

State Heritage Register nomination form



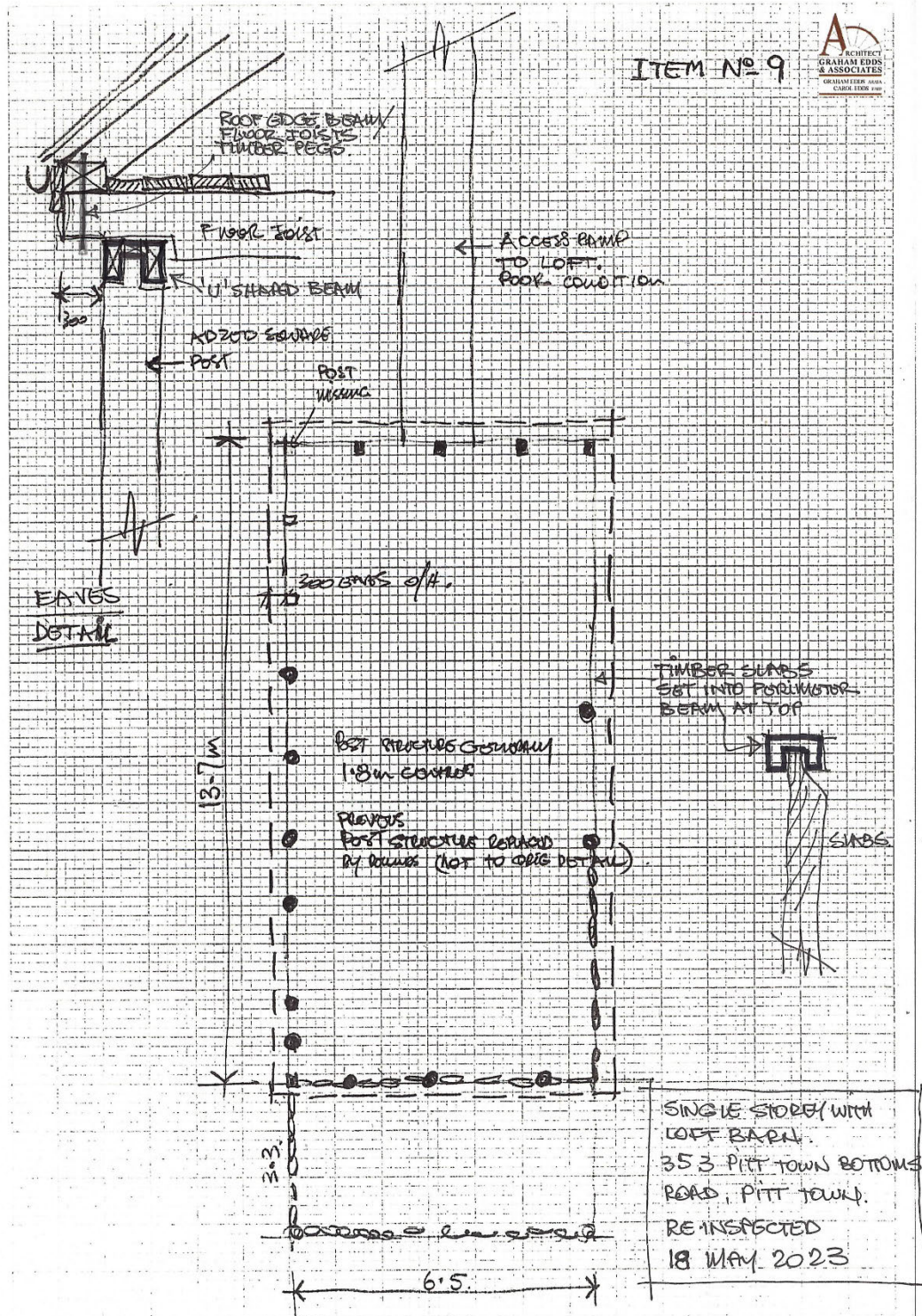
Caption*	North elevation of barn and entry ramp to loft level at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	West elevation of barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Internal view of loft in barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Sketch plan of barn at No. 353 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	May 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates

Submit the form

Thank you for your interest in the protection, conservation and celebration of heritage in NSW.

Before submitting the form, make sure you have completed all mandatory details.

Email the completed form with any other supporting documentation to:

heritagemailbox@environment.nsw.gov.au

If you are unable to submit via email, you may post your completed form to:

Heritage NSW
Department of Planning and Environment
Locked Bag 5020
PARRAMATTA NSW 2124

[Please refer to our website for information on what happens to your nomination after submission.](#)



State Heritage Register nomination form

The State Heritage Register provides legal protection under the *Heritage Act 1977* for the conservation and management of State significant heritage places and objects (collectively referred to as 'items').

Read the [nomination guidelines](#) carefully before completing this form.

This form should only be completed if you think that an item is significant for all of NSW. Do not complete this form for items of heritage significance to a local area and community.

Complete all mandatory fields on the form, as indicated with an asterisk (*). Incomplete forms or forms with insufficient information may not be accepted. Submitting a nomination form does not signify that a nomination is accepted and under assessment.

A. Nominated item

1. Name

Name*	Two Storey Slab Barn with Side and End Skillions
Other or former names	

2. Location

Provide at least one of these three types of location details (it is not necessary to provide all three types):

- Street address
- Land parcels
- Coordinates

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

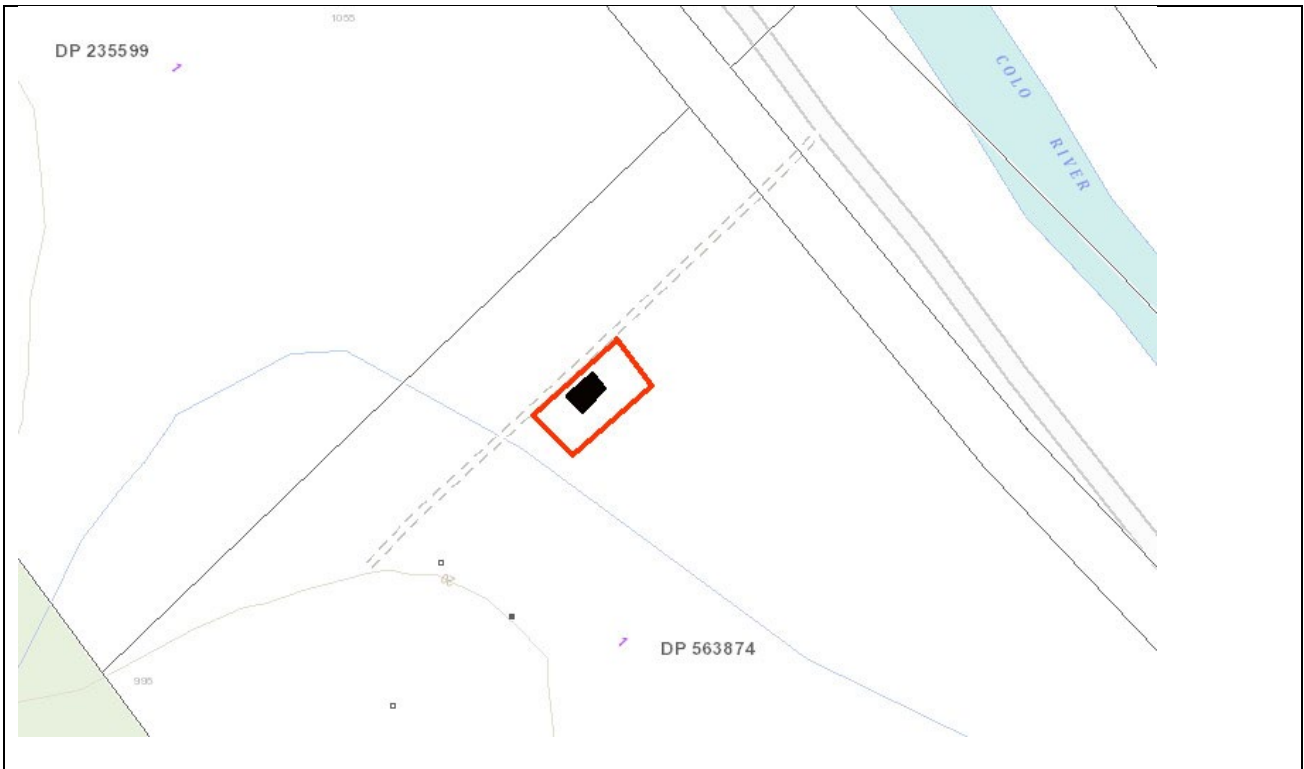
Street address*	995 Upper Colo Road, Upper Colo
Alternate street address	
Local government area*	Hawkesbury City Council

Land parcels*	Lot	1	Section (if applicable)		DP	563874
	Lot		Section (if applicable)		DP	

Coordinates	
Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination. You may insert the map here or attach it separately.



Source of map or plan	SixMaps, annotated by LSJ Architects, 2024
Description of the boundary, if required	Reduced curtilage encompassing the barn with adjacent remains of stock yards with a setback of approximately 15 metres to its northeast, southeast and southwest sides and running along the fence line immediately to the northwest.

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	Mrs. Norma Bruce (contact Mr. Phil Bruce)
Business / organisation name, if applicable	
Address	995 Upper Colo Road, Upper Colo NSW 2756
Phone	4565 9223 / 0416 090 790
Email	
Ownership explanation, if required	

B. Significance

5. Why is it important in NSW?

Refer to the guideline [Assessing heritage significance](#) when completing this section.

Statement of significance*
<p>The barn at No. 995 Upper Colo Road, Upper Colo is of historical significance as a late 19th century timber framed agricultural building that survives on its original land grant made in 1866, that is associated with John Thomas Gosper Jnr. and his descendants. Gosper was a notable person in the Hawkesbury region, being an Alderman on Windsor Municipal Council and committee member of the Hawkesbury District Agricultural Society.</p> <p>Clearly visible from Upper Colo Road, the tall two storey barn is a visual landmark in the area and has aesthetic significance for contributing to the historical character of the Upper Colo district.</p> <p>Although in poor condition (structurally failing), it is relatively intact and of technical significance for retaining evidence of its late 19th century construction including first floor, skillions and roof constructed of bush poles with slab and plank cladding and internal slab partitions presumably for stables, slender bush pole rafters with collar ties and sawn boards used as battens for iron.</p>

Comparisons*
<p>The lack of individual listings for slab barns and outbuildings as State heritage items and lack of detailed descriptions and dating of those that are listed on the SHR makes identifying comparable examples difficult.</p> <p>The large 'old barn' at Hobartville, Richmond (SHR 00035) was constructed in the late 19th/early 20th century and is somewhat comparable, although larger (8 bays) and does not appear to have been clad in slabs.</p>

C. Description

6. Describe the existing item

Description*	PERIOD	Late 19 th century
	CURRENT USE	Disused
	FORMER USE	Barn
	LOCATION ON SITE:	Alongside the entrance driveway 110m from the road.
	MAIN BARN STRUCTURE	<p>A tall two-storey barn measuring approximately 7 x 4m on plan and 5m high to the eaves. It has skillions on the south-eastern side and south-western end, hipped at the corner. In addition to the usual round pole supports around the perimeter, it has central posts supporting the ridge board at each end and in mid-span. The first floor, skillions and roof are constructed of bush poles. Internally there are slab partitions presumably for stables.</p> <p>Condition: Poor – structure has a pronounced lean to the south-east due to recent flood.</p> <p>Date: late 19th century</p>
	NO. OF BAYS	Four
	ROOF STRUCTURE	<p>Slender bush pole rafters with collar ties and sawn boards used as battens for iron. Roof pitch approximately 30°.</p> <p>There are round pole cross beams at each end and at mid-span.</p>

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		Condition: Moderate Date: late 19 th century
	LOFT	Walls are clad with remains of horizontal plank boarding, now covered over with corrugated iron. Condition: Poor Date: late 19 th century
	SKILLIONS	Light weight bush pole structures clad with vertical timber slabs. Side skillion has cattle race built through it. Condition: Poor Date: late 19 th century
	ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Mid-20 th century?
	WALL CLADDING	Vertical timber slabs up to loft level, corrugated iron above. Condition: Moderate to poor Date: Mid-20 th century?
	OPENINGS	Remains of doors to stables on driveway side of main barn.
	FLOORING (GROUND)	Earthen
	FLOORING (LOFT)	Timber boarding
	FLOORING (SKILLION)	Earthen
	OTHER (Fixings?)	Bolted connections
	CHANGES FROM 2010?	Flood damage causing structure to lean.
Condition of fabric and/or archaeological potential*	Moderate to poor condition	
Integrity / intactness*	Moderate integrity	
Modification dates	Unknown	
When was the last time you inspected the item?	June 2023	
Current use	Vacant	
Original or former use/s	Stables and hay barn	
Any additional comments	<p>It is recommended that the following Site Specific Exemptions be included in the gazettal listing to allow for the continued use of the structure and to support the continuity of the historical practice of undertaking ongoing repairs and maintenance:</p> <ul style="list-style-type: none"> • 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.
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D. History

7. Origins and historical evolution

Years of construction*	Start	Late 19 th century	End	
Designer or architect*	Unknown			
Maker or builder*	John Thomas Gosper (assumed)			
Historical outline*	<p>The barn at No. 995 Upper Colo Road, Upper Colo is located on part of a 40 acre conditional purchase on the Colo River selected by John Thomas Gosper of Colo River under the 13th section of the <i>Crown Lands Alienation Act</i> of 1861 on 11 February 1862. It was granted to him on 10 February 1866 and he held the land until his death.</p> <p>John Thomas Gosper Jnr (1832–1910) was the son of John Thomas Gosper (after whom Gosper's Lagoon is named), an early settler in the Upper Colo region. Gosper Jnr. was an Alderman of Windsor Municipal Council, committee member of the Hawkesbury District Agricultural society and director and part owner of the Hawkesbury Steam Navigation Company. He was also a well-known breeder of draught stock. Gosper held numerous parcels of land throughout the Hawkesbury and it is assumed this property was tenanted.</p> <p>This parcel of land was probably occupied by a member of his family or by tenants.</p> <p>On 13 April 1910, the property passed by transmission to John Thomas Gosper's son Alfred Gosper of Seven Hills, railway guard and John Jackson Paine of Windsor solicitor. They transferred it on 18 October 1910 to Wilfred Arthur Gosper of Upper Colo, farmer, nephew of Alfred Gosper. The land was next transferred on 24 February 1919 to David George Simmons of Upper Colo, farmer.</p>			

8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	<ul style="list-style-type: none"> 2 Peopling Australia 3 Developing local, regional and national economies 4 Building settlements, towns and cities 9 Marking the phases of life
Relevant NSW / State themes	<ul style="list-style-type: none"> Convicts Agriculture Pastoralism Towns, suburbs and villages Land tenure Persons

E. Criteria for State heritage significance**9. Assessment under Heritage Council criteria of State significance***

It is important in the course or pattern of the cultural or natural history of NSW (Criterion A)
The barn at No. 995 Upper Colo Road, Upper Colo is of historical significance as a late 19 th century timber framed agricultural building that survives relatively intact, on its original land grant made in 1866.
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW (Criterion B)
Located on land originally granted to John Thomas Gosper Jnr. and held by the Gosper family from the mid 19 th century through to the early 20 th century. John Thomas Gosper Jnr. was a notable person in the Hawkesbury region, a successful farmer and horse breeder, large land holder, an Alderman on Windsor Municipal Council and committee member of the Hawkesbury Agricultural Society.
It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
Clearly visible from Upper Colo Road, the tall two storey barn is a visual landmark in the area and of aesthetic significance for contributing to the historical character of the Upper Colo district. The barn is of some technical significance for retaining evidence of its late 19 th century construction including first floor, skillions and roof constructed of bush poles with slab and plank cladding and internal slab partitions presumably for stables, slender bush pole rafters with collar ties and sawn boards used as battens for iron.
It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Criterion D)
The historic barns and outbuildings of the Hawkesbury district are appreciated by the local community and others, being symbolic of the history of the agricultural development of the region, as evidenced by the numerous exhibitions, artworks, historical tours, heritage studies and heritage listings associated with these building types.
It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW (Criterion E)
Being constructed in the late 19 th century, the barn has some potential to provide further information into farming practices and construction methods of this period. Being of two storey construction makes this barn unusual.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
The barn at No. 995 Upper Colo Road, Upper Colo, being a two storey barn, is considered to be rare within the context of the Hawkesbury City local government area.
It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW (Criterion G)
The barn at No. 995 Upper Colo Road, Upper Colo is representative of the long history of agricultural development within the floodplains of the Colo River, which commenced in the early 19 th century and continues today. The building is a notable, yet representative example of typical timber framed agricultural outbuildings found throughout the Hawkesbury City local government area.

F. Heritage listings**10. Existing heritage listings**

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If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	X	Commonwealth Heritage List
	X	National Heritage List
	X	Register of the National Estate
	X	Declared Aboriginal place
	X	Local environmental plan (LEP) – heritage item (or draft item)
	X	LEP – heritage conservation area (or draft area)
	X	NSW government agency Heritage and Conservation Register
	X	National Trust register
	X	Aboriginal Heritage Information Management System
	X	National shipwreck database
	X	Engineers Australia list

G. Photograph

11. Principal or main photograph*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.



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Caption*	The two storey barn with skillions at No. 995 Upper Colo Road, Upper Colo
Date of photograph*	June 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners

H. Author details

12. Primary author of this form*

Name	Kate Denny
Position and organisation, if applicable	Director, Lucas Stapleton Johnson & Partners Pty Ltd
Contact phone number	9357 4811
Email address	kdenny@lsjarchitects.com
Date form completed	13 th March 2024

13. References used to complete this form*

Author	Title	Date Published
Lucas Stapleton Johnson & Partners, Graham Edds & Associates, Dr. Terry Kass in association	<i>Timber Slab Barns Update Study for Hawkesbury City Council</i>	2024, unpublished
	"Obituary", Windsor and Richmond Gazette, Saturday 22 nd January 1910, p. 4	
	Biography - John Thomas Gosper - People Australia (anu.edu.au)	
	Certificate of title Vol 28 folio 21	

14. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

Name	Kate Denny	Date	13 th March 2024
			

15. Signature of image

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name	Kate Denny	Date	13 th March 2024
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I. Nominator details

16. Nominator to be contacted by Heritage NSW*

You do not need to complete these details again if you are also the author of the form.

Name	
Position and organisation, if applicable	
Contact phone number	
Email address	
Date form completed	

17. Reasons for nomination*

Background or reasons for nomination
<p>This barn has been identified as being of potential State level significance in two previous studies: <i>Hawkesbury City Council Slab Barns Study</i> (Graham Edds & Associates, 2010) and <i>Hawkesbury City Council Slab Barns Update Study</i> (Lucas Stapleton Johnson & Partners, Graham Edds & Associates and Dr. Terry Kass, 2024).</p> <p>The extent of surviving 19th century fabric, the construction methods, the rare two storey form, and the associations with John Thomas Gosper, a notable land owner and member of Gosper family, early settlers in the Colo area, make this barn worthy of listing on the State Heritage Register.</p>

18. Signature of nominator*

Name	Kate Denny	Date	13 th March 2024
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J. Additional photographs and images

State Heritage Register nomination form



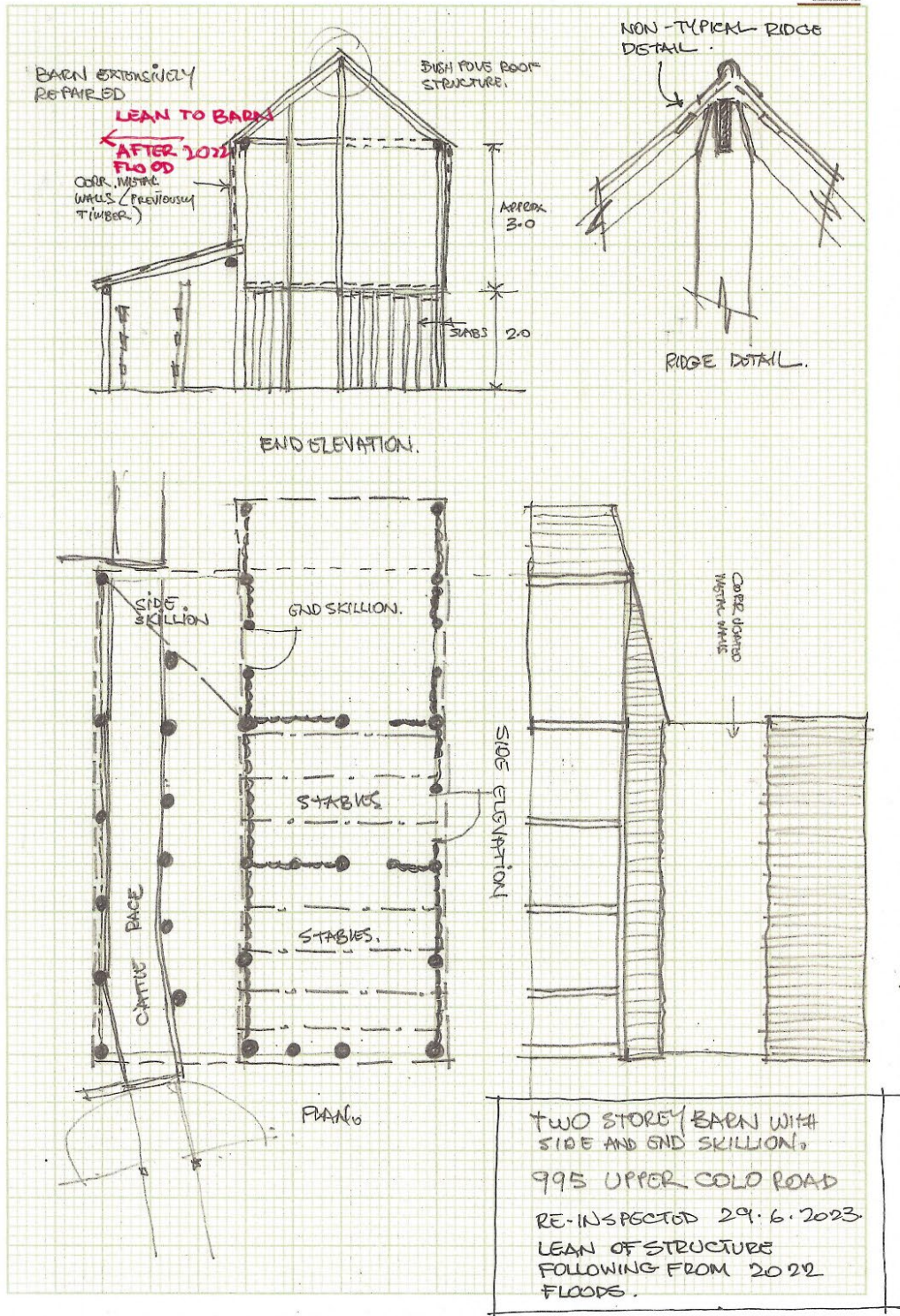
Caption*	North and west elevations of barn at No. 995 Upper Colo Road, Upper Colo
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	East elevation of barn at No. 995 Upper Colo Road, Upper Colo
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Ground level interior of barn at No. 995 Upper Colo Road, Upper Colo
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Sketch floor plan, section, elevation and detail of barn at No. 995 Upper Colo Road, Upper Colo
Date of photograph*	2010 updated June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates

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A. Nominated item

1. Name

Name*	Complex of slab barns and corn shed
Other or former names	Bona Vista Complex

2. Location

Provide at least one of these three types of location details (it is not necessary to provide all three types):

- Street address
- Land parcels
- Coordinates

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

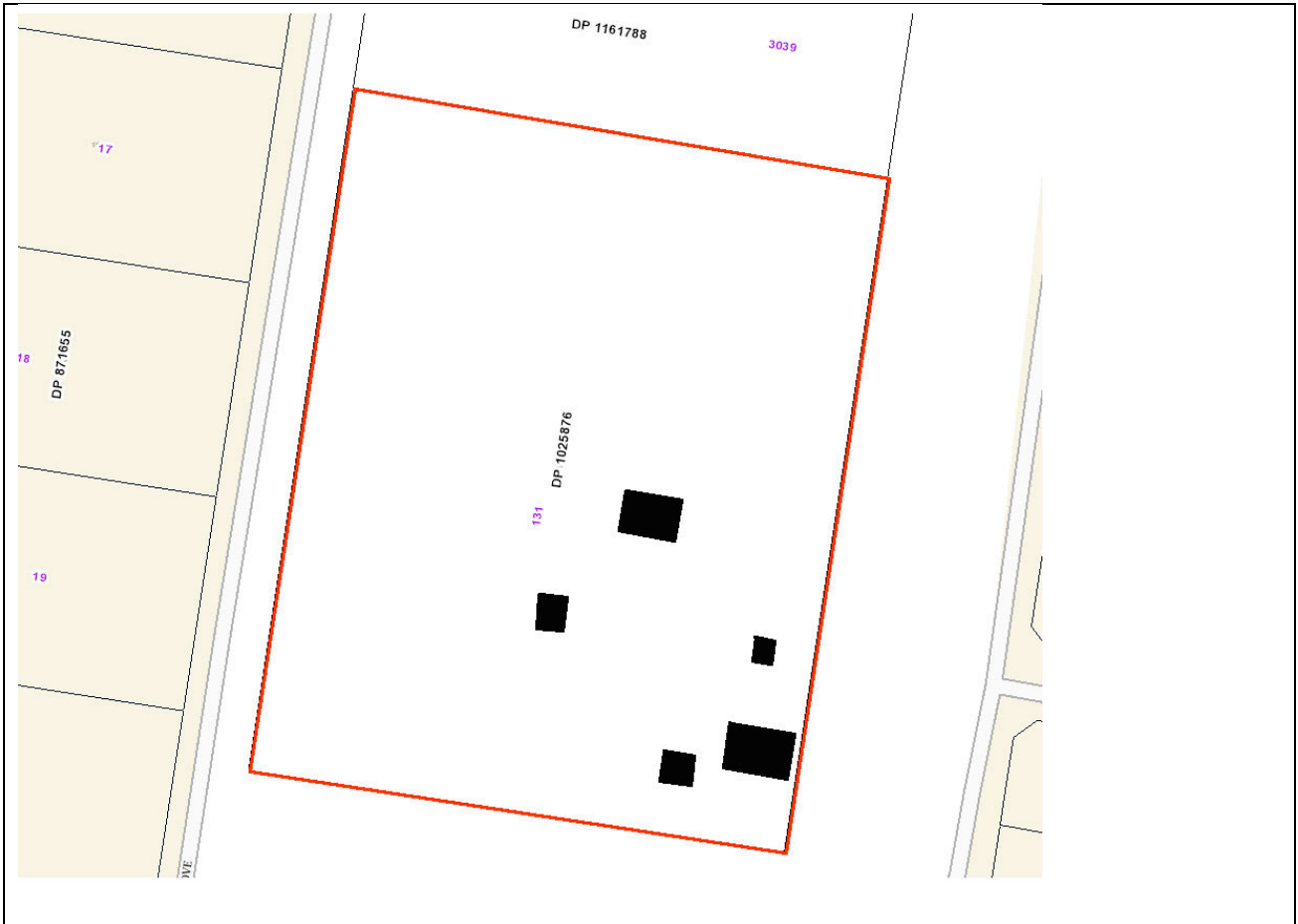
Street address*	11 Amelia Grove, Pitt Town
Alternate street address	
Local government area*	Hawkesbury City Council

Land parcels*	Lot	131	Section (if applicable)		DP	1025876
	Lot		Section (if applicable)		DP	

Coordinates	
Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination. You may insert the map here or attach it separately.



Source of map or plan	SixMaps, annotated by LSJ Architects, 2024
Description of the boundary, if required	Allotment boundaries of Lot 131 DP 1025876

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	Mr Wilhelmus Timmerman and Mrs Gai Timmerman
Business / organisation name, if applicable	
Address	11 Amelia Grove, Pitt Town NSW 2756 PO Box 4003, Pitt Town NSW 2756
Phone	0417 697 606 4572 3162
Email	bonavista2@bigpond.com
Ownership explanation, if required	

B. Significance**5. Why is it important in NSW?**

Refer to the guideline [Assessing heritage significance](#) when completing this section.

Statement of significance*
<p>The slab barns and timber outbuildings at Bona Vista form part of a group of late 19th century farm buildings of historical and aesthetic significance, associated with an historic property established in the early 1800s by ex-convict Benjamin Jones.</p> <p>Located on a large allotment, a remnant of the original 200 acre grant, the group of outbuildings, together with the main house, are set within a landscaped setting, that together makes a strong contribution to the historical character of Pitt Town.</p> <p>In their overall form the slab barns and timber outbuildings are representative examples of historic timber framed agricultural outbuildings found throughout the Hawkesbury City local government area and retaining the only remaining horizontal log corn store outbuilding.</p> <p>The Bona Vista complex, including the slab barns and timber outbuildings, is one of a small number of large scale homesteads or estates to survive within the Hawkesbury Region, making the property and its collection of original late 19th century buildings rare on a local level.</p>
Comparisons*
<p>Lakeview Homestead Complex, 120 Bingie Road, Bergalia (SHR 00471)</p> <p>Sugarloaf Farm, Menangle Road, Gilead (SHR 01389)</p>

C. Description**6. Describe the existing item**

Description*	LOCATION ON SITE:	Group of timber slab buildings to the south of the house, mainly clustered in the SE corner of the site. NB Access to the site was denied but we were able to establish the existence of the buildings, their general condition and photograph some from the perimeter of the site. Only 2 buildings are described based on 2023 inspection. See below also for 2010 descriptions.
	DESCRIPTION BARN A	
	MAIN BARN STRUCTURE	A large barn 12.7 x 6.2m on plan and 5m to eaves supported on round posts with a skillions along the south and west sides. Condition: Good Date: 1880s
	NO. OF BAYS	Four
	ROOF STRUCTURE	Round timber rafters with 45° pitch. Condition: Moderate Date: 1880s
	LOFT	N/A Condition: Date:

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SKILLION 1	Skillion on southern side is early as evidenced by adzed square eaves plate. Condition: Moderate Date: 1880s
SKILLION 2	Western skillion (not noted on 2010 Edds plan) has similar construction to the rest of the barn. Condition: Moderate Date: 1880s
ROOF CLADDING:	Corrugated iron short sheets Condition: Moderate Date: Not known
WALL CLADDING	Vertical timber slabs arranged in two levels with upper level fixed to outside of structure and lower level fixed to inside. Condition: Moderate Date: 1880s
OPENINGS	Full height opening and double gates in one bay on eastern side of main barn
FLOORING (GROUND)	Not known
FLOORING (LOFT)	N/A
FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	N/A
OTHER (Fixings?)	Not known
CURRENT USE	Not known
CHANGES FROM 2010?	None
DESCRIPTION BARN B CORN SHED	
MAIN BARN STRUCTURE	A horizontal log walled structure with overlapping corners and suspended timber floor. Condition: Moderate Date: 1880s
NO. OF BAYS	N/A
ROOF STRUCTURE	Gabled roof with 45° pitch. Condition: Moderate Date: 1880s
LOFT	Loft assumed to be at eaves level as evidenced by upper level opening in north end. Condition: Not known Date: 1880s
SKILLION 1	N/A
ROOF CLADDING:	Corrugated iron short sheets Condition: Moderate Date: Not known
WALL CLADDING	Horizontal timber logs with weatherboards in gable ends. Condition: Moderate Date: 1880s
OPENINGS	Full height opening and double gates in one bay on eastern side of main barn
FLOORING (GROUND)	Timber slabs laid on log footings.
FLOORING (LOFT)	Not known

FLOORING (SKILLION)	N/A
INTERNAL STRUCTURE	N/A

The following description of the 5 outbuildings is from the 'Pitt Town Slab Barn Study', 1991, by Graham Edds and Associates.

A. Large Single Storey Slab Barn with Skillion Description:

Large single storey barn with skillion on longitudinal side. Walls comprised of vertical slabs in two lifts with horizontal boarding at gable ends. Corrugated iron roof. Central area of barn 12.7m x 6.2m. Located above the 100 year flood level.

Structure:

Post and beam structure - simply supported roof. Combination round and square adzed timbers. Roof braced with collar ties and diagonal bracing. Corner junction strengthened by wrought iron bolted spike.

B. Horizontal Log Outbuilding - Corn Store Description:

Horizontal log outbuilding. Crossed at corners bearing large circular base plates directly on ground. Horizontal splayed boarding at gabled ends. Horizontal boards on eastern side weathering badly. Gable roof originally shingled now clad with iron. Used as a corn store. Central area of outbuilding 6.7m x 4.5m. Located above the 100 year flood level.

Structure:

Horizontal logs crossed at corners, etc. Double bearers placed centrally to support slab floor.

C. Single Storey Barn - Stable (Former) Description:

Single storey barn with vertical slabs and horizontal boarding at gable ends. Divided in plan to form stables. Hollowed out log feed trough remains in stables. Structure altered for farm machinery storage (larger span at entrance ways). Located above the 100 year flood level.

Structure:

Post structure in ground originally at close centres. 'A' frame simple supported gable roof sheeted in corrugated iron. All walls comprise vertical slabs.

D. Single Storey Barn with Loft Description:

Single storey with loft and gabled roof. Vertical slabs fixed to inside of plates. Internal divisions with slabs. Combination round and square adzed timbers. Later external access to loft. Ogee gutter remains. Located above the 100 year flood level.

Structure:

Post beam with posts at large centres. Timber rounds in ground, slabs in ground and spiked at top.

E. Single Storey Structure (demolished) Description:

Single storey vertical slab clad structure. Central section gabled and low skillion on both longitudinal sides. Incorporated within larger shed complex. Located above the 100 year flood level.

Structure:

Post structure with simply supported roof. Roof members with large spans and sagging. Evidence of termite damage.

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Condition of fabric and/or archaeological potential*	Good
Integrity / intactness*	Moderate to high
Modification dates	Unknown
When was the last time you inspected the item?	May 2023
Current use	Unknown
Original or former use/s	Hay barn, corn shed and other agricultural uses.
Any additional comments	<p>It is recommended that the following Site Specific Exemptions be included in the gazettal listing to allow for the continued use of the structure and to support the continuity of the historical practice of undertaking ongoing repairs and maintenance:</p> <ul style="list-style-type: none"> • 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.

D. History

7. Origins and historical evolution

Years of construction*	Start	1880s	End	
Designer or architect*	Unknown			
Maker or builder*	James Henry Johnston (assumed)			
Historical outline*	<p>The following history has been extracted from the inventory sheet for the local listing for the house and barns (Item No. I286, Heritage Item No. 1741703)</p> <p>Bona Vista, No. 11 Amelia Grove, Pitt Town is located on a portion of the 200 acre grant made to Benjamin Jones in 1803. In that same year, Jones received a further 200 acre grant on the up-lands at Pitt Town, which he assigned to his four children. Jones was an ex-convict who had been transported for 7 years, arriving as part of the Third Fleet. Portions of Jones's land was managed by his step-son Henry Fleming who later married Elizabeth Hall, daughter of George Hall, who built Percy Place.</p>			

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	<p>Benjamin Jones died in 1837 and following the death of his wife Mary the following year, the original 200 acre grant was sold to George Hall and his son-in-law William Johnston. In 1838, Hall and Johnston divided the land creating Bootles Lane with Hall retaining the northern portion and Johnston the southern portion.</p> <p>In the 1880s, the land was sold to James Henry Johnston (the northern portion) and his parents William and Mary Johnston (the southern portion).</p> <p>An 1881 lithographic map for the auction of the land shows Bona Vista as vacant. It has been assumed that the barns were relocated to Bona Vista at some time after 1881 by the Johnstons.</p> <p>James Henry Johnston built the Bona Vista homestead in the 1880s and following his death by drowning in the Hawkesbury River in 1928, the agricultural use of the property continued.</p> <p>In the 1990s, the land was rezoned to allow subdivision and the property was subdivided, with the Bona Vista homestead retaining 5 acres while the surrounding land was developed for residential uses.</p>
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8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	<p>2 Peopling Australia</p> <p>3 Developing local, regional and national economies</p> <p>4 Building settlements, towns and cities</p> <p>9 Marking the phases of life</p>
Relevant NSW / State themes	<p>Convicts</p> <p>Agriculture</p> <p>Pastoralism</p> <p>Towns, suburbs and villages</p> <p>Land tenure</p> <p>Persons</p>

E. Criteria for State heritage significance

9. Assessment under Heritage Council criteria of State significance*

It is important in the course or pattern of the cultural or natural history of NSW (Criterion A)
<p>The group of slab barns and timber outbuildings at Bona Vista are of historical significance as a group of surviving late 19th century agricultural buildings, still associated with the original 1880s homestead, and located on the remnants of an original 200 acre grant made in the early 1800s to ex-convict Benjamin Jones. Bona Vista played an important role in the historical development of Pitt Town where an extensive citrus orchard occupied a large portion of the property.</p>
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW (Criterion B)
<p>The group of agricultural outbuildings have historical associations with James Henry Johnston who built the main house, and it is assumed the outbuildings. Johnston was associated by marriage with George Hall of Percy Place, a successful landowner in the Hawkesbury and later the Hunter region.</p>

State Heritage Register nomination form

It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
The group of slab barns and timber outbuildings, together with the main house, set within a large, landscaped allotment, are of aesthetic significance and make a strong contribution to the historical character of Pitt Town.
It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Criterion D)
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.
It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW (Criterion E)
Constructed in the 1880s, the slab barns and timber outbuildings have research potential to provide further information into the agricultural development of the Pitt Town area as well as information into late 19 th century farming methods.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
The Bona Vista complex, including the slab barns and timber outbuildings, is one of a small number of large scale homesteads or estates to survive within the Hawkesbury Region, making the property and its collection of original late 19 th century buildings rare. The presence of the corn store outbuilding forming part of the assemblage is considered very rare.
It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW (Criterion G)
The group of slab and timber agricultural outbuildings at Bona Vista are representative of the long history of agricultural development within the Hawkesbury area, which commenced in the late 18 th century and continues today. The basic form of the outbuildings with gabled roofs, lofts, skillions and slab wall cladding is representative of the typical form of barn found throughout the district.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	x	Commonwealth Heritage List
	x	National Heritage List
	x	Register of the National Estate
	x	Declared Aboriginal place
x		Local environmental plan (LEP) – heritage item (or draft item)
	x	LEP – heritage conservation area (or draft area)
	x	NSW government agency Heritage and Conservation Register
	x	National Trust register

	x	Aboriginal Heritage Information Management System
	x	National shipwreck database
	x	Engineers Australia list

G. Photograph

11. Principal or main photograph*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.



Caption*	Barn A at Bona Vista Complex
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners

H. Author details**12. Primary author of this form***

Name	Kate Denny
Position and organisation, if applicable	Director, Lucas Stapleton Johnson & Partners Pty Ltd
Contact phone number	02 9357 4811
Email address	kdenny@lsjarchitects.com
Date form completed	10 th October 2024

13. References used to complete this form*

Author	Title	Date Published
Lucas Stapleton Johnson & Partners, Graham Edds & Associates, Dr. Terry Kass in association	Timber Slab Barns Update Study for Hawkesbury City Council	2024, unpublished
Hawkesbury City Council	Bona Vista (House and Slab Barns) heritage inventory sheet (Item No. 1286, Heritage Item No. 1741703)	

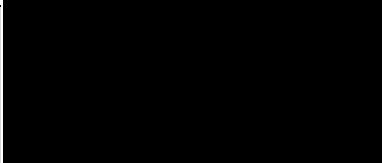
14. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	10 th October 2024
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15. Signature of image copyright holder*

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	10 th October 2024
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I. Nominator details

16. Nominator to be contacted by Heritage NSW*

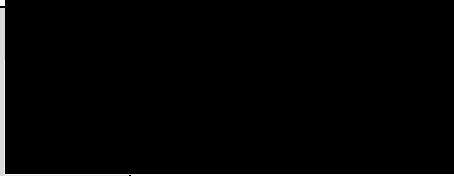
You do not need to complete these details again if you are also the author of the form.

Name	
Position and organisation, if applicable	
Contact phone number	
Email address	
Date form completed	

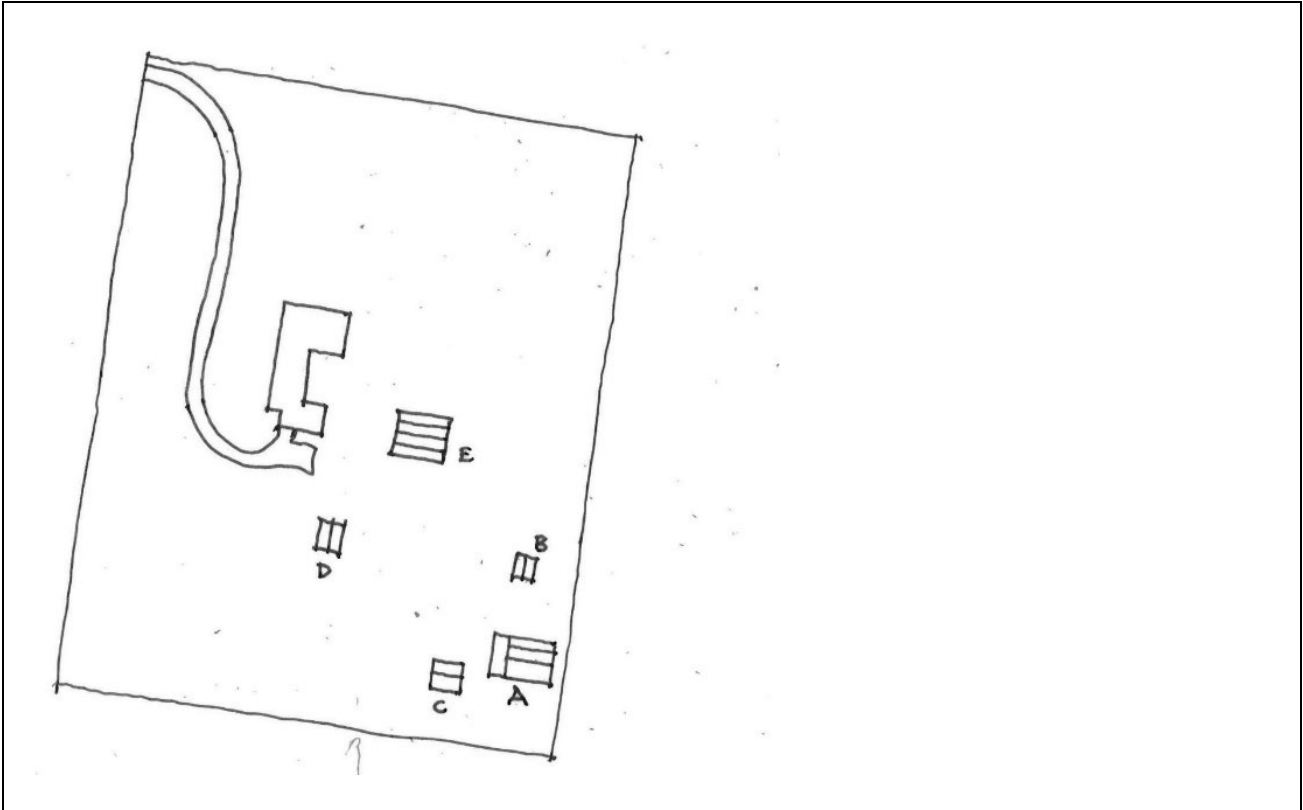
17. Reasons for nomination*

Background or reasons for nomination
The group of slab barns and timber outbuildings at Bona Vista are of historical significance as a group of surviving late 19 th century agricultural buildings and the farmstead is one of a small number of former estates to survive within the Hawkesbury Region, making the property and its collection of original late 19 th century buildings rare. The presence of the corn store outbuilding forming part of the assemblage is considered very rare.

18. Signature of

Name		Date	10 th October 2024
	Kate Denny, Lucas Stapleton Johnson & Partners		

J. Additional photographs and images



Caption*	Sketch site plan identifying location of the slab barns and timber outbuildings.
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners



Caption*	Barn A at Bona Vista complex
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners



Caption*	Barn B at Bona Vista complex
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners

State Heritage Register nomination form



Caption*	Barn C at Bona Vista complex
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners

State Heritage Register nomination form

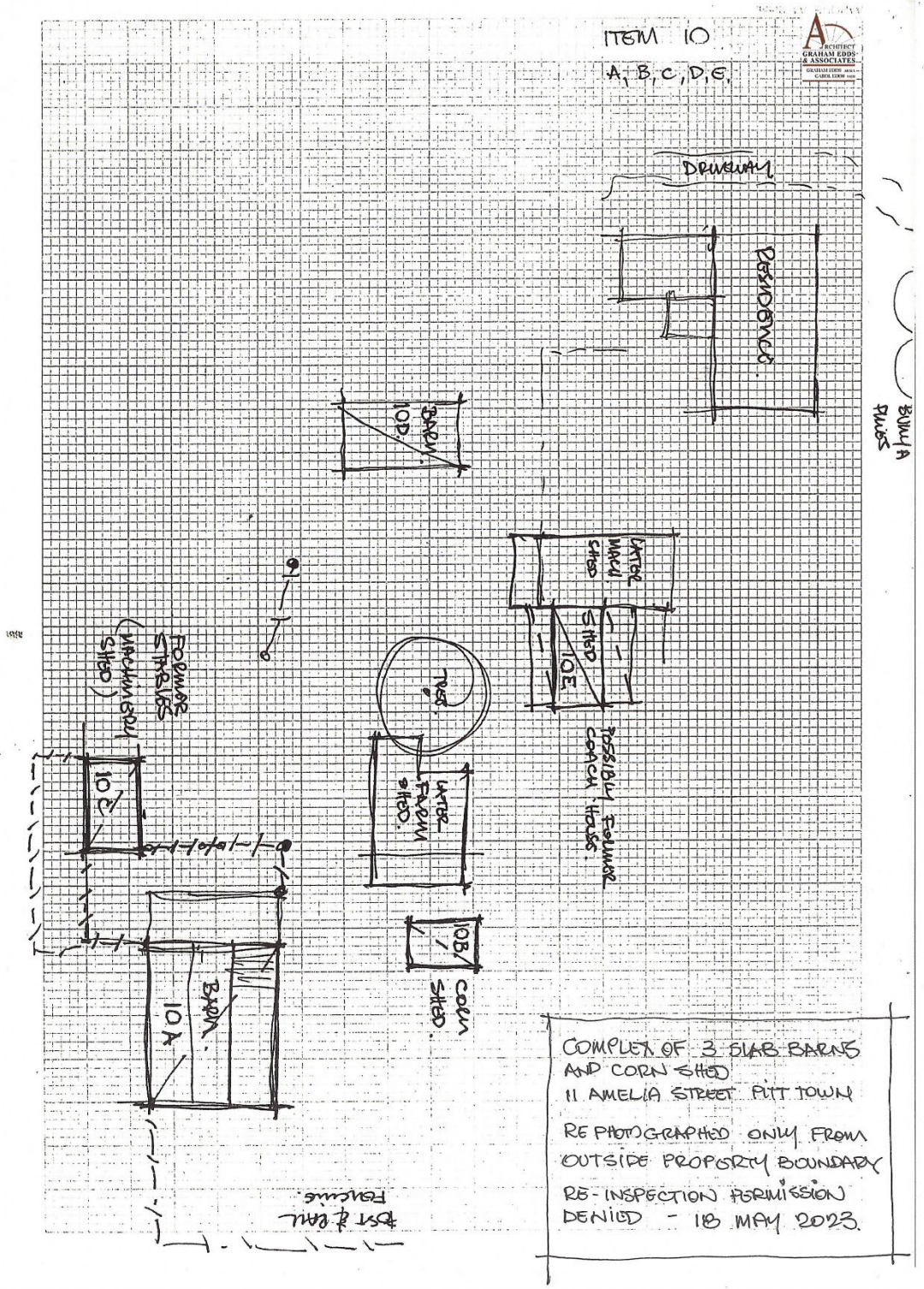


Caption*	Barn D at Bona Vista complex
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners

State Heritage Register nomination form

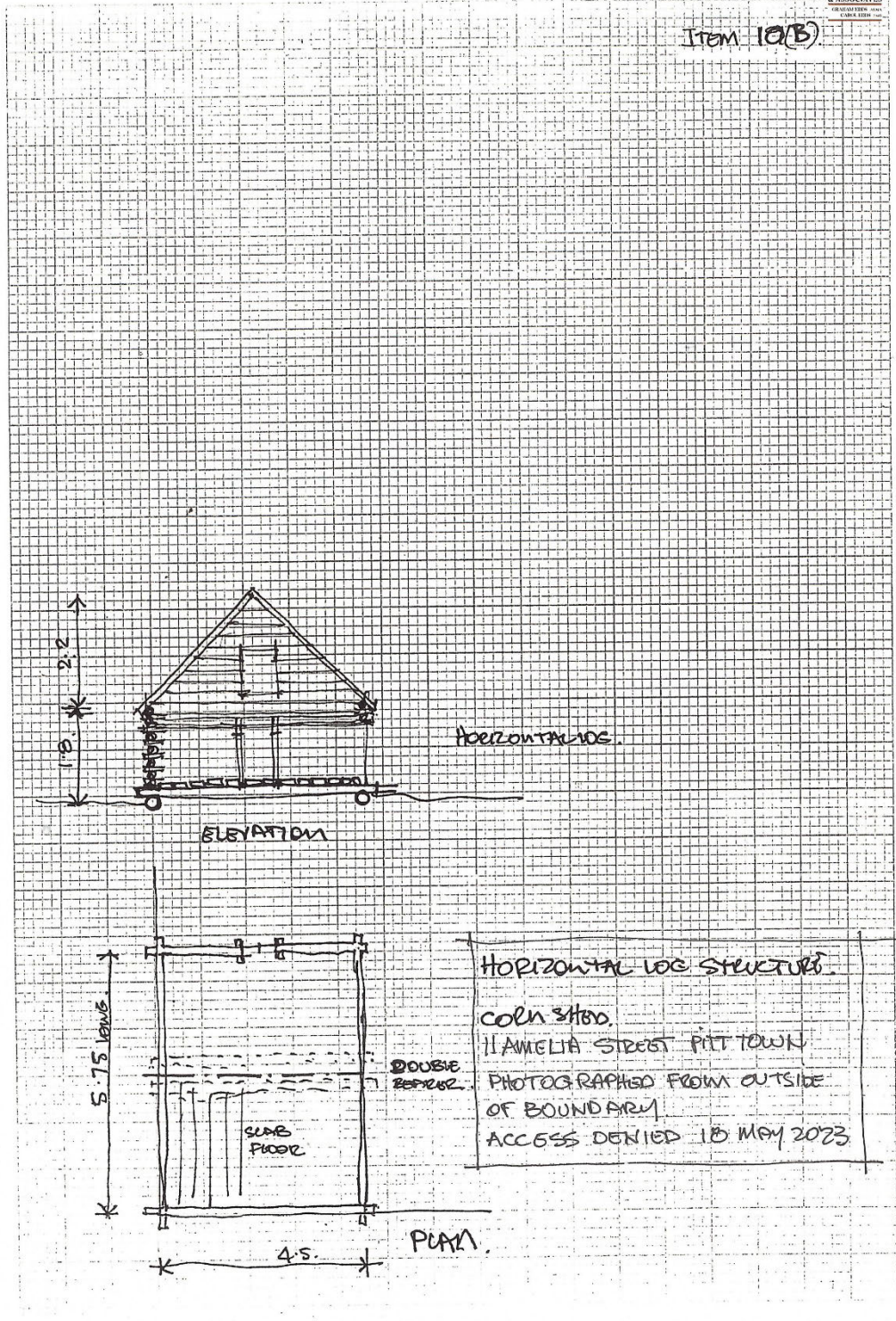


Caption*	Barn E at Bona Vista complex
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners

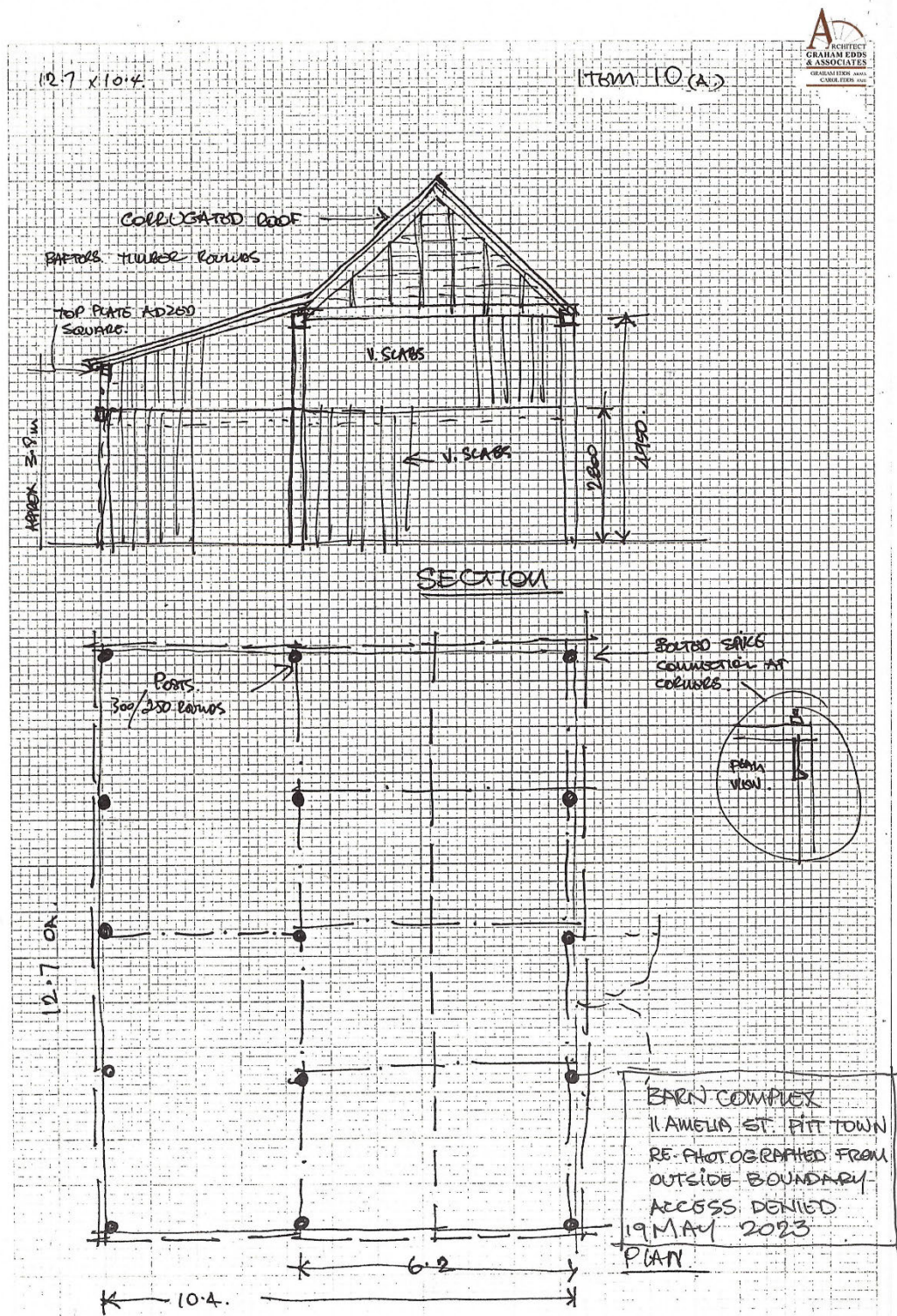


Caption*	Sketch plans of group of outbuildings at Bona Vista
Date of photograph*	May 2023
Name of photographer*	G. Edds
Copyright holder, if known	Graham Edds & Associates

Item 10(B)



Caption*	Measured drawing and plan of corn shed at Bona Vista
Date of photograph*	May 2023
Name of photographer*	G. Edds
Copyright holder, if known	Graham Edds & Associates



Caption*	Measured drawing and plan of Barn A at Bona Vista
Date of photograph*	May 2023
Name of photographer*	G. Edds
Copyright holder, if known	Graham Edds & Associates

Submit the form

Thank you for your interest in the protection, conservation and celebration of heritage in NSW.

Before submitting the form, make sure you have completed all mandatory details.

Email the completed form with any other supporting documentation to:

heritagemailbox@environment.nsw.gov.au

If you are unable to submit via email, you may post your completed form to:

Heritage NSW
Department of Planning and Environment
Locked Bag 5020
PARRAMATTA NSW 2124

[Please refer to our website for information on what happens to your nomination after submission.](#)



State Heritage Register nomination form

The State Heritage Register provides legal protection under the *Heritage Act 1977* for the conservation and management of State significant heritage places and objects (collectively referred to as 'items').

Read the [nomination guidelines](#) carefully before completing this form.

This form should only be completed if you think that an item is significant for all of NSW. Do not complete this form for items of heritage significance to a local area and community.

Complete all mandatory fields on the form, as indicated with an asterisk (*). Incomplete forms or forms with insufficient information may not be accepted. Submitting a nomination form does not signify that a nomination is accepted and under assessment.

A. Nominated item

1. Name

Name*	Raised Single Storey Slab Barn with Loft and Side Skillion
Other or former names	Macquarie Retreat

2. Location

Provide at least one of these three types of location details (it is not necessary to provide all three types):

- Street address
- Land parcels
- Coordinates

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

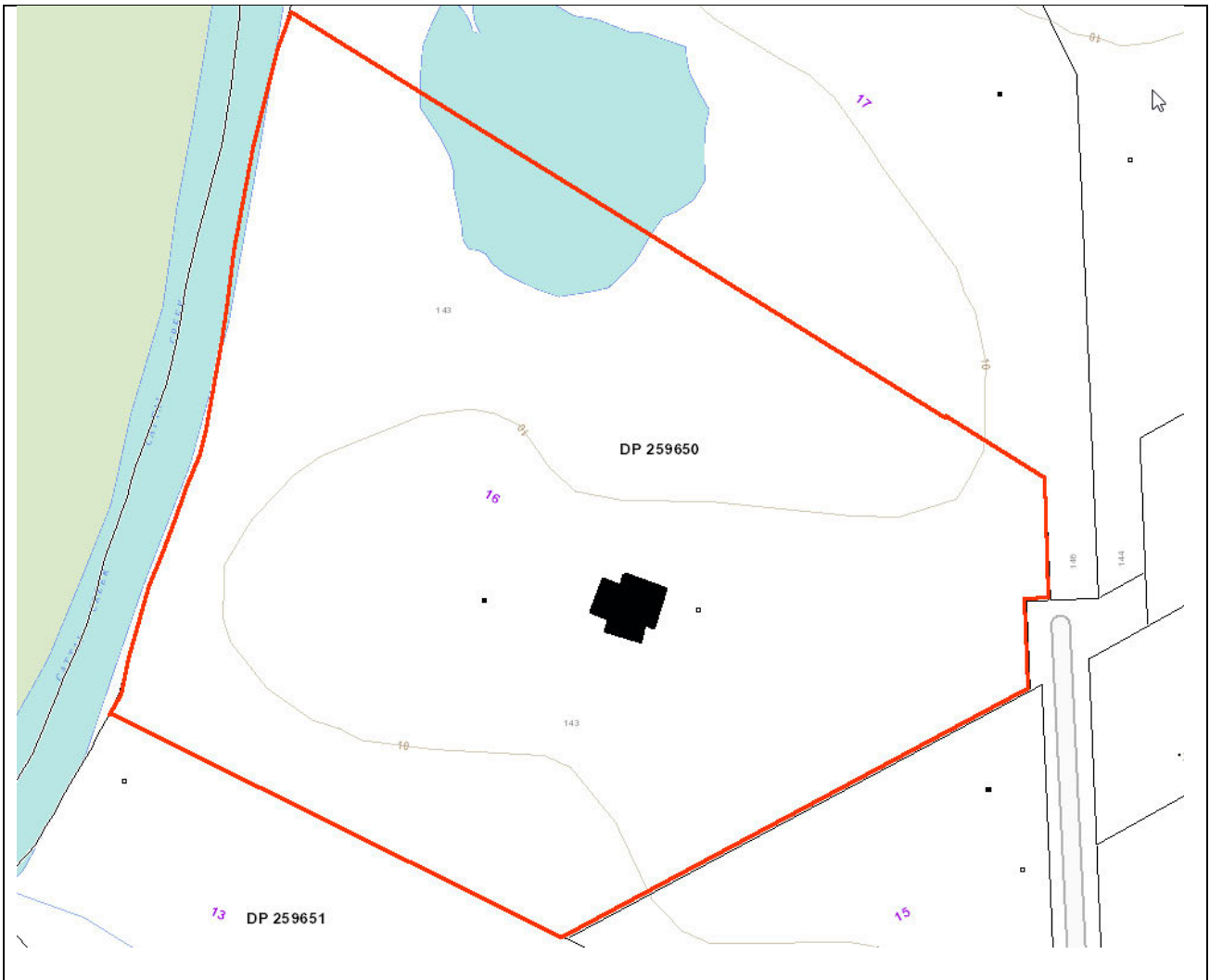
Street address*	143 Threlkeld Drive, Cattai
Alternate street address	
Local government area*	Hawkesbury City Council

Land parcels*	Lot	16	Section (if applicable)		DP	259650
	Lot		Section (if applicable)		DP	

Coordinates	
Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination. You may insert the map here or attach it separately.



Source of map or plan	SixMaps, annotated by LSJ Architects, 2024
Description of the boundary, if required	Allotment boundaries of Lot 16 DP 259650

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	Ms. Jade Findlay
Business / organisation name, if applicable	
Address	143 Threlkeld Drive, Cattai
Phone	0414 937 063
Email	jadefindlay16@hotmail.com
Ownership explanation, if required	

B. Significance

5. Why is it important in NSW?

Refer to the guideline [Assessing heritage significance](#) when completing this section.

Statement of significance*
<p>The barn at Macquarie Retreat, No. 143 Threlkeld Drive, Cattai is of historical significance as a surviving early to mid 19th century timber framed, timber slab clad barn that is associated with the Arndell family who first obtained the land in the 1850s and continued to reside and work the land until the late 20th century.</p> <p>Together with the sandstone vernacular Georgian style dwelling, cow bale and silo, the large single storey barn with loft and skillion forms part of a farm complex of historical character and significance. In its overall form and configuration, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p> <p>Although altered and adapted, the barn retains evidence of its early construction date including timber slab cladding, roughly squared posts at close centres supporting a loft floor, mortised and tenoned posts, and round post joists in the early skillion, and is of technical significance for demonstrating early to mid 19th century construction methods for agricultural buildings and has the potential to provide further information into 19th century farming methods.</p>

Comparisons*
<p>The barn at No. 143 Threlkeld Drive, Cattai is comparable with very few other examples of surviving timber agricultural outbuildings due to its early construction date, and the extent of surviving 19th century fabric.</p> <p>A comparable example is the large barn at Hobartville, 36-40 Inalls Road, Richmond (SHR 00035), dating from the early 19th century but with extensive later modifications.</p> <p>The barn at No. 143 Threlkeld Drive, Cattai is also comparable with Hobartville, forming part of an early 19th century farmstead. Other comparable examples include Denbigh, 421 The Northern Road, Cobbitty (SHR 01691), Wambo, Warkworth (SHR 00200), Bella Vista, Elizabeth Macarthur Drive, Bella Vista (SHR 00754) and Glenlee, Glenlee Road, Menangle (SHR 00009)</p> <p>The place is comparable with Cattai Estate (SHR 00982) which contains the remnants of Caddai homestead and Cattai farm originally owned by Dr Thomas Arndell.</p>

C. Description

6. Describe the existing item

Description*	PERIOD	Early or mid 19 th century
	CURRENT USE	Adapted as offices and storage.
	FORMER USE	Barn
	LOCATION ON SITE	The barn is 50 metres east of the house, to the right of the entrance driveway before the house. Forms part of a group of agricultural outbuildings including cow bale and silo.
	MAIN STRUCTURE	Roughly squared posts at close centres supporting a loft floor with squared beams the ends of which are exposed externally. Posts are mortised and tenoned to longitudinal eaves beams.
	NO. OF BAYS	Seven
	ROOF STRUCTURE	Roof pitch approx. 40°. Exposed sawn rafters at eaves.
	LOFT	Loft is present throughout. Edge beams are exposed externally. Round pole joists visible in Skillion 1.

State Heritage Register nomination form

	SKILLION 1	Original skillion to east has closely spaced squared posts like the barn and partially timber slab walls. Main barn has only internal wall boarding at loft level beneath this skillion. Roof has pole rafters and remains of shingle battens.
	SKILLION 2	Later skillion addition to north containing bathroom, laundry and covered area.
	ROOF CLADDING:	Corrugated iron short sheets
	WALL CLADDING	Vertical timber slabs in two separate lengths to main barn and loft level. Weatherboards have been added to southern end and gable.
	OPENINGS	There is no large barn opening, just single doors on east, west and north sides. Loft has windows in each end.
	FLOORING (GROUND)	Raised timber floor throughout.
	FLOORING (FIRST)	N/A
	FLOORING (LOFT)	Not accessible.
	FLOORING (SKILLION)	Concrete slab & brick paving
	INTERNAL STRUCTURE	Raised floor & stair to loft
Condition of fabric and/or archaeological potential*	Good	
Integrity / intactness*	Moderate to high integrity	
Modification dates	Unknown	
When was the last time you inspected the item?	May 2023	
Current use	Adapted as offices and storage	
Original or former use/s	Hay barn	
Any additional comments	<p>It is recommended that the following Site Specific Exemptions be included in the gazettal listing to allow for the continued use of the structure and to support the continuity of the historical practice of undertaking ongoing repairs and maintenance:</p> <ul style="list-style-type: none"> • 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. 	

D. History**7. Origins and historical evolution**

Years of construction*	Start	Early or mid 19 th century	End	
Designer or architect*	Unknown			
Maker or builder*	Arndell family (assumed)			
Historical outline*	<p>The barn at No. 143 Threlkeld Drive Cattai is located on part of a 100 acre grant (Portion 1, Parish Pitt Town) originally granted to Sergeant John Trotter in 1804, who it has been suggested built the house in c1810. The land was subsequently sold to George Hall, free-settler and successful agriculturalist, who already owned numerous properties in Mulgrave Place, North Colah and later in the Hunter region. In 1851, the property, known as Macquarie Retreat, was given to Hall's granddaughter Mary and her new husband Thomas Arndell III as a wedding present.</p> <p>Thomas Arndell I, surgeon, magistrate and landholder, had been granted 600 acres of land known as Caddie Park, on the opposite side of Cattai Creek from Macquarie Retreat in 1804.</p> <p>At some stage, Macquarie Retreat became the home of Aboriginal missionary, Rev. Lancelot Threlkeld, who had married Arndell's daughter, Sarah.</p> <p>Macquarie Retreat remained in the Arndell family until the late 20th century. In 1990, when owned by Rev. Seton Arndell, the Arndell Anglican College was established at the property, operating there for the next 3 years.</p> <p>The name Macquarie Retreat results from the family story that Governor Macquarie would often use the property as a retreat.</p>			

8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	<ul style="list-style-type: none"> 2 Peopling Australia 3 Developing local, regional and national economies 4 Building settlements, towns and cities 9 Marking the phases of life
Relevant NSW / State themes	<ul style="list-style-type: none"> Convicts Agriculture Pastoralism Towns, suburbs and villages Land tenure Persons

E. Criteria for State heritage significance**9. Assessment under Heritage Council criteria of State significance***

It is important in the course or pattern of the cultural or natural history of NSW (Criterion A)
The barn at No. 143 Thelkeld Drive, Cattai is of historical significance as a surviving early to mid 19 th century barn is evidence of the long-term agricultural use of the land by the Arndell family, first established in 1804 by Sergeant John Trotter and subsequently sold to George Hall who passed the property to his granddaughter Mary in 1851. Mary married into the Arndell family (of Thomas Arndell, surgeon fame) and the property remained in the family until the late 20 th century.
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW (Criterion B)
The barn has historical associations with George Hall, agriculturalist who owned the land for a period of time in the mid 19 th century and the Arndell family, descendants of Thomas Arndell, surgeon, magistrate and landholder, who owned Caddai Park and retained ownership of Macquarie Retreat from the 1850s to the late 20 th century.
It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
Located adjacent to a sandstone vernacular Georgian style dwelling, and together with the cow bale and silo, the large single storey barn with loft and skillion forms part of a farm complex of historical character and significance. Although altered and adapted, the barn retains evidence of its early construction date including timber slab cladding, roughly squared posts at close centres supporting a loft floor, mortised and tenoned posts, and round post joists in the early skillion, and is of technical significance for demonstrating early to mid 19 th century construction methods for agricultural buildings.
It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Criterion D)
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.
It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW (Criterion E)
The form of the barn, with skillion and loft and retaining evidence of early to mid 19 th century construction techniques, has the potential to provide further information into 19 th century farming methods, specifically the unusual and rare barn structure. The barn located on flood prone land shows the robustness of the structure and its ability to withstand flooding.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
The barn at 143 Threlkeld Drive, Cattai is considered to be rare within the context of the Hawkesbury City local government area with its refined construction of timber slab claddings set between squared posts and with suspended floor level forming part of the structure.
It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW (Criterion G)
The barn at 143 Threlkeld Drive, Cattai is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic form of the barn with gabled roof, skillion and loft is representative of the typical form of barn found throughout the district.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	x	Commonwealth Heritage List
	x	National Heritage List
	x	Register of the National Estate
	x	Declared Aboriginal place
x		Local environmental plan (LEP) – heritage item (or draft item)
	x	LEP – heritage conservation area (or draft area)
	x	NSW government agency Heritage and Conservation Register
x		National Trust register
	x	Aboriginal Heritage Information Management System
	x	National shipwreck database
	x	Engineers Australia list

G. Photograph

11. Principal or main photograph*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.

State Heritage Register nomination form



Caption*	West elevation of barn at 143 Threlkeld Drive, Cattai
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd

H. Author details**12. Primary author of this form***


Name	Kate Denny
Position and organisation, if applicable	Director, Lucas Stapleton Johnson & Partners Pty Ltd
Contact phone number	02 9357 4811
Email address	kdenny@lsjarchitects.com
Date form completed	10 th October 2024

13. References used to complete this form*

Author	Title	Date Published
Lucas Stapleton Johnson & Partners, Graham Edds & Associates, Dr. Terry Kass in association	Timber Slab Barns Update Study for Hawkesbury City Council	2024, unpublished
Hawkesbury City Council	<i>Macquarie Retreat</i> heritage inventory sheet, Item No. I325, Heritage Item No. 1740047	
NPWS	Cattai Estate heritage inventory sheet, SHR No. SHR #00982, Heritage Item No. 5014094	
	Grant Register, Serial No. 2 page 156(2)	
B. H. Fletcher,	'Arndell, Thomas (1753–1821)', <i>Australian Dictionary of Biography</i> , National Centre of Biography, Australian National University	1966
	www.arndell.nsw.edu.au	

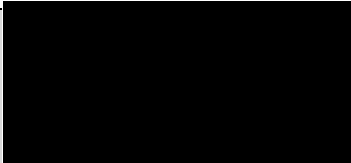
14. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	10 th October 2024
------	---	------	-------------------------------

15. Signature of image copyright holder*

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	10 th October 2024
------	---	------	-------------------------------

I. Nominator details**16. Nominator to be contacted by Heritage NSW***

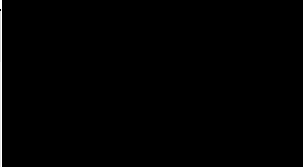
You do not need to complete these details again if you are also the author of the form.

Name	
Position and organisation, if applicable	
Contact phone number	
Email address	
Date form completed	

17. Reasons for nomination*

Background or reasons for nomination
As a rare, surviving, slab barn dating from the early to mid 19 th century of relatively high integrity and retaining physical evidence of its original construction and use, forming part of an historic farmstead associated with the Arndell family, descendants of Thomas Arndell, surgeon and Rev. Lancelot Threlkeld, it is worthy of listing on the State Heritage Register.

18. Signature of nominator*

Name		Date	10 th October 2024
	Kate Denny, Lucas Stapleton Johnson & Partners		

J. Additional photographs and images



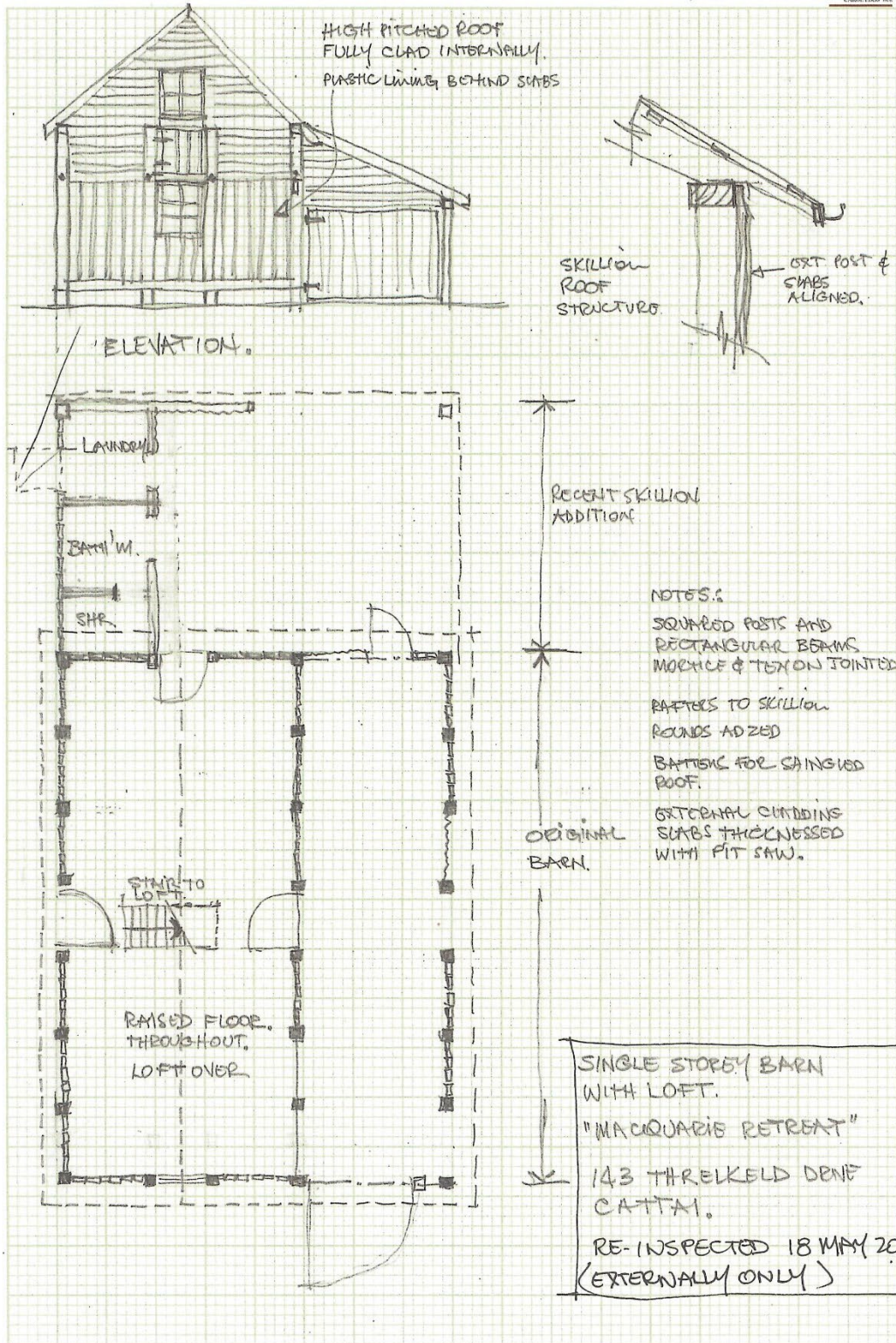
Caption*	North elevation of barn at 143 Threlkeld Drive, Cattai
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Interior view of skillion of barn at 143 Threlkeld Drive, Cattai
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Detail of timber construction of skillion of barn at 143 Threlkeld Drive, Cattai
Date of photograph*	May 2023
Name of photographer*	S. Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Measured drawing and elevation of barn at No. 143 Threlkeld Drive, Cattai
Date of photograph*	May 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates

Submit the form

Thank you for your interest in the protection, conservation and celebration of heritage in NSW.

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heritagemailbox@environment.nsw.gov.au

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Heritage NSW
Department of Planning and Environment
Locked Bag 5020
PARRAMATTA NSW 2124

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Complete all mandatory fields on the form, as indicated with an asterisk (*). Incomplete forms or forms with insufficient information may not be accepted. Submitting a nomination form does not signify that a nomination is accepted and under assessment.

A. Nominated item

1. Name

Name*	Oaklands Barn
Other or former names	

2. Location

Provide at least one of these three types of location details (it is not necessary to provide all three types):

- Street address
- Land parcels
- Coordinates

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

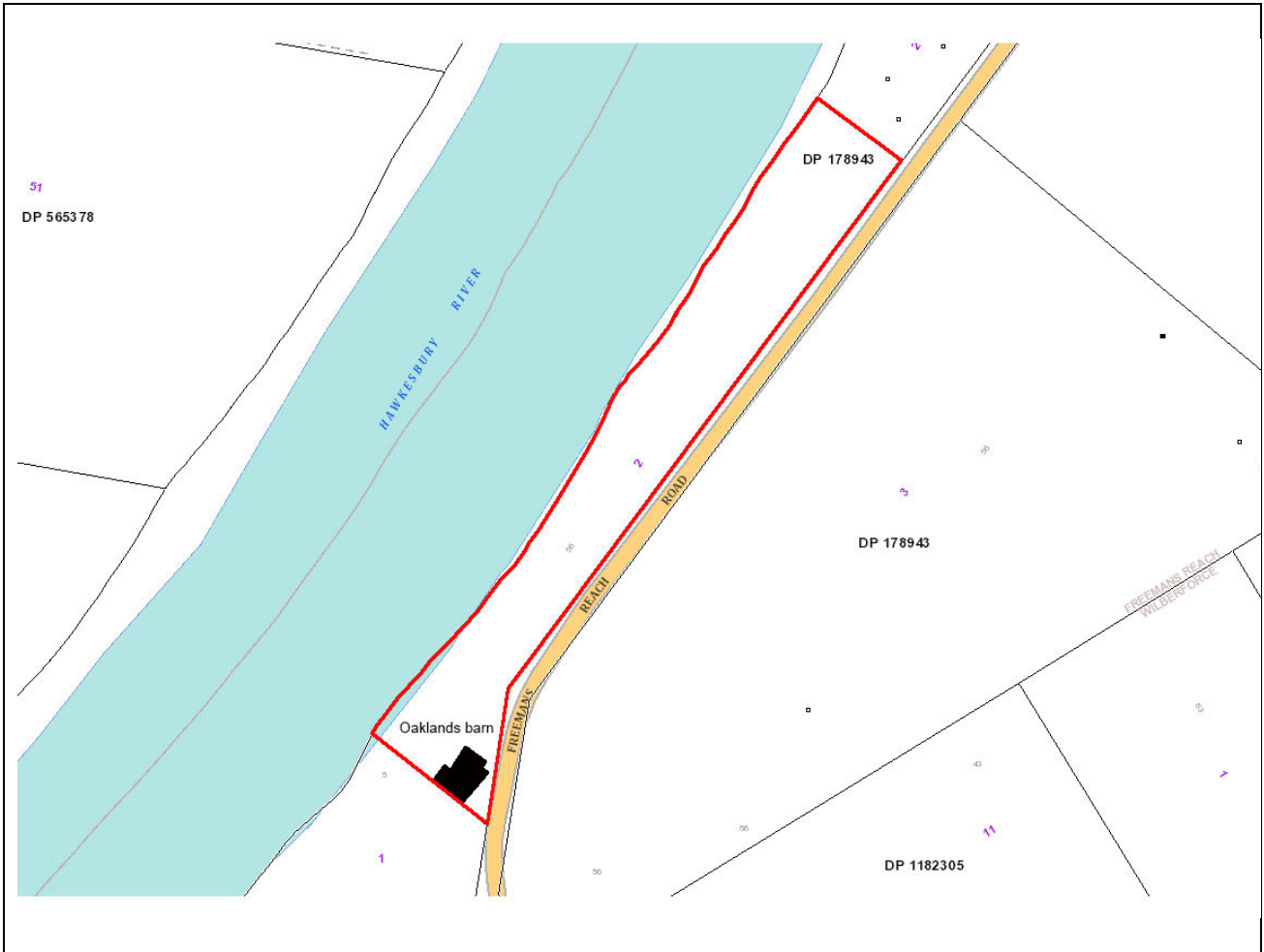
Street address*	56 Freemans Reach Road, Freemans Reach				
Alternate street address					
Local government area*	Hawkesbury City Council				

Land parcels*	Lot	2	Section (if applicable)		DP	178943
	Lot		Section (if applicable)		DP	

Coordinates	
Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination. You may insert the map here or attach it separately.



Source of map or plan	SixMaps, annotated by LSJ Architects, 2024
Description of the boundary, if required	Allotment boundaries of Lot 2 DP 178943

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	Mr Anthony Muscat, Mr Charles Muscat, Mr Michael Muscat
Business / organisation name, if applicable	Green Life Turf
Address	PO Box 1227 WINDSOR NSW 2756
Phone	Michael Muscat- 0410 577 435
Email	michael@greenlifeturf.com.au
Ownership explanation, if required	

B. Significance**5. Why is it important in NSW?**

Refer to the guideline [Assessing heritage significance](#) when completing this section.

Statement of significance*
<p>The barn at No. 56 Freeman's Reach Road, Freemans Reach is of historical significance on a State level as a rare surviving early 19th century barn of unusual construction. The barn is associated with ex-convict Edward Robinson who first obtained the land in 1794 and the property remained in the Robinson family for a further two generations until the early 20th century. Robinson's farm (a house and barn) at Argyle Reach is shown on the watercolour panorama entitled "A veiw [sic] of the River Hawkesbury N.S. Wales", by J.W. Lewin, dated c. 1810 and on the watercolour panorama entitled "Sketch of the Inundation in the Neighborhood of Windsor taken on Sunday the 2nd of June 1816" by unknown artist, two roofs are shown and are identified as being E Robinson's farm. It is possible that these early depictions of the Hawkesbury River illustrate the existing barn at No. 56 Freemans Reach Road having been constructed in the first decade of the 19th century. A barn and dwelling with adjacent orchard were also shown on this land in a road survey of January 1878. The dwelling and orchard no longer survive.</p> <p>Located on a prominent corner of Freemans Reach Road, the large single storey barn (now clad in corrugated metal) with skillion is an impressive structure and makes a strong contribution to the historical character of the agricultural lands along Freeman's Reach Road and the Hawkesbury River floodplains. In its general overall form with gable roof and skillions, it is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area, although very large and unusual in detail and construction method, with potential to provide further information into early 19th century farming methods.</p> <p>The barn is rare and of high technical significance for retaining surviving evidence of early 19th century construction techniques including original ventilated vertical pole "palisade" cladding, adzed squared longitudinal beams and traditional mortise & tenon pegged joints and dovetail lap halving joints, round timber pole rafters some with round pole collar ties, and evidence of a shingled roof. Although in a dilapidated state, half of the original structure survives highly intact and most of the original fabric of the collapsed half remains on site and the barn could be restored.</p>

Comparisons*
<p>The barn at No. 56 Freemans Reach Road, Freemans Reach is comparable with very few other examples of surviving timber agricultural outbuildings due to its early construction date (c1810s) and the extent of surviving early 19th century fabric.</p> <p>A comparable example is the large barn at Hobartville, 36-40 Inalls Road, Richmond (SHR 00035), dating from the early 19th century but with extensive later modifications.</p> <p>Another is Salter's/Cobcroft's Barn at the Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce (SHR 01683), dating from the early 19th century and remaining substantially intact.</p>

C. Description

6. Describe the existing item

Description*	MAIN BARN STRUCTURE	Single-storey barn of 6 metre span x 4.2m height to eaves. Round timber posts 400mm diameter, adzed squared longitudinal beams mortice and tenoned to posts with pegs, round timber cross beams not aligned with posts jointed to longitudinal beam with dovetail halved joints. South-western end of barn has subsided and is disrupted due to erosion of riverbank during recent floods. Temporary steel propping is in place. Construction Era: Early 19 th century.
	NO. OF BAYS	Nine
	ROOF STRUCTURE	Round timber pole rafters, alternate pairs of rafters have round pole collar ties, sawn battens at close centres for shingles. The triangular roof structure oversails the post and beam wall structure approx 600mm with rafters supported at the extremity of the overhang with an edge beam timber dowelled to the cross beams. Construction Era: Early 19 th century.
	SKILLION 1	Single-storey skillion to the south-eastern side over 7 southernmost bays. Built of sawn rectangular posts, rafters and widely spaced battens indicating much later date than the early barn. A second skillion over two bays on the river side of the main barn has completely collapsed with the timber members remaining at the riverbank. The Morwood and Rodgers roof tiles previously lined the external walls no longer remain. Construction Era: Late 19 th to early 20 th century
	ROOF CLADDING:	Corrugated steel
	WALL CLADDING	Corrugated steel and flat galvanized steel plate cladding over original ventilated vertical pole "palisade" cladding mainly to NW wall face (remnant pole cladding on SE side of main barn). Construction Era: Palisade timbers very early 19 th century
	OPENINGS	Doors as shown on plan.
	FLOORING (GROUND)	Earthen
	FLOORING (SKILLION)	Earthen
	OTHER (Fixings?)	Traditional mortise & tenon pegged joints and dovetail lap halving joints used as noted above.
Condition of fabric and/or archaeological potential*	Poor due to flood damage but most of the fabric remains and could be restored as defined by <i>Burra Charter</i> .	
Integrity / intactness*	Moderate intactness, some of the building has collapsed due to flood damage. High integrity, retaining substantial amounts of original early 19 th century fabric.	
Modification dates	Repairs and modifications throughout 19 th and 20 th centuries	

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When was the last time you inspected the item?	May 2023
Current use	Storage
Original or former use/s	Barn
Any additional comments	<p>It is recommended that the following Site Specific Exemptions be included in the gazettal listing to allow for the continued use of the structure and to support the continuity of the historical practice of undertaking ongoing repairs and maintenance:</p> <ul style="list-style-type: none"> • 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.

D. History

7. Origins and historical evolution

Years of construction*	Start	c1810	End	
Designer or architect*	Nil			
Maker or builder*	Edward Robinson (possibly)			
Historical outline*	<p>Ex-convict Edward Robinson was granted 30 acres (Portion 72, Parish Wilberforce) at Mulgrave Place, in the District of Phillip, on 9 December 1794. He soon became one of the more successful farmers and even began sheep breeding. Robinson was a trustee of the Phillip Common (Wilberforce) and he is recorded in early <i>Government Gazettes</i> providing large amounts of meat to the government store in the early 1800s. The property was known as Oaklands.</p> <p>In 1802, Robinson received a further 100 acres at Bushell's Lagoon (originally known as Robinson's Lagoon located to the north). Robinson also owned an inn known as the Sign of the York Races in York Street, Sydney and he was granted beer and spirit licences.</p> <p>Edward Robinson died on 6 June 1820 and the property passed to his son, Edward William Robinson, farmer of Wilberforce. Following his death in 1874, Edward Robinson's widow, Jane, conveyed the 30 acre grant to trustees for the benefit of their son, Edward Charles Robinson's wife and children with a life interest in the estate to Jane Robinson. Jane Robinson died on 1 January 1898, and Edward Charles Robinson died on 26 April 1902 and his widow, Mary Ann Robinson died on 15 June 1907. While in ownership of the Robinsons, the property was occupied by T. Gardiner (alt. Gardener).</p>			

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	<p>The property was sold to Margaret Jane Gardiner on 11 October 1907 for £1046/10/0.</p> <p>Robinson’s farm (a house and barn) at Argyle Reach is shown on the watercolour panorama entitled “A veiw [i.e. view] of the River Hawkesbury N.S. Wales”, by J.W. Lewin, dated c. 1810 and on the watercolour panorama entitled “Sketch of the Inundation in the Neighborhood of Windsor taken on Sunday the 2nd of June 1816” by unknown artist, two roofs are shown and are identified as being E Robinson’s farm. It is possible that these early depictions of the Hawkesbury River illustrate the existing barn at No. 56 Freemans Reach Road having been constructed in the first decade of the 19th century.</p> <p>A barn and dwelling with adjacent orchard were also shown on this land in a road survey of January 1878. The dwelling and orchard no longer survive. The adjacent land is now used for turf farming.</p>
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8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	<p>2 Peopling Australia</p> <p>3 Developing local, regional and national economies</p> <p>4 Building settlements, towns and cities</p> <p>9 Marking the phases of life</p>
Relevant NSW / State themes	<p>Convicts</p> <p>Agriculture</p> <p>Pastoralism</p> <p>Towns, suburbs and villages</p> <p>Land tenure</p> <p>Persons</p>

E. Criteria for State heritage significance

9. Assessment under Heritage Council criteria of State significance*

It is important in the course or pattern of the cultural or natural history of NSW (Criterion A)
The barn at No. 56 Freeman's Reach Road, Freemans Reach is of historical significance as a rare, surviving, early 19 th century barn that provides evidence of the long-term agricultural use of the land by the Robinson family. The property, known as Oaklands, was first established in 1794 by ex-convict Edward Robinson and remained in the Robinson family until the early 20 th century. Robinson's farm is depicted in early watercolours (c1810 and 1816) of the Hawkesbury River and these painting may illustrate the existing barn in place at this time.
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW (Criterion B)
Dating from the early 19 th century, the barn appears to be associated with Edward Robinson snr who established himself as a successful farmer in the early colonial period, providing large amounts of meat to the government store and going on to amass further land in the Hawkesbury region. The Robinson family retained the property until the early 20 th century.
It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
<p>Located on a prominent corner of Freeman's Reach Road and still located within an agricultural setting, on the bank of the Hawkesbury River, the impressively large, corrugated metal clad timber framed barn with early side skillion, makes a strong contribution to the historical character of the agricultural lands along Freeman's Reach Road and the Hawkesbury River floodplains.</p> <p>Although now in a poor condition due to recent flood damage, the barn could be restored and retains important evidence of early construction techniques including original ventilated vertical pole "palisade" cladding, adzed squared longitudinal beams and traditional mortise & tenon pegged joints and dovetail lap halving joints, round timber pole rafters, some with round pole collar tiles and evidence of a shingled roof. The barn is of technical significance for demonstrating early to mid 19th century construction methods for agricultural buildings.</p>
It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Criterion D)
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. The continuity of use of the early slab barns from the early 19 th century through to present day is testament to the high level of appreciation they are held in by the community.
It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW (Criterion E)
The form, configuration and construction techniques evident at the barn at No. 56 Freemans Reach Road, Freemans Reach have the potential to provide further information into early 19 th century farming methods in the Hawkesbury region.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
The barn at No. 56 Freemans Reach Road, Freemans Reach is very rare as an early timber agricultural outbuilding due to the extent of surviving early 19 th century fabric, evidence of early 19 th century construction techniques and for its surviving original ventilated vertical pole "palisade" cladding and oversailing triangulated roof structure.

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It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW (Criterion G)

The barn at No. 56 Freemans Reach Road, Freemans Reach is representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19th century and continues today.

The basic form of the barn with gabled roof and skillion is representative of the typical form of barn found throughout the district, although very large and unusual in detail and construction method.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	x	Commonwealth Heritage List
	x	National Heritage List
	x	Register of the National Estate
	x	Declared Aboriginal place
	x	Local environmental plan (LEP) – heritage item (or draft item)
	x	LEP – heritage conservation area (or draft area)
	x	NSW government agency Heritage and Conservation Register
	x	National Trust register
	x	Aboriginal Heritage Information Management System
	x	National shipwreck database
	x	Engineers Australia list

G. Photograph

11. Principal or main photograph*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.



Caption*	The barn at 56 Freemans Reach Road as seen from Freemans Reach Road, Freemans Reach
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners

H. Author details**12. Primary author of this form***

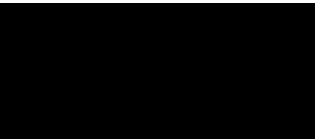
Name	Kate Denny
Position and organisation, if applicable	Director, Lucas Stapleton Johnson & Partners Pty Ltd
Contact phone number	9357 4811
Email address	kdenny@lsjarchitects.com
Date form completed	18 th January 2024

13. References used to complete this form*

Author	Title	Date Published
Lucas Stapleton Johnson & Partners, Graham Edds & Associates, Dr. Terry Kass in association	Timber Slab Barns Update Study for Hawkesbury City Council, 2024	unpublished
Barkley-Jack, Jan	<i>Hawkesbury Settlement Revealed: A New Look at Australia's third mainland settlement 1793-1802</i>	2009
Unknown	'Robinson, Edward (1753–1820)', People Australia, National Centre of Biography, Australian National University	
	Old System Deed, No 558 Bk 150 Old System Deed, No 119 Bk 847 R.1533.1603 Crown Plan	


14. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

Name	Kate Denny	Date	18 th January 2024
			

15. Signature of image copyright holder*

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name	Kate Denny	Date	18 th January 2024
			

I. Nominator details

16. Nominator to be contacted by Heritage NSW*

You do not need to complete these details again if you are also the author of the form.

Name	
Position and organisation, if applicable	
Contact phone number	
Email address	
Date form completed	

17. Reasons for nomination*

Background or reasons for nomination
<p>This barn has been identified as being of potential State level significance in two previous studies: <i>Hawkesbury City Council Slab Barns Study</i> (Graham Edds & Associates, 2010) and <i>Hawkesbury City Council Slab Barns Update Study</i> (Lucas Stapleton Johnson & Partners, Graham Edds & Associates and Dr. Terry Kass, 2024).</p> <p>The early date of construction, the extent of surviving early 19th century fabric, the construction methods and the associations with an ex-convict who received a grant of land in 1794 make this barn worthy of listing on the State Heritage Register.</p>

18. Signature of nominator*

Name	Kate Denny	Date	18 th January 2024
			

J. Additional photographs and images



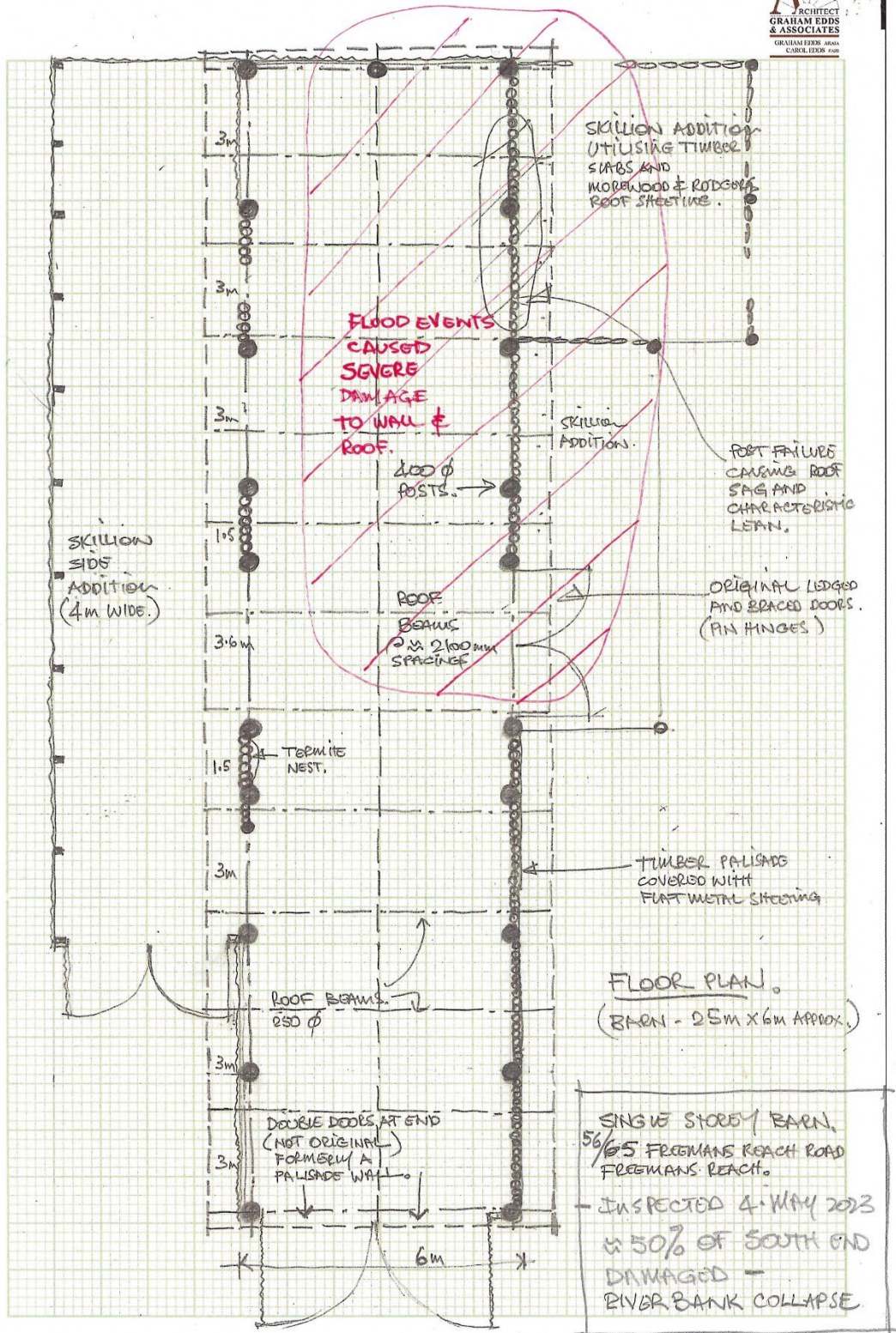
Caption*	South-west and south-east elevations of barn at 56 Freemans Reach Road, Freemans Reach
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



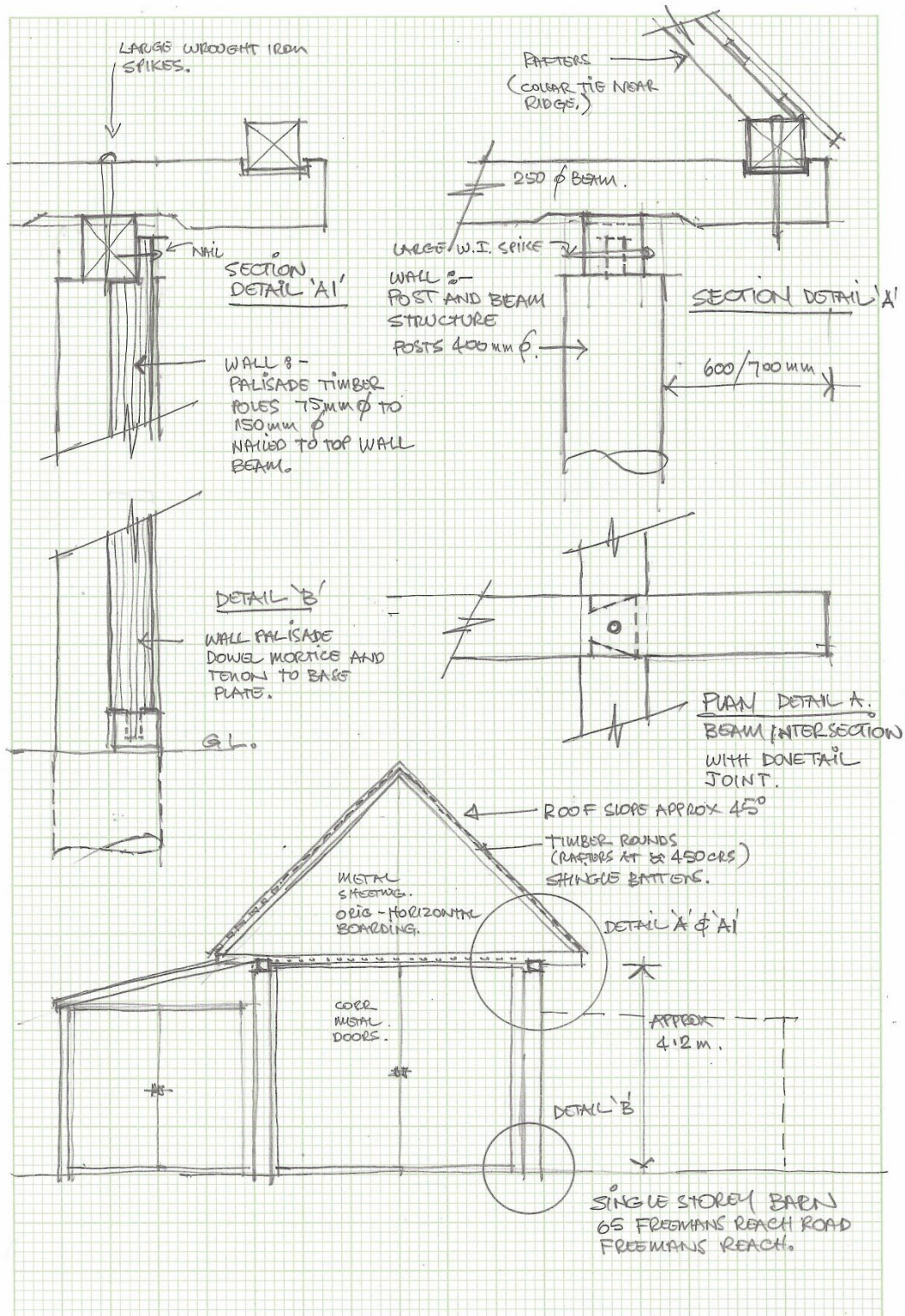
Caption*	Interior view of barn at 56 Freemans Reach Road, Freemans Reach
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Detail of palisade and post wall construction and roof framing with shingle battens of barn at 56 Freemans Reach Road, Freemans Reach
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Sketch plan of barn at 56 Freemans Reach Road, Freemans Reach
Date of photograph*	May 2023
Name of photographer*	Graham Eddis
Copyright holder, if known	Graham Eddis & Associates



Caption*	Details of barn at 56 Freemans Reach Road, Freemans Reach
Date of photograph*	May 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates

Submit the form

Thank you for your interest in the protection, conservation and celebration of heritage in NSW.

Before submitting the form, make sure you have completed all mandatory details.

Email the completed form with any other supporting documentation to:

heritagemailbox@environment.nsw.gov.au

If you are unable to submit via email, you may post your completed form to:

Heritage NSW
Department of Planning and Environment
Locked Bag 5020
PARRAMATTA NSW 2124

[Please refer to our website for information on what happens to your nomination](#) after submission.



State Heritage Register nomination form

The State Heritage Register provides legal protection under the *Heritage Act 1977* for the conservation and management of State significant heritage places and objects (collectively referred to as 'items').

Read the [nomination guidelines](#) carefully before completing this form.

This form should only be completed if you think that an item is significant for all of NSW. Do not complete this form for items of heritage significance to a local area and community.

Complete all mandatory fields on the form, as indicated with an asterisk (*). Incomplete forms or forms with insufficient information may not be accepted. Submitting a nomination form does not signify that a nomination is accepted and under assessment.

A. Nominated item

1. Name

Name*	Reavill Farm Barn
Other or former names	

2. Location

Provide at least one of these three types of location details (it is not necessary to provide all three types):

- Street address
- Land parcels
- Coordinates

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

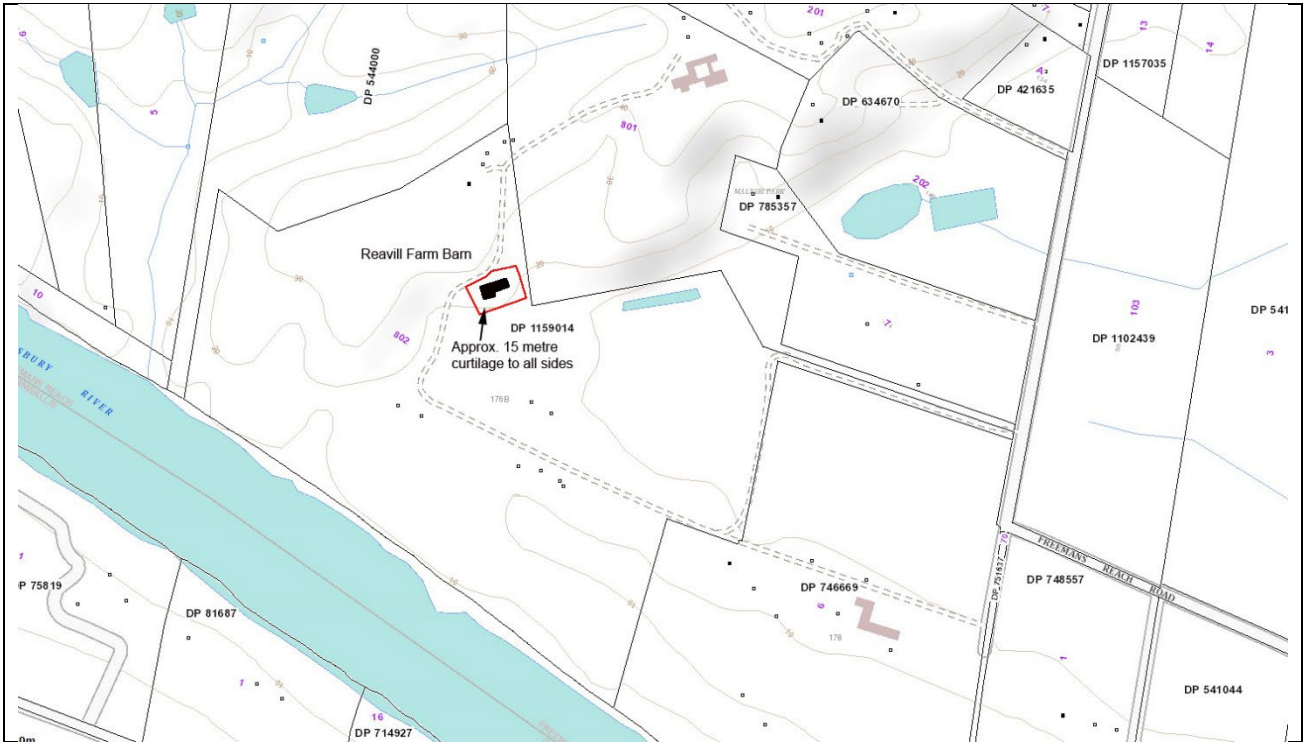
Street address*	176B Hibberts Lane, Freemans Reach
Alternate street address	
Local government area*	Hawkesbury City Council

Land parcels*	Lot	802	Section (if applicable)		DP	1159014
	Lot		Section (if applicable)		DP	

Coordinates	
Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination. You may insert the map here or attach it separately.



Source of map or plan	SixMaps, annotated by Lucas Stapleton Johnson & Partners
Description of the boundary, if required	Approximately 15 metres setback to all sides of existing barn structure, excluding adjacent internal driveway/road located on northern side of barn.

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	Mr. David Keegan
Business / organisation name, if applicable	Colonial Bloodstock
Address	PO Box 403 Windsor
Phone	0418 286 749
Email	colonialbloodstock@bigpond.com
Ownership explanation, if required	

B. Significance**5. Why is it important in NSW?**

Refer to the guideline [Assessing heritage significance](#) when completing this section.

Statement of significance*
<p>The barn at No. 176B Hibberts Lane, Freemans Reach is of historical significance as a rare, large, surviving early 19th century timber framed barn. Located on Reavill (also Raville) Farm, first granted to a group of ex-soldiers in 1795, the property was purchased by John Stogdell, valet to NSW Commissary John Palmer four days after the granting of the land. The property formed part of extensive landholdings obtained by Palmer and Stogdell throughout the Hawkesbury with the design to ensure Palmer's Woolloomooloo estate was self-sufficient. The property was later owned by noted ex-convict and successful businesswoman Mary Reibey from c.1815 to 1878. Reavill Farm was being farmed by at least 1816, if not earlier, and based on the physical evidence, it is possible that the barn dates from the first decades of the property's establishment and is potentially associated with a number of persons of historical significance. Picturesquely sited on a rise of land overlooking Reavill Farm and the Hawkesbury River floodplains, the barn is seen in landscape views of the property from Hibberts Lane and is of aesthetic significance for the strong contribution it makes to the historical character of the Freemans Reach locality. The barn is of technical significance for retaining evidence of its early 19th century construction date including vertical palisade cladding (slender poles with narrow spaces between for ventilation), mortise & tenon post/ beam joints and round rafters birds-mouthed over eaves beam.</p> <p>In its overall form and configuration, with gabled roof, loft and side skillion, the large palisade clad barn is a notable, large, and rare, representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area.</p>

Comparisons*
<p>The barn at No. 176B Hibberts Lane, Freemans Reach is comparable with very few other examples of surviving timber agricultural outbuildings due to its early construction date (c1810s) and the extent of surviving early 19th century fabric.</p> <p>A comparable example is the large barn at Hobartville, 36-40 Inalls Road, Richmond (SHR 00035), dating from the early 19th century but with extensive later modifications.</p> <p>Another is Salter's/Cobcroft's Barn at the Australiana Pioneer Village, No. 496 Wilberforce Road, Wilberforce (SHR 01683), dating from the early 19th century and remaining substantially intact, although of a different form and construction.</p>

C. Description**6. Describe the existing item**

Description*	MAIN BARN STRUCTURE	A large and tall barn 30 x 8m on plan and 8-9m from ground level to eaves. The last four bays at the south-western end have a raised timber ground floor and first floor levels at each end. These four bays appear to be earlier. Condition: Moderate – the SW corner has subsided and the NE gable end is disrupted by the collapse of several intermediate posts. Date: early 19 th century with late 19 th / early 20 th century addition
	NO. OF BAYS	Ten

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	<p>ROOF STRUCTURE</p>	<p>Large pole rafters with collar ties and wind bracing. Roof pitch 30° with battens spaced for iron. Large square section cross beams at each bay. Roof probably rebuilt at time of extension from 4 to 10 bays. Gable ends framed for weatherboards of which few remain. Condition: Moderate – subject to distortion due to subsidence of posts. Date: Late 19th or early 20th century</p>
	<p>FIRST FLOOR</p>	<p>Upper floors occupy the two end bays of the original 4-bay barn. They are enclosed with vertical palisade cladding (slender bush poles spaced apart for ventilation) and have a floor of similar pole construction. Condition: Good Date: Early 19th century.</p>
	<p>SKILLION 1</p>	<p>Original four bay barn has a side skillion of similar construction to the main barn but with mortise & tenon post/ beam joints and round rafters birds-mouthed over eaves beam. Gable ends framed for weatherboards. Condition: Moderate Date: Early 19th century</p>
	<p>ROOF CLADDING:</p>	<p>Corrugated iron short sheets. Condition: Moderate Date: Mid-20th century?</p>
	<p>WALL CLADDING</p>	<p>Vertical palisade cladding (slender bush poles with narrow spaces between) to ends. Sides have palisade cladding with an upper level of vertical timber boards also spaced. Condition: Moderate Date: Early 19th century</p>
	<p>OPENINGS</p>	<p>Main opening in original barn is in third bay from SW end. Later addition 6 bays are open sided.</p>
	<p>FLOORING (GROUND)</p>	<p>Raised timber floor to SW four bays. These four bays are constructed of large hardwood timber bearers and stumps independent to the main wall structure. Six added bays have earthen floor.</p>
	<p>FLOORING (LOFT)</p>	<p>Timber boards on round poles.</p>
	<p>FLOORING (SKILLION)</p>	<p>Earth.</p>
	<p>INTERNAL STRUCTURE</p>	<p>Ground floor of original four bays is supported on stumps independently of the main barn structure.</p>
	<p>OTHER (Fixings?)</p>	<p>Early post beam connections are mortised and tenoned, later roof addition has iron bolted plates.</p>
<p>Condition of fabric and/or archaeological potential*</p>	<p>Moderate with some deterioration</p>	
<p>Integrity / intactness*</p>	<p>Moderate intactness, some deterioration. High integrity, retaining substantial amounts of original early 19th century fabric with some original fabric held in storage.</p>	
<p>Modification dates</p>	<p>Repairs and modifications throughout 19th and 20th centuries</p>	
<p>When was the last time you inspected the item?</p>	<p>June 2023</p>	

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Current use	Machinery shed/storage
Original or former use/s	Barn and drying shed
Any additional comments	<p>It is recommended that the following Site Specific Exemptions be included in the gazettal listing to allow for the continued use of the structure and to support the continuity of the historical practice of undertaking ongoing repairs and maintenance:</p> <ul style="list-style-type: none"> • The re-sheeting of roofs with corrugated galvanised steel (not zinalume 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.

D. History

7. Origins and historical evolution

Years of construction*	Start	Early 19 th century (1810s)	End	
Designer or architect*	Nil			
Maker or builder*	Unknown			
Historical outline*	<p>The barn at No. 176B Hibberts Lane, Freemans Reach is located on part of a 200 acre grant (Portion 70, Parish Currency) granted to eight ex-soldiers, Thomas Cheap, Edward Loveday, Daniel Sullivan, James Lee, James White, Robert Girdleston, John Hooper and William Briton, on 5th September 1795.</p> <p>Four days later, on the 9th September 1795, the 200 acres was purchased by John Stogdell, an emancipated convict.</p> <p>John Stogdell was the valet to John Palmer, Commissary of NSW who established the Woolloomooloo Estate, and following appeals by Palmer to Acting Governor Paterson, Stogdell was pardoned in 1795. Stogdell had married Mary Reavill (Revell) in February 1795 and the property was known as Reavill (or Raville) Farm.</p> <p>The purchasing of the 200 acres by Stogdell would have only been possible due to his relationship with Palmer, although Stogdell did become a successful businessman and extensive landowner in his own right. Together, they set up an extended network of farms in the Hawkesbury designed to give self-sufficiency to Palmer's Woolloomooloo estate, as well as supporting his business concerns. The land immediately to the west (Portion 69, Parish Currency), was granted to Christopher Palmer in 1806 (John Palmer's brother) and further to the east, John Palmer purchased the 350 acre Stillwell Farm in 1795 (also originally granted to a group of ex-soldiers), named after Palmer's wife Susan Stillwell.</p> <p>By 1815, the land had been transferred to Mary Reibey (who also owned Reibycroft further to the east on Freeman's Reach). Mary Reibey (alt. Reiby), together with her husband Thomas, grew wheat and maize at the</p>			

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	<p>Hawkesbury and later became highly successful merchants, amassing land in the Hawkesbury, city of Sydney and elsewhere. Following Thomas's death, Mary Reibey carried on the management of their businesses while raising seven children. She is remembered as probably the early colony's most successful business-woman and is commemorated on the 20 dollar note.</p> <p>In 1816, Raville Farm was advertised for sale. The advertisement noted that the property amounted to 300 acres and was being rented by Mr. T. McKenna. According to newspaper and government notices of the time, McKenna was already well-established in the Windsor and Wilberforce areas by 1811 and he received horned cattle from the government herd in 1812, 1814 and 1816. The property was not sold at this time.</p> <p>In 1821, Mary Reibey was granted 100 acres directly to the north of Reavill Farm (Portion 60, Parish Currency) increasing the property to 300 acres. The property was advertised again in 1830, noting that it was in the possession of Richard Keefe, and in 1831, an advertisement appeared seeking a "steady and industrious man as overseer". The property was not sold at this time.</p> <p>The property was once again advertised for sale in 1832 and it was described as containing 300 acres of rich alluvial and forest land, all fenced and divided in paddocks, with 130 acres completely cleared and in the highest state of cultivation. The residence is adapted for a family of respectability, consisting of a house, barn, coach-house, stabling, stores, and granary. Again the property was not sold.</p> <p>Mary Reibey died in 1855 and in 1878, the trustees of her estate John Wilkins and William Laidley conveyed to Bernard Conlan, farmer of Pitt Town, 244 acres and 2 roods of land known as Reavill or Raville Farm.</p> <p>In 1866, J. D. Brown of Raville Farm wrote to the Sydney Morning Herald extolling the virtues of Egyptian wheat, as his crop had been rust-free for the previous 5 years.</p> <p>Based on the physical evidence, the large barn at Reavill Farm may have been constructed prior to 1832 when a barn is first mentioned in an advertisement for the sale of the property, by Stogdell or Palmer during their period of ownership, or by later owner Mary Reibey or a tenant. Further research into the history of the property and dating of the timber would be required to confirm the age of this impressive barn.</p>
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8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	2 Peopling Australia 3 Developing local, regional and national economies 4 Building settlements, towns and cities 9 Marking the phases of life
Relevant NSW / State themes	Convicts Agriculture Pastoralism Towns, suburbs and villages

	Land tenure Persons
--	------------------------

E. Criteria for State heritage significance

9. Assessment under Heritage Council criteria of State significance*

It is important in the course or pattern of the cultural or natural history of NSW (Criterion A)
The barn at No. 176B Hibberts Lane, Freemans Reach is of historical significance as a rare, surviving early 19 th century barn, of unusual construction (palisade cladding), located on Reavill Farm, first granted in 1795 to a group of ex-soldiers. The property was being farmed by at least 1816, if not earlier and based on physical evidence, it is possible that the barn dates from the first decades of the property's establishment.
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW (Criterion B)
The barn is potentially associated with the early owners of the property including John Stogdell, valet to Commissary John Palmer who purchased the property in 1795. Stogdell and Palmer together amassed extensive lands throughout the Hawkesbury to support Palmer's Wolloomooloo estate. The barn may also be associated with later owner Mary Reibey, who held the property from c1815 to 1878. Reibey is a notable ex-convict and successful businesswoman who owned numerous farms throughout the Hawkesbury region.
It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
Picturesquely sited on a rise of land overlooking the Hawkesbury River floodplains, the large barn is visible in landscape views of Reavill Farm from Hibberts Lane and is of aesthetic significance for making a strong contribution to the historical character of the Freemans Reach locality. Its location on high ground above the floodplains has resulted in its survival since the early 19 th century. The barn is of technical significance for retaining evidence of its early 19 th century construction including vertical palisade cladding (slender poles with narrow spaces between for ventilation), mortise & tenon post/ beam joints and round rafters birds-mouthed over eaves beam.
It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Criterion D)
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. The continuity of use of the early slab barns from the early 19 th century through to present day is testament to the high level of appreciation they are held in by the community.
It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW (Criterion E)
The barn at No. 176B Hibberts Lane, Freemans Reach has the potential to provide further information into early 19 th century construction techniques for agricultural buildings, as well as late 18 th and early 19 th century farming practices.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
The barn at No. 176B Hibberts Lane, Freemans Reach is considered to be rare as a surviving early 19 th century barn in continuous agricultural use since that time and for the surviving evidence of its early construction date including the use of vertical palisade cladding.
It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW (Criterion G)

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The large, palisade clad barn at No. 176B Hibberts Lane, Freemans Reach, with gabled roof, loft and side skillion is a notable, large, representative example of the typical form of barn found throughout the district.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	X	Commonwealth Heritage List
	X	National Heritage List
	X	Register of the National Estate
	X	Declared Aboriginal place
Y		Local environmental plan (LEP) – heritage item (or draft item)
	X	LEP – heritage conservation area (or draft area)
	X	NSW government agency Heritage and Conservation Register
	X	National Trust register
	X	Aboriginal Heritage Information Management System
	X	National shipwreck database
	X	Engineers Australia list

G. Photograph

11. Principal or main photograph*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.



Caption*	Reavill Farm Barn in its landscape setting as seen from Hibberts Lane, Freemans Reach
Date of photograph*	June 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd

H. Author details**12. Primary author of this form***

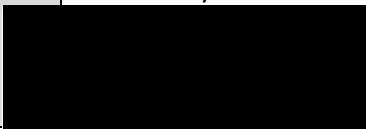
Name	Kate Denny
Position and organisation, if applicable	Director, Lucas Stapleton Johnson & Partners Pty Ltd
Contact phone number	9357 4811
Email address	kdenny@lsjarchitects.com
Date form completed	18 th January 2024

13. References used to complete this form*

Author	Title	Date Published
Lucas Stapleton Johnson & Partners, Graham Edds & Associates, Dr. Terry Kass in association	<i>Timber Slab Barns & Outbuildings Update Study for Hawkesbury City Council</i>	2024, unpublished
Barkley-Jack, J.,	<i>Hawkesbury Settlement Revealed: A new look at Australia's third mainland settlement 1793-1802</i>	2009
Primary Application 20455 Grant Register Serial 1 pg. 205 State Records NSW, Colonial Secretary Index 1788-1825 The Sydney Gazette and NSW Advertiser, Saturday 21 st December 1816, p. 2 The Sydney Gazette and NSW Advertiser, Saturday 20 th March 1830, p. 4 The Sydney Gazette and NSW Advertiser, Saturday 18 th June 1831, p. 1 The Sydney Gazette and NSW Advertiser, Thursday 3 rd May 1832, p. 4 The Sydney Morning Herald, Monday 26 th March 1866, p. 2		

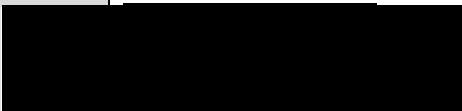
14. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

Name	Kate Denny	Date	18 th January 2024
			

15. Signature of image copyright holder*

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name	Kate Denny	Date	18 th January 2024
			

I. Nominator details**16. Nominator to be contacted by Heritage NSW***

You do not need to complete these details again if you are also the author of the form.

Name	
Position and organisation, if applicable	
Contact phone number	
Email address	
Date form completed	

17. Reasons for nomination*

Background or reasons for nomination
<p>This barn has been identified as being of potential State level significance in two studies: <i>Hawkesbury City Council Slab Barns Study</i> (Graham Edds & Associates, 2010) and <i>Hawkesbury City Council Slab Barns & Outbuildings Update Study</i> (Lucas Stapleton Johnson & Partners, Graham Edds & Associates and Dr. Terry Kass, 2024).</p> <p>The early date of construction, the extent of surviving early 19th century fabric, the construction methods, the siting of the barn and its landscape setting, and the associations with numerous person of historical note make this barn worthy of listing on the State Heritage Register.</p>

18. Signature of nominator*

Name	Kate Denny	Date	18 th January 2024
			

J. Additional photographs and images



Caption*	North elevation of Reavill Farm Barn, 176B Hibberts Lane, Freemans Reach
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	West elevation of Reavill Farm Barn, 176B Hibberts Lane, Freemans Reach
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



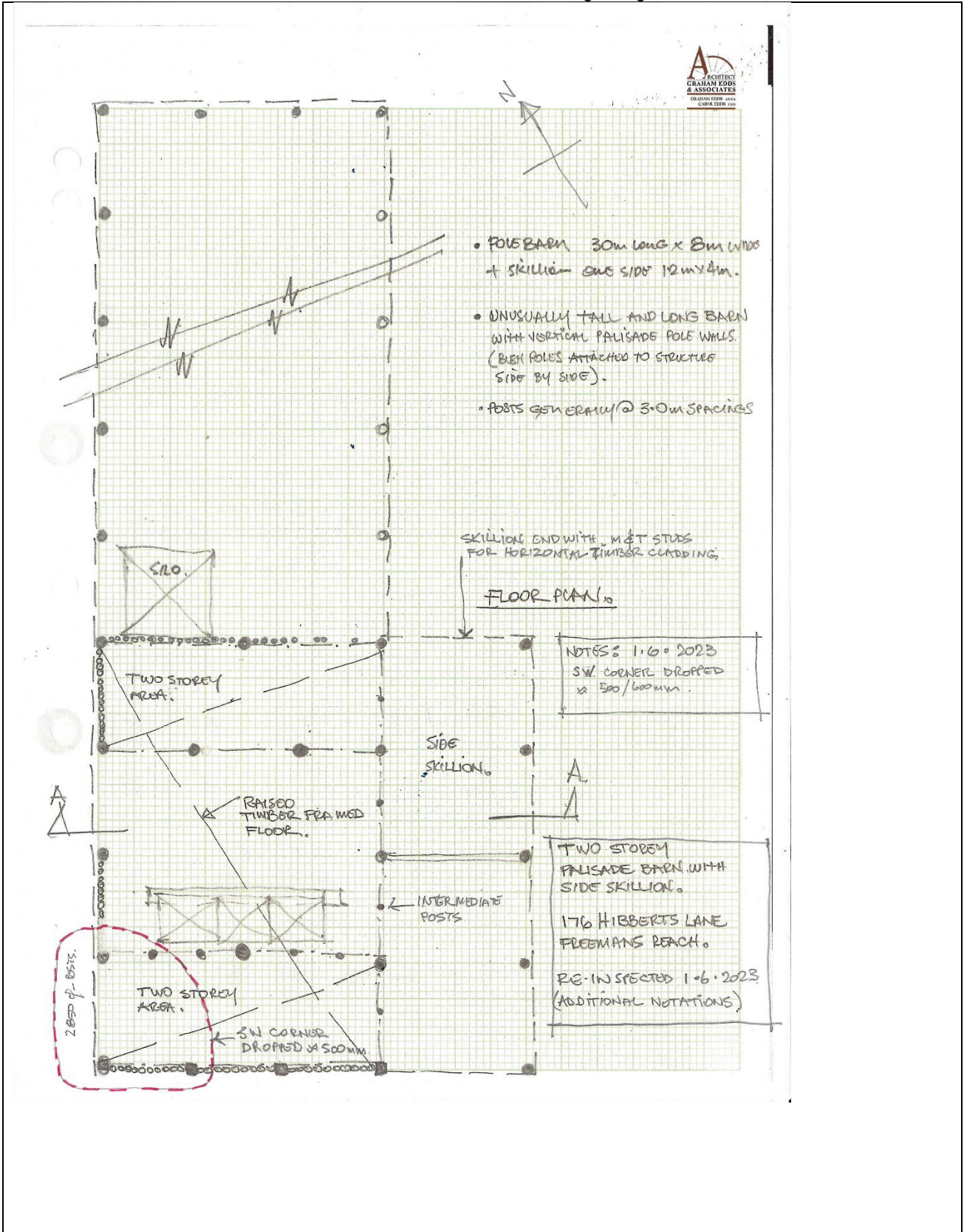
Caption*	Detail of ground floor structure of Reavill Farm Barn
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



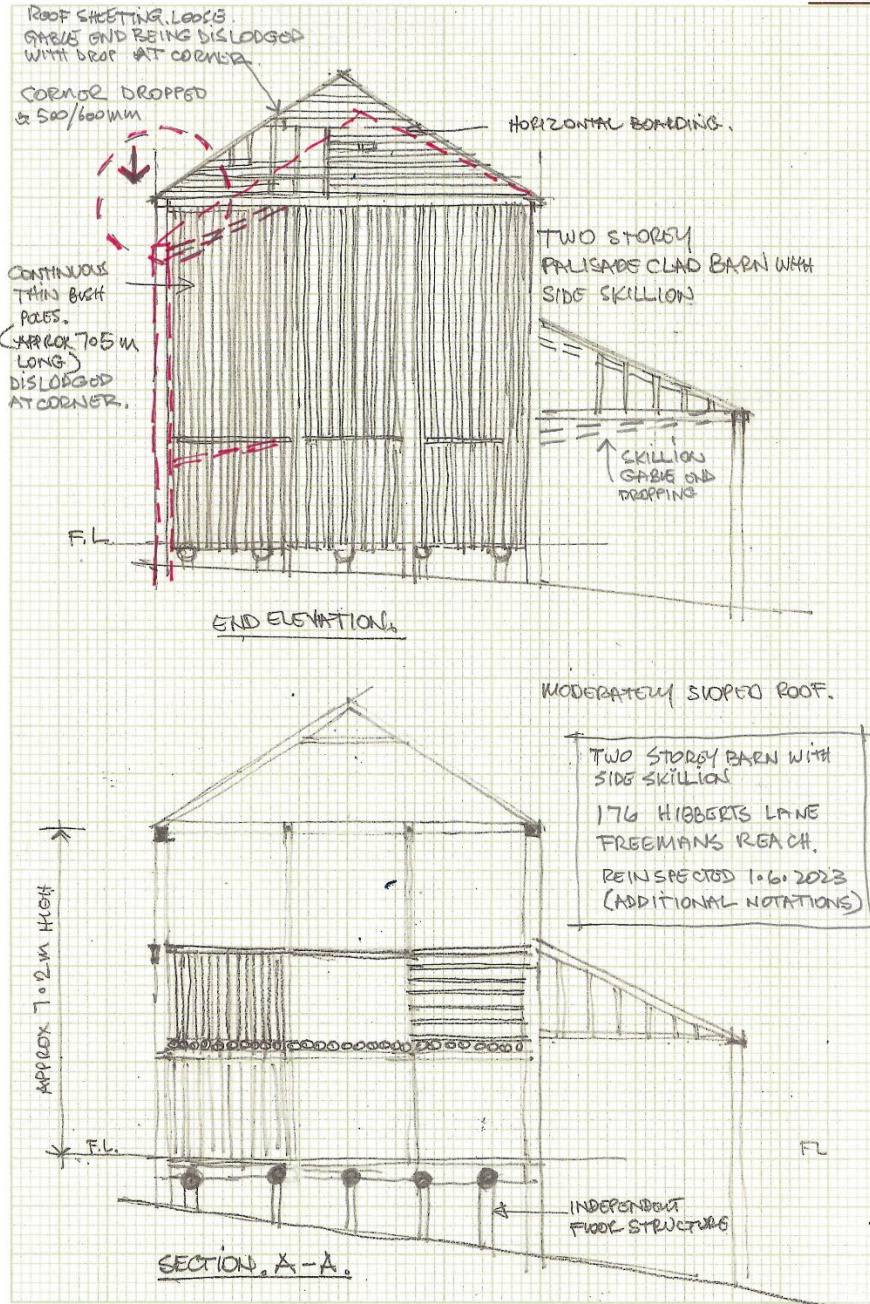
Caption*	Detail of underside of upper floor of Reavill Farm Barn
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Detail of palisade wall cladding and flooring to loft of Reavill Farm Barn
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Sketch plan of barn at 176B Hibberts Lane, Freemans Reach
Date of photograph*	June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



Caption*	Sketch elevations of barn at 176B Hibberts Lane, Freemans Reach
Date of photograph*	June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates

Submit the form

Thank you for your interest in the protection, conservation and celebration of heritage in NSW.

Before submitting the form, make sure you have completed all mandatory details.

Email the completed form with any other supporting documentation to:

heritagemailbox@environment.nsw.gov.au

If you are unable to submit via email, you may post your completed form to:

Heritage NSW
Department of Planning and Environment
Locked Bag 5020
PARRAMATTA NSW 2124

[Please refer to our website for information on what happens to your nomination after submission.](#)



State Heritage Register nomination form

The State Heritage Register provides legal protection under the *Heritage Act 1977* for the conservation and management of State significant heritage places and objects (collectively referred to as 'items').

Read the [nomination guidelines](#) carefully before completing this form.

This form should only be completed if you think that an item is significant for all of NSW. Do not complete this form for items of heritage significance to a local area and community.

Complete all mandatory fields on the form, as indicated with an asterisk (*). Incomplete forms or forms with insufficient information may not be accepted. Submitting a nomination form does not signify that a nomination is accepted and under assessment.

A. Nominated item

1. Name

Name*	(Former) Industrious Settler Inn
Other or former names	

2. Location

Provide at least one of these three types of location details (it is not necessary to provide all three types):

- Street address
- Land parcels
- Coordinates

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

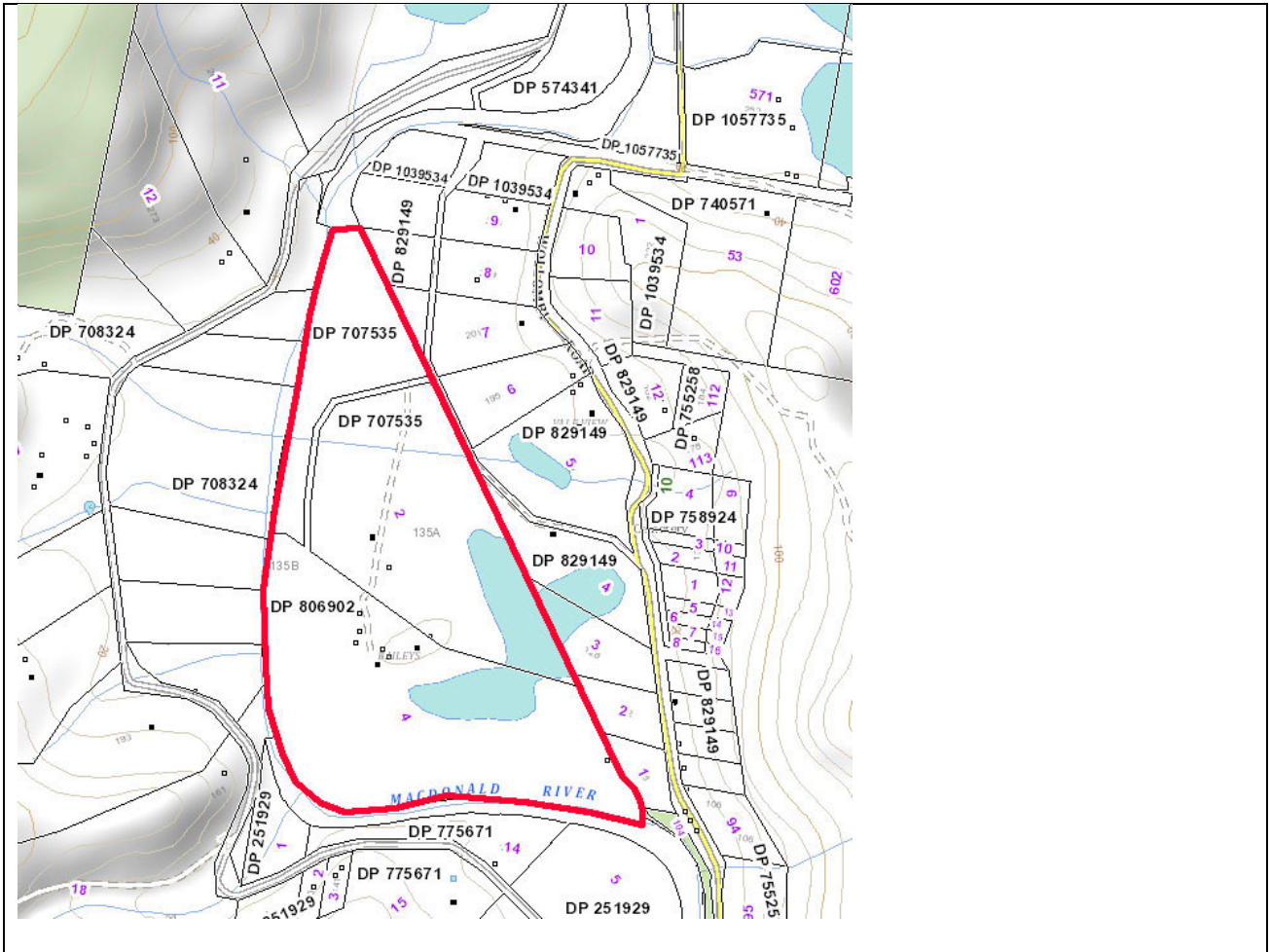
Street address*	135A & B Wollombi Road, St Albans
Alternate street address	
Local government area*	Hawkesbury City Council

Land parcels*	Lot	2	Section (if applicable)		DP	707535
	Lot	4	Section (if applicable)		DP	806902

Coordinates	
Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination. You may insert the map here or attach it separately.



Source of map or plan	Six Maps, annotated by Luas, Stapleton Johnson & Partners
Description of the boundary, if required	Allotment boundaries of Lot 2 DP 707535 and Lot 4 DP 806902

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	Mrs. Annie Shannon
Business / organisation name, if applicable	
Address	135A Wollombi Road, St. Albans
Phone	4568 2183
Email	
Ownership explanation, if required	

B. Significance**5. Why is it important in NSW?**

Refer to the guideline [Assessing heritage significance](#) when completing this section.

Statement of significance*
<p>The barns at No. 135A & B Wollombi Road, St Albans are of historical significance as surviving early 19th century to early 20th century timber framed 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 20th century. The property operated for a short period in the 1830s as the first inn to be established in the locality, known as the Industrious Settler.</p> <p>Picturesquely sited in the floodplains of the MacDonald River, with the river wrapping around the grant lands and the 1830s house located on a knoll, the property, including the notable collection of slab outbuildings, slab cottage, timber fence lines and remnant orchards as well as the assemblage of machinery and artefacts relating to the long term use of the place, is of aesthetic significance and presents as an open air museum. Visible from Wollombi Road, the place makes a strong contribution to the historical character of the St Albans locality.</p> <p>The earliest surviving slab barns at the property are rare and of technical significance for retaining evidence of their early and mid 19th century construction. Forming part of a group of slab agricultural outbuildings within an historic farm complex, the whole of the place has high research potential and is of technical significance for demonstrating the historical development of the property from the 1820s through to date and is rare for containing the highest known concentration of slab outbuildings, including the barns, within the Hawkesbury City local government area.</p> <p>As a surviving farm complex containing a full complement of buildings, including the original slab cottage and later stone house/inn, as well as landscape features, plantings and a collection of agricultural machinery and farming and blacksmithing artefacts, that remains on its original grant lands, and owned by the same family for over 100 years, the former Industrious Settler's Inn property, No. 135A & B Wollombi Road, St Albans is rare within the state of NSW.</p>

Comparisons*
<p>Hobartville, 36-40 Inalls Road, Richmond (SHR 00035)</p> <p>Denbigh, 421 The Northern Road, Cobbitty (SHR 01691)</p> <p>Wambo, Warkworth (SHR 00200)</p> <p>Bella Vista, Elizabeth Macarthur Drive, Bella Vista (SHR 00754)</p> <p>Glenlee, Glenlee Road, Menangle (SHR 00009)</p>

C. Description

6. Describe the existing item

Description*	LOCATION ON SITE:	Complex of timber slab farm buildings clustered around 1820s slab cottage and 1830s house/ inn. There are other slab buildings on this extraordinary site that are not described below as they are not barns e.g. original cottage, kitchen, small outbuildings.
	OTHER:	Along with the full complement of buildings and associated landscape features and plantings associated with a 19 th century farming complex, there is also a large assemblage of surviving agricultural machinery and farming and blacksmithing artefacts of varying ages. There also survives a sandstone base for a carriage wheel blacksmithing area associated with the blacksmithing that occurred on the property.
	SUMMARY OF DATING	<p>Barns are numbered in accordance with Graham Edds & Associates 2010 record of the site.</p> <p>Barns 4, 6 & 8 are of a similar size and positioning relative to the entrance driveway. Based on its form and construction, Barn 4 appears to be the oldest outbuilding and we have assigned this to the first period of occupation i.e. early 19th century.</p> <p>Barns 6 & 8 could be contemporary with Barn 4 or later, so we have assigned a date range of early to mid-19th century.</p> <p>Barn 7 is of a different construction to Barns 4, 6 & 8 but its raised earthen floor and wall construction appear to belong to the 19th century, so we have given it a later date range of mid to late 19th century.</p> <p>Barn 5 is of a non-traditional barn form and insubstantial construction hence the later date of late 19th or early 20th century.</p> <p>Barn 9 is the largest of the slab buildings on this site and is robustly built using traditional round posts and adzed or axed squared beams and slabs. The way the posts and beams are put together is non-traditional, so we have assigned a later date range of late 19th or early 20th century but the materials might be earlier.</p>
	DESCRIPTION BARN 4 – internal access limited due to condition and contents	
	MAIN BARN STRUCTURE	<p>Single storey barn with a loft in each end bay and full height in the middle bay. In plan it measures 9.5 x 3.5m and 3.2m high at the eaves. Round posts extend from ground to eaves and have round pole beams at loft floor level and eaves level. The upper beam is fixed to the top of the posts, the floor beam is bolted to the outside face.</p> <p>Condition: Poor</p> <p>Date: Early 19th century</p>
	NO. OF BAYS	Three
	ROOF STRUCTURE	<p>Slender bush pole rafters and battens. Some recent strengthening work (collar ties & wind bracing).</p> <p>Condition: Poor</p> <p>Date: Early 19th century</p>
LOFT	<p>Severely decayed floor boarding is supported on pole joists spanning the width of the barn.</p> <p>Condition: Poor</p> <p>Date: Early 19th century</p>	

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ROOF CLADDING:	Corrugated iron Condition: Poor Date: Mid-20 th century?	
WALL CLADDING	Vertical slabs, remains of weatherboards in gables and above slabs in central bay, horizontal bush poles with ventilation gaps to loft side walls. Condition: Poor Date: Early 19 th century	
OPENINGS	Central bay open to east.	
FLOORING	Earth	
FLOORING (LOFT)	Boarding	
OTHER (Fixings?)	Spikes and bolts.	
CURRENT USE	Storage	
CHANGES FROM 2010?	Further deterioration.	
DESCRIPTION BARN 5		
MAIN BARN STRUCTURE	A small shed approximately 4.6m square on plan with a side skillion. Squared posts at the front corners are halved at the top to support a round pole cross beam and round pole longitudinal beams. Condition: Moderate Date: Late 19 th or early 20 th century	
NO. OF BAYS	Two	
ROOF STRUCTURE	Light bush pole rafters with rudimentary trusses in each gable plus one cross beam all made of slender bush poles. Roof pitch approx. 30° with battens for corrugated iron roofing. Condition: Moderate Date: Late 19 th or early 20 th century	
SKILLION 1	Ground level rises towards the western side skillion which consequently has a low headroom of about 1.2m inside. Skillion is of similar construction the main barn with remnant slab wall cladding. Condition: Poor Date: Late 19 th or early 20 th century	
ROOF CLADDING:	Corrugated iron hot dip galvanized Condition: Moderate Date: Late-19 th century	
WALL CLADDING	Vertical timber slabs on three sides with corrugated iron in western gable. Condition: Moderate Date: Late 19 th or early 20 th century	
OPENINGS	Eastern end is open	
FLOORING (GROUND)	Earth	
FLOORING (SKILLION)	Earth	
CURRENT USE	Machinery store	
CHANGES FROM 2010?	Dilapidation	
DESCRIPTION BARN 6		
MAIN BARN STRUCTURE	This barn is in line with Barn 4 and of a similar size on plan (8.4 x 3.4). It is supported on sturdy round posts with large round longitudinal beams flattened at supports. It has one cross beam where there is an internal	

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	slab partition leaving the northern end as a milking/ feeding area with head stall. Condition: Poor Date: Early or mid-19 th century	
NO. OF BAYS	Three bays on west side, four bays on east.	
ROOF STRUCTURE	Bush pole rafters at approximately 30° pitch with battens suitable for corrugated iron. Condition: Poor Date: Early or mid-19 th century	
ROOF CLADDING:	Corrugated iron hot dipped galvanised Condition: Poor Date:	
WALL CLADDING	Vertical timber slabs shaped at top end and fixed to bottom plate 500mm above ground. Condition: Moderate Date: Early or mid-19 th century	
OPENINGS	North end is open for milking/ feeding shed, central opening in southern section.	
FLOORING (GROUND)	None	
CURRENT USE	Storage	
CHANGES FROM 2010?	Dilapidation and flood damage	
DESCRIPTION BARN 7		
MAIN BARN STRUCTURE	Squared timber posts resting on bottom plate which in turn is supported by timber stumps with sandstone infilling. Condition: Moderate Date: Mid – late 19 th century	
NO. OF BAYS	Four	
ROOF STRUCTURE	Replaced with light sawn timber framing including eaves beam. Condition: Good Date: Late 20 th century	
ROOF CLADDING:	Red Colorbond corrugated steel Condition: Good Date: Late 20 th century	
WALL CLADDING	Vertical timber slabs and weatherboard gables Condition: Moderate Date: Mid – late 19 th century	
OPENINGS	North end open and one window on east side.	
FLOORING (GROUND)	Earthen	
CURRENT USE	Machinery store	
CHANGES FROM 2010?	None	
DESCRIPTION BARN 8		
MAIN BARN STRUCTURE	This barn is of a similar size to Barns 4 & 6 (9 x 3.6m) but it differs from those by having a suspended timber floor and skillion additions. The main round posts extend down into the ground as per usual but the vertical slabs finish at floor level and the floor is supported on sandstone piers. There are also round pole longitudinal and cross beams. Condition: Moderate Date: Early or mid-19 th century	

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NO. OF BAYS	Three	
ROOF STRUCTURE	Bush pole rafters at a pitch of approx. 40° Condition: Moderate Date: Early or mid-19 th century	
SKILLION 1	End skillion is supported on sawn rafters and is termite-damaged. Condition: Poor Date: Early or mid-19 th century	
ROOF CLADDING:	Corrugated iron Condition: Moderate Date: Mid-19 th century	
WALL CLADDING	Vertical timber slabs, weatherboard gables. Condition: Moderate Date: Early or mid-19 th century	
OPENINGS	Central opening to north-eastern side.	
FLOORING	Suspended timber boarding	
FLOORING (SKILLION)	Suspended timber boarding	
CHANGES FROM 2010?	Deterioration	
DESCRIPTION BARN 9		
MAIN BARN STRUCTURE	Barn is 9.75 x 6.75 on plan and is supported on round posts around the perimeter and at the third spans. Longitudinal eaves beams are roughly squared and sit on top of posts. Condition: Date: Late 19 th or early 20 th century?	
NO. OF BAYS	Three	
ROOF STRUCTURE	Round pole rafters with cross tie beams over bay divisions. Roof framing partly replaced. Wind bracing added. Condition: Good Date: Rebuilt in late 20 th century partly using old materials	
SKILLION 1	Light pole framing Condition: Poor Date: Late 19 th or early 20 th century	
ROOF CLADDING:	Colorbond corrugated roofing Condition: Good Date: Late 20 th century	
WALL CLADDING	Vertical timber slabs, weatherboard gables. Condition: Moderate Date: Late 19 th or early 20 th century	
OPENINGS	Double doors at northern end.	
FLOORING (GROUND)	Suspended timber flooring	
FLOORING (SKILLION)	Earth	
OTHER (Fixings?)	Bolted.	
CURRENT USE	Workshop and store	
CHANGES FROM 2010?	None	

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Condition of fabric and/or archaeological potential*	The condition of the fabric of the six (6) slab barns ranges from Fair to Poor, although most could be restored and/or reconstructed. The archaeological potential of the barns and the whole of the site is high.
Integrity / intactness*	The six (6) slab barns are of high integrity, retaining the majority of their fabric and remain sited on their original land grant, with associated original slab cottage and later house, together with farm lands, orchards and other agricultural landscape features. A number of the barns remain in agricultural use.
Modification dates	Various.
When was the last time you inspected the item?	June 2023
Current use	Various- machinery stores, stores and workshop
Original or former use/s	Various uses associated with barns including storage of machinery, equipment, produce and animals.
Any additional comments	<p>It is recommended that the following Site Specific Exemptions be included in the gazettal listing to allow for the continued use of the structure and to support the continuity of the historical practice of undertaking ongoing repairs and maintenance:</p> <ul style="list-style-type: none"> • 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.

D. History

7. Origins and historical evolution

Years of construction*	Start	Early 19 th century	End	Early 20 th century
Designer or architect*	Unknown			
Maker or builder*	Walters family (various members)			
Historical outline*	Nos. 135A and B Wollombi Road together form a grant of 50 acres (Portion 50, Parish St Albans), in the Township of Howick, made to Aaron Walters on 30 June 1823. Walters was a seaman armourer aboard the convict ship Broxbornebury which arrived in the colony in July 1814. Walters jumped ship.			

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	<p>Walters married Susannah Laellemont/Lilbemont (who was a convict on the same ship) at Saint Phillips Church, Sydney on 23 January 1815. The children included Aaron, born 2 February 1826 and Moses born 2 August 1828.</p> <p>In 1834 Walters was granted a licence to keep a public house known as "the Industrious Settler Inn". It was the earliest inn at St Albans, although it closed shortly after, and Walters never renewed the license. Both Walter Snr. and his son Aaron also worked as blacksmiths as well as farming the land.</p> <p>In 1837 the Reverend Richard Taylor visited Mrs Walters and dined on tea and eggs and drew a picture of the Walters' house which is in New Zealand (current owners have a copy of the pencil sketch).</p> <p>On 10 October 1854 Aaron Walters senior of Macdonald River, farmer signed his will leaving his property including this 50 acre grant to his son, Aaron Walters Jnr. Aaron Walters Snr. died on 2 July 1866.</p> <p>The land was partitioned on 6 May 1899 between Aaron Walters Jnr. of West Wallsend, storekeeper, and Moses Walters, St Albans, of Macdonald River, farmer.</p> <p>Both halves of the original 50 acre grant appear to have been held by the descendants of the Walters family well into the mid 20th century.</p> <p>Located directly opposite the property on Wollombi Road is the St Albans General Cemetery, where eleven members of the Walters family are buried in the Methodist section.</p>
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8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	<p>2 Peopling Australia</p> <p>3 Developing local, regional and national economies</p> <p>4 Building settlements, towns and cities</p> <p>9 Marking the phases of life</p>
Relevant NSW / State themes	<p>Convicts</p> <p>Agriculture</p> <p>Pastoralism</p> <p>Towns, suburbs and villages</p> <p>Land tenure</p> <p>Persons</p>

E. Criteria for State heritage significance**9. Assessment under Heritage Council criteria of State significance***

It is important in the course or pattern of the cultural or natural history of NSW (Criterion A)
The barns at No. 135 Wollombi Road, St Albans are of historical significance on a State level as surviving early 19 th to early 20 th century barns that form part of an historic property comprising a complex of farm buildings, an 1830s house, 1820s slab cottage, plantings, fencing, associated farmlands and an assemblage of agricultural machinery and farming artefacts, still located on their original 50 acre grant lands, established in 1823. The property operated for a short period in the 1830s as the first inn to be established in the locality, known as the Industrious Settler.
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of NSW (Criterion B)
The barns have historical associations with Aaron Walters, free-settler, and his sons Aaron and Moses. The Walters family (including later descendants) obtained the 50 acre grant in 1823, built the barns, house, slab cottage and other outbuildings, established the Industrious Settler Inn and ran the farm until the mid 20 th century.
It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
<p>Picturesquely sited in the floodplains of the MacDonalld River, with the river wrapping around the grant lands and the 1830s house located on a knoll, the property including the notable collection of slab outbuildings, slab cottage, timber fence lines and remnant orchards, is of aesthetic significance for its rural landscape setting. Visible from Wollombi Road and the St. Albans Cemetery opposite, the place makes a strong contribution to the historical character of the St Albans locality.</p> <p>The earliest surviving slab barns at the property are of technical significance on a State level for retaining evidence of their early and mid 19th century construction.</p> <p>Forming part of a group of slab agricultural outbuildings within an historic farm complex, the whole of the place, including all buildings, landscape features, plantings and surviving artefacts, is of technical significance for demonstrating the historical development of the property from the 1820s through to date and presents as an open air museum.</p>
It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Criterion D)
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.
It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW (Criterion E)
The forms of the barns, with skillions and lofts and retaining evidence of their 19 th century construction techniques, have the potential to provide further information into 19 th century farming methods. The whole of the property, including all buildings, landscape features and surviving artefacts, also has high potential to provide further information into the historical development of the place, the St Albans locality, early inns, and 19 th century farming practices.

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It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
As a surviving early 19 th century farm complex containing a full complement of buildings, including a group of early to mid 19 th century agricultural outbuildings of timber slab construction, together with the original slab cottage and later stone house/inn, landscape features, plantings and an assemblage of agricultural machinery and farming and blacksmithing artefacts, located on its original grant lands, that was owned by the same family for over 100 years, the former Industrious Settler's Inn property, No. 135A & B Wollombi Road, St Albans is rare within the state of NSW.
It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW (Criterion G)
The barns at No. 135A & B Wollombi Road, St Albans are representative of the long history of agricultural development within the floodplains of the MacDonald River, which commenced in the early 19 th century and continues today. The basic form of the barns with gabled roof, skillions and lofts is representative of the typical form of barn found throughout the district.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	X	Commonwealth Heritage List
	X	National Heritage List
	X	Register of the National Estate
	X	Declared Aboriginal place
X		Local environmental plan (LEP) – heritage item (or draft item)
	X	LEP – heritage conservation area (or draft area)
	X	NSW government agency Heritage and Conservation Register
	X	National Trust register
	X	Aboriginal Heritage Information Management System
	X	National shipwreck database
	X	Engineers Australia list

G. Photograph

11. Principal or main photograph*

You may be contacted to provide the copyright holder details for this photograph and any additional images provided.



Caption*	View of the agricultural lands and setting of the former Industrious Settler Inn site, including some of the historic slab barns.
Date of photograph*	30 th June 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners

H. Author details**12. Primary author of this form***

Name	Kate Denny
Position and organisation, if applicable	Director, Lucas Stapleton Johnson & Partners Pty Ltd
Contact phone number	9357 4811
Email address	kdenny@lsjarchitects.com
Date form completed	29 th January 2024

13. References used to complete this form*

Author	Title	Date Published
Graham Edds & Associates	<i>Hawkesbury City Council Slab Barn Study</i>	2010
Lucas Stapleton Johnson & Partners, Graham Edds & Associates, Dr. Terry Kass	<i>Timber Slab Barns Update Study for Hawkesbury City Council</i>	2024, unpublished
	Hawkesbury Pioneer Register	1994 edition, p 199
Matt Kenny, Director HHA	<i>The Industrious Settler Inn, St Albans NSW</i> (https://www.hha.net.au/our-work)	Undated
	Grants, Vol 17 No 75 Old System Deed, No 151 Bk 644 Primary Application 58316	

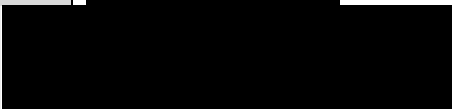
14. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

Name	Kate Denny	Date	29 th January 2024
			

15. Signature of image copyright holder*

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name	Kate Denny	Date	29 th January 2024
			

I. Nominator details**16. Nominator to be contacted by Heritage NSW***

You do not need to complete these details again if you are also the author of the form.

Name	
Position and organisation, if applicable	
Contact phone number	
Email address	
Date form completed	

17. Reasons for nomination*

Background or reasons for nomination
<p>An outstanding farmstead, picturesquely sited in the bend of the MacDonald River within the alluvial plains, still located on its original 50 acre grant and retaining a full complement of buildings, including the original slab cottage and later stone house/inn, landscape features, plantings, a group of five slab barns, and an assemblage of agricultural machinery and farming and blacksmithing artefacts, located on its original grant lands, owned by the same family for over 100 years. Of historical importance to the St. Albans and Hawkesbury City Council localities and comparable in terms of its surviving early fabric, configuration and siting with other State heritage listed farmsteads dating from the early 19th century.</p> <p>This property and the complex of five slab barns has been identified as being of State level significance in two studies: Hawkesbury City Council Slab Barns Study (Graham Edds & Associates, 2010) and Hawkesbury City Council Slab Barns Update Study (Lucas Stapleton Johnson & Partners, Graham Edds & Associates and Dr. Terry Kass, 2024).</p>

18. Signature of nominator*

Name	Kate Denny	Date	29 th January 2024
			

J. Additional photographs and images



Caption*	Barn 4 from the east
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Barn 5 from the north-east
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Collection of agricultural machinery within Barn 5
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Barn 6 from the east
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Barn 7 from the north
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd

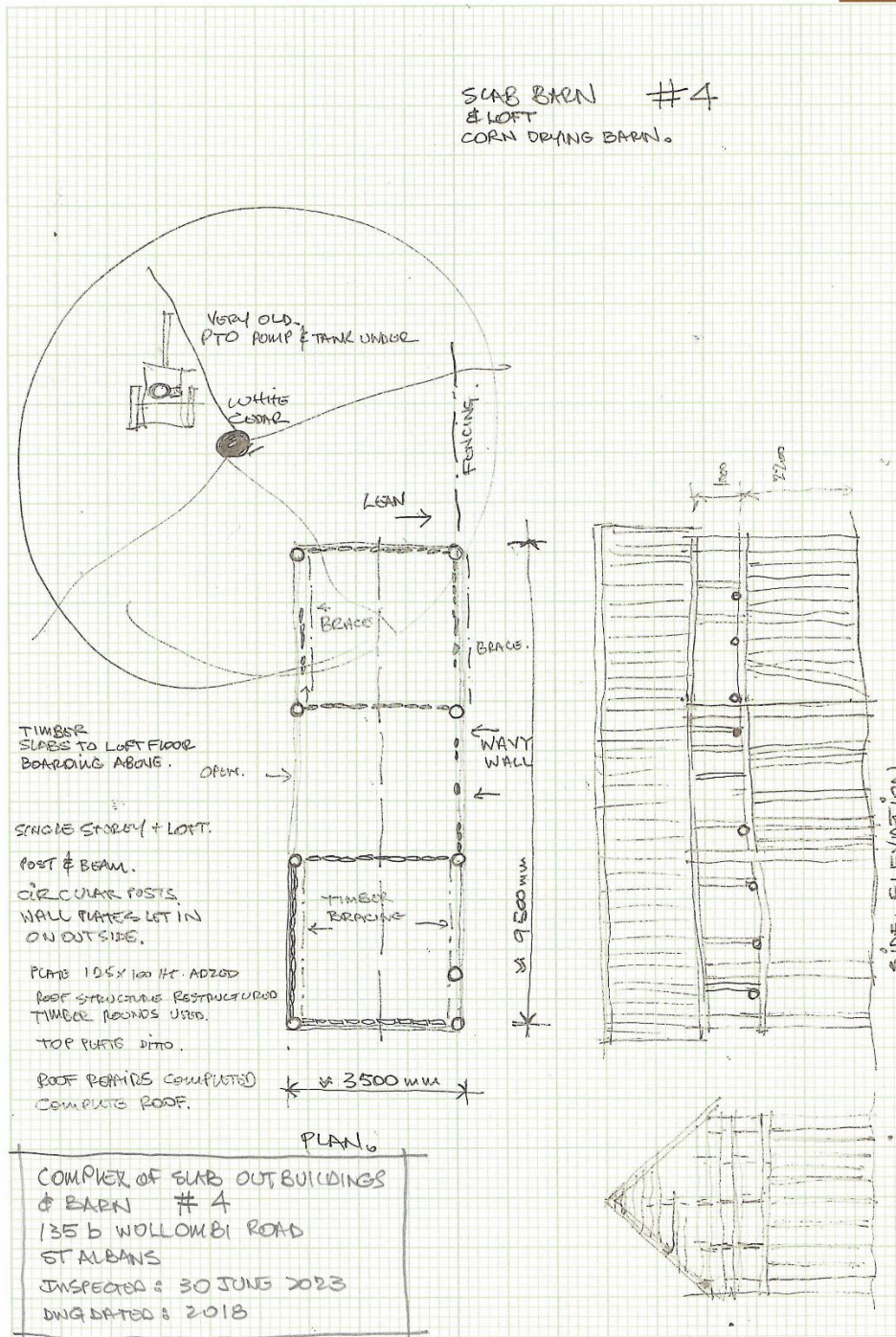


Caption*	Barn 8 from the north
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd

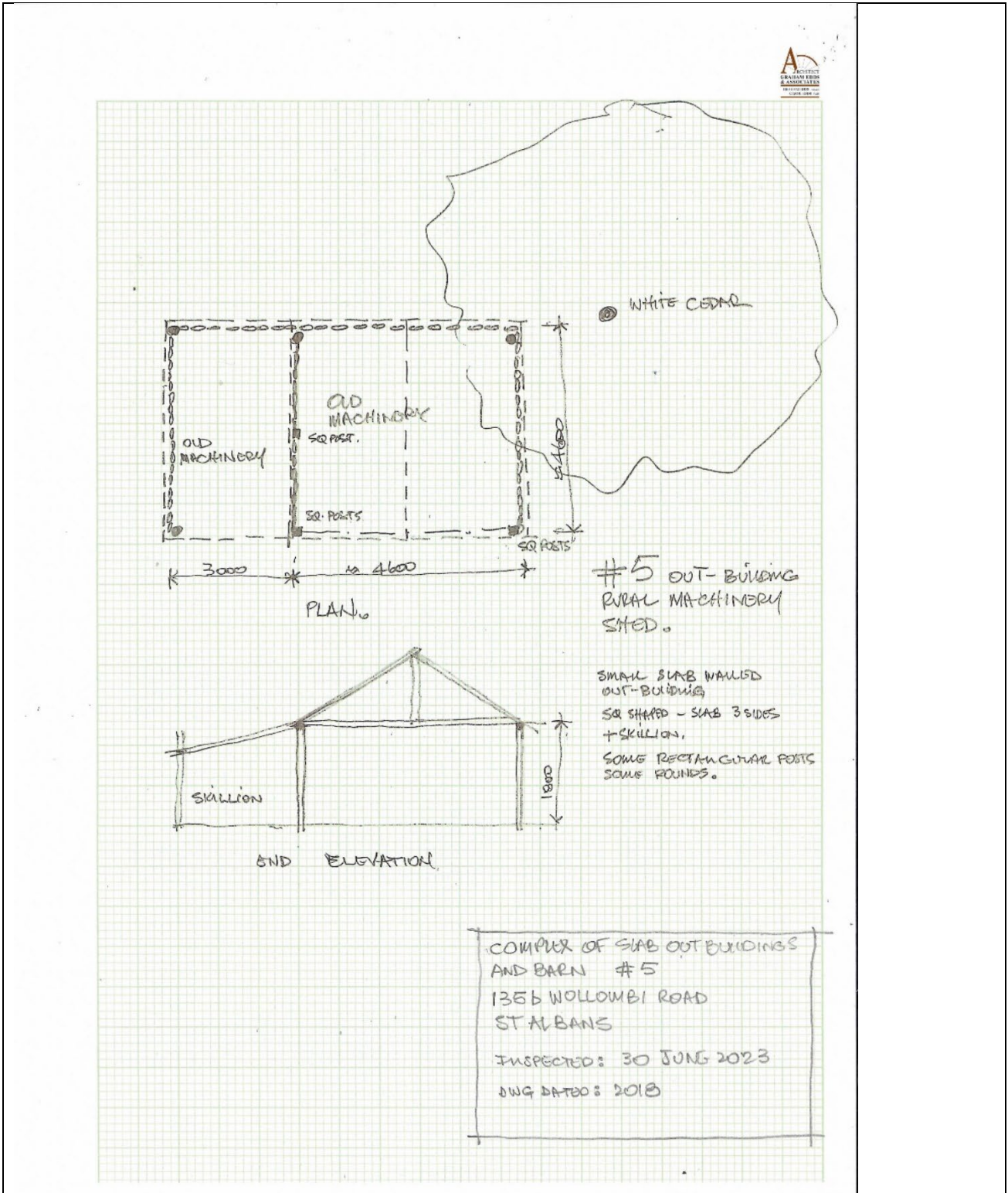
State Heritage Register nomination form



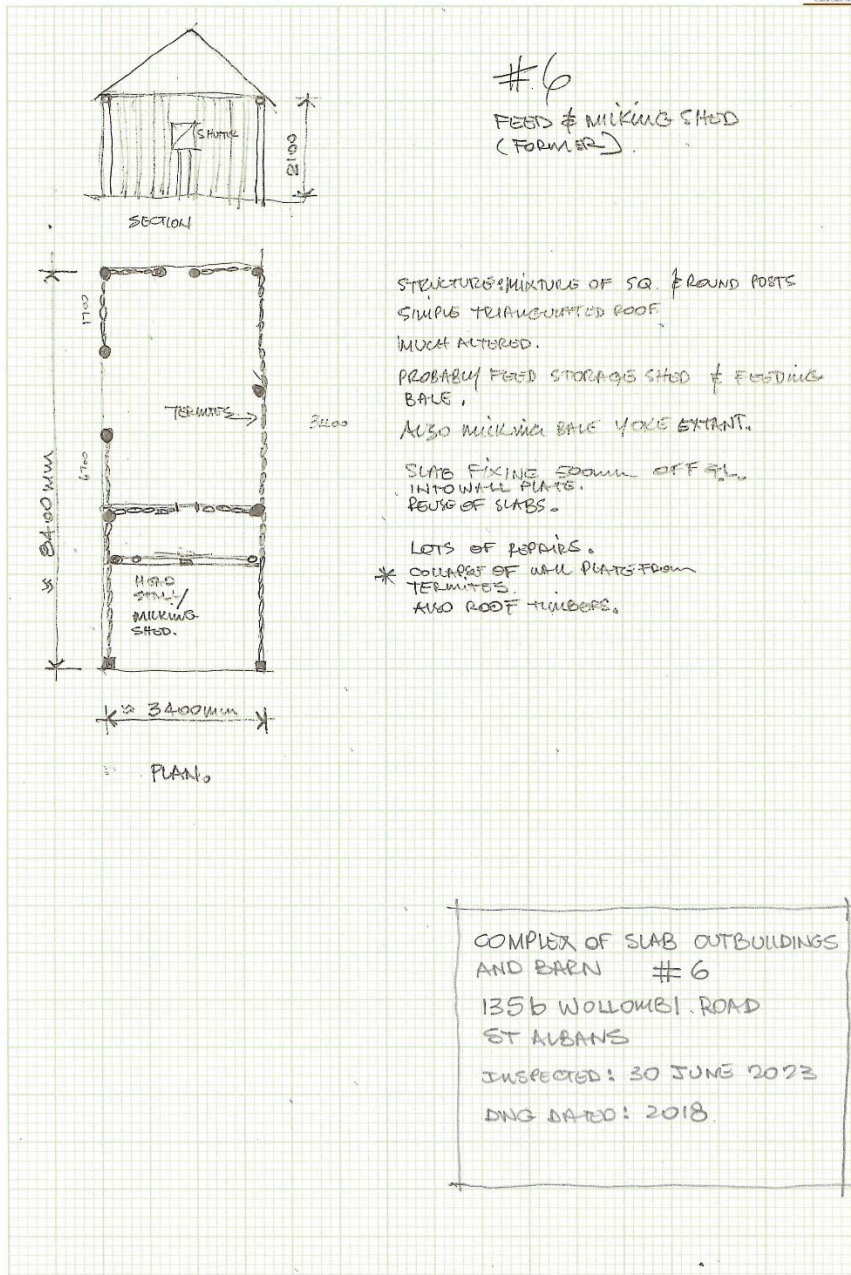
Caption*	Barn 9 from the north
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



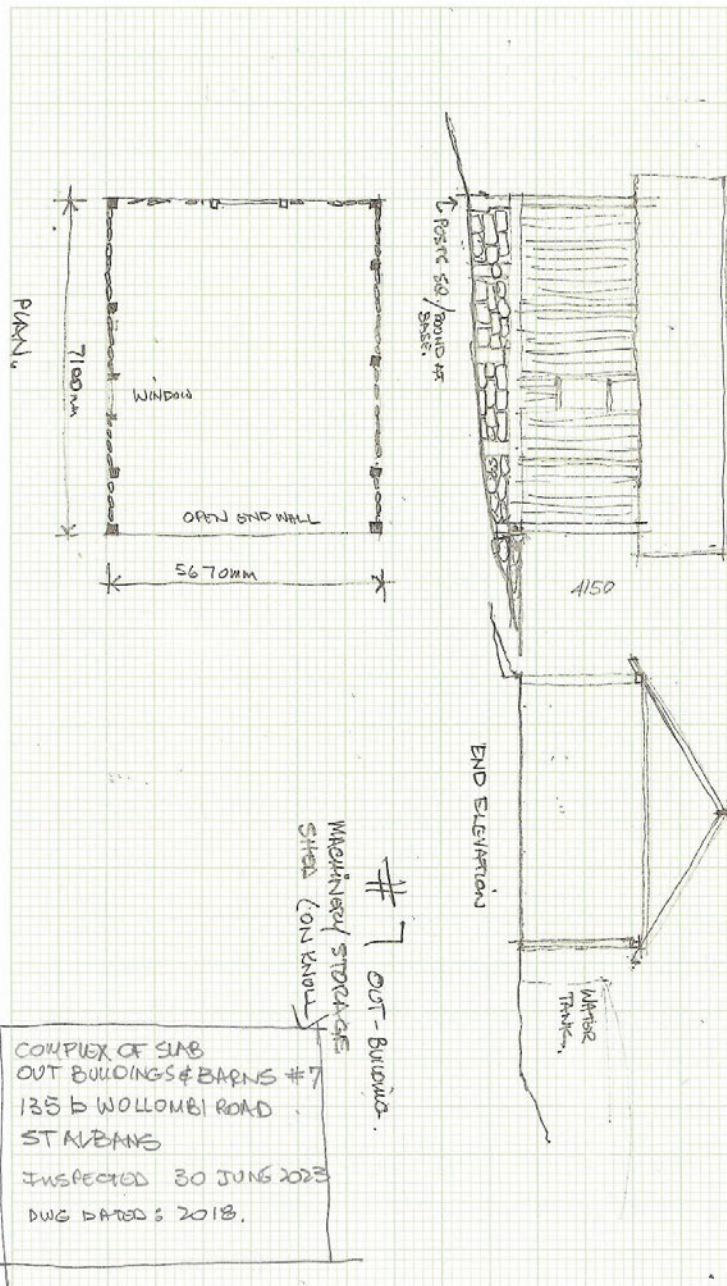
Caption*	Sketch plan and elevations of Barn 4
Date of photograph*	30th June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



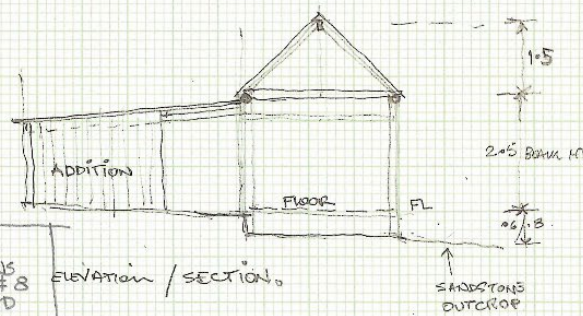
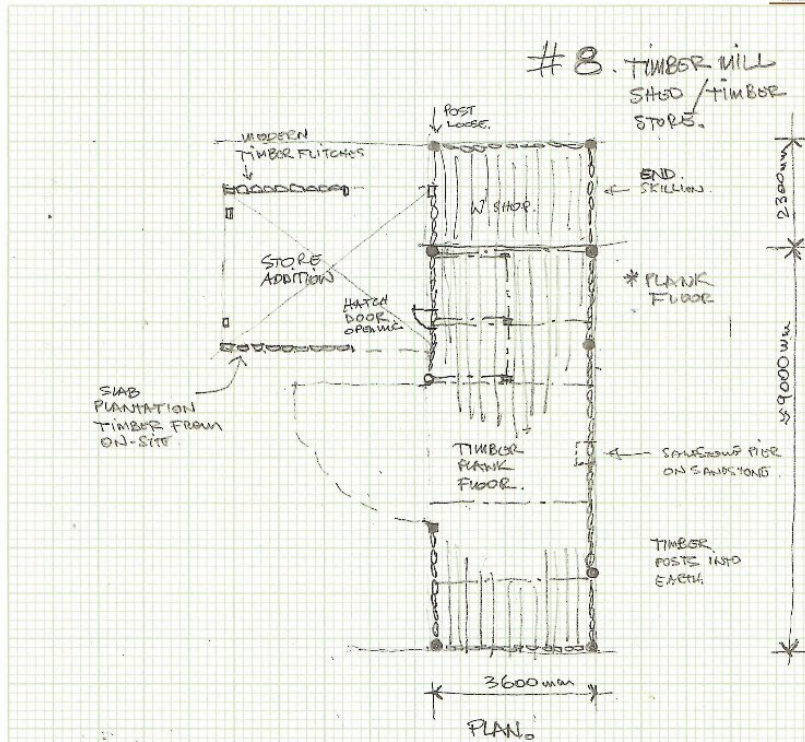
Caption*	Sketch plan and elevations of Barn 5
Date of photograph*	30th June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



Caption*	Sketch plan and elevations of Barn 6
Date of photograph*	30th June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



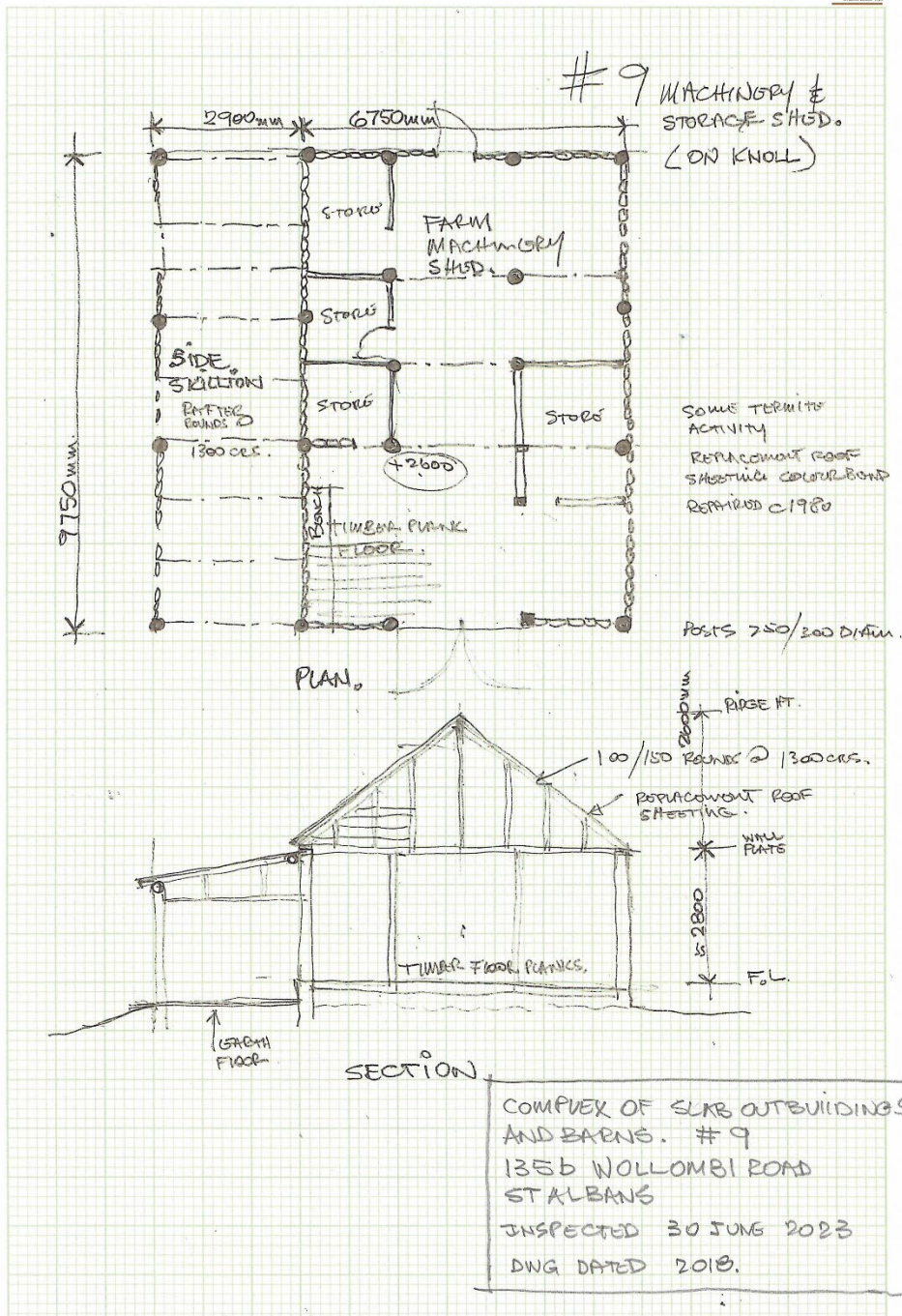
Caption*	Sketch plan and elevations of Barn 7
Date of photograph*	30th June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



COMPLEX OF SLAB
OUT-BUILDINGS & BARN #8
1356 NOLLOMBI ROAD
ST ALBANS
INSPECTED 30 JUNE 2023
DNG DATED 2018.

ELEVATION / SECTION.

Caption*	Sketch plan and elevations of Barn 8
Date of photograph*	30th June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



Caption*	Sketch plan and elevations of Barn 9
Date of photograph*	30th June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates

Submit the form

Thank you for your interest in the protection, conservation and celebration of heritage in NSW.

Before submitting the form, make sure you have completed all mandatory details.

Email the completed form with any other supporting documentation to:

heritagemailbox@environment.nsw.gov.au

If you are unable to submit via email, you may post your completed form to:

Heritage NSW
Department of Planning and Environment
Locked Bag 5020
PARRAMATTA NSW 2124

[Please refer to our website for information on what happens to your nomination after submission.](#)