exemption under a Heritage Works Exemption Request, even if the work is more than minor or just for maintenance. These Schedules could be included within an appropriately prepared and gazetted Development Control Plan specific to the Historic Slab Barns and Outbuildings of the Hawkesbury LGA (see below for further information).

Special provisions could be included under Clause 5.10(3) that also allow for the same benefits to be applied to (currently) non-listed slab barns and outbuildings of heritage value. For example, an owner of an historic slab barn or outbuilding could still be granted an exemption to development consent to undertake minor works and maintenance and for works that comply with the Schedules, so long as the written request is accompanied by a heritage report (or copy of an inventory sheet) that establishes that the barn/outbuilding is historic, of heritage value, and worthy of being listed. Such a provision would also be in favour of any historic slab barns or outbuildings of heritage value that are, as yet unidentified and undocumented.

Clause 5.10 (10) Conservation Incentives

For existing heritage items (State and local), Clause 5.10(10) of the *Hawkesbury Local Environmental Plan 2012* already provides conservation incentives which an owner may use to their benefit. Under this clause, consent may be granted to development for any purpose of a building or for the land on which the building is erected, even though that purpose would otherwise not be allowed, if the Council is satisfied that the heritage item will be conserved, including the carrying out of all necessary conservation work to the heritage item (i.e. repair, reconstruction and restoration of an historic slab barn), as well as other considerations.

Ways in which this clause may benefit the owners of the historic slab barns and outbuildings is by allowing for the commercial/retail use of a barn that is located within a residential, rural landscape, or primary production zone. For example, a barn may be adapted and used for one-off occasions such as weddings, events, markets, or other similar business ventures; or adapted and used as a permanent office or retail outlet that is not necessarily associated with the primary agricultural use or residential use of the property.

Currently, this provision is perhaps not well known by owners of heritage items throughout the LGA and alerting the community to the beneficial uses of this provision may assist in the long-term

conservation of the slab barns and outbuildings. Inclusion and promotion of this provision on Council's website under "Heritage in the Hawkesbury"³ would be a good first step.

In addition, although there are numerous properties containing historic slab barns and outbuildings of heritage value already listed as local heritage items, there are still a reasonable number that are not (see above for recommendations). Those owners whose properties are not currently included under Schedule 5 of the *Hawkesbury LEP 2012* cannot therefore benefit from the conservation incentives provided for under Clause 5.10(10).

Special provisions could be included under Clause 5.10(10) that also allow for the same benefits to be applied to (currently) non-listed slab barns and outbuildings of heritage value. For example, an owner of an historic slab barn or outbuilding could still be granted development consent for a purpose that is otherwise not allowed, so long as the application is accompanied by a heritage report (or copy of an inventory sheet) that establishes that the barn/outbuilding is historic, of heritage value, and worthy of being listed. Such a provision would also be in favour of any historic slab barns or outbuildings of heritage value that are, as yet, unidentified and undocumented.

It should be noted however, that the adaptation and alteration of an historic barn/outbuilding for a new use would be required to retain and conserve the overall form, external cladding, timber structure and other features of heritage values (lofts, mezzanines etc.) and the suggested *Schedule of Adaptation, Alterations and Additions* (see above) could guide owners in achieving this outcome.

It is of course noted that additional provisions would apply with regards to flood safety and compliance with Cl 5.21 Flood Planning of the *Hawkesbury LEP 2012*. Refer below for further discussion.

Clause 5.24 Farm Stay Accommodation

Clause 5.24 of the *Hawkesbury LEP 2012* allows for the diversification of uses of agricultural lands without adversely impacting the principal use of the land for primary production, whilst encouraging and promoting tourism and related commercial uses in conjunction with the continued use of the land for farming.

As many of the historic slab barns and outbuildings are located within farming lands, are located close to the main roadways, are of a size that could readily accommodate bedrooms, kitchens, and bathrooms, and some are currently under-utilised for agricultural uses, the historic slab barns and outbuildings could readily be adapted into guest houses for farm stay accommodation in compliance with Clause 5.24.

However, Clause 5.24(2)(a) also states that consent cannot be granted for the purposes of farm stay accommodation on a land holding unless the accommodation building is located on the same lot as an existing lawful dwelling house.

This requirement unfairly prohibits many of the slab barns and outbuildings from benefiting from this clause of the LEP, as due to the history of land settlement and subsequent ownership and development, many barns are located on allotments separated from the main farming lands by roads and often dwelling houses are located on adjacent allotments or have long since been demolished to maximise the agricultural use of the surrounding lands. Consideration of amending the heritage incentive clauses of the *Hawkesbury LEP 2012* to address this matter has been recommended.

³ <https://www.hawkesbury.nsw.gov.au/plan-and-build/heritage/heritage-in-the-hawkesbury>

Noting that the wording of this clause is from the Standard Instrument, a special provision could be included under Clause 5.24 to allow for the adaptation and use of historic barns and outbuildings (supported by a heritage report) as farm stay accommodation, regardless of the restrictions of Clause 5.24(2)(a), so long as the adaptation of the building also involves conservation work to the structure, roof, and external cladding of the building (if required) or that the barn will be retained in its good condition with original fabric preserved.

It is of course noted that additional provisions would apply with regards to flood safety and compliance with Cl 5.21 Flood Planning of the *Hawkesbury LEP 2012*. Refer below for further discussion.

Clause 5.21 Flood Planning

As is well known, the Hawkesbury LGA contains large expanses of floodplain associated with the Hawkesbury River and it is one of the highest risk flood areas in Australia. Current information regarding the future management of the floodplains relates, in the main, to whole of LGA planning relating to land uses, infrastructure and evacuation strategies.⁴ This is an ongoing issue and information regarding future management during times of flood is continually being revised and updated.

In terms of building safely within a flood prone area, further guidance and requirements can be found under the National Construction Code (NCC) such as the *ASCB Standard: Construction of buildings in flood hazard areas* (2012.3), and additional requirements are included in the *Hawkesbury Local Environmental Plan 2012*.

Under Clause 5.21 Flood Planning of the *Hawkesbury LEP 2012*, Council must not grant development consent on land that is considered to be within the flood planning area of the Hawkesbury LGA unless the development (in brief) is compatible with flood behaviour, will not adversely affect flood behaviour, not adversely affect the safe occupation and efficient evacuation of people, and incorporates measures to manage risk to life in the event of a flood.

It is noted that the majority of the slab barns and outbuildings investigated as part of this Update Study are located within these floodplains, notably those located in and around Windsor, Pitt Town, Richmond, Richmond Lowlands, Wilberforce, Cornwallis, Agnes Banks, Cattai, and Ebenezer (see Figure 6.2 below).

The survival of the 19th century slab barn through so many devastating flood events is a testament to the appropriateness of the structure for their environment. Key components of these buildings, notably the size of the supporting posts and the depth at which they are embedded in the ground, has ensured that these historic buildings have withstood the test of time. The embedded hardwood timber posts being always in contact with the surrounding soils, their moisture regime remains consistent with the surrounding moisture content of the land, thus reducing the likelihood of timber rot and instability.

Granted, the timber slabs, roofs, and internal structures of lighter weight construction (lofts and mezzanines), may be damaged as a result of flood impacts, but the main structure survives. The washing away of the ground in and around the barns as a result of flood appears to result in the most devastating impacts leading to the collapse of the principal structure (e.g. No. 56 Freemans Reach Road, Freemans Reach).

⁴ *Hawkesbury-Nepean Valley Flood Risk Management Strategy Interim Evaluation to June 2021*, NSW Government; *Improving flood resilience in the Hawkesbury-Nepean Valley through land use planning, Background Paper*, Dept. of Planning, Industry and Environment, 2019

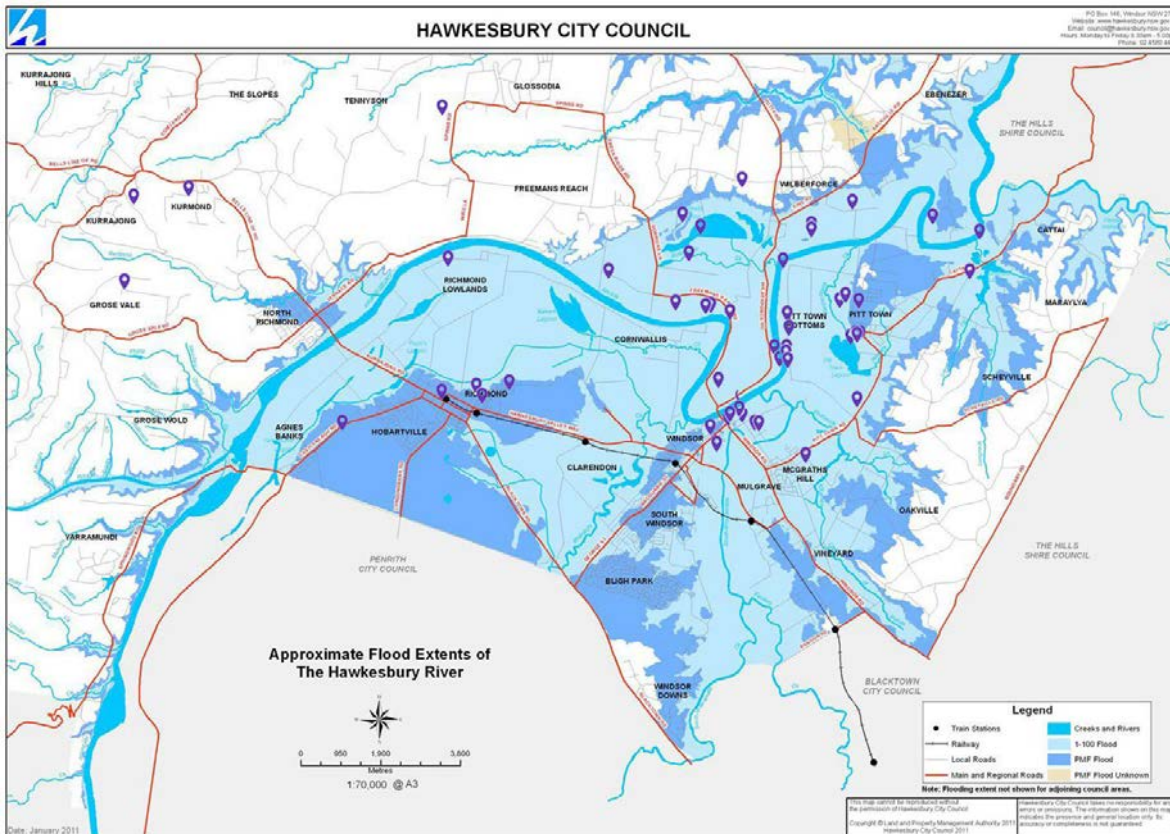


Figure 6. 2: Hawkesbury City Council flood extent map for the southern portion of the LGA annotated to show the locations of surviving historic slab barns and outbuildings (purple markers) located throughout the 1:100 year flood areas and PMF areas. Source: Hawkesbury City Council

In addition, the forms of the barns also provide respite from flood waters, as many contain lofts and mezzanines, some are two storey and most have a door opening within the gable end of the roof to allow escape into boats, when flood water rise; and at least one barn has a ramp access to its loft (No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms), to allow machinery and livestock to be moved to the upper level of the barn. This form has developed to allow for owners to transfer their produce to the upper levels of the barn, for safe keeping during times of flooding and is a form that could be taken advantage of for those wanting to adapt their barns for other uses.

Adaptation may be possible, particularly for those barns that are two storey or tall single storeys with lofts and mezzanine, and an opportunity exists to incorporate under Cl. 5.10(3) of the *Hawkesbury LEP 2012* repairs and adaptation works specific to flood recovery strategies as a category of works permitted to be undertaken without development consent under a Heritage Works Exemption Request.



Figure 6. 3: Early 19th century slab barn at No. 56 Freemans Reach Road, Freemans Reach showing the impacts of 2022 floods on the structure as a result of the washing away of river bank.



Figure 6. 4: Early 19th century slab barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms with ramp access to loft.

Hawkesbury Development Control Plan 2023

There is an opportunity for Chapter 3: Heritage of the *Hawkesbury Development Control Plan (DCP) 2023* to be expanded to provide an overview of the historic slab barns and outbuildings of the Hawkesbury LGA and include practical guidance around their long-term care and maintenance.

The DCP could provide planning objectives and policies, together with the generalised *Schedule of Conservation Works, Schedule of Adaptation, Alterations and Additions and Fundamentals of Maintenance* (as discussed above), to ensure that any works undertaken meet the planning requirements as well as ensuring that appropriate repairs and sympathetic new work is undertaken. As discussed above, the provisions of the DCP would provide the basis for the extent of works that could be undertaken under a Heritage Works Exemption Request.

6.3.2. Financial Incentives

NSW Heritage Grants

According to the NSW Heritage website, there are two types of grants applicable to the ongoing care and maintenance of historic slab barns and outbuildings.⁵ These are:

Emergency works grants: which are open all year round and support the protection or repair of items listed on the State Heritage Register, that have been damaged by unexpected events (e.g. flood events) and where an owner's own insurance does not cover this cost.

Caring for State Heritage grants: funding to support the better management, maintenance, conservation, and activation of State Heritage Register listed items. This is a matched dollar for dollar grant, to a maximum amount of \$150,000.00. This grant is currently closed, and it is assumed will reopen at the end of 2024 for the 2026-2028 round of funding.

⁵ <https://www.environment.nsw.gov.au/topics/heritage/heritage-grants>

Hawkesbury City Council grants

In 2023, Hawkesbury City Council and Heritage NSW jointly funded the Hawkesbury Local Heritage Assistance Fund 2023-2024 which provided funding to assist minor maintenance/conservation works to heritage listed properties to a maximum of \$2,000.00 (including GST) per property.

During the process of undertaking site inspections of the slab barns and outbuildings throughout the Hawkesbury LGA, some owners of these buildings raised the issue of the paucity of the amount available under the Council grant, noting that \$2,000.00 was not enough to undertake some of the substantial repairs that are required, such as termite treatment, timber repair or replacement, and re-roofing, let alone engaging skilled tradesmen and/or heritage advisors.

It is noted that the Hawkesbury City Council grant scheme for the year following the completion of the 2010 Slab Barn study focussed specifically on providing financial assistance to the owners of slab barns. This was generally well received, even though the grant amounts were meagre at the time, but it did lead to a focus by both the community and Council onto the importance of these historic and iconic timber structures.

Council should consider continuing the Local Heritage Assistance Fund (with or without Heritage NSW) and seek ways in which a more realistic amount of funds could be granted to owners of slab barns and outbuildings. For example, Council could charge a nominal fee for Heritage Works Exemption Requests and monies received could be directed entirely into the Assistance Fund. This could also be offered on a matched dollar for dollar basis by Council. Similarly, like a small number of other Council areas, a small increment could be levied to ratepayers within the Hawkesbury to build a “heritage assistance fund” that incrementally grows into the future to boost the dollars available.

Land Valuations and Rates reductions

Owners of heritage items (State and local) are eligible for reduced land tax. Owners of heritage items can request a heritage restricted valuation, which can adjust the land tax to reflect the existing property value rather than the land’s maximum redevelopment potential.⁶

Owners eligible for land valuation reductions may also be eligible for Local Council Rates reduction, which are normally calculated on land valuation.

Tax Incentives

For those slab barns and outbuildings that continue to be used as part of a business (e.g. those that are located on agricultural land holdings and continue to be used for storage of machinery, produce and fodder), tax deductions can be claimed for expenses relating to repairs or maintenance of the building. Allowable repairs and maintenance that can be claimed as business expenses include painting, conditioning gutters, maintaining plumbing and mending leaks.⁷

In addition, primary producers can claim an immediate deduction for capital expenses on fodder storage assets. A fodder storage asset is an asset that is primarily and principally for the purpose of storing fodder (i.e. a hay barn). A fodder storage asset includes a structural improvement, a repair of a

⁶ www.valuergeneral.nsw.gov.au/landvalues/howdowevalue/valuationassumptionsandconsiderations

⁷ <https://www.ato.gov.au/businesses-and-organisations/income-deductions-and-concessions/income-and-deductions-for-business/deductions/deductions-for-repairs-maintenance-and-replacement-expenses>

capital nature, or an alteration, addition, or extension, to an asset or structural improvement that is a fodder storage asset.⁸

These tax incentives should be publicised and owners of historic slab barns and outbuildings still functioning in agricultural use be informed about these incentives, including on Council's website under "Heritage in the Hawkesbury".

6.3.3. Assistance with Repair and Maintenance

As noted in Section 3 of this report, the construction of the slab barns and outbuildings involves materials and techniques that are not typically utilised today in the construction of similar type buildings. Those surviving barns and outbuildings that date from the early to late 19th century display a range of construction methods that are considered specialised today, and timber slabs and large sized timber posts are not materials that are readily available in the local hardware or building suppliers.

As such, the owners of the historic slab barns and outbuildings have more than usual challenges in undertaking repairs to their heritage buildings in an appropriate and sympathetic manner, using materials and techniques to match the existing.

Heritage Advisory Service

Hawkesbury City Council provides a Heritage Advisory Service, which includes free advice from Council's Heritage Advisor to owners of heritage-listed properties and properties within conservation areas. The Heritage Advisor is available to provide advice on issues such as:

- Pre-DA advice on heritage items and sites within a conservation area (or adjacent to a heritage item or conservation area).
- General advice on development constraints due to heritage listing (e.g. pre-purchase advice).
- Appropriate maintenance of heritage items.

Access to Materials

Providing access to appropriate materials would be of benefit to owners of slab barns and outbuildings and opportunities exist for Council to facilitate such access, as per the following:

- Timber and other building/construction waste (slabs, structural members, corrugated iron sheets etc.), could be separated out and on-sold at a minimal charge to owners of heritage-listed slab barns and outbuildings.
Stockpiling of timbers should be stored under permanent cover (within a building) and not just covered over by tarpaulin and set on the ground. Timbers left open to the elements will disintegrate over time and become unusable.
- For repairs needed for flood damage to these historic buildings, the provision of salvaged materials could be provided gratis or on a "Works-in-Kind" basis.
- In the case where a heritage listed slab barn or outbuilding has completely collapsed, is unsalvageable and unsafe, approval should be granted by Council for its demolition and removal, so long as the resultant timber, corrugated metal sheets, and structural components are safely stored in under-cover storage and for future reuse in the repair of other barns and outbuildings.

⁸ <https://www.ato.gov.au/businesses-and-organisations/income-deductions-and-concessions/primary-producers/in-detail/capital-expenditure/fencing-and-fodder-storage-assets#Fodderandfodderstorageasset>

- Seek sponsorship from the building industry and building suppliers to provide necessary materials such as timber preservative, roofing materials, access equipment etc.
- Assistance and advice from Forestry Corporation of NSW⁹ about access to and harvesting of suitable hardwoods for barn repairs.

Access to Skilled Trades, Advice & Education

Similarly, access to skilled trades and advice in relation to best practice in the repair of heritage listed timber buildings would be of benefit to owners in the continued care and maintenance of their slab barns and outbuildings.

Alongside access to trades and advice is of course the opportunity to educate the wider community into the benefits of owning a heritage item, as well as ways of repairing and maintaining their heritage assets.

Opportunities exist for Council to facilitate access to professional trades, advice, and education as per the following:

- Seek cooperative arrangements with TAFE, University of Western Sydney, and others, to demonstrate heritage trade skills whilst repairing heritage listed slab barns and outbuildings on site. Such demonstrations could be open to other owners of similar buildings to increase knowledge around best practice techniques.
- Utilisation of grant funds to provide free advice to owners from conservation specialists and skilled builders.
- Publication of a book, pamphlet and/or web app. promoting the historic slab barns and outbuildings of the Hawkesbury LGA.
- Participate in and/or organise heritage tourism events that focus on the agricultural history of the Hawkesbury and the slab barns and outbuildings, including heritage trails, open days, exhibitions etc. Where possible, owners should be compensated for providing access to their private property as a means of assisting in the funding of repairs and maintenance.

6.3.4. Former Tebbutt's Barn, 40 Pitt Street Windsor: A Case Study

The historic timber slab barns of the Hawkesbury LGA are strong and robust buildings as their survival shows; but once they are open to the elements their deterioration can be rapid and devastating.

The most important work needed to keep them in good condition is maintaining the weather-tightness of the roofing and guttering. During the preparation of this Update Study, the consultant team saw barns where roof sheeting had been damaged in one location, often the corner of the roof, and this had resulted in rapid deterioration of the timber structure below. Once this process starts it can lead in turn to destabilisation of the whole building. The old saying 'a stitch in time saves nine' applies particularly to these barns.

As a sobering reminder of the truism of the above saying, it is worth briefly outlining the recent history and current status of one of the Hawkesbury's most magnificent and significant barns, Tebbutt's Barn, at 40 Pitt Street, Windsor.

Tebbutt's Barn is located on the part of a 30 acre grant made to ex-convict John Brindley in 1794. The land was shortly thereafter purchased by John Stogdell, valet and agent to Commissary John Palmer.

⁹ <https://www.forestrycorporation.com.au/>

Stoddell began acquiring land on the Peninsula from 1795, commencing with William Bond's 30 acres and purchasing Brindley's grant in 1798. Brindley's grant gave Stoddell access to higher land in the Peninsula and it is known that Stoddell built a house and barn, operating the property as an inn (the Bush Inn). This may have been located on or nearby to the rise of land that today contains Tebbutt's Observatory and Tebbutt's Barn today.

By the early 1800s, Brindley's Farm had been amalgamated with the adjacent allotments to the north and east between South Creek and the Hawkesbury River and together the area was known as The Peninsular (vars. Peninsula) Farm or Estate. The estate was later owned by George Thomas Palmer, the son of the NSW Commissary, John Palmer. In 1843, John Tebbutt Snr. purchased approximately 100 acres of land on the Peninsula, which included part of the land formerly granted to John Brindley.

Tebbutt held on to the name The Peninsula Farm and on a rise of land constructed his farm complex and it is where his son subsequently constructed Tebbutt's Observatory. In 1957, a descendant of John Tebbutt subdivided the farmlands and the portion of land that held the barn was sold to Peter Mulligan. The barn remained in the Mulligan family until 1987 when it was purchased by Hawkesbury City Council.

The large single storey barn with skillion is a surviving early 19th century building that retains evidence of its construction date, including the main round posts, longitudinal beams and round cross beams and mortise & tenon joints between posts and longitudinal beams. Pole rafters and shingle battens also indicate an early date for the skillion. Unusually, the barn post and longitudinal and end beams were braced by triangulation in the horizontal plane. The ends of the corner brace timber are dovetail jointed and pegged.

This Update Study has recommended that Tebbutt's Barn be included on the State Heritage Register and listed as a local heritage item under Schedule 5 of the *Hawkesbury Local Environmental Plan 2012*.

It is worth noting the extent of disintegration that has occurred to this significant barn over a period of a little over a decade due to not undertaking maintenance in a timely manner.

The barn was photographed, described, and measured in the 2011 study and at this time the barn was leased for use in conjunction with turf farming of the adjacent land. Although still very usable as a farm structure it was clear that some maintenance was required.



Figure 6. 5: Northern elevation of Tebbutts Barn in 2011. Source: G & C Edds

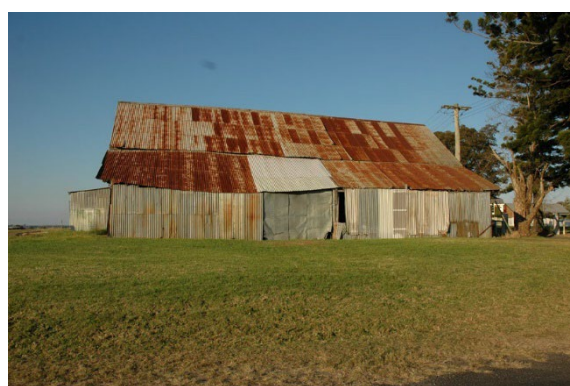


Figure 6. 6: Western elevation of Tebbutts Barn in 2011. Source: G & C Edds

In 2017 and 2018 the barn suffered storm damage and in 2019 Council sought to rectify the damage and stabilise the building. Lucas Stapleton Johnson & Partners, in conjunction with TTW structural engineers were engaged to assess and report.



Figure 6. 7: Northern elevation of Tebbutts Barn in 2019



Figure 6. 8: Western elevation of Tebbutts Barn in 2019

In January 2020, Council reported further storm damage had occurred to the roof of the barn and G&C Waller Builders were engaged to undertake emergency stabilisation works, which involved stabilising loose roof sheeting and structural members pending reconstruction and repair works.

In March 2020, further storm damage occurred to the roof, resulting in the collapse of the gable. The site was considered dangerous and was secured from entry. G&C Waller Builders were again engaged to undertake further emergency stabilisation works. The works at this time involved disassembling the barn, securing, labelling, cataloguing and storing on site all building components pending reconstruction and repair works.

In April 2020, Lucas Stapleton Johnson & Partners issued a full report, documentation and estimates to undertake all storm and non-storm related work to conserve the barn.

Since that time, no further work has been undertaken and the barn is becoming increasingly dilapidated, while the salvaged and stored building components are at risk of becoming unusable.

Council should undertake to complete the planned repair, reconstruction and restoration of Tebbutt's Barn, 40 Pitt Street, Windsor (a council owned property). The work could be treated as a case study into how to repair and reconstruct an early 19th century slab barn, with other owners invited to attend as an education opportunity.



Figure 6. 9: View of interior of Tebbutt's Barn in November 2019 prior to disassembling of the building.



Figure 6. 10: View of interior of Tebbutt's Barn in May 2023 showing salvaged and stored building components waiting reconstruction works.

6.3.5. Summary of Incentives

The following provides a summary of the above recommendations for incentivising the owners of the historic slab barns and outbuildings to commit to the long-term care and maintenance of these significant buildings.

- Site Specific Exemptions under S57(2) of the *Heritage Act 1977* should be included in the gazetted listings for the slab barns and outbuildings included on the State Heritage Register:
 - The re-sheeting of roofs with corrugated galvanised steel (not zincalume or Colorbond), and the replacement of or introduction of guttering and down pipes, where this does not involve the removal of or damage to the timber structure (roof framing, beams, joists, posts, or slabs).
 - All repairs (such as re-fixing and patching) or the replacement of missing, damaged or deteriorated fabric that is beyond further maintenance, which matches the existing fabric in appearance, material and method of affixing, where this does not involve damage to or the removal of adjacent fabric in good condition. The replacement of damaged or deteriorated fabric with new fabric should not result in more than 50% of the original building being replaced.
- Prepare the following generalised guidance documents to assist owners in the future care and maintenance of their historic slab barns and outbuildings:
 - *Schedule of Conservation Works*- outlining typical issues and methods of repair, replacement and reconstruction or restoration.
 - *Schedule of Adaptation, Alterations and Additions*- outlining preferred methods for adapting barns and outbuildings for other uses (residential, offices, studios etc.), extending and changing barns and outbuildings in ways that minimise loss of original fabric and details.
 - *Fundamentals of Maintenance*- including what to do about termite attack, strategies to deal with characteristic leaning barns, vegetation overgrowth etc.
- Prepare a new section for inclusion in Chapter 3: Heritage of the *Hawkesbury DCP 2023* specific to the Historic Slab Barns and Outbuildings of the Hawkesbury LGA. Include the generalised guidance documents as detailed above.
- Incorporate special provisions under Clause 5.10(3) Exempt Development of the *Hawkesbury LEP 2012* that allow for the same benefits to be applied to (currently) non-listed slab barns and outbuildings of heritage value, so long as the written request is accompanied by a heritage report (or copy of an inventory sheet) that establishes that the barn/outbuilding is historic, of heritage value, and worthy of being listed.
- Incorporate special provisions under Cl. 5.10(3) Exempt Development of the *Hawkesbury LEP 2012* to allow for more than just minor works or maintenance to be approved under a Heritage Works Exemption Request if the work is undertaken in accordance with the generalised guidance schedules documents (as detailed above).
- Incorporate special provisions under Cl. 5.10(3) Exempt Development of the *Hawkesbury LEP 2012* to allow repairs and adaptation works to heritage items that are specific to flood recovery strategies to be undertaken without development consent under a Heritage Works Exemption Request.
- Allow for the demolition and removal of heritage listed slab barns or outbuildings that have completely collapsed, and are unsalvageable and unsafe, under a Heritage Works Exemption Request, so long as the resultant timber is safely stored in under-cover storage available for future reuse in the repair of other barns and outbuildings.
- Incorporate special provisions under Clause 5.10(10) Conservation Incentives of the *Hawkesbury LEP 2012* to allow for the same benefits to be applied to (currently) non-listed slab barns and outbuildings of heritage value, so long as the application is accompanied by a heritage report (or

copy of an inventory sheet) that establishes that the barn/outbuilding is historic, of heritage value, and worthy of being listed.

- Incorporate special provisions under Clause 5.24 Farm Stay Accommodation of the *Hawkesbury LEP 2012* to allow for the adaptation and use of historic barns and outbuildings (supported by a heritage report or copy of inventory sheet) as farm stay accommodation, regardless of the restrictions of Clause 5.24(2)(a), so long as the adaptation of the building also involves conservation work to the structure, roof, and external cladding of the building.
- All current and future incentives should be published and promoted by Council as one package of information including on Council's website under "Heritage in the Hawkesbury", so that owners can appreciate the full impact and various advantages available for owners of historic slab barns and outbuildings.
- Seek ways in which larger amounts of funds could be granted to owners of slab barns and outbuildings under the Local Heritage Assistance Fund, including charging a nominal fee for Heritage Works Exemption Request and directing fees into the Assistance Fund. This could be implemented on a matched dollar for dollar basis by Council.
- Timber and other building/construction materials should be separated out and on-sold at a minimal charge to owners of heritage-listed slab barns and outbuildings.
- Seek sponsorship from the building industry and building suppliers to provide necessary materials such as timber preservative, roofing materials, access equipment etc.
- Seek cooperative arrangements with TAFE, University of Western Sydney, and others, to demonstrate heritage trade skills whilst repairing heritage listed slab barns and outbuildings on site. Such demonstrations could be open to other owners of similar buildings to increase knowledge around best practice techniques.
- Utilise grant funds to provide free advice to owners from conservation specialists and skilled builders.
- Promotional material should be published to increase knowledge and appreciation of the historic slab barns and outbuildings of the Hawkesbury LGA.
- Heritage tourism events that focus on the agricultural history of the Hawkesbury and the slab barns and outbuildings should be organised and promoted, including heritage trails, open days, exhibitions etc. Where possible, owners should be compensated for providing access to their private property as a means of assisting in the funding of repairs and maintenance.
- Council should consider taking a lead role in completing the planned repair, reconstruction and restoration of Tebbutt's Barn, 40 Pitt Street, Windsor (a council owned property), with other owners of historic barns and outbuildings invited to attend as an education opportunity.

Appendix A Bibliography

The following sources were consulted in the preparation of this report. See also the captions to the figures included in this report.

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Appendix B Inventory

The following table provides a complete list of all properties investigated as part of this Update Study, together with address, existing heritage status, recommendation, general comments, and Council actions (next steps if any).

LEGEND

TERM	DEFINITION
Identified	Refers to properties previously identified as containing historic slab barns and outbuildings as part of the 1991 and 2010 studies by Graham Edds & Associates.
Potential	Refers to other properties identified as potentially containing historic slab barns and outbuildings within other heritage reports, by Hawkesbury City Council and the local community.
SHI No.	Existing State Heritage Inventory Sheet number.
LEP 2012 Item No.	Item number for local heritage items already included under Schedule 5 of the <i>Hawkesbury Local Environmental Plan 2012</i> .
SHR No.	State Heritage Register number for State heritage items already listed under the <i>Heritage Act 1977</i> .
New Inventory Sheet	Refers to new or updated inventory sheet. Refer to Appendix C for copies of all inventory sheets prepared for this Update Study.

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IDENTIFIED/ POTENTIAL	SHI NO.	LEP 2012 ITEM NO.	SHR NO.	ADDRESS	SUBURB	LOT/DP	ITEM NAME/ DESCRIPTION	OTHER NAME	RECOMMENDATION	INVENTORY SHEET STATUS	NOTES	COUNCIL ACTION
Identified	1743060			2 Yarramundi Lane / 2 Old Kurrajong Road	Agnes Banks	Lot 1 DP 59022	Complex of Two Slab Barns		Not recommended for listing	New Inventory Sheet	No inspection 2023. Site inspection required to establish age, construction methods, condition and integrity of barn and outbuildings. Potentially whole property worthy of local listing.	Include in future study.
Potential	Nil			22 Yarramundi Lane	Agnes Banks	Lot 1 DP 81518	Potential Slab Barn		Not recommended for listing	New Inventory Sheet	No inspection 2023. Site inspection required to confirm if slab barn is located on property.	Include in future study.
Potential	Nil			214A & B Yarramundi Lane	Agnes Banks	Lot 1 DP 521955 (214B) & Lot 2 DP 521955 (214A)	Potential Slab Barn		Not recommended for listing	Nil	No slab barn on property.	No action required.
Potential	Nil	I446		254 Yarramundi Lane	Agnes Banks	Lot 220 DP 808633	Slab Barn and Stables	Blue Gardens	Retain as local heritage item	New Inventory Sheet		Update existing listing SHI 1743206
Potential	Nil			13 Serpentine Lane	Bowen Mountain	Lot 1 DP 619270	Slab Barn and Plank Shed	Jolimont	Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743118			331 Cattai Road	Cattai	Lot 1 DP 999046	Two Storey Slab Barn with Two Storey Side Skillion	Smallwood's Barn	Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743119	I325		143 Threlkeld Drive	Cattai	Lot 16 DP 259650	Raised Single Storey Slab Barn with Loft and Side Skillion	Macquarie Retreat	Recommend for State heritage listing.	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Nominate for State Heritage Register. Update existing listing SHI 1740047
Potential	Nil	I336		368 Sackville Road	Ebenezer	Lot 2 DP 1035246	Slab cottage		Not recommended for listing	Nil	Slab cottage not a barn.	No action required.
Potential	Nil	I335		695 Sackville Road	Ebenezer	Lot 42 DP 1071916	Slab Barn/Slaughterhous e- Reconstructed	Rockleigh	Retain as local heritage item	New Inventory Sheet		Update existing listing SHI 1740179
Potential	Nil			719 Sackville Road	Ebenezer	Lot 41 DP 1071916	Resited slab barn		Not recommended for listing	No inventory sheet	Resited and adapted barn. Poor condition.	No action required.
Identified	1743072			820 Sackville Road	Ebenezer	Lot 1 DP 1263709	Two recently constructed slab barns		Not recommended for listing	New Inventory Sheet	Recently built barn.	No action required.
Identified	1743073			307 Tizzana Road	Ebenezer	Lot 160 DP 1062551	Single Storey Slab Barn with Loft and Skillion		Recommend for local heritage listing	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity. House also worthy of listing.	Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743070			518 Tizzana Road	Ebenezer	Lot 5 DP 227211	Resited Slab Barn with Loft		Not recommended for listing	New Inventory Sheet	Resited and altered barn. Not inspected 2023	No action required.
Potential	Nil	I328		11 Blacktown Road	Freemans Reach	Lot 202 DP 872566	House and Barn		Not recommended for listing	Nil	No slab barn on property.	Delete reference to slab barn in existing listing SHI 1740156
Potential	Nil			118 Blacktown Road	Freemans Reach	Lot 427 DP 751665	House		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743048			121 Blacktown Road	Freemans Reach	Lot 439 DP 664632	Single Storey Slab Barn		Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743047	I348		141 Blacktown Road/ 32-94 Smiths Lane	Freemans Reach	Lots 5 and 6, DP 247875; Lot 4 DP 847231; Lot 2 DP 602011	Two Single Storey Slab Barns with Lofts and Skillion Additions	Reibycroft	Retain as local heritage item	New Inventory Sheet	Whole property worthy of State heritage listing.	Update existing listing SHI 1740151
Potential	Nil			206 Blacktown Road	Freemans Reach	Lot 442 DP 751665	House and slab cottage		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743043			1 Burgess Road	Freemans Reach	Lot 2 DP 577461	Single Storey Barn- Demolished	Grose Farm/ Mystic Ridge Limousins	Not recommended for listing	New Inventory Sheet	Barn demolished.	No action required.

IDENTIFIED/ POTENTIAL	SHI NO.	LEP 2012 ITEM NO.	SHR NO.	ADDRESS	SUBURB	LOT/DP	ITEM NAME/ DESCRIPTION	OTHER NAME	RECOMMENDATION	INVENTORY SHEET STATUS	NOTES	COUNCIL ACTION
Identified	1743034			56 Freemans Reach Road	Freemans Reach	Lot 2 DP 178943	Single Storey "Palisade" Barn	Oaklands	Recommend for State heritage listing Recommend for local heritage listing	New Inventory Sheet		Nominate for State Heritage Register. Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743035			123 Freemans Reach Road	Freemans Reach	Lot 2 DP 214155	Single Storey Slab Barn		Not recommended for listing	New Inventory Sheet	Not inspected 2023. Rebuilt, converted and reclad.	No action required.
Potential	Nil			166 & 174 Freemans Reach Road	Freemans Reach	174 - Lot 7402 DP 1113331 / 166 - Lot 2 DP 258596	Barns		Not recommended for listing	Nil	Barn appears to be demolished.	No action required.
Identified	1743036			230 Freemans Reach Road	Freemans Reach	Lot 1 DP 738945	Two Storey Slab Barn with Loft-Demolished		Not recommended for listing	New Inventory Sheet	Barn demolished.	No action required.
Identified	1743037			279 Freemans Reach Road	Freemans Reach	Lot 2 DP 78007	Two storey slab barn with skillion		Recommend for local heritage listing	New Inventory Sheet	No inspection 2023. Site inspection required to confirm integrity.	Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
Identified	1743038			331 Freemans Reach Road	Freemans Reach	Lot 2 DP 77950	Complex of Two Slab Barns	Stillwell Farm / Glenridge Turf Farm	Recommend for State heritage listing Recommend for local heritage listing	New Inventory Sheet		Nominate for State Heritage Register. Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743039	I347		353 Freemans Reach Road	Freemans Reach	Lot 4 DP 538611	Single Storey Slab Barn	Stillwell Farm	Retain as local heritage item	New Inventory Sheet		Update existing listing SHI 1740140
Identified	1743040			375 Freemans Reach Road	Freemans Reach	Lot 2 DP 77951	Complex of Four Slab Barns-Demolished		Not recommended for listing	New Inventory Sheet	Barn demolished.	No action required.
Potential	Nil	I345		435 Freemans Reach Road	Freemans Reach	Lot 1 DP 199701	Single Storey Slab Barn	Sunny Farm/Stillwell Farm	Retain as local heritage item	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Update existing listing SHI 1740125
Identified	1743041			527 Freemans Reach Road	Freemans Reach	Lot A DP 157584	Slab Barn-Demolished	Associated with Wellow Farm	Not recommended for listing	New Inventory Sheet	Barn demolished.	No action required.
Potential	Nil			563 Freemans Reach Road	Freemans Reach	Lot 1 DP 748557	2 barns	Willow Farm	Not recommended for listing	Nil	Barn A- substantially altered-half of the structure removed. Barn b- sympathetic new barn.	No action required.
Identified	1743046			37-97 Gorricks Lane / Alternative 155 Blacktown Road	Freemans Reach	Lot 131 DP 1269557	Single Storey Barn with Skillion		Not recommended for listing	New Inventory Sheet	Substantially collapsed. Unsalvageable and unsafe.	No action required.
Identified	1743042			176B Hibberts Lane	Freemans Reach	Lot 802 DP 1159014	Two storey "Palisade" Barn with Side Skillion	Reavill Farm	Recommend for State heritage listing Recommend for local heritage listing	New Inventory Sheet		Nominate for State Heritage Register. Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743045			307 Kurmond Road	Freemans Reach	Lot 1 DP 1002188	Raised Single Storey Slab Barn with End Skillions	Hillview	Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743044			500 Kurmond Road	Freemans Reach	Lot 1 DP 1249321	Single Storey Barn with Loft and Skillions		Not recommended for listing	New Inventory Sheet	No inspection 2023. Site inspection required to establish age, construction method, condition and integrity. Not able to determine significance level without an inspection.	Include in future study.
Potential	Nil			64 Creek Ridge Road	Glossodia	Lot 12 DP 1146999	House and Barns		Not recommended for listing	Nil	No slab barn on property.	No action required.
Potential	Nil			234-236 Creek Ridge Road	Glossodia	Lot 2 DP 805230	House		Not recommended for listing	Nil	No slab barn on property.	No action required.
Potential	Nil	I449		5 Bowen Mountain Road	Grose Vale	Lot 1 DP 54192	Plank shed	"Buena Vista"	Retain as local heritage item	New Inventory Sheet		Update existing listing SHI 1743265

IDENTIFIED/ POTENTIAL	SHI NO.	LEP 2012 ITEM NO.	SHR NO.	ADDRESS	SUBURB	LOT/DP	ITEM NAME/ DESCRIPTION	OTHER NAME	RECOMMENDATION	INVENTORY SHEET STATUS	NOTES	COUNCIL ACTION
Identified	1743049			77 Tierney Road (2/67 Tierney Road)	Kurmond	Lot 2 DP 285752	Single Storey Slab Barn with Loft and Skillion Addition	Overbrook'	Recommend for local heritage listing	New Inventory Sheet	No inspection 2023. Further research required into condition and integrity. Whole property including main house potentially worthy of local listing as surviving soldier settlement property.	Include in future study.
Potential	Nil			108 Comleroy Rd	Kurrajong	Lot 3 DP 778094	Slab building.		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743050			729 Comleroy Road	Kurrajong	Lot 3 DP 773105	Single Storey Slab Barn with Side and End Skillion	'Oakensville Lodge'	Not recommended for listing	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity, condition and construction methods.	Include in future study.
Identified	1743051	I357	SHR 1978	164 Old Bells Line of Road	Kurrajong	Lot 123 DP 1063011	Single Storey Slab Barn with Loft and Side Skillion	'Goldfinders Inn'	Retain State heritage listing. Retain local heritage listing.	New Inventory Sheet		Update existing listing SHI 5055947
Potential	Nil	I369		1269 Bells Line of Road (1A Warks Hill Road)	Kurrajong Heights	Lot 204 DP 839939	Single Storey Slab Barn- Reconstructed	Shop and Residence.	Retain as local heritage item	New Inventory Sheet		Update existing listing SHI 1743175
Potential	Nil			89 Burralow Road	Kurrajong Heights	Lot 1 DP 1084814	Three timber slab cottages		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743052	I359		55 Springrove Lane	Kurrajong Hills	Lot 11 DP 834958	Single Storey Plank Stables	Springrove	Retain as local heritage item	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Update existing listing SHI 1743120
Identified	1743074			480 Laws Farm Road	Lower Portland	Lot 2 DP 549576	Single Storey Slab Stables	Johnsons Farm, Orange Grove	Recommend for local heritage listing	New Inventory Sheet	Whole site potentially worthy of local listing. Historically significant with interesting house.	Include in Schedule 5 of Hawkesbury LEP 2012
Potential	Nil			584 Lower Colo Road	Lower Portland	Lot 8 DP 256516	Potential Timber slab barn		Not recommended for listing	Nil	Not a slab barn. Recent build with bark cladding.	No action required.
Potential	Nil	I508		1280 West Portland Road	Lower Portland	Lot 1 DP 586231	Slab barn	"Riverside"	Retain as local heritage item.	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Update existing listing SHI 1743152
Identified	1743109	I311		21 Beddek Street	McGraths Hill	Lot 1 DP 743108	Slaughterhouse and Collapsed Large Slab Barn with Skillions	Spring Hill	Retain as local heritage item.	New Inventory Sheet	Barn substantially collapsed and unsalvageable. Slaughterhouse still standing. Whole property worthy of State heritage listing.	Update existing listing SHI 1740038
Identified	1743108			30 Wolseley Road	McGraths Hill	Lot 17 DP 591309	Single Storey Slab Barn with Loft and Skillion	Oak Hill	Recommend for local heritage listing	New Inventory Sheet	Whole site potentially worthy of local listing. Historically significant with slab house.	Include in Schedule 5 of Hawkesbury LEP 2012
Potential	Nil	I429		2500 Wollombi Road	Mogo Creek	Lot 3 DP 755236	Timber slab built dwelling		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743110	I405		124 Mulgrave Road	Mulgrave	Lot 13 DP 736138	Single Storey Slab Barn with Skillion	"Tall Trees"	Remove from LEP as local heritage item.	New Inventory Sheet	Substantially collapsed. Unsalvageable and unsafe.	Remove I405 from LEP
Identified	1743054			94 Terrace Road	North Richmond	Lot 101 DP 629036	Cattle shed/shearing shed and yards		Not recommended for listing	New Inventory Sheet	No slab barn at property.	No action required.
Identified	1743053	I415		227 Terrace Road	North Richmond	Lot 410 DP 715738	Slab Barn with Side Skillions	The Terraces	Retain as local heritage item	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Update existing listing SHI 1741828
Potential	Nil			65 Harkness Road	Oakville	Lot 1 DP 253872	House, Well and Shed		Not recommended for listing	Nil	No slab barn on property.	No action required.
Potential	Nil			83 Menin Road	Oakville	Lot 1 DP 600918	House, well and shed		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743099	I286		11 Amelia Grove	Pitt Town	Lot 131 DP 1025876	Complex of two barns, stables and corn store	Bona Vista Complex	Recommend for State heritage listing.	New Inventory Sheet	No inspection 2023. Site inspection required to confirm integrity.	Nominate for State Heritage Register. Update existing listing SHI 1740011

IDENTIFIED/ POTENTIAL	SHI NO.	LEP 2012 ITEM NO.	SHR NO.	ADDRESS	SUBURB	LOT/DP	ITEM NAME/ DESCRIPTION	OTHER NAME	RECOMMENDATION	INVENTORY SHEET STATUS	NOTES	COUNCIL ACTION
Identified	1743103	I280		85 Bathurst Street	Pitt Town	Lot 3 DP 627983	Single Storey Slab Barn with Loft and Skillion	Pitt Town Hardware Produce and Fuel / A & J Produce Store	Retain as local heritage item	New Inventory Sheet		Update existing listing SHI 1740005
Identified	1743102	I284		93 Bathurst Street	Pitt Town	Lot 2 DP 602297	Single Storey Town Slab Barn- Demolished		Not recommended for listing	New Inventory Sheet	Barn demolished.	No action required.
Potential	Nil			126 Bathurst Road	Pitt Town	Lot 1 DP 999548	Slab Barn	Myrtle Cottage	Not recommended for listing	Nil	No slab barn on property.	Delete reference to slab barn in existing listing: SHI 1740009
Identified	1743101	I462		132 Bathurst Street	Pitt Town	Lot 1 DP 1000076	Weatherboard cottage	Vine Cottage	Not recommended for listing	New Inventory Sheet	No slab barn at property. See 134 Bathurst Street, Pitt Town	Update existing listing to remove reference to 134 Bathurst Street and slab barn. SHI 1740010
Identified	1743101	I462		134 Bathurst Street	Pitt Town	Lot 2 DP 1000076	Single Storey Slab Barn with Skillion		Recommend for State heritage listing.	New Inventory Sheet		Nominate for State Heritage Register. List as local item only as 134 Bathurst St- Delete reference to property on existing listing SHI 1743101 for 132-134 Bathurst St.
Potential	Nil	I1007		140 Bathurst Street	Pitt Town	Lot 1 DP 779079	One recently constructed barn		Retain as local heritage item	Nil	Recently built slab barn on property.	No action required
Identified	1743100	I288/ I1006		142 Bathurst Street	Pitt Town	Lot 101 DP 1286274	Single Storey Slab Barn with Loft		Retain as local heritage item	New Inventory Sheet	Not inspected 2023. Site inspection required to clarify construction, materials and integrity. Potentially worthy of State heritage listing.	Update existing listing SHI 1740053
Identified	1743105	I290		20-22 Buckingham Street	Pitt Town	Lot 101 DP 1150587	Complex of Two Slab Barns with Lofts	Strathmore	Retain as local heritage item	New Inventory Sheet		Update existing listing SHI 1740014
Identified	1743106	I292		26A Buckingham Street	Pitt Town	Lot 1 DP 1180284	Single Storey Slab Town Barn with Skillion and Mezzanine		Recommend for State heritage listing.	New Inventory Sheet	Town Barn	Nominate for State Heritage Register. Update existing listing SHI 1740016
Identified	1743104	I293		4-8 Chatham Street	Pitt Town	Lot 1 DP 785736	Single Storey Barn with Loft and Skillion		Retain as local heritage item.	New Inventory Sheet	Town Barn. No internal inspection 2023. Site inspection required to confirm integrity.	Update existing listing SHI 1740017
Potential	Nil			23 Old Pitt Town Road	Pitt Town	Lot 10 DP 6916	Rural Shed		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743107	I304		292 Pitt Town Road	Pitt Town	Lot 11 DP 10192	Single Storey Slab Workshop Building	Huxleys Blacksmith Shop (Former)	Retain as local heritage item.	New Inventory Sheet		Update existing listing SHI 1740026
Identified	1743090			163 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 1 DP 1014860	Single Storey Slab Barn with Loft- Demolished		Not recommended for listing	New Inventory Sheet	Barn demolished.	No action required.
Identified	1743091	I461		231 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 21 DP 730868	Complex of Two Slab Barns with Skillions	House and Slab Barn	Retain as local heritage item.	New Inventory Sheet		Update existing listing SHI 1740027
Identified	1743092	I462		251 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 16 DP 776017	Single Storey Slab Barn with Loft	House and Slab Barn	Retain as local heritage item.	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Update existing listing SHI 1740033

IDENTIFIED/ POTENTIAL	SHI NO.	LEP 2012 ITEM NO.	SHR NO.	ADDRESS	SUBURB	LOT/DP	ITEM NAME/ DESCRIPTION	OTHER NAME	RECOMMENDATION	INVENTORY SHEET STATUS	NOTES	COUNCIL ACTION
Identified	1743093	I464		265 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 9 DP 1079633 and Lot 8 DP 1079633	Complex of Two Slab Barns with Lofts	Dad & Dave's Turf Supplies	Recommend for State heritage listing.	New Inventory Sheet	No inspection 2023. Site inspection required to confirm integrity.	Nominate for State Heritage Register. Update listing SHI 1740034 and 1743093
Identified	1743094			283 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 102 DP 1154658	Single Storey Slab Barn with Loft and Skillion		Not recommended for listing	New Inventory Sheet	Substantially collapsed. Unsalvageable and unsafe.	No action required.
Identified	1743095			303 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 26 DP 1125833	Single Storey Slab Barn with Loft and End Skillion		Not recommended for listing	New Inventory Sheet	Not inspected 2023. Assumed substantially collapsed.	No action required.
Identified	1743096	I466		313 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 1 DP 778704	Single Storey Slab Barn with Loft and Skillions		Retain as local heritage item.	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Update existing listing SHI 1740036
Identified	1743097			333 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 1 DP 774609	Single Storey Slab Barn with Loft and Chimney- Demolished		Not recommended for listing	New Inventory Sheet	Barn appears to have been demolished.	No action required.
Potential	Nil			343 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 3 DP 618213	House and Barn		Not recommended for listing	Nil	Barn demolished.	No action required.
Identified	1743098	I467		353 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 1 DP 569711	Single Storey Slab Barn with Loft and Ramp	Pittsmoor/Owens Farm	Recommend for State heritage listing.	New Inventory Sheet		Nominate for State Heritage Register. Update listing SHI 1740037
Potential	Nil			508 Pitt Town Bottoms Road	Pitt Town Bottoms	Lot 2601 DP 1003585	Slab Barn		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743058			4 Bensons Lane	Richmond	12 DP 11828989	Two storey Slab Carriage House and Stables	Associated with Benson House and Outbuildings at 61 Francis St	Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743057			118 Francis Street	Richmond	Lot 1 DP 571910	Single Storey Town Barn with Side Skillion	House and Slab Barn	Not recommended for listing	New Inventory Sheet	Substantially demolished. Posts and roof only survive. Very poor condition.	No action required.
Identified	1743122	I00058	SHR 00058	135 Francis Street	Richmond	Lot 100 DP 789415	Resited and Altered Slab Barn	Clear Oaks/ Moxey's Farm House	Retain State heritage listing. Retain local heritage listing.	New Inventory Sheet	Resited and altered barn located on site already heritage listed. Representational significance.	No action required.
Potential	Nil			166 Francis Street	Richmond	Lot 6 DP 38881	Potential historic timber slab barn		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743059	I14	SHR 00035	36 & 40 Inalls Lane & 16 William Cox Drive	Richmond	Lot 1 and 2 DP 596558	Group of three barns- part of historic homestead	Hobartville Stud	Retain State heritage listing. Retain local heritage listing.	New Inventory Sheet		Update existing local listing SHI 1741548
Potential	Nil	I49		102 Lennox Street	Richmond	Lot 2 DP 207974	Single storey town barn with loft		Retain as local heritage item.	New Inventory Sheet	Town Barn.	Update existing listing SHI 1741084
Identified	1743056	I69		158 March Street	Richmond	Lot A Section 6 DP 152400	Single Storey Town Barn	Rutherglen	Retain as local heritage item.	New Inventory Sheet	Town Barn/shed. Whole property potentially worth listing on SHR.	Update listing SHI 1741094.
Identified	1743055	I90		11 West Market Street/ 239 Windsor Street	Richmond	Lot 1 DP 770613	Single Storey Town Barn With Loft	Pitt Gallery	Retain as local heritage item.	New Inventory Sheet	Town Barn.	Update existing listing SHI 1743200.
Identified	1743071	I373		888 Sackville Road	Sackville	Lot 4 DP 616167	Single Storey Slab Barn with Loft and Skillions		Not recommended for listing	New Inventory Sheet	Mostly collapsed- only 3 bays of 8 remain. Unsalvageable and unsafe.	Update listing SHI 1740162
Potential	Nil			267 West Portland Road	Sackville	Lot 16 DP 1096890	Timber slab barn		Not recommended for listing	Nil	Not inspected 2023. Site inspection required to clarify construction, materials and integrity but assumed substantially modified.	Include in future study.

IDENTIFIED/ POTENTIAL	SHI NO.	LEP 2012 ITEM NO.	SHR NO.	ADDRESS	SUBURB	LOT/DP	ITEM NAME/ DESCRIPTION	OTHER NAME	RECOMMENDATION	INVENTORY SHEET STATUS	NOTES	COUNCIL ACTION
Identified	1743115			1834 Settlers Road	St Albans	Lot 49 DP 1113128	Elevated Single Storey Slab Barn with Side Skillions		Recommend for local heritage listing	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
Identified	1743112	I01444	SHR 01444	37 Upper Mcdonald Road	St Albans	Lot 26 DP 753793	Single Storey Barn with Loft-Demolished	Price Morris Cottage	Not recommended for listing	New Inventory Sheet	Barn demolished.	Update existing listings: SHI 5051285 and SHI 1741726 re demolition of barn and outbuildings.
Identified	1743113			239 Upper Mcdonald Road	St Albans	Lot 14 DP 708324	Complex of Two Slab Barns	Jacks Dairy	Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743116			476 Upper Mcdonald Road	St Albans	Lot 3 DP 1001852	Single Storey Slab Barn with Side Skillions	Pear Tree Cottage	Not recommended for listing	New Inventory Sheet	Partial collapse and removal of bays. Unsalvageable	No action required.
Identified	1743117	I433		135A & B Wollombi Road	St Albans	135A - Lot 2 DP 707535 135B - Lot 4 DP 806902	Complex of Six Slab Barns	Industrious Settler Hotel Former	Recommend for State heritage listing.	New Inventory Sheet	Whole property worthy of State heritage listing.	Nominate for State Heritage Register. Update listing SHI 1743117
Identified	1743111			33 Griffins Road	Tennyson	Lot 7 DP 249442	Slab Slaughterhouse	Griffin Manor	Recommend for local heritage listing	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
Identified	1743086			753 Upper Colo Road	Upper Colo	Lot 3 DP 751632	Single Storey Plank Barn with Skillions		Recommend for local heritage listing	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Include in Schedule 5 of Hawkesbury LEP 2012.
Identified	1743087			995 Upper Colo Road	Upper Colo	Lot 1 DP 563874	Two Storey Slab Barn with Side and End Skillions		Recommend for State heritage listing Recommend for local heritage listing	New Inventory Sheet		Nominate for State Heritage Register. Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743088			1483 Upper Colo Road	Upper Colo	Lot 142 DP826135	Single Storey Slab Barn With Loft and Skillion-Demolished		Not recommended for listing	New Inventory Sheet	Barn not visible and suspected demolished or collapsed. Not inspected 2023. Site inspection required to to clarify existence of barn.	Include in future study.
Identified	1743089			1665 Upper Colo Road	Upper Colo	Lot 74 DP 751632	Single Storey Elevated Slab Barn with Lofts	Brawdy Farm?	Not recommended for listing	New Inventory Sheet	Barn not visible. Not inspected 2023. Site inspection required to clarify existence of barn.	Include in future study.
Identified	1743114			1764 Upper Mcdonald Road	Upper Macdonald	Lot 37 DP 755206	Single Storey Slab Barn/Milking Shed with Skillion		Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Potential	Nil			201 Argyle Reach Road	Wilberforce	Lot 23 DP 856258	House and Barn		Not recommended for listing	Nil	No slab barn on property.	No action required.
Potential	Nil			68 Burdekin Road	Wilberforce	Lot 2 DP 535801	Former Dairy		Not recommended for listing	Nil	No slab barn on property.	No action required.
Potential	Nil			78 Burdekin Road	Wilberforce	Lot 1 DP 535801			Not recommended for listing	Nil	No slab barn on property.	No action required.
Potential	Nil			8 Burdekin Road / Alternative 228 Sackville Road	Wilberforce	Lot 2 DP 541505	Slab Barn		Recommend for local heritage listing	New Inventory Sheet	Not inspected 2023. Site inspection required to clarify age, construction and integrity.	Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
Potential	Nil			331 Grono Farm Road	Wilberforce	Lot 2 DP 1087156	Two Storey Slab Barn with Side Skillions		Recommend for local heritage listing	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
Identified	1743067			86 King Road	Wilberforce	Lot 471 DP	Single Storey Slab		Recommend for local	New Inventory	No internal inspection 2023.	Include in Schedule

IDENTIFIED/ POTENTIAL	SHI NO.	LEP 2012 ITEM NO.	SHR NO.	ADDRESS	SUBURB	LOT/DP	ITEM NAME/ DESCRIPTION	OTHER NAME	RECOMMENDATION	INVENTORY SHEET STATUS	NOTES	COUNCIL ACTION
						1111956	Barn with Silo		heritage listing	Sheet	Site inspection required to confirm integrity prior to listing.	5 of Hawkesbury LEP 2012 pending site inspection.
Identified	1743066			87 King Road	Wilberforce	Lot 4 DP 714768	Single Storey Town Barn with End Skillion		Recommend for local heritage listing	New Inventory Sheet	Town Barn. Whole property including cottages is worthy of listing.	Include in Schedule 5 of Hawkesbury LEP 2012
Potential	Nil			127 King Road	Wilberforce	Lot B 365490	Ruin of a timber slab cottage and beehive cistern		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743069			55 McKinnons Road	Wilberforce	Lot 408 DP 751665	Two Storey Slab Barn with Skillion	Sundown, House and Barn	Recommend for local heritage listing	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
Identified	1743068	I388		108 Pitt Town Ferry Road	Wilberforce	Lot 1 DP 588784	Complex of Single Storey Slab Barn With Loft and Corn Shed- Demolished	Harmony Farm	Not recommended for listing	New Inventory Sheet	Barn and corn croft demolished.	Update existing listing SHI 1740082 re demolition of barn and corn croft
Potential	Nil			63 Wilberforce Road	Wilberforce	Pt 1 DP 520343	Slab Barn		Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743063			76 Wilberforce Road	Wilberforce	Lot 2 DP 520343	Two Storey Slab Barn with Skillion- Demolished		Not recommended for listing	New Inventory Sheet	Barn demolished.	No action required.
Potential	Nil	I275		87 Wilberforce Road	Wilberforce	Lot 616 DP 863291	Single Storey Slab Barn with Loft and Skillions		Retain as local heritage item	New Inventory Sheet		Update existing listing SHI 1740203
Potential	Nil			107 Wilberforce Road	Wilberforce	Lot 1 DP 60747	House and Barns		Not recommended for listing	Nil	No slab barn on property.	No action required.
Potential	Nil			117 Wilberforce Road	Wilberforce	Lot 1 DP 656973	Barns		Not recommended for listing	Nil	Recently built barn.	No action required.
Identified	1743064			191 Wilberforce Road	Wilberforce	Lot 620 DP 1012728	Two Storey Slab Barn With Skillion	Ryans Farm	Recommend for local heritage listing	New Inventory Sheet		Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743065			235 Wilberforce Road	Wilberforce	Lot 1 DP 197917	Complex of Two Slab Barns	Cottage and Barns	Recommend for State heritage listing Recommend for local heritage listing	New Inventory Sheet	Barn A- State heritage listing. Barn B- local heritage listing.	Nominate for State Heritage Register. Include in Schedule 5 of Hawkesbury LEP 2012
Identified	1743061	I01683	SHR 01683	496 Wilberforce Road	Wilberforce	Lot 22 DP 829589	Single Storey Slab Barn with Skillions	Salter's Barn, Cobcroft's Barn	Retain State heritage listing. Retain local heritage listing.	New Inventory Sheet	Already listed as part of Australian Pioneer Village.	Update existing listings: SHI 1741756 and SHI 5053388
Identified	1743062	I01683	SHR 01683	496 Wilberforce Road	Wilberforce	Lot 22 DP 829589	Resited Single Storey Slab Outbuilding	Former Outbuilding of The Black Horse Inn Richmond	Retain State heritage listing. Retain local heritage listing.	Nil	Resited and altered. Already listed as part of Australian Pioneer Village.	No action required.
Potential	Nil			10 Bridge Street	Windsor	Part Lot A DP 381403	Outbuildings		Not recommended for listing	Nil	No slab barn on property.	No action required.
Identified	1743078	I152		2 Catherine Street	Windsor	Lot 371 DP 813236	Reconstructed Single Storey Slab Town Barn with Loft	Georgian Terrace of Two Houses	Retain as Local heritage item.	New Inventory Sheet	Reconstructed and adapted barn.	Update existing listing SHI 1741034
Identified	1743079	I152		4 Catherine Street	Windsor	Lot 372 DP 813236	Single Storey Slab Town Barn with Loft	Georgian Terrace of Two houses	Retain as Local heritage item.	New Inventory Sheet	Town barn.	Update existing listing: SHI 1741034 to include barn.
Identified	1743077	I158		10 Day Street	Windsor	Lot 50 DP 1137999	Slab Milking Shed/Stables and Animal Shelter	Trevallyn	Retain as Local heritage item.	New Inventory Sheet	Whole property including house possibly worthy of State listing.	Update existing listing SHI 1741068.

IDENTIFIED/ POTENTIAL	SHI NO.	LEP 2012 ITEM NO.	SHR NO.	ADDRESS	SUBURB	LOT/DP	ITEM NAME/ DESCRIPTION	OTHER NAME	RECOMMENDATION	INVENTORY SHEET STATUS	NOTES	COUNCIL ACTION
Identified	1743083			23A George Street	Windsor	Lot 25 DP 1086733	Reconstructed and Adapted Two Storey Slab Barn	Hannabas Dairy	Not recommended for listing	New Inventory Sheet	Extensively modified and adapted.	No action required.
Identified	1743085	I167		31 George Street	Windsor	Lot 3 DP 1119195	Complex of Slab Town Barns		Retain as local heritage item	New Inventory Sheet	Town barn. Not mentioned in listing for house.	Update existing listing SHI 1741342.
Identified	1743082	I170		35 George Street	Windsor	Lot 2 DP 770964	Reconstructed Slab Outbuilding with Loft		Remove from LEP as local heritage item.	New Inventory Sheet	Complete rebuild replacing older barn. Barn is a recent build although representative.	No action required.
Potential	Nil	I177		117 George Street	Windsor	Lot 101 DP 737270	Slab Town Barn		Retain as local heritage item	New Inventory Sheet	Whole property worthy of State heritage listing. Barn in poor condition/no longer intact.	Update existing listing SHI 1743139.
Identified	1743081			24 Greenway Crescent	Windsor	Lot 101 DP 884408	Single Storey Slab Barn		Not recommended for listing	New Inventory Sheet	Not inspected 2023. Site inspection required to clarify age, construction and integrity.	Include in future study.
Identified	1743076	I00110	SHR 00110	37-39 North Street	Windsor	Lot 182 DP 593791	Reconstructed Single Storey Slab Barn with Loft	The Peninsula Inn	Retain State heritage listing. Retain local heritage listing.	Nil	Reconstructed barn from 1970s.	No action required.
Identified	1743075	I00028	SHR 00028	50 Palmer Street	Windsor	Lot 1 DP 731655	Complex of Single Storey Slab Barn/Stables with Skillion and Adapted Corn Shed (Former)	Tebbutts Observatory/ Peninsula House	Retain State heritage listing. Retain local heritage listing.	New Inventory Sheet	Stable building brief mention in SHR listing	Update existing listings: SHI 5045697 and 1741567
Identified	1743084			40 Pitt Street	Windsor	Lot 1 DP 770404	Single Storey Slab Barn with Skillion	Tebbutts Barn	Recommend for State heritage listing Recommend for local heritage listing	New Inventory Sheet	Barn able to be restored as removed fabric is stored on site.	Nominate for State Heritage Register. Include in Schedule 5 of Hawkesbury LEP 2012. Correct address is 40 Pitt Street not 32 Pitt Street.
Identified	1743080	I00005	SHR 00005	5 Thompson Square	Windsor	Lot 1 DP 745036	Single Storey Slab Barn with Loft		Retain State heritage listing. Retain local heritage listing.	New Inventory Sheet	No internal inspection 2023. Site inspection required to confirm integrity.	Update existing listings: SHI 5045184, SHI1740419 and SHI1741047

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ITEM DETAILS	
NAME	Complex of Two Slab Barns
ADDRESS	2 Yarramundi Lane / 2 Old Kurrajong Road, Agnes Banks
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 1 DP 59022
SHI No.	1743060
EXISTING HERITAGE ITEM?	N
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or Local listing. Site inspection required to establish age, construction methods, condition and integrity of barn and outbuildings. Potentially whole property worthy of local listing.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
CIRCA	Y
PERIOD	Mid 19 th century
MODIFICATION/DATES	?
CURRENT USE	?
FORMER USE	Barns
LOCATION	Picturesquely sited adjacent to the Hawkesbury River, the small farm complex consists of a mid 19 th century single storey brick dwelling with separate rendered masonry kitchen wing with a collection of slab and timber outbuildings.
<p>Site not accessed 2023. The following description is from the Graham Edds & Associates Hawkesbury Slab Barn Study 2010:</p> <p>A complex of two barns in association with a mid-Victorian brick cottage.</p> <p>As viewed from the road the first barn behind the cottage is a single storey barn with gabled main roof and skillions along 2 sides. The barn appears rectangular in shape and the main end wall and skillion end are clad with timber vertical slabs and the triangular gable end clad with horizontal boarding. The remainder of the barn was unsighted. The barn appears to be in a deteriorated condition.</p> <p>The second barn is a very long and tall barn and has skillions to at least one long side and wrapping around to one end. The remainder of the barn was unsighted. Some of the parts of the barn appear to be clad with corrugated metal sheeting. Timber slabs were not sighted.</p> <p>Structure:</p> <p>The structure of the barns was not able to be investigated.</p>	
HISTORY	
<p>Robert Smith was granted 30 acres (Portion 36, Parish Ham Common) in the District of Mulgrave Place to be known as Smith's Farm on 22 July 1795. On 21 February 1803, Robert Smith, of the District of Mulgrave Place, Richmond Hill made his will giving his farm at Richmond to Ann Bourke who was living with him. The trustees were Andrew Thompson of Green Hills, James Badgery of Richmond and Ann Bourke.</p> <p>It is not clear when Smith died. In 1893, Thomas John, orchardist of Richmond stated that the 30 acres of land had been in the ownership of Robert Smith, who died leaving the property to Ann Bourke who was living with him as his wife. She died about 1837. Those details were confirmed by George Matcham Pitt, who later owned the property and worked as a surveyor in the district.</p> <p>Ann Bourke conveyed the property to Thomas Parnell in the mid 1820s.</p> <p>According to the Real Property Application when the land was converted to Torrens Title, the deed of Lease and Release was signed twice, firstly, in November 1825, and secondly, in August 1827, but neither of these transactions appear to have been registered, either by Ann Burke or Ann Bourke.</p> <p>On 23 April 1827, John Lynch in the company of others entered Thomas Parnell's house and imprisoned all the occupants whilst the house was ransacked. A maid struggled with Lynch, where she obtained a good view of his</p>	

<p>appearance and was later able to identify him. Lynch was sentenced to death at his trial on 1 June 1827.</p> <p>According to Thomas John, orchardist of Richmond in 1893, Thomas Parnell occupied the land in which he lived in the dwelling known as Rose Cottage. Thomas Parnell was a free settler who arrived in NSW in 1796 when he and his mother followed his father Thomas Parnell senior who had been sentenced to transportation for life.</p> <p>On 17 November 1852, Thomas Parnell, grazier of Richmond Bottoms signed a codicil to his will bequeathing Rose Cottage and the garden and outbuildings in trust to his sons, William Parnell, and Charles Parnell for the benefit of his wife as a life estate and for the benefit of the children until they reached the age of 21. Parnell died in 1856.</p> <p>A road survey of the original alignment of the road to the bridge across the Hawkesbury River by surveyor George Matcham Pitt of 25 February 1861 showed Parnell's house near the road, although no outbuildings were recorded on the survey.</p> <p>The land was later sold by Thomas Parnell's son, Matthew to John Town on 31 November 1875. By a codicil of 21 October 1878, John Town devised that land to George Matcham Pitt, surveyor and his wife, Elizabeth. Based on the history of the property and what is known of the physical evidence, it appears that the barn and outbuildings are contemporary with the mid-Victorian dwelling.</p>	
REFERENCES	<p>Grants, Volume 1A No 166</p> <p>Statutory declaration, Thomas John, Richmond, 1 March 1893 in Real Property Application 9022</p> <p>Real Property Application 9022</p> <p>R.209.1603 Crown plan</p> <p><i>The Australian</i>, 6 June 1827, pp 3-4</p> <p><i>Sydney Gazette</i>, 4 June 1827, 3</p> <p>Statutory declaration, Thomas John, Richmond, 1 March 1893 in Real Property Application 9022</p> <p>Real Property Application 9022</p> <p>R.209.1603 Crown plan</p>
INTEGRITY/INTACTNESS	Unknown
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	<p>Not recommended for State or Local listing.</p> <p>Site inspection required to establish age, construction methods, condition and integrity of barn and outbuildings.</p> <p>Potentially whole property worthy of local listing.</p>

IMAGES

	
<p>Caption: Barn at No. 2 Yarramundi Lane / 2 Old Kurrajong Road, Agnes Banks</p> <p>Photographer: S. Johnson</p> <p>Copyright Owner: Lucas Stapleton Johnson & Partners</p> <p>Date: June 2023</p>	

ITEM DETAILS	
NAME	Potential Slab Barns
OTHER/FORMER NAMES	Waterford
ADDRESS	22 Yarramundi Lane, Agnes Banks
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 1 DP 81518
SHI No.	Nil
EXISTING HERITAGE ITEM?	N
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
DESCRIPTION	
Site not accessed 2023. No barn is visible from the adjacent public road, however an historic outbuilding is visible in aerial photographs.	
HISTORY	
HISTORICAL NOTES	
<p>John Ryan was granted 30 acres (Portion 34, Parish Ham Common) to be known as Ryan's Farm on the banks of the Hawkesbury River in the district of Mulgrave Place on 1 January 1797. In June 1805, John Ryan advertised his farm to let which was described as 30 acres 'being situated in front of the River Hawkesbury'. The property was described as including a good shingled and weatherboarded dwelling, two outhouses, 'large barn, 50 feet long', excellent stockyard well fenced in and over an acre of garden with fruit trees. Since there were other men named John Ryan who received grants on the Hawkesbury, it is unclear if this relates to this parcel of land.</p> <p>On 4 September 1810, John Ryan transferred the property to Samuel Foster for £130. Samuel Foster appears to have arrived free in the colony and held a spirit licence in Sydney. Samuel Foster returned to Britain where he was living in Birmingham when he signed his will on 20 March 1819, creating a trust for the benefit of his daughter, Mary Foster. No record of a birth of a Mary Foster could be located in New South Wales. Samuel Foster died on 7 July 1819. Mary Foster later married John Smith. Subsequently, on 2 March 1843, Edward Bailey conveyed all rights to Foster's property in New South Wales to John Smith for 10 shillings. Samuel Foster's will had created an entail which vested the property in trustees. The entail which had been created for the benefit of Mary Smith was cancelled on 19 December 1861. On 14 January 1868, John Smith, solicitor of Sydney, along with the other parties who had an interest in the land, conveyed Ryan's grant to William Parnell, farmer of Richmond for £1,200.</p> <p>William Parnell assigned an unregistered bond to John Town on 22 December 1870 thereby transferring the title to this parcel of land. By a codicil of 21 October 1878 to his will, John Town devised that land to George Matcham Pitt, surveyor and his wife, Elizabeth. George Matcham Pitt died on 19 March 1912. On 3 March 1921, John Thomas Matcham Pitt, gentleman of North Richmond sold the grant to Robert Onebye Wynter, farmer of Richmond for £1,250.</p>	
REFERENCES	Old Register, Bk 3 Page 7 No 46 Old System Deed, No 376 Bk 3 Old System Deed, No 963 Bk 75 Old System Deed, No 401 Bk 76 Old System Deed, No 154 Bk 108 Old System Deed, No 487 Bk 1219 Real Property Application 31518 Sydney Gazette, 2 June 1805, p 4; 9 June 1805, p 3
INTEGRITY/INTACTNESS	Unknown
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State or Local listing. Site inspection required to establish whether any historic barn exists, its age, construction methods, condition and integrity.

IMAGES

Caption: Aerial view of No. 22
Yarramundi Lane, Agnes Banks
Copyright Owner: GoogleMaps,
February 2024

ITEM DETAILS	
NAME	Slab Barn and Stables
OTHER/FORMER NAMES	Blue Gardens
ADDRESS	254 Yarramundi Lane, Agnes Banks
LOCAL GOVT AREA	Hawkesbury
PARISH	Ham Common
LOT/DP	Lot 220 DP 808633
SHI No.	1743206
EXISTING HERITAGE ITEM?	Y- I446
RECOMMENDED MANAGEMENT	
MANAGEMENT SUMMARY	Not recommended for State listing Retain as Local item- update inventory sheet.
ITEM CLASSIFICATION	
ITEM TYPE	Built
ITEM GROUP	Farming and Grazing
ITEM CATEGORY	Barn
LOCATION ON SITE	Separate barn and stables approximately 30 metres south of 1890s house
DESCRIPTION	
CIRCA	Y
PERIOD	Late 19 th century
CURRENT USE	Barn- Machinery shed Stables- disused
FORMER USE	Barn/Stables
DESCRIPTION OF BARN	
MAIN BARN STRUCTURE	Tall two storey barn with round posts, sawn longitudinal beams let into top on centreline and sawn cross beams. Condition: Moderate (some termite damage to posts) Date: 1890s
NO. OF BAYS	Three
ROOF STRUCTURE	Sawn rafters, battens for short iron sheets Condition: Moderate Date: 1890s
FIRST FLOOR	Remains of first floor at north end Condition: Date:
SKILLION 1 (east)	Same type of structure as main barn: round posts, sawn beams etc. Condition: Moderate Date: 1890s
SKILLION 2 (south)	Fully enclosed space Condition: Poor Date: ?
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Early 20 th century?
WALL CLADDING	Corrugated iron Condition: Poor Date: Various
OPENINGS	Open to east side, central doorway to west
FLOORING (GROUND)	Earthen
FLOORING (LOFT)	Remains of first floor at north end of barn
FLOORING SKILLION 1	Earthen part concrete

FLOORING SKILLION 2	Concrete
OTHER (Fixings?)	Bolts
CURRENT USE	Machinery shed
DESCRIPTION OF STABLES	
MAIN STRUCTURE	Long stables building with asymmetrical roof. Round posts, remains of vertical timber slab cladding Condition: Moderate Date: 1890s
NO. OF BAYS	Five main bays with intermediate divisions
ROOF STRUCTURE	Asymmetrical roof with skillion to rear supported at mid-span by framed purlin on posts, sawn rafters, battens for short iron sheets Condition: Moderate Date: 1890s
LOFT	Remains of hay loft over two bays with markings of horizontal battened sides. Condition: Lacking intactness Date: 1890s
SKILLION 1 (west)	Part of stables Condition: Moderate Date: 1890s
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Early 20 th century?
WALL CLADDING	Partly vertical timber slabs and partly corrugated iron with some vertical planks Condition: Moderate Date: Slabs 1890s, iron later?
OPENINGS	Openings to stalls on east side, doors detached or missing
FLOORING (GROUND)	Brick
FLOORING (LOFT)	None
FLOORING SKILLION 1	N/A
FLOORING SKILLION 2	N/A
INTERNAL STRUCTURE	Vertical boarded stalls and linings to external walls.
CURRENT USE	Disused
HISTORY	
<p>This site is part of a grant of 175 acres (Portion 44, Parish Ham Common) in the district of Mulgrave Place, bounded on the north east by McManus farm, on the west by the Hawkesbury and Nepean Rivers to be known as Matthews Farm to James Matthews on 18 October 1799.</p> <p>James Matthews sold his grant to Thomas Collier. On 20 January 1803, Thomas Collier sold 120 acres to Joseph Smallwood. The transfer was not recorded on the deed of grant, which was later lost. Smallwood mortgaged the land to John Palmer for £20. Smallwood agreed to sell 10 acres to William Simpson. By a deed of Release dated 5 June 1804, John Fox as attorney for Joseph Smallwood transferred 10 acres of land part of Matthews' farm to William Simpson for £15.</p> <p>The transaction was confirmed on 3 August 1806 by an Assignment with the following parties, 1st Thomas Collier by his attorney, John Palmer, 2nd William Reynolds, executor of the last will of Joseph Smallwood 3rd William Simpson, Matthews' farm, yeoman.</p> <p>Thomas Rose of Sydney, broker as administrator of the estate of William Simpson, late of Richmond, farmer, conveyed 10 acres part of James Matthews' grant to Thomas Markwell, of Richmond, farmer on 27 June 1822. Thomas Markwell was recorded as being an occupation of this land in 1834.</p> <p>Thomas Markwell died on 19 October 1841 leaving his property to his sons. On 7 June 1861, John Markwell, of Richmond, publican sold 18 acres 1 rood 4 perches to his brother Thomas George Markwell, of Little Hartley, innkeeper for £200. Thomas George Markwell, of Little Hartley, innkeeper conveyed 10 acres, part of Matthews</p>	

farm and 18 acres 1 rood 4 perches to John Crowley, Upper Richmond, farmer on 21 April 1869 for £585.

John Crowley was the son of ex-convict John Crowley who had been granted land on the north side of the Grose River (Parish Kurrajong) and by 1828 had amassed a total of 250 acres.

John Crowley, of Richmond, farmer, applied to convert parts of various grants to Torrens title on 14 November 1883 including part of James Matthews' grant. A Certificate of Title was issued to John Crowley, of Richmond, farmer on 24 June 1889 for 187 acres 2 roods 17 perches, being parts of the grants to James Matthews, C Webb and J McManus. John Crowley died on 15 January 1887. The property passed by transmission to Mary Ann Crowley, of Upper Richmond, his widow on 28 June 1889. Mary Ann Crowley died on 1 June 1893. The property then passed by transmission to Charles Ryan Crowley of Moree and James Michael Quinn of Pilliga, station managers on 14 August 1893. A valuation of her property for death duties on 5 June 1893, specified that the land was occupied by a 'Dwelling in Bad condition' plus 3 old houses.

An auction sale on 18 October 1893 offered 40 acres, part of Crowley's estate, being part of James Matthews' grant. No details of buildings were provided on the advertisements. Part of Matthews farm measuring 40 acres was transferred to Henry Jurgens Klein on 15 November 1893.

A Certificate of title was issued to Henry Jurgens Klein, school teacher, for 40 acres part of James Matthews' grant on 11 January 1894. The sketch on the title certificate showed the boundaries of the land with the north-east boundary running along Yarramundi Lane as far as the Hawkesbury River. Henry Jurgens Klein died on 24 December 1905. It passed by transmission to Grace Alice Smith (originally Grace Alice Klein), Yarramundi and George Thomas Klein of Wardell on an application presented to the Titles Office on 18 September 1907. On 11 September 1907, the freehold of the property was transferred to Grace Alice Smith, Yarramundi. She transferred the 40 acres to the Nepean Sand and Gravel Company Limited on 14 October 1924. In turn, the company transferred the 40 acres to James Warnock and Robert Snodgrass Warnock, both of Richmond, farmers and carriers on 4 November 1926. The property remained in the hands of the Warnock family into the 1960s.

REFERENCES

Grants, Vol 2 No 353
 Old Register, Book 8 page 331 No 53
 Real Property Application Packet 5966, NRS 17513, State Archives of New South Wales
 Certificate of Title Vol 928 f 154
 Certificate of Title Vol 1115 f 243
 Hawkesbury Chronicle, 22 Jan 1887, p 3
 Windsor and Richmond Gazette, 14 October 1893, p 5
 State Archives of New South Wales, NRS 13340, Deceased estate file, Mary Ann Crowley, duty paid 25/7/93, 20/52B
 Old System Deed, No 436 Bk 73
 Old System Deed, No 197 Bk 114

STATEMENT OF SIGNIFICANCE

The tall single storey barn and long stables building at No. 254 Yarramundi Lane, Agnes Banks are of historical significance as surviving late 19th century timber framed agricultural buildings located in small farm complex within a mature garden setting that contributes to the historical character of the locality. Located on land first granted in 1799, the outbuildings appear to have been built by the Crowley family in the latter half of the 19th century.

In their overall forms and configurations, the barn and stables are representative examples of historic timber framed agricultural buildings found throughout the Hawkesbury City local government area. Retaining evidence of their late 19th century construction, both the barn and stables are of technical significance for demonstrating late 19th century construction methods for agricultural buildings.

ASSESSED

SIGNIFICANCE TYPE


Local




CRITERIA A) HISTORICAL

The barn and stables at No. 254 Yarramundi Lane, Agnes Banks are of historical significance as surviving late 19th century timber framed agricultural buildings and as evidence of the long-term agricultural use of the land from the late 18th century to present day. First granted to ex-convict James Matthew in 1799, the property appears to have been developed by the Crowley family who owned the land in the latter half of the 19th century.
Meets the criterion on a Local level.

CRITERIA B) HISTORICAL ASSOCIATION	The barn and stables have historical associations with the Crowley family, who owned the land and (assumed) built the house and outbuildings in the late 19 th century. The Crowley family are not well known today. <i>Does not meet the criterion.</i>
CRITERIA C) AESTHETIC/TECHNICAL	Associated with a late Victorian dwelling and forming a small farming complex set in a mature garden setting, the whole of the property contributes to the historical character of the Agnes Banks locality. The tall single storey barn with round posts, sawn longitudinal beams let into top on centreline and sawn cross beams and evidence of former mezzanine and the long stables building with asymmetrical roof, round posts, and remains of vertical timber slab cladding and a hay loft are of technical significance for demonstrating late 19 th century construction methods for agricultural buildings. <i>Meets the criterion on a Local level.</i>
CRITERIA D) SOCIAL/CULTURAL	The historic barns of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types. <i>Meets the criterion on a Local level.</i>
CRITERIA E) RESEARCH POTENTIAL	The forms and configurations and surviving original fabric of both the barn and stables at No. 254 Yarramundi Lane, Agnes Banks, have the potential to provide further information into 19 th century farming methods. <i>Meets the criterion on a Local level.</i>
CRITERIA F) RARITY	The barn and stables at No. 254 Yarramundi Lane, Agnes Banks are not considered to be rare within the context of the Hawkesbury City local government area. <i>Does not meet the criterion.</i>
CRITERIA G) REPRESENTATIVE	The barn and stables at No. 254 Yarramundi Lane, Agnes Banks are representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. Both buildings are representative examples of late 19 th century agricultural buildings found throughout the district. <i>Meets the criterion on a Local level.</i>
INTEGRITY/INTACTNESS	Moderate

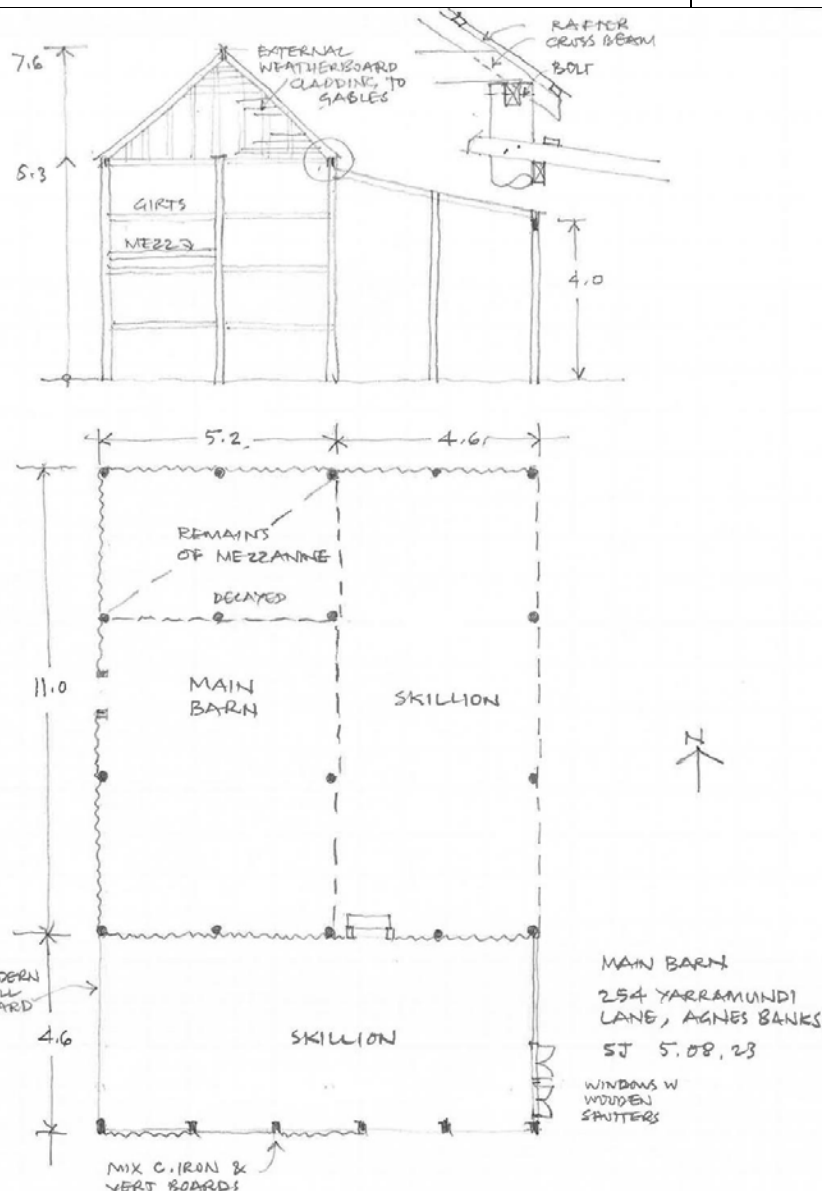
IMAGES

	<p>Caption: Barn at No. 254 Yarramundi Lane, Agnes Banks (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: August 2023</p>
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	<p>Caption: Barn at No. 254 Yarramundi Lane, Agnes Banks (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: August 2023</p>
	<p>Caption: Stables at No. 254 Yarramundi Lane, Agnes Banks (exterior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: August 2023</p>
	<p>Caption: Stables at No. 254 Yarramundi Lane, Agnes Banks (interior) Photographer: S. Johnson Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd Date: August 2023</p>



Caption: Stables at No. 254
Yarramundi Lane, Agnes Banks
(interior)
Photographer: S. Johnson
Copyright Owner: Lucas Stapleton Johnson
& Partners Pty Ltd
Date:
August
2023



Caption: Sketch plan of barn at no. 254 Yarramundi Lane, Agnes Banks
Copyright Owner: Lucas Stapleton Johnson & Partners Pty Ltd
Date: August 2023