



# Heritage Committee

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Date of meeting: 2 May 2024  
Location: Council Chambers  
Time: 5:00PM

**BUSINESS PAPER**



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**1. AGENDA**

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**1.2. Apologies**

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**2. CONFIRMATION OF MINUTES**

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**HERITAGE COMMITTEE**  
**2. CONFIRMATION OF MINUTES**

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**HERITAGE COMMITTEE**

**Meeting Date: 1 February 2024**

**1. AGENDA**

Minutes of the Meeting of the Heritage Committee held in the Council Chambers, Windsor, on 1 February 2024 commencing at 5:05pm.

**ATTENDANCE**

**Present:** Councillor Danielle Wheeler Hawkesbury City Council - (Chairperson)  
Councillor Shane Djuric, Hawkesbury City Council  
Councillor Mary Lyons-Buckett, Hawkesbury City Council  
Councillor Jill Reardon, Hawkesbury City Council  
Mr Graham Edds, Community Representative – (Deputy Chairperson)  
Ms Jan Barkley-Jack, Community Representative  
Ms Cheryl Ballantyne, Community Representative  
Ms Michelle Nichols, Community Representative  
Ms Erin Wilkins, Community Representative

**Apologies:** Mr John Moxon, Community Representative  
Ms Deborah Hallam, Community Representative  
Mr Michael Edwards, Community Representative  
Ms Cindy Laws, Community Representative

**In Attendance:** Ms Meagan Ang, Hawkesbury City Council  
Mr Andrew Kearns, Hawkesbury City Council  
Mr Phil Moore, Hawkesbury City Council  
Mr Christopher Reeves, Hawkesbury City Council  
Ms Melissa Ryan, Hawkesbury City Council, Minute Secretary

| <b>Member</b>                 | <b>1/02/2024</b> |
|-------------------------------|------------------|
| Councillor Danielle Wheeler   | ✓                |
| Councillor Shane Djuric       | ✓                |
| Councillor Mary Lyons-Buckett | ✓                |
| Councillor Jill Reardon       | ✓                |
| Ms Jan Barkley-Jack           | ✓                |
| Ms Cheryl Ballantyne          | ✓                |
| Ms Gaye Wilson                | A                |
| Ms Deborah Hallam             | A                |
| Ms Michelle Nichols           | ✓                |
| Mr John Moxon                 | A                |
| Ms Erin Wilkins               | ✓                |
| Ms Cindy Laws                 | A                |
| Mr Michael Edwards            | A                |
| Mr Graham Edds                | ✓                |

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

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**APOLOGIES**

Apologies from Mr John Moxon, Ms Deborah Hallam, Mr Michael Edwards and Ms Cindy Laws were noted.

**DECLARATION OF INTERESTS**

There were no Declarations of Interests.



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**2. CONFIRMATION OF MINUTES**

The Committee resolved on the Motion of Councillor Jill Reardon, seconded by Councillor Shane Djuric, that the Minutes from the previous meeting held on Thursday, 2 November 2023 be confirmed.

**HERITAGE COMMITTEE**  
**2. CONFIRMATION OF MINUTES**

**Meeting Date: 2 May 2024**

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**3. REPORTS FOR DETERMINATION**

**3.1.1. HC - Liveability Project Update - (80242)**

**Directorate:** City Planning

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**OFFICER'S RECOMMENDATION:**

That the Heritage Committee:

1. Note the information provided.
2. Note the information contained within the report on the proposed paving substrate for Windsor Stage 1, and request the Heritage Committee provide advice on a preferred option.
3. Note that additional information will be provided to the Heritage Committee for Windsor Stage 1a and Stage 2 of the project as they are progressed.
4. Note the Director City Planning will coordinate future consultation as required on Dharug heritage and the Windsor stages of the Liveability Project.

**COMMITTEE RECOMMENDATION:**

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

That the Heritage Committee provide the following advice to Council with respect to the Liveability Project:

1. Note the information provided, and the Committee flag that in regard to this project, this type of extensive public works has not been undertaken on such a large scale covering a large area of Windsor since the 1874 fire and construction of the pedestrian mall. Given this, there is a need to be mindful of the unique Aboriginal and European heritage that may be discovered and the detail that needs to be considered in such a project.
2. Note the information contained within the report on the proposed paving substrate for Windsor Stage 1. The Heritage Committee advises the following:
  - a) That the compacted substrate option is the preferred treatment pending confirmation that this option allows for the percolation of water through this substrate layer.
  - b) The drainage from the existing buildings is checked.
  - c) The Committees view is that verandahs and awnings in front of heritage items will not prevent rising damp.
3. Note that additional information will be provided to the Heritage Committee for Windsor Stage 1a and Stage 2 of the project as they are progressed.

The Heritage Committee requires information about the excavation depth, noting that any excavation or tree removal below the existing disturbance level for Stages 1, 1a, and 2 should be monitored by Dharug people (person) and/or a Registered Aboriginal Party with connections to the Sydney Basin, in addition to the Section 140 Excavation Permit requirements.

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The Heritage Committee receive a report of the results of the test excavations for Aboriginal and European artefacts for the Stages 1a and 2 sites, and information about the provisions to be made for keeping any artefacts.

4. The Heritage Committee recommends information regarding the pre-Macquarie village of Green Hills be incorporated into the interpretation plan for Windsor for all three stages.
5. The Heritage Committee recommends that in respect of sandstone that it should be:
  - a) Rehewn sandstone (in situ)
  - b) Replace missing sandstone where rehewing isn't possible.
  - c) That Council refer to the Thompson Square Conservation Management Plan and the ICOMOS Burra Charter.
  - d) That the Committee receive an inventory of heritage sandstone held by Council and to consider the provenance and significance. Any heritage sandstone reused within Windsor is as close to the earlier use and location as possible.
6. The Heritage Committee recommends exploring the use of heritage sandstone to mark out the earlier street through the mall and the earlier cross streets.
7. Note that the project site is an important area for Dharug people and First Contact, and further discussions will be required with the Heritage Committee to deal with Aboriginal and post settlement matters. To address this, the Director City Planning will coordinate future consultation as required on Dharug heritage and the Windsor stages of the Liveability Project.

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**4. GENERAL BUSINESS**

The meeting terminated at 6.40pm.

**HERITAGE COMMITTEE**

**3. REPORTS FOR DETERMINATION**

**Meeting Date:** 2 May 2024

**3. REPORTS FOR DETERMINATION**

**3.1.1. Draft Hawkesbury Timber Slab Barns & Outbuildings Update Study**

**Previous Item:** 3.1.4, HC (2 November 2023)

**Directorate:** City Planning

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**PURPOSE OF THE REPORT**

The purpose of this report is to present the draft Hawkesbury Timber Slab Barns & Outbuildings Update Study to the Heritage Committee to endorse, and recommend that Council publicly exhibits the draft Study.

**EXECUTIVE SUMMARY**

Based on advice from the Heritage Committee, Council commissioned an updated study of timber slab barns and outbuildings within the Hawkesbury Local Government Area. The update study sought to provide a definitive list of the location and current condition of all of the extant slab barns within the Hawkesbury Local Government Area, involving additional historical research, physical inspections, and the production of updated heritage inventory sheets for all the previously identified slab barns. This was in addition to any other timber slab barns that have come to the attention of Council staff since the completion of the 1991 and 2010 studies. The study was also to include submissions for the group and/or individual listing of timber slab barns considered to be of State and or National heritage significance. Council also required to have included within the update study, innovative strategies for incentivising the retention and conservation of timber slab barns that are of local heritage significance.

Following a procurement process, a consultant team comprising of Lucas Stapleton Johnson Pty Ltd; Graham Edds & Associates; and Dr Terry Kass were appointed to undertake the Hawkesbury Timber Barn & Outbuildings Update Study.

Council has received the draft Hawkesbury Timber Barn & Outbuildings Update Study (Attachment 1) and has sought input from the Heritage Listings Working Group. The draft Study is presented to the Heritage Committee for consideration and input, and to seek a recommendation from the Heritage Committee for Council to publicly exhibit the draft Study.

**OFFICER'S RECOMMENDATION**

That, subject to the amendments identified in this report, the Heritage Committee endorse the draft Hawkesbury Timber Slab Barns & Outbuildings Update Study and recommends that Council publicly exhibit the draft Study.

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**BACKGROUND**

Since the earliest years of European settlement, the Hawkesbury River - Dyarubbin, 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 was one of the earliest agricultural localities in the new colony and the Hawkesbury River - Dyarubbin 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.

## HERITAGE COMMITTEE

### 3. REPORTS FOR DETERMINATION

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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 Local Government Area is so well known.

Based on advice from the Heritage Committee, 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 Local Government Area, 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
- 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.

Following a procurement process, a consultant team comprising of Lucas Stapleton Johnson & Partners Pty Ltd; Graham Edds & Associates; and Dr. Terry Kass were appointed to undertake the Hawkesbury Timber Barn & Outbuildings Update Study.

The draft Study identifies that a total of 132 properties were investigated by the consultant team 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.

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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.

Council has received the draft Hawkesbury Timber Barn & Outbuildings Update Study (Attachment 1) and has sought input from the Heritage Listings Working Group. The draft Study is presented to the Heritage Committee for consideration and input, and to seek a recommendation from the Committee for Council to publicly exhibit the draft Study.

### **DISCUSSION**

The draft Study provides the following recommendations (amongst others):

- 13 properties should be nominated for inclusion on the State Heritage Register as State heritage items under the Heritage Act 1977 (Attachment 2)
- 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)
- 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 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 the draft Study, the slab barns and outbuildings of the Hawkesbury Local Government Area 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 - Dyarubbin and its tributaries, is testament to the robustness of these simple, timber structures.

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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.

Through discussion with the Heritage Listings Working Group, and Council Officers review of the draft Study, a number of amendments have been identified, including:

- Minor grammar and typographical amendments
- Clarification and checking of historical facts and information for some items
- Amendments to Flooding of the Hawkesbury section to clarify the numbers and extent of floods since European settlement (Page 17)
- Amendment to Conservation Incentives Section to provide more appropriate uses as examples of adaptive reuses (Page 85)
- Removal of references to shelter in place in the Flood Planning Section (Page 89)
- Amend references to Farm Stay Accommodation to be consistent with the NSW Government Standard Instrument definition and local environmental plan provisions (page 86)
- Amend references to the Hawkesbury Waste Management Facility in the Access to Materials Section (Page 91).

it is also noted that at the same meeting there is a report presented in respect of the Hawkesbury Local Heritage Assistance Fund which is proposing to link the funding program to the outcomes of the Hawkesbury Timber Barn & Outbuildings Update Study.

**ATTACHMENTS**

**AT - 1** Draft Hawkesbury Timber Barns & Outbuildings Update Study - (*Distributed under separate cover*).

**AT - 2** Draft State Heritage Register Nomination Forms - (*Distributed under separate cover*).

**oooO END OF REPORT Oooo**



**HERITAGE COMMITTEE**  
**3. REPORTS FOR DETERMINATION**

**Meeting Date: 2 May 2024**

**3.1.2. Outcomes of Local Heritage Assistance Fund 2023/2024 - Minor Maintenance/Conservation Works to Heritage Listed Properties**

**Directorate:** City Planning

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**PURPOSE OF THE REPORT**

The purpose of this report is to update the Heritage Committee on the outcomes of the 2023/2024 Local Heritage Assistance Fund – Minor Maintenance/Conservation Works to Heritage Listed Properties within the Hawkesbury Local Government Area, and additionally to consider arrangements and approach to the 2024/2025 Local Heritage Assistance Fund.

**EXECUTIVE SUMMARY**

The Local Heritage Assistance Fund is jointly funded each year by Council and Heritage NSW. For the 2023/2024 Financial Year, the \$48,750 program budget was funded by \$43,250 from Council, and \$5,500 from Heritage NSW. In August 2023, applications were invited from owners/managers of heritage listed properties for Minor Maintenance/Conservation Works to Heritage Listed Properties within the Hawkesbury Local Government Area (i.e. not restricted by theme).

Council received a total of 33 applications under the program, and with an increased allocation of funding as part of Council's contribution, Council at its Ordinary Meeting on 10 October 2023 was able to approve 30 of the applications, which is the highest number of applications funded under the Local Heritage Assistance Fund to date.

It is noted that the Heritage Committee at this same meeting will consider the draft Hawkesbury Timber Slab Barns & Outbuildings Update Study. As that Study has highlighted, these timber barns have considerable significance and importance, and as such it may be an appropriate time to consider an alternative approach to the distribution of funding for the 2024/2025 Local Heritage Assistance Fund program, whereby the major theme is to fund the preservation and/or maintenance of timber slab barns and outbuildings instead of a more widespread approach.

**OFFICER'S RECOMMENDATION**

That the Heritage Committee:

1. Receive and note the update on the outcomes of the 2023/2024 Local Heritage Assistance Fund.
  2. Recommends that Council:
    - a) Delivers the 2024/2025 Local Heritage Assistance Fund based upon a theme of supporting the preservation and/or maintenance of timber slab barns and outbuildings.
    - b) Amend the funding arrangements for the 2024/2025 Local Heritage Assistance Fund as proposed in this report.
-

**HERITAGE COMMITTEE**  
**3. REPORTS FOR DETERMINATION**  
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**BACKGROUND**

The Hawkesbury Community Strategic Plan 2022-2042 recognises the importance of conservation and promotion of the Hawkesbury’s heritage and history for current and future generations.

The Hawkesbury Heritage Strategy 2021-2024 provides an effective framework for Council to achieve its commitment to conservation and management of the unique and diverse heritage assets and character within the Hawkesbury.

In order to promote a positive community attitude towards heritage, and to also encourage the conservation and restoration of the Hawkesbury’s significant heritage, each year, Council assisted by Heritage NSW, runs a Local Heritage Assistance Fund.

A total of \$48,750 joint funding was budgeted for the 2023/2024 Local Heritage Assistance Fund program which is comprised of \$43,250 from Council, and \$5,500 from Heritage NSW.

The Local Heritage Assistance Fund program has focused on Minor Maintenance/Conservation Works to Heritage Listed Properties within the Hawkesbury Local Government Area in accordance with the Heritage Strategy 2021-2024.

In early August 2023, all owners and managers of locally listed properties within the Hawkesbury Local Government Area were advised in writing of the Local Heritage Assistance Fund 2023/2024, and encouraged to apply for funding. Application forms and guidelines on how to apply for funding assistance were made available on Council’s website during the application period.

As with previous years funding programs, the funding available for any one applicant/property was set at \$2,000.

Funding was offered on a dollar for dollar basis (\$1 of private funding for each \$1 of grant funding) to enable funded works to be undertaken.

Any expenditure in excess of the amount granted under the program was met by applicants. It should be noted that the funding allocation amounts were aimed at encouraging minor works that do not require formal approval from Council. This is due to time constraints imposed by Heritage NSW for Council to complete the grant funding program, and also to enable as many properties as possible to benefit from the funding.

**Applications for Funding**

In total, 33 applications were received for funding under the Local Heritage Assistance Fund 2023/2024 which is the highest number of applications received under this annual program.

The total value of proposed works for the 2023/2024 program was \$409,004.80 with applicants contributing \$347,475.80 towards these costs.

Table 1 below summarises the applications received, and the grant funding sought.

| <b>Owners Name and Heritage Listed Property Address</b> | <b>Proposal</b>                        | <b>Total project cost (\$)</b> | <b>Financial Assistance Sought</b> | <b>Applicant’s Contribution</b> |
|---|--|--------------------------------|------------------------------------|---------------------------------|
| Ms Ann Gibson<br>61 Francis Street,<br>Richmond         | Repair and painting of interior walls. | \$4,100.00                     | \$2,000.00                         | \$2,100.00                      |

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| Ms Wendy Phillips, 4 Little Church Street, Windsor                           | Repair windows and French doors.   | \$6,000.00  | \$2,000.00 | \$4,000.00  |
| Mr P & Mrs E King, 104 Bathurst Street, Pitt Town                            | Replace front picket fence.  | \$4,235.00  | \$2,000.00 | \$2,235.00  |
| Richmond Literary Institute, 26 West Market Street, Richmond                 | Painting of Library Room and Auditorium walls, ceilings and woodwork.  | \$24,772.00 | \$2,000.00 | \$22,772.00 |
| Ms Aileen Yen<br>"Windsor Cottage"<br>267 George Street, Windsor             | Replacement of roof that is causing damage to interior ceilings and walls.                                   | \$40,000.00 | \$2,000.00 | \$38,000.00 |
| Ms Linda McAuslan<br>"Primrose Cottage" 5 Putty Road, Wilberforce            | Secure horsehair ceilings and repair cracks.   | \$3,402.00  | \$1,701.00 | \$1,701.00  |
| St Matthews Anglican Church<br><br>5 Moses Street, Richmond                  | Funds to assist with repairs to stone wall fencing.  | \$87,000.00 | \$2,000.00 | \$85,000.00 |
| Mr P & Mrs N Little 10 Mileham Street, Windsor                               | Repairs to rear deck from water damage and repair chimney to prevent water ingress.                          | \$1936.00   | \$968.00   | \$968.00    |
| Mr A & Mrs C Smith<br><br>9 Brabyn Street, Windsor                           | Replace verandah roof, remove verandah walls and re tile verandah in line with the heritage of the dwelling. | \$6,500.00  | \$2,000.00 | \$4,500.00  |
| Ms Sharon Nancarrow<br>"Fairfield House"<br><br>21 Fairfield Avenue, Windsor | Replacement of Ogee heritage gutters and down pipes.   | \$26,228.30 | \$2,000.00 | \$24,228.30 |
| Ms Diana Cavicchia<br><br>117 George Street, Windsor                         | Replacement of Ogee heritage gutters.  | \$5,280.00  | \$2,000.00 | \$3,280.00  |
| Mr R & Mrs R Laves<br><br>4 Catherine Street, Windsor                        | Re-cladding of horizontal timbers on the gable ends of the heritage barn.                                    | \$5,000.00  | \$2,000.00 | \$3,000.00  |

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| Ms Anthony Shannon<br>135 Wollombi Road,<br>St Albans   | Various repairs to<br>heritage slab barn.   | \$10,200.00 | \$2,000.00 | \$8,200.00  |
| Ms Margaret Ashwell<br>335 Windsor Street,<br>Richmond  | Reinstatement of<br>timber shutters to<br>front facade.   | \$4,980.00  | \$2,000.00 | \$2,980.00  |
| Ms Kathryn Murphy<br>337 Windsor Street,<br>Richmond  | Replace timber<br>boundary fence<br>between<br>neighbouring<br>property.  | \$6,649.50  | \$2,000.00 | \$4,649.50  |
| Anglican Church<br>Property Trust<br>Diocese of Sydney,<br><br>110 Bathurst Street<br>Pitt Town | Replacement of<br>gutters and<br>downpipes.   | \$7,700.00  | \$2,000.00 | \$5,700.00  |
| Ms Deanne Bradford<br><br>283 George Street,<br>Windsor   | Repairs to front<br>steps of the heritage<br>building.  | \$5,720.00  | \$2,000.00 | \$3,720.00  |
| Mr Michael Edwards<br><br>"Longford" 38 Eldon<br>Street, Pitt Town                              | Replacement of<br>front boundary<br>fence and gates<br>sympathetic to the<br>heritage of the<br>dwelling.   | \$14,000.00 | \$2,000.00 | \$12,000.00 |
| Mr Garth & Mrs Emma<br>Lazaro<br><br>100 The Terrace,<br>Windsor                                | Roof repairs to<br>prevent additional<br>damage to ceilings.  | \$5,005.00  | \$2,000.00 | \$3,005.00  |
| Mr Paul & Mrs Mirva<br>Crinnion<br><br>96 Pitt Town Road,<br>McGraths Hill                      | Replacement of<br>front verandah deck<br>timbers.   | \$4,565.00  | \$2,000.00 | \$2,565.00  |
| Ms Kathleen Graham<br><br>9 Chapel Street,<br>Richmond  | Repair & part<br>replacement of<br>weatherboards on<br>north end of<br>verandah and<br>installation of damp<br>coursing to existing<br>fireplace. | \$7,047.00  | \$2,000.00 | \$5,047.00  |
| Ms Petra Maul<br><br>104 Lennox Street,<br>Richmond   | Replace front<br>verandah guttering<br>and repair internal<br>floorboards.  | \$4,286.00  | \$2,000.00 | \$2,286.00  |

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| Mr Doug Le Lieure<br>1202 Settlers Road,<br>Central Macdonald                            | Replace supporting posts on verandah of main cottage and to lean too and laundry roof on side cottage.   | \$9,150.00  | \$2,000.00 | \$7,150.00  |
| Ms Carolyn Norman & Ms Hannah Sok 166a George Street, Windsor                            | Remove vinyl floor covering on stairs. Remove paint back to natural timber on stairs and skirting boards and 3 doors and repair and repaint in heritage colours. | \$6,930.00  | \$2,000.00 | \$4,930.00  |
| Mr Christopher & Ms Catherine Ford<br>"Harmony House" Pitt Town Ferry Road, Wilberforce  | External painting of heritage dwelling.  | \$2,500.00  | \$1,250.00 | \$1,250.00  |
| Ms Nichola Buchanan Windsor Uniting Church, 29 Fitzgerald Street, Windsor                | Removal of mould and algae from external paint work on Church building to extend the life of the existing paintwork.   | \$2,220     | \$1,110.00 | \$1,110.00  |
| Mr Michael & Mrs Brenda Bennett<br>239 Windsor Street, Richmond                          | Internal painting of entire building.  | \$30,000.00 | \$2,000.00 | \$28,000.00 |
| Mr Marcello Araldi<br>"Kurrajong Antique Theatre", 101 Old Bells Line of Road, Kurrajong | Replace rusted roof, gutters and down pipes. Provide new fascias, eaves and insulation.  | \$34,430.00 | \$2,000.00 | \$32,430.00 |
| Ms Coral Cleary<br>"Bligh House"<br>14 Hall Street, Pitt Town                            | Painting of fascia boards, eaves and the garage.   | \$13,167.00 | \$2,000.00 | \$11,167.00 |
| Mr Horst Hauser<br>"Linfield House"<br>94 The Terrace, Windsor                           | Replace leaking rear roof area with galvanised roof sheeting.  | \$13,013.00 | \$2,000.00 | \$11,013.00 |

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|   |  |                     |                    |                     |
|---|--|---------------------|--------------------|---------------------|
| Ms Robyn Miller & Mr Michael Fryer<br>"Cooraba"<br>816 Grose Vale Road,<br>Grose Vale | Replace rusted and leaking guttering and down pipes.   | \$4,894.00          | \$2,000.00         | \$2,894.00          |
| Mr Richard Davies<br>2/16 Charles Street,<br>North Richmond                           | Repair and repaint weatherboards to both sides of the dwelling. Repaint a single step on front verandah. | \$1,000.00          | \$500.00           | \$500.00            |
| Mr Gregory Langton<br>15 Brabyn Street,<br>Windsor                                    | Repair major cracking in walls and ceilings in front two rooms.  | \$7,095.00          | \$2,000.00         | \$5,095.00          |
| <b>TOTAL</b>  |  | <b>\$409,004.80</b> | <b>\$63,529.00</b> | <b>\$347,475.80</b> |

**Table 1: Summary of Applications Received Under the Local Heritage Assistance Fund 2023/2024**

**Assessment of Applications for Funding**

Applications were evaluated by a panel comprised of Council's Senior Heritage Officer and other relevant Council Officers. The following criteria were used in the evaluation:

- the eligibility of the subject site and the proposal
- the applicant's ability to demonstrate technical and financial responsibility in relation to the project and demonstrated ability to complete the project within **six months** from the date of funding confirmation
- the degree to which the applicant is financially contributing to the project given the limitations of the funding available
- projects of demonstrated heritage value to the community
- projects which are highly visible to the public
- the urgency of repairs required to preserve the heritage item from further deterioration
- whether the applicants had received Local Heritage Assistance Funding in the previous three years.

Following this process, the assessment panel after careful consideration determined that 30 projects were considered suitable to approve for funding.

At Council's Ordinary Meeting on 10 October 2023, Council approved the funding of the 30 projects that were recommended for approval.

Since the approval of the 30 projects by Council, three applicants subsequently withdrew their applications for funding for various reasons. The remaining 27 projects were commenced, and to date all but four have been completed within the timeframe specified in the grant application guidelines. An

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extension of time has been requested from Heritage NSW for the 4 projects that are yet to be completed to allow sufficient time for completion of these projects.

A significant proportion of the funded repairs sought to prevent water ingress into the heritage items. This has meant that pending damage to significant internal fabric in these heritage items, has been prevented through this program.

## **DISCUSSION**

The special character of the Hawkesbury derives from its unique historical background and the expression of this background in its interrelationship of buildings and places of heritage significance, their settings and landscapes. These irreplaceable and precious heritage items not only provide a window into the past, but also add character, appeal and interest to the Hawkesbury area. Therefore, Council is continuing in its leadership role in protecting and conserving Hawkesbury's heritage, promoting and encouraging the Community's participation and interest in heritage conservation and protection of significant and unique heritage items within the Hawkesbury Local Government Area.

Continuing with the Local Heritage Assistance Fund program in future years is a key to promoting and supporting the Hawkesbury's heritage and making the Community aware of the importance of heritage conservation.

### *Proposal for 2024/2025 Local Heritage Assistance Fund:*

Since the earliest years of European settlement, the Hawkesbury River - Dyarubbin, 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 was one of the earliest agricultural localities in the new colony and the Hawkesbury River - Dyarubbin 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 Local Government Area is so well known.

With the recent completion of the draft Hawkesbury Timber Slab Barns & Outbuilding Update Study, Officers consider that there is an opportunity to focus funding for the 2024/2025 Local Heritage Assistance Fund program to assist property owners of heritage/historic slab barns and outbuilding to conserve these items by providing funding not on a dollar for dollar basis, but on a merits based scheme of greatest need to prevent these significant structures from being lost due to owners not being able to afford to have the structures stabilised or weather protected for example.

It is proposed that funding allocated to the 2024/2025 Local Heritage Assistance Fund program would be pooled and divided up by an appropriate panel of people, who would allocate the amount of funding provided to each successful applicant on a merits based system of critical need and best outcomes for the funding.

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Previous similar programs were run by Council in 2002/2003 known as the 'Slab Outbuilding Scheme' and again in 2014/2015 under the Local Heritage Assistance Fund program. However, both of these previous schemes were limited to a dollar for dollar basis with a maximum amount of \$2,000 per successful applicant.

Having a limit of \$2,000 funding per approved project would prevent some of the more significant heritage barns and outbuildings in our Local Government Area being preserved due to the costs involved in repairs or maintenance that their owners would be unable to afford. Removing the \$2,000 limit and having the amount and proportion of funding for each project determined by an appropriate panel of people would ensure that adequate funds were provided to carry out the required restoration/maintenance works.

Feedback from the owners of a heritage barn that is being restored as part of the 2023/2024 Local Heritage Assistance Fund program confirms that funds provided under the current scheme are inadequate to meet the costs involved in undertaking stabilisation or maintenance works on these structures due to the high cost of materials to achieve proper heritage restoration.

**ATTACHMENTS**

There are no supporting documents for this report.

**oooO END OF REPORT Oooo**



**HERITAGE COMMITTEE**

**4. GENERAL BUSINESS**

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**4. GENERAL BUSINESS**

**Liveability Project Update**

An update will be provided to Heritage Committee Members with respect to the Liveability Project.



# Heritage Committee Meeting

## End of Business Paper

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