



Attachment 2 to Item 3.1.1.

Draft State Heritage Register Nomination
Forms

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



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*	Single Storey Town Barn with Skillion and Mezzanine
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*	26A Buckingham Street, Pitt Town
Alternate street address	
Local government area*	Hawkesbury City Council

Land parcels*	Lot	1	Section (if applicable)		DP	1180284
	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 1 DP 1180284.

4. Ownership

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

Name of owner(s)*	Stephen Brown
Business / organisation name, if applicable	SFB Management P/L
Address	PO Box 400, Kenthurst NSW 2156
Phone	0407 965 477
Email	sdabrown@ozemail.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 town barn at No. 26A Buckingham Street, Pitt Town is of historical significance as a rare, surviving late 19th century timber framed barn of relatively high integrity. Located on a vacant allotment on the northern outskirts of Pitt Town, the barn is highly visible in the streetscape and makes a strong contribution to the historical character of Buckingham Street and Pitt Town. Located on part of a 60 acre grant made to ex-convict John Benn in 1803, the town barn is evidence of the long term agricultural use of the land from the early 19th century through to the mid to late 20th century.</p> <p>As a town barn, the building would have been used in association with farm lands located outside of the town of Pitt Town, emphasising the continued importance of agriculture in the district well into the 20th century. 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>The single storey barn is of technical significance for retaining evidence of its late 19th century construction date including round posts mortised and tenoned to square longitudinal beams, with round cross beams, round rafters with battens for iron and diagonal wind bracing, dovetail joints to post in loft, two levels of slabs to skillion, horizontal slats to upper level of main barn and gudgeon hinges (doors removed). Although currently not in use, the barn continues to have the potential to provide further information into late 19th century farming methods, the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 20th century.</p>

Comparisons*
<p>Very few other town barns listed on the State Heritage Register have been identified. 19th century town allotments of significance more typically retain stables and coach houses of masonry construction.</p> <p>The former Peninsula Inn, No.37-39 North Street, Windsor (SHR 001100) has a slab town located in its rear yard, although this is a reconstruction dating from the late 1970s.</p> <p>No. 5 Thompson Square, Windsor (SHR 00005) contains a mid 19th century (1850s) small, slab, town barn in its rear yard, although this has recently been fully restored including recladding with new slabs in hardwood.</p>

C. Description

6. Describe the existing item

Description*	PERIOD	Late 19 th century
	CURRENT USE	Vacant
	FORMER USE	Barn
	LOCATION ON SITE:	Close to street frontage on otherwise vacant site on north-western fringe of Pitt Town.
	DESCRIPTION	
	MAIN BARN STRUCTURE	Large single-storey barn 12 x 6.5m on plan with round posts up to eaves level (4.8m high) mortised and tenoned to square longitudinal beams, with round cross beams. Condition: Moderate Date: late 19 th century
	NO. OF BAYS	Four

State Heritage Register nomination form

	ROOF STRUCTURE	Round rafters at close centres with sawn battens for iron and diagonal wind bracing. Condition: Moderate Date: late 19 th century
	LOFT	Loft in skillion only supported on round beams let into sides of posts with dovetail joints. Condition: Date:
	SKILLION 1	Side skillion along eastern side of barn with loft. Wall between skillion and main barn and internal partition clad in vertical slabs with intermediate framing at upper level which probably supported horizontal spaced slats. Condition: Moderate Date: late 19 th century.
	ROOF CLADDING:	Corrugated iron short sheets. Condition: Moderate Date: Mid-20 th century?
	WALL CLADDING	Vertical slabs up to half height then spaced timber horizontal slats fixed to light intermediate framing. This remains intact on north elevation. Wall cladding to skillion is two levels of vertical slabs. Condition: Poor Date: Late 19 th century
	OPENINGS	West side of main barn has 3 open bays with gudgeon hinges as evidence of doors. Single doors to stable and chaff room on east side of skillion.
	FLOORING (GROUND)	Southern half of barn had timber ground floor. Remains are stacked in barn.
	FLOORING (LOFT)	Loose timber boarding.
	FLOORING (SKILLION)	Not known
	INTERNAL STRUCTURE	Remains of dwarf posts, beams and joists ground floor structure.
	OTHER (Fixings?)	Cross beams jointed to longitudinal beams with iron straps and bolts
	CURRENT USE	Disused
	CHANGES FROM 2010?	Deterioration
Condition of fabric and/or archaeological potential*	Moderate condition- some deterioration	
Integrity / intactness*	Moderate to High integrity	
Modification dates	Unknown	
When was the last time you inspected the item?	May 2023	
Current use	Vacant	

State Heritage Register nomination form

Original or former use/s	Hay barn/drying 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	Late 19 th century (post 1872)	End	
Designer or architect*	Unknown			
Maker or builder*	Charles Emanuel Higgins (assumed)			
Historical outline*	<p>No. 26A Buckingham Street, Pitt Town is located on part of a 60 acre grant (Portion 52 Parish Pitt Town) made to John Benn, ex-convict, in 1803. Benn owned various property throughout the Hawkesbury as well as in Sydney. John Benn's real name was John Venman and following his death in c1815, a series of claims were made against his lands by his wife and relatives in England.</p> <p>Christopher Watkin May made a claim to the Court of Claims commissioners for 2 roods 28 perches bounded by Chatham and Buckingham Streets Pitt Town, which had been promised to his father, Lawrence May. The claim was accepted and the land was granted to Christopher Watkin May on 14 July 1862. Christopher Watkin May, Pitt Town Bottoms, farmer conveyed the land to Charles Emanuel Higgins, Pitt Town, farmer for £120 on 1 February 1879.</p> <p>No building was shown in this position on any of the Crown surveys of Pitt Town of 1828, 1848 and 1872, indicating that the barn was constructed in the late 19th century, post 1872. Aerial photographs of the 1970s show the property as semi-rural.</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	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)
<p>The barn at No. 26A Buckingham Street, Pitt Town is of historical significance as a surviving late 19th century town barn that provides evidence of the long-term agricultural use of the land from the late 18th century through to the 20th century.</p> <p>As a town barn, the building would have been used in association with farm lands located outside of the town of Windsor, emphasising the continued importance of agriculture in the district well into the 20th century.</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 town barn at No. 26A Buckingham Street, Pitt Town has some historical associations with ex convict John Benn, who received a 60 acre grant of land in 1803, on which the barn is now located; and with Charles Emanuel Higgins, who appears to have built the barn in the 1880s (or later).</p>
It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
<p>Located in an undeveloped allotment, the large barn is highly visible in Buckingham Street and makes a strong contribution to the historical character of Buckingham Street and Pitt Town.</p> <p>The single storey barn is of technical significance for retaining evidence of its late 19th century construction date including round posts mortised and tenoned to square longitudinal beams, with round cross beams, round rafters with battens for iron and diagonal wind bracing, dovetail joints to post in loft, two levels of slabs to skillion, horizontal slats to upper level of main barn and gudgeon hinges (doors removed).</p>

State Heritage Register nomination form

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 barn No. 26A Buckingham Street, Pitt Town has the potential to provide further information into late 19 th century farming methods and the relationship between the town barn and other agricultural lands, as well as the continuity of use of historic agricultural buildings into the 21 st century.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
As a surviving late 19 th century town barn of relatively high integrity, the barn at 26A Buckingham Street, Pitt Town 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. 26A Buckingham Street, Pitt Town is 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 barn with gabled roof, loft, skillion and timber 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*	The barn at No. 26A Buckingham Street, Pitt Town as seen from Buckingham Street.
Date of photograph*	May 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	11 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	Timber Slab Barns Update Study for Hawkesbury City Council	2024, unpublished
Graham Edds and Associates	Hawkesbury City Council Slab Barn Study	2010
	<i>New South Wales Government Gazette</i> , 8 Oct 1861 p 2128	
	"Law Intelligence", <i>The Sydney Heritage</i> , Monday 24 th June 1833, p. 2	
	Old System Deed, No 252 Bk 189	


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	11 th March 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	11 th March 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 late 19 th century, located within a town allotment of relatively high integrity and retaining physical evidence of its 19 th century construction, it is worthy of listing on the State Heritage Register.

18. Signature of nominator*

Name	Kate Denny 	Date	11 th March 2024
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J. Additional photographs and images



Caption*	West elevation of the town barn at No. 26A Buckingham Street, Pitt Town
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners



Caption*	South elevation of town barn at No. 26A Buckingham Street, Pitt Town
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners



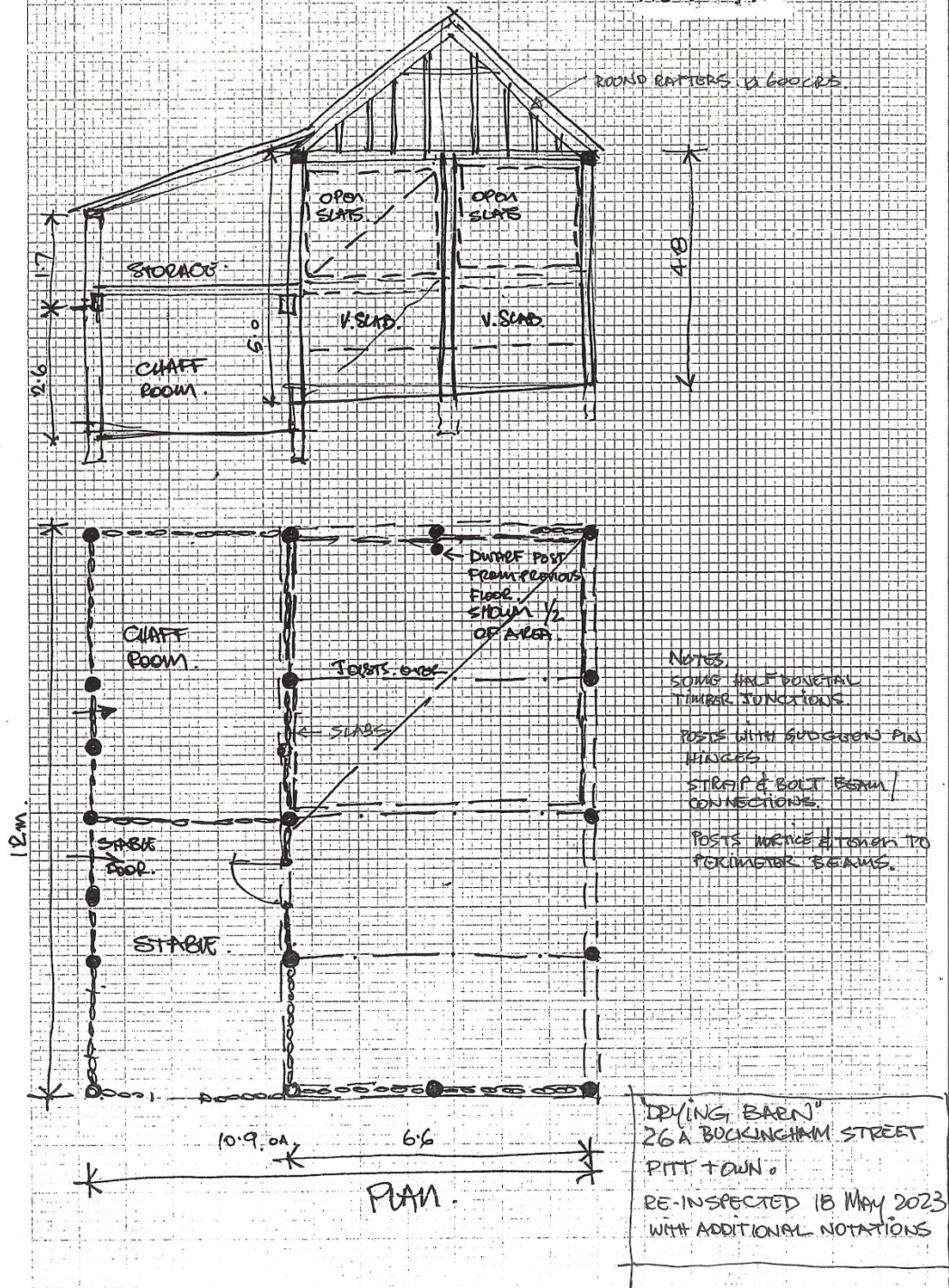
Caption*	North and east elevations of town barn at No. 26A Buckingham Street, Pitt Town.
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners



Caption*	Interior view of town barn with mezzanine at No. 26A Buckingham Street, Pitt Town.
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners



170M 17.



NOTES
 SOME HEAVY DOWNTAIL
 TIMBER JUNCTIONS
 POSTS WITH SUBSEQUENT PIN
 PINNACLES
 STRAP & BOLT BEAM /
 CONNECTIONS
 POSTS WERE ATTACHED TO
 FORMER BEAMS.

"DRYING BARN"
 26A BUCKINGHAM STREET
 PITT TOWN.
 RE-INSPECTED 18 MAY 2023
 WITH ADDITIONAL NOTATIONS

Caption*	Sketch plan of town barn at 26A Buckingham Street, Pitt Town
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.](#)



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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*	Tebbutt's 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*	40 Pitt Street, Windsor
Alternate street address	
Local government area*	Hawkesbury City Council

Land parcels*	Lot	1	Section (if applicable)		DP	770404
	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 following south and west allotment boundaries with an approximate setback of 10 metres to the north and east.

4. Ownership

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

Name of owner(s)*	Christopher Reeves
Business / organisation name, if applicable	Hawkesbury City Council
Address	366 George Street, Windsor NSW 2756
Phone	4560 4543 or 0484 126 794
Email	Christopher.reeves@hawkesbury.nsw.gov.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. 40 Pitt Street, Windsor is of historical significance as a surviving early 19th century slab barn, located on part of the land granted to ex-convict John Brindley in 1794 and in continuous agricultural use from the early 19th century until the 21st century. The timber framed barn may have associations with John Stogdell, valet and agent to Commissary John Palmer, who formed The Peninsula Farm incorporating Brindley's grant, and is known to have built a house and barn on the farmlands in the late 1790s. The barn is also associated with notable Hawkesbury resident John Tebbutt Snr. who purchased a portion of The Peninsula Farm in c.1843, and developed the farm complex, which includes Tebbutt's Observatory built by his son. The barn formed part of the Tebbutt farm complex until the late 20th century.</p> <p>The barn, although partially dismantled, could be restored as materials have been salvaged and stacked on site. It continues to make a strong contribution to the historical character of the agricultural lands to the west of the township of Windsor and the Hawkesbury River/South Creek floodplains. 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. It is also rare surviving evidence of the long-term agricultural development of the region which commenced in 1794 and is the only 18th century agricultural district still continuing in this use today.</p> <p>The large single storey barn with side skillion is of technical significance for retaining evidence of its possible early 19th century construction date, including the main round posts, longitudinal beams and round cross beams and mortise & tenon joints between posts and longitudinal beams and unusual details such as the projecting gables and corner bracing. Pole rafters and shingle battens indicate an early date for the skillion. The remains of vertical timber slabs and weatherboard cladding survive to the skillion gables. The barn continues to have the potential to provide further information into early 19th century farming methods and the continuous use of historic agricultural structures into the 20th century.</p>

Comparisons*
<p>The barn at No. 40 Pitt Street is comparable with very few other examples of surviving timber agricultural outbuildings due to its early construction date, the extent of surviving early 19th century fabric and its possible associations with John Stogdell, valet and agent to Commissary John Palmer.</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. Another is the slab stables located at Peninsula House/Tebbutts Observatory, No. 50 Palmer Street, Windsor, (SHR 00028) the home of the Tebbutt family.</p>

C. Description

6. Describe the existing item

Description*	PERIOD	Early 19 th century
	CURRENT USE	Partially dismantled and unprotected
	FORMER USE	Barn
	LOCATION ON SITE	Located on The Peninsula overlooking South Creek and accessed via Palmer Street. The barn is historically associated with adjacent Peninsula Farm/Tebbutts Observatory, the home of astronomer John Tebbutt.

State Heritage Register nomination form

	<p>DATING EVIDENCE</p>	<p>Physical evidence of shingle battens, steep roof pitch, mortise and tenon joints, projecting gables and horizontal corner bracing all indicate an early 19th century (1800-1840) date of construction. However, there is no documentary evidence to verify this, and it is also possible that the barn was built soon after 1843 when Tebbutt purchased the land. Due to the weight of physical evidence and its early 19th character, and the fact that Tebbutt purchased the property only 3 years after the cut-off date of 1840, a construction period of early 19th century has been assigned to the building.</p>
	<p>MAIN BARN STRUCTURE</p>	<p>An elevated barn on gently sloping land. This large barn is sadly now partially dismantled. The main roof structure has been removed and materials stored on the ground. Still standing are the main round posts, longitudinal beams and round cross beams. Corners between longitudinal and end cross beams braced at 45° horizontally. Date: Early 19th century Condition: Poor</p>
	<p>NO. OF BAYS</p>	<p>Seven</p>
	<p>ROOF STRUCTURE</p>	<p>N/A roof removed. Prior to removal the roof had a steep 45 degree main roof structure using slender round rafters at close spacings for shingle battens and cladding. Pole rafters and shingle battens indicate an early date, as does the projecting gable detail with cantilevered longitudinal beams and the 45 degree horizontal corner bracing at eaves level.</p>
	<p>LOFT</p>	<p>N/A</p>
	<p>SKILLION 1</p>	<p>Steep skillion along whole south-western side of barn. Pole rafters and shingle battens indicate an early date. Date: Early 19th century Condition: Moderate</p>
	<p>ROOF CLADDING:</p>	<p>Corrugated iron</p>
	<p>WALL CLADDING</p>	<p>Remains of vertical timber slabs and weatherboard cladding to the eastern end wall supported on an elevated structure and to skillion gables, elsewhere corrugated iron. Date: Early 19th century (slabs and weatherboards) Condition: Poor</p>
	<p>FLOORING (GROUND)</p>	<p>Earthen with evidence of a raised floor at southern end.</p>
	<p>FLOORING (SKILLION)</p>	<p>Earthen and timber flooring</p>
	<p>SKILLION 2</p>	<p>Shallow skillion on north-east side mainly now dismantled.</p>
	<p>OTHER (Fixings?)</p>	<p>Mortise & tenon joints between posts and longitudinal beams. Longitudinal and end beam structure braced horizontally at the corners.</p>
<p>Condition of fabric and/or archaeological potential*</p>	<p>Poor- partially dismantled.</p>	
<p>Integrity / intactness*</p>	<p>Moderate to little intactness- although removed fabric is stored on site and able to be restored.</p>	

State Heritage Register nomination form

Modification dates	Partially demolished following storm damage post 2020
When was the last time you inspected the item?	May 2023
Current use	Disused- In its current condition, dismantled, stored on site and unprotected, the barn is under threat.
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	Early 19 th century	End	
Designer or architect*	Unknown			
Maker or builder*	Unknown			
Historical outline*	<p>The land on which Tebbutt's Barn, No. 40 Pitt Street, Windsor is located forms part of a 30 acre grant (Portion 30, Parish St Matthew) made to ex-convict John Brindley in 1794. Brindley had been transported to New South Wales in 1788 on the <i>Alexander</i>, as part of the First Fleet.</p> <p>John Palmer, NSW commissary, appointed in 1790 made the acquaintance of convict John Stogdell/Stockdale, who had arrived on the First Fleet on the ship, <i>Alexander</i>. Stogdell had administrative skills, as well as the ability to read and write. Palmer was soon using him in responsible roles managing his business concerns. Stogdell commenced acquiring land on the Peninsula beginning in August 1795, beginning with William Bond's 30 acres. From September 1796, to November 1800, whilst John Palmer was overseas, Stogdell was agent for Palmer and supervised the construction and completion of Palmer's unfinished residence at Woolloomooloo,</p>			

supervising the tradesmen and overseeing the fitting out of the premises, so that the building was complete by the time Palmer returned.

At the Hawkesbury, Stogdell acquired the 30 acre grant of John Brindley, his former shipmate from the *Alexander* in August 1798, though Jan Barkley-Jack (2009) believes the deal may have been agreed to a year earlier. The purchase of Brindley's farm gave him the higher land in the Peninsula and according to Barkley-Jack (2009) and identified in a court case following Stogdell's drowning in 1801, Stogdell had built a house and barn and operated the property as an inn (the Bush Inn) and may have been located on the high ground on Brindley's grant. It is noted that on the 1842 real estate plan by Laban White for when Stogdell land was subdivided and sold, a barn and house are shown located fronting what was Catherine Street (now south of Arndell Street) on the rise of land leading up to the Windsor courthouse, with no other buildings shown on this plan of The Peninsula Farm.

In 1798, Stogdell substantially increased his landholdings with the purchase of a combined 75 acres south of William Bond's 30 acres from soldiers Charles Whalan, Henry Hughes and John Robertson. Soon after the purchase of John Ruffler's 30 acres on 8 February 1800 for £180, Stogdell built what Jan Barkley-Jack has described as 'a fine barn'. John Stogdell drowned in 1801 enroute to his Hawkesbury farm. The subsequent valuation and inventory of his property has been carefully researched by Jan Barkley-Jack (2009) which has provided the early evidence for this property.

The amalgamated land grants purchased by Stogdell were known as The Peninsular (vars. Peninsula) Farm or Estate. Following Stogdell's death, the property was owned by George Thomas Palmer, the son of the Commissary John Palmer. Palmer Street is named for George Palmer.

In 1842, the Peninsular Farm was subdivided and sold off in building and cultivation allotments and in 1843 John Tebbutt Snr. purchased approximately 100 acres of land from Charles Campbell (agent and son-in-law of George Palmer), which included part of the land formerly granted to John Brindley. The 1842 real estate plan for the sale of the subdivided Peninsular Farm shows the allotment that now contains the barn as being cultivated land.

Tebbutt retained the name Peninsular Farm for his property and in c1845 built a two storeyed brick dwelling on a high knoll on the property facing east to South Creek and it is possible that he built the barn as part of the farm complex, although it may have already been in existence when Tebbutt bought the land.

The existence of an early barn on The Peninsula Farm built by Stogdell prior to his death in 1801 raises legitimate questions about where that barn may be located and if the early 19th century Tebbutt's Barn may have in fact been constructed by Stogdell. However, no documentary or physical evidence has been uncovered to date to confirm this. Indeed, the 1842 real estate plan, which shows such detail as fences, shows no buildings on the land that Tebbutt subsequently purchased.

John Tebbutt with his brother Thomas opened a shop in George Street. The Tebbutt family were very involved in the development of the township of Windsor. Thomas Tebbutt was trustee for the receipt of deposits in Windsor for the newly established Savings Bank of NSW, churchwarden of St. Matthew's Anglican Church and treasurer for the Hawkesbury branch of the Church of England Lay Association for NSW.

State Heritage Register nomination form

	<p>John Tebbutt Snr. was on the committee for the Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor.</p> <p>In 1871, following the death of his father, John Tebbutt Jnr. inherited the Peninsular Farm. John Tebbutt become a significant Australian astronomer and in 1861 he gained a world-wide reputation as the discoverer of the orbit of a great comet (Tebbutt's Comet) and went on to discover a second great comet in 1881. In 1863 at the Peninsula Farm he built a small wooden observatory and in 1879 he erected 'a substantial observatory of brick' a few metres south of the old observatory.</p> <p>The Peninsula Farm remained in the hands of John Tebbutt Jnr and continues to be held by his descendants today.</p> <p>In 1957, Robert Tebbutt sold to Peter Mulligan, farmer, 20 acres of the Peninsula Farm (Lot G in Registered Plan 1709). It is this allotment that now contains the barn formerly associated with the Peninsular Farm and the Tebbutt property. The land passed to son Stephen Mulligan and in 1987 the land was sold to Hawkesbury City Council, who have been responsible for the barn for the past 37 years.</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	<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 early 19th century barn at No. 40 Pitt Street, Windsor is of historical significance as evidence of the long-term agricultural use of the land, first established in 1794 by ex-convict John Brindley, and in continuous agricultural use until the 21st century.</p>

State Heritage Register nomination form

<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>
<p>Dating from the early 19th century, the barn may be associated with John Stogdell, valet and agent to Commissary John Palmer. Stogdell purchased Brindley's and the surrounding grants and formed The Peninsula Farm and it is known that Stogdell built a house and barn on the farmlands in the late 1790s (location unknown). The barn is also associated with John Tebbutt Snr, who owned The Peninsula Farm from c.1843, developed the farm complex and where his son, John Tebbutt Jnr. the notable Australian astronomer, built his observatory (Tebbutt's Observatory); although the barn is now separated from its original allotment it was in use by the Tebbutt family until the late 20th century. John Tebbutt Snr was a prominent member of the Hawkesbury community, being on the committee for St Matthew's Church of England, Windsor and the committee for the Wesleyan Auxiliary Missionary Society of NSW in Windsor.</p>
<p>It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)</p>
<p>Although partially dismantled, the barn could be restored and even in its present condition continues to make a strong contribution to the historical character of the agricultural lands to the west of the township of Windsor and the floodplains of South Creek.</p> <p>The large single storey barn with side skillion is of technical significance for retaining evidence of its possible early 19th century construction date, including the main round posts, longitudinal beams and round cross beams and mortise & tenon joints between posts and longitudinal beams and unusual details such as the projecting gables and corner bracing. The remains of vertical timber slabs and weatherboard cladding survive to the skillion gables.</p>
<p>It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Criterion D)</p>
<p>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.</p>
<p>It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW (Criterion E)</p>
<p>The remains of the barn and skillion at No. 40 Pitt Street, Windsor, has the potential to provide further information into early 19th century farming methods, and continuity of use of historic agricultural buildings into the 20th century.</p>
<p>It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)</p>
<p>As a surviving early 19th century barn, associated with persons important in the development of the colony and the Hawkesbury, the barn at No. 40 Pitt Street, Windsor is considered to be rare within the context of the Hawkesbury City local government area.</p>
<p>It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW (Criterion G)</p>
<p>The barn at No. 40 Pitt Street, Windsor is representative of the long history of agricultural development within the floodplains of the Hawkesbury River and South Creek, which commenced in the early 19th century and continued well into the 20th century.</p> <p>The basic form of the barn with gabled roof and skillion is representative of the typical form of barn found throughout the district.</p>

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*	Tebbutt's Barn, No. 40 Pitt Street, Windsor prior to storm damage and dismantling.
Date of photograph*	2011
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates

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
Graham Edds & Associates	<i>Hawkesbury City Council Slab Barn Study</i>	2010
Barkley-Jack, J.	<i>Hawkesbury Settlement Revealed: A new look at Australia's third mainland settlement, 1793-1802</i>	2009
Lucas Stapleton Johnson & Partners	<i>Heritage Impact Statement: Tebbutts Barn, Storm Damage Repairs and Long-Term Maintenance Works</i>	2020
	Plan entitled "Allotments comprising the Peninsula farm [sic]", dated 1842 by Mr. Laban White, J. Armstrong Surveyor, NLA Map F 187	
	Bk 2426 No. 378 Bk 3720 No. 435 Book 4 No. 156	


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 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	13 th March 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, its rarity and the associations with a number of persons of historical note important to the development of the Hawkesbury region and NSW, make this barn worthy of listing on the State Heritage Register.</p>

18. Signature of nominator*

Name	Kate Denny 	Date	13 th March 2024
------	--	------	-----------------------------

J. Additional photographs and images



Caption*	North elevation of barn at No. 40 Pitt Street, Windsor following storm damage and dismantling.
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



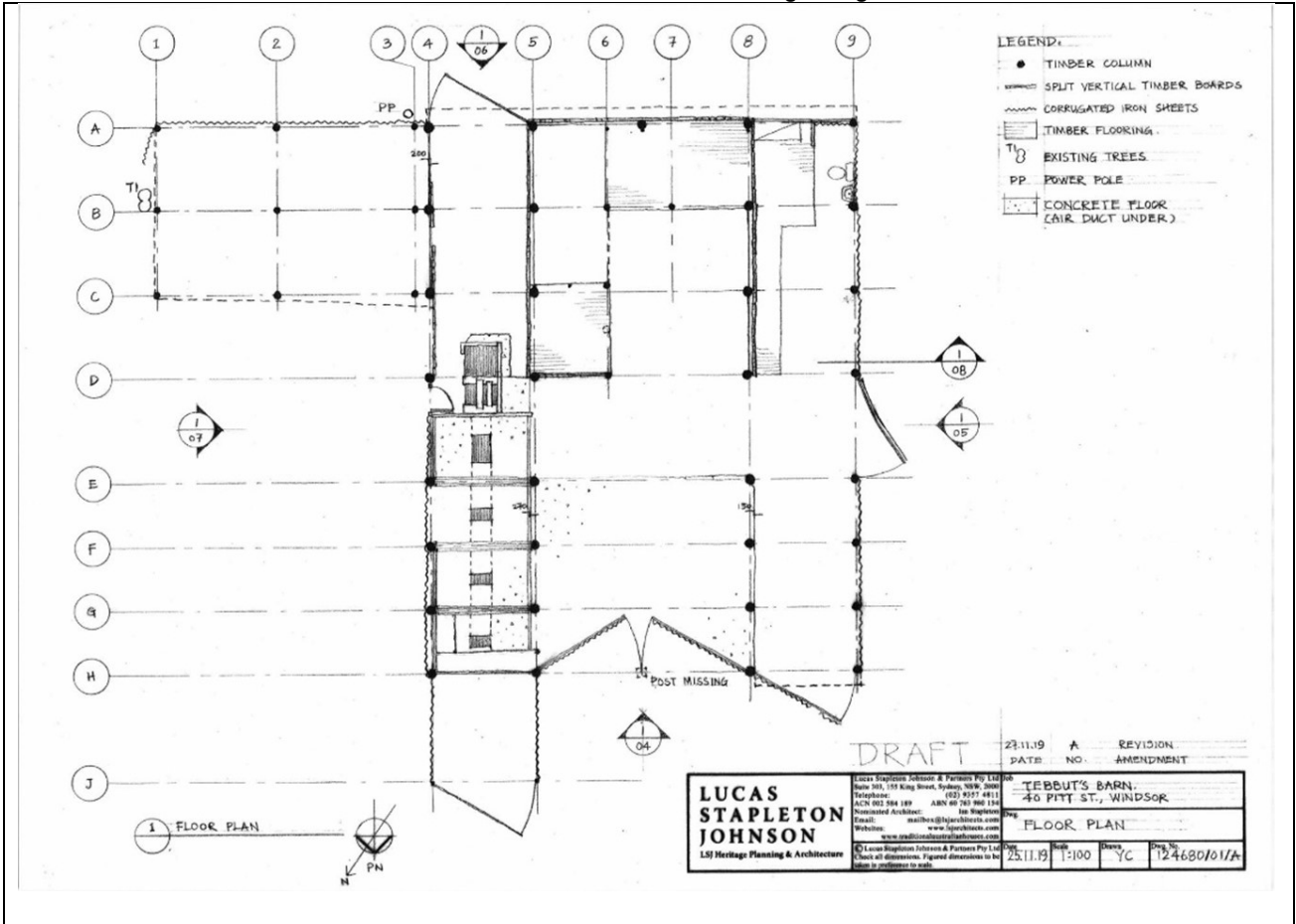
Caption*	Skillion of barn at No. 40 Pitt Street, Windsor.
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd

State Heritage Register nomination form

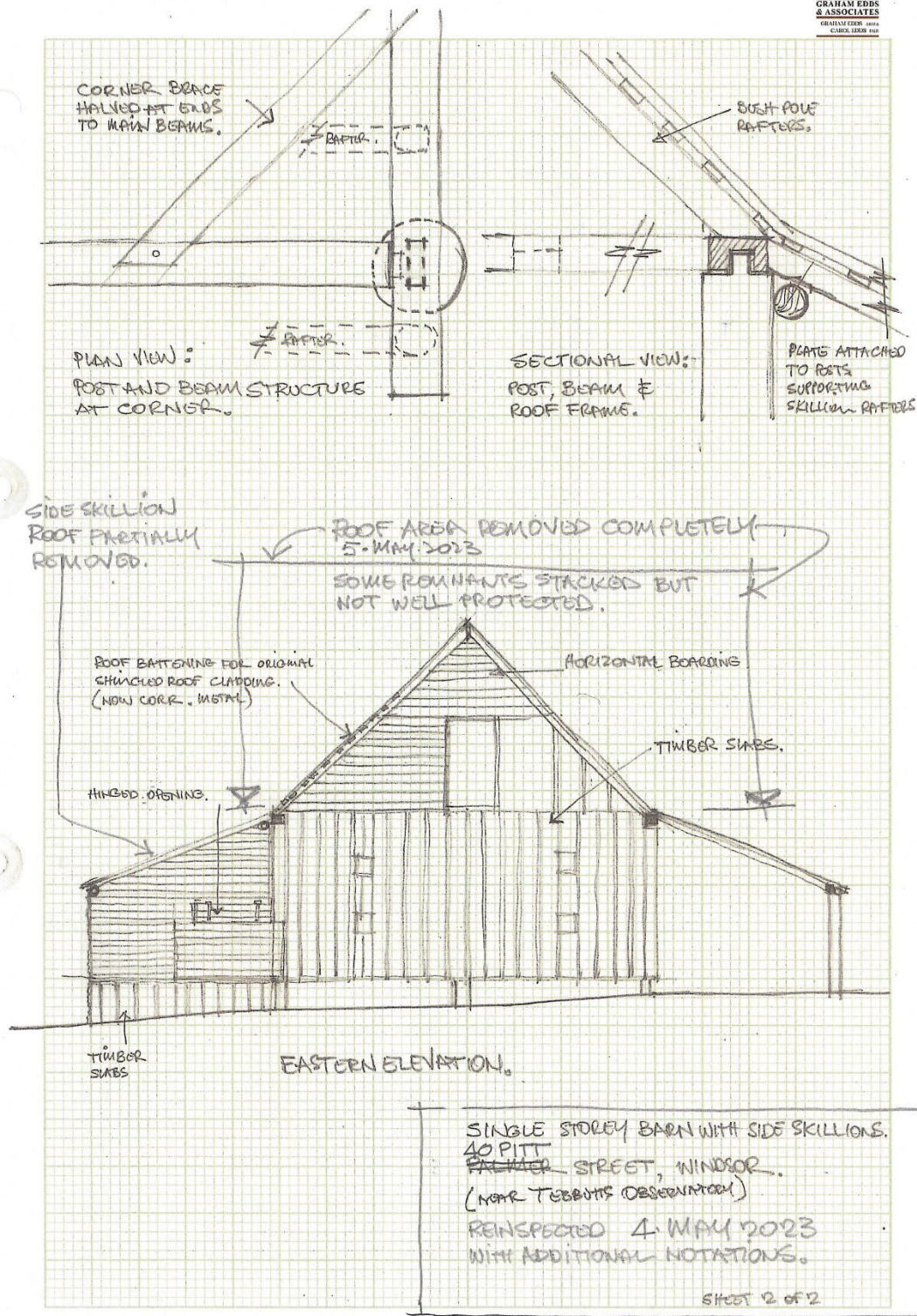


Caption*	Timber framing and corrugated metal sheets stored in barn at No. 40 Pitt Street, Windsor.
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd

State Heritage Register nomination form



Caption*	Measured drawing of floor plan of barn at No. 40 Pitt Street, Windsor (prior to storm damage)
Date of photograph*	November 2019
Name of photographer*	
Copyright holder, if known	Lucas Stapleton Johnson & Partners



Caption*	Elevation and details of 40 Pitt Street Windsor (prior to storm damage)
Date of photograph*	2010 updated May 2023
Name of photographer*	
Copyright holder, if known	Graham Eddis & 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*	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.

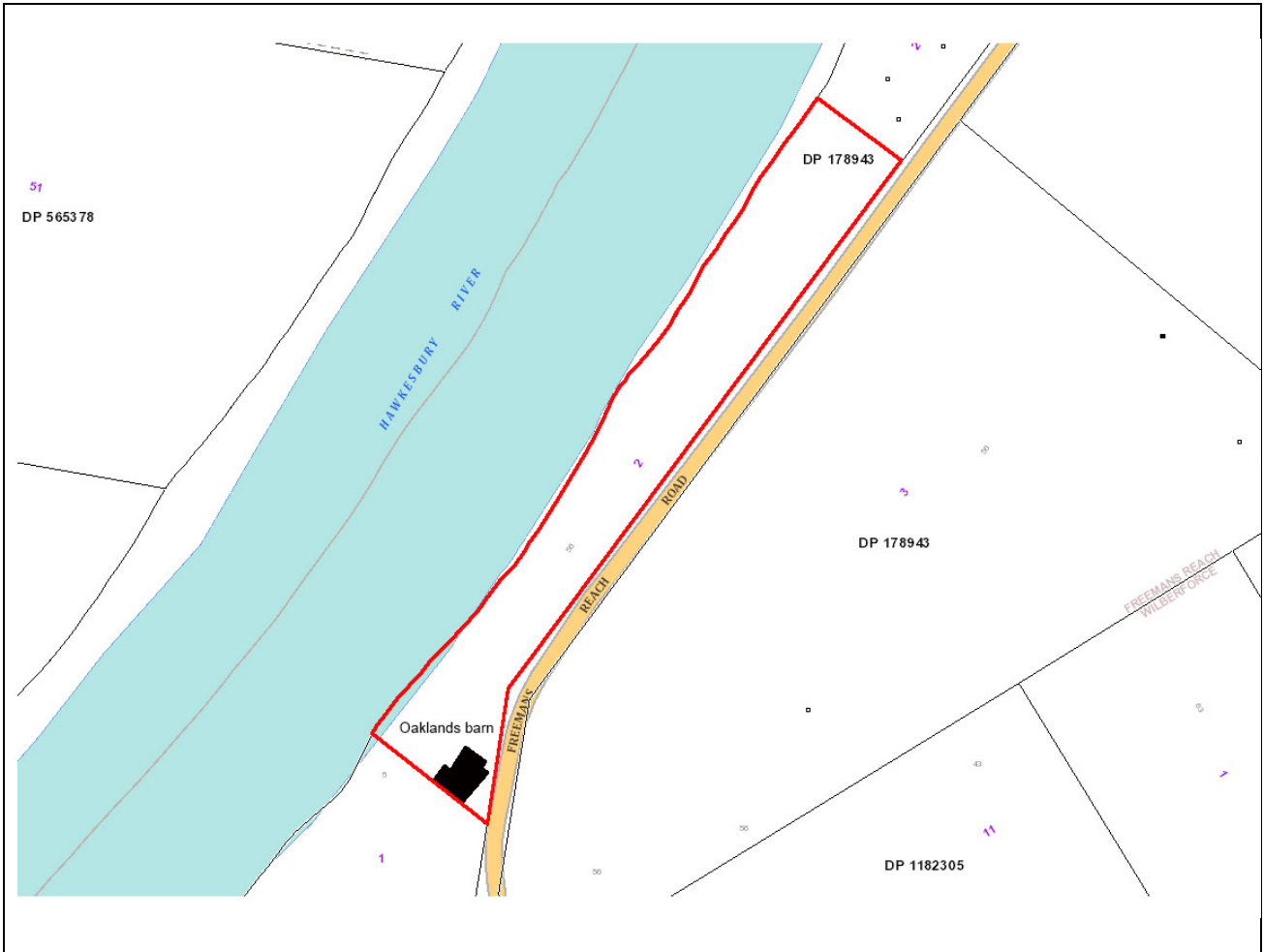
Street address*	56 Freemans Reach Road, Freemans Reach
Alternate street address	
Local government area*	Hawkesbury City Council

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	

State Heritage Register nomination form

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>			

State Heritage Register nomination form

	<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)
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. 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 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. 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.

State Heritage Register nomination form

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
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J. Additional photographs and images



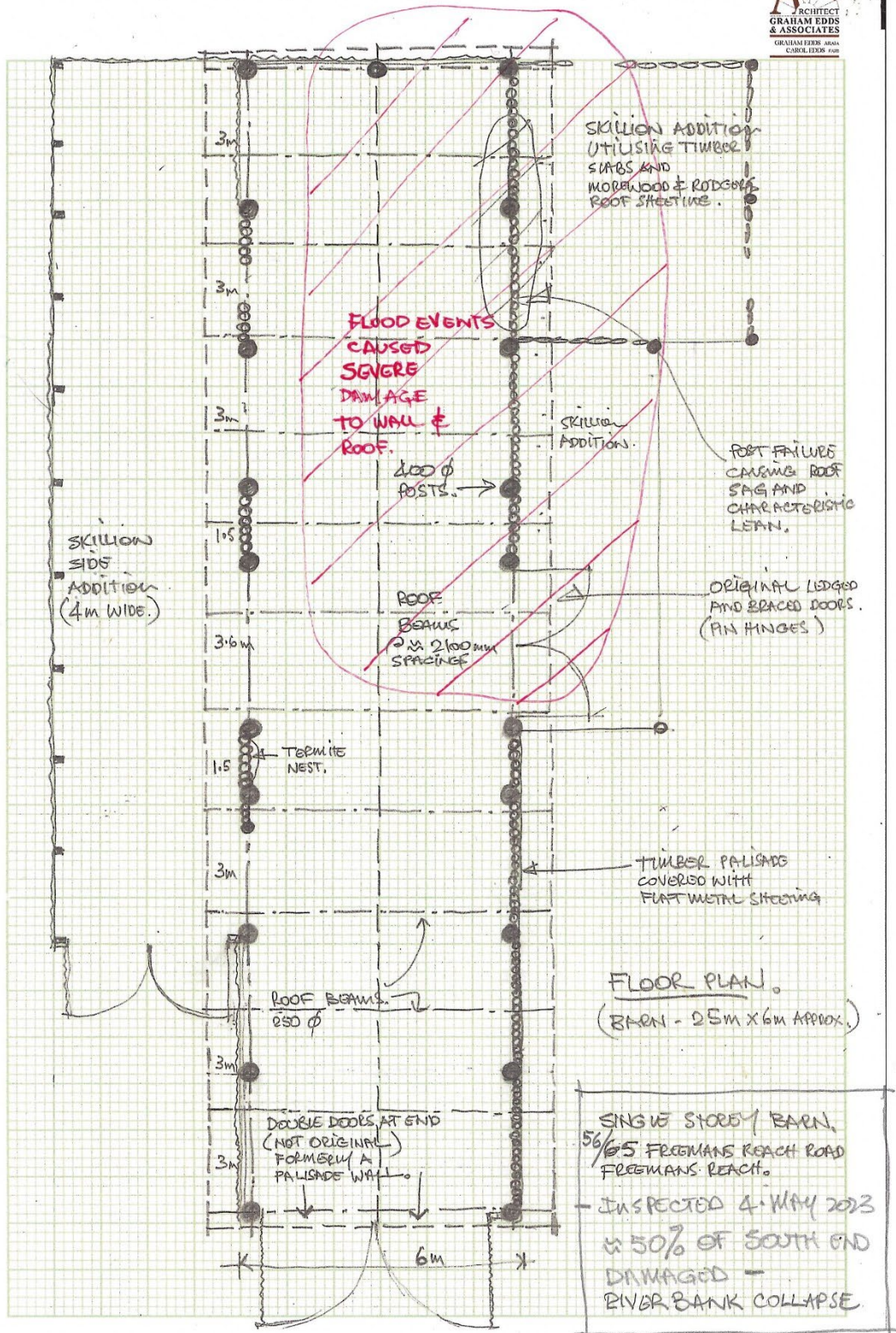
Caption*	South-west and south-east elevations of barn at 56 Freemans Reach Road, Freemans Reach
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



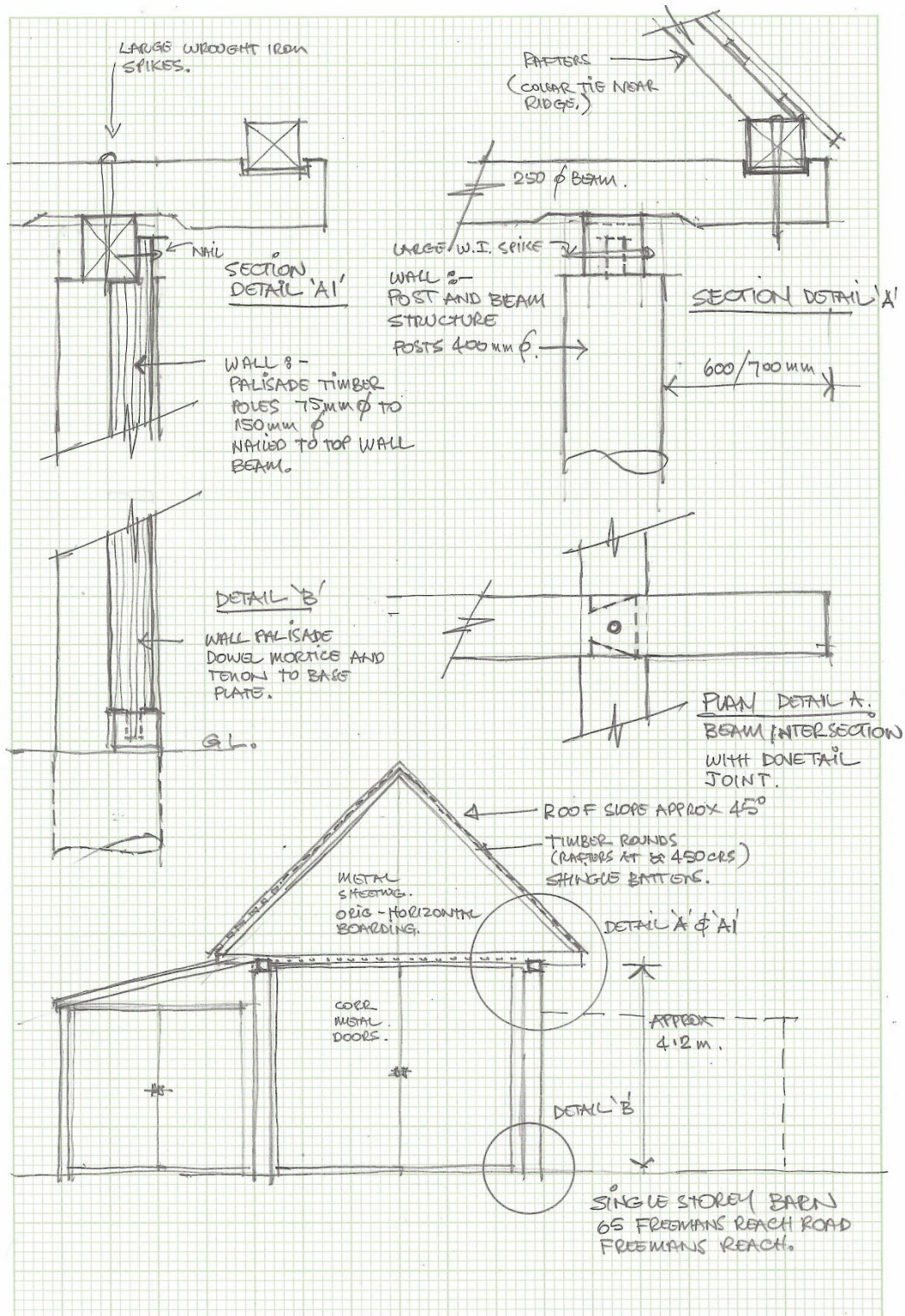
Caption*	Interior view of barn at 56 Freemans Reach Road, Freemans Reach
Date of photograph*	May 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



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*	(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.

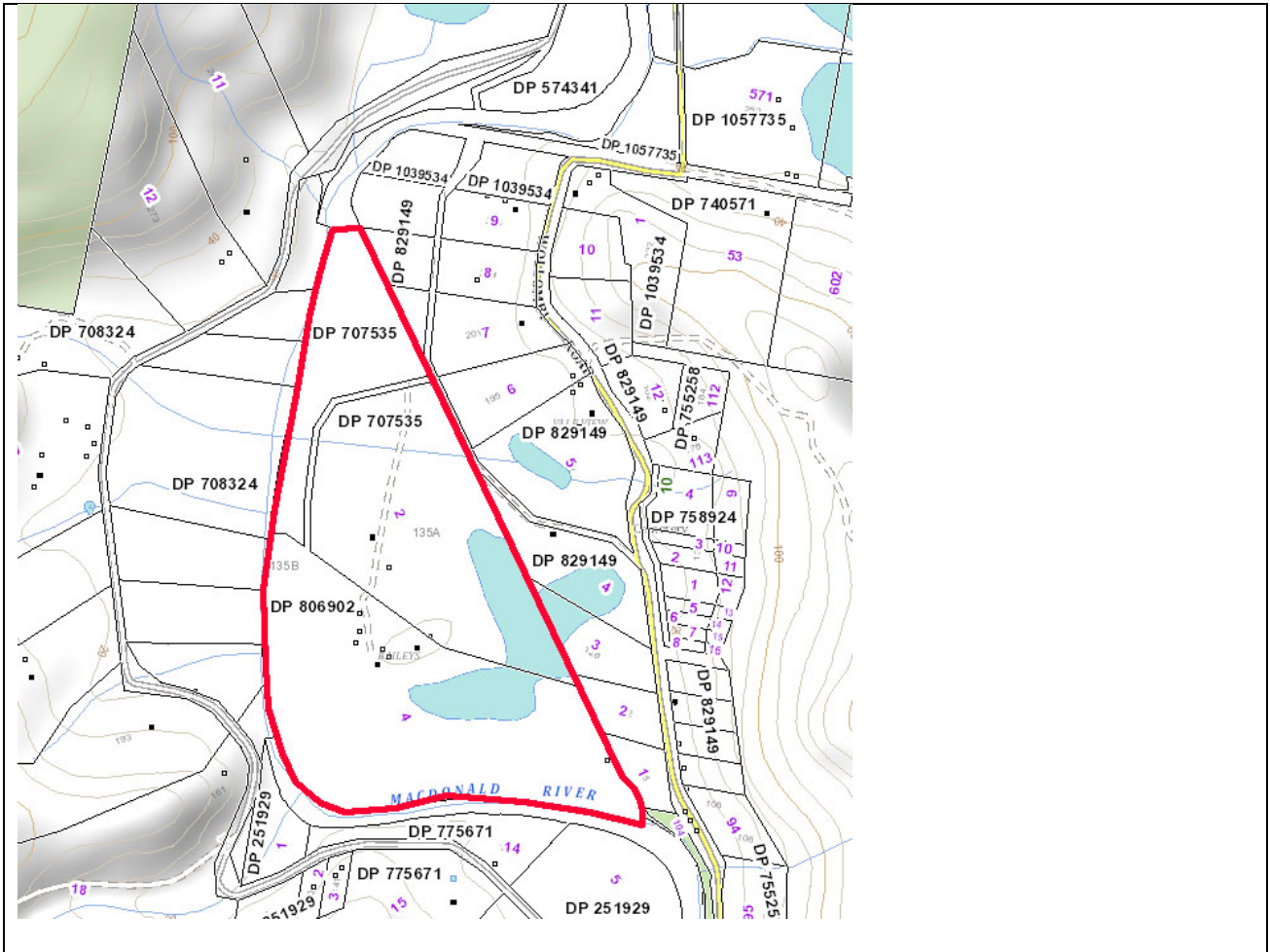
Street address*	135A & B Wollombi Road, St Albans		
Alternate street address			
Local government area*	Hawkesbury City Council		

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>	

State Heritage Register nomination form

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	

State Heritage Register nomination form

	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	

State Heritage Register nomination form

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	

State Heritage Register nomination form

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	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: <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.			

State Heritage Register nomination form

	<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 MacDonal 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.

State Heritage Register nomination form

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
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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	Kate Denny 	Date	29 th January 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>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
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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



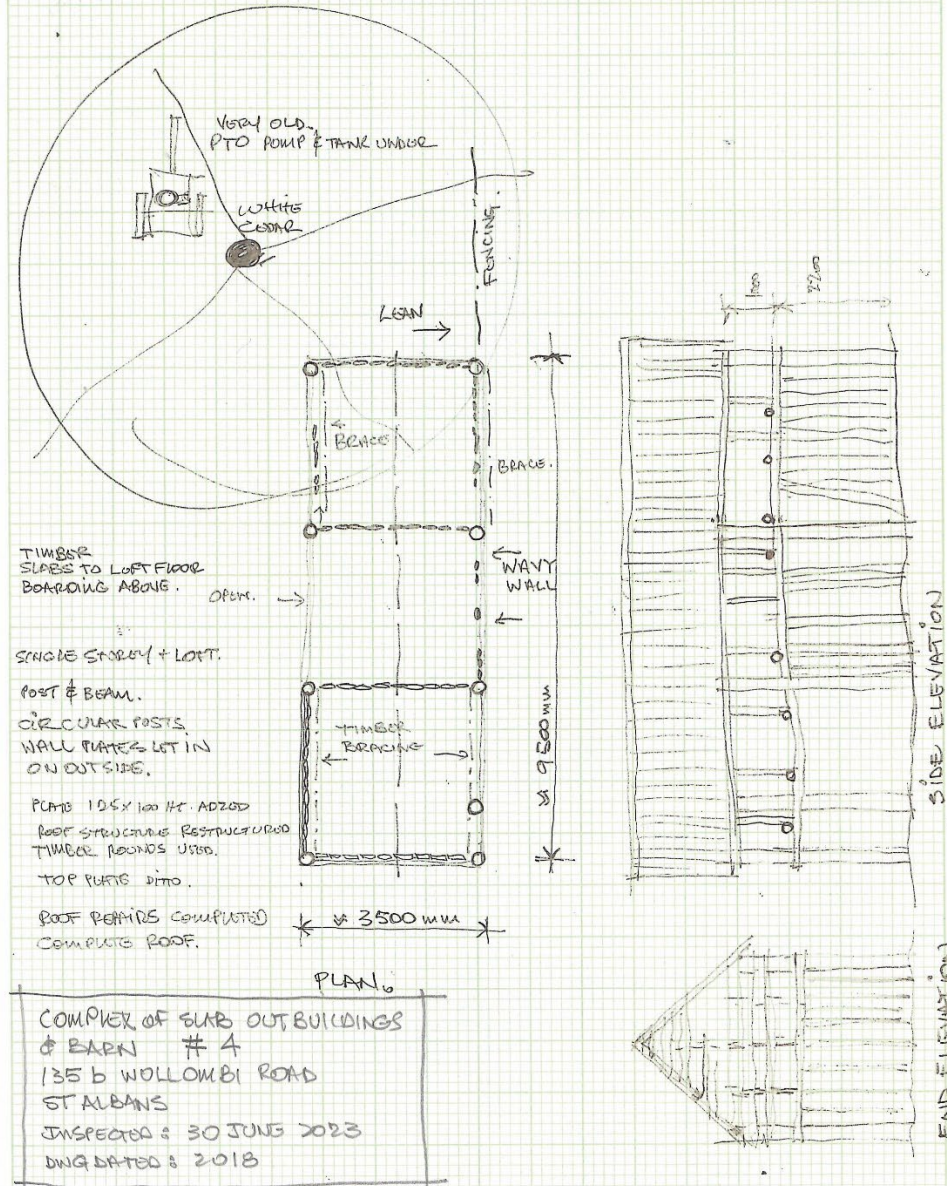
Caption*	Barn 8 from the north
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd

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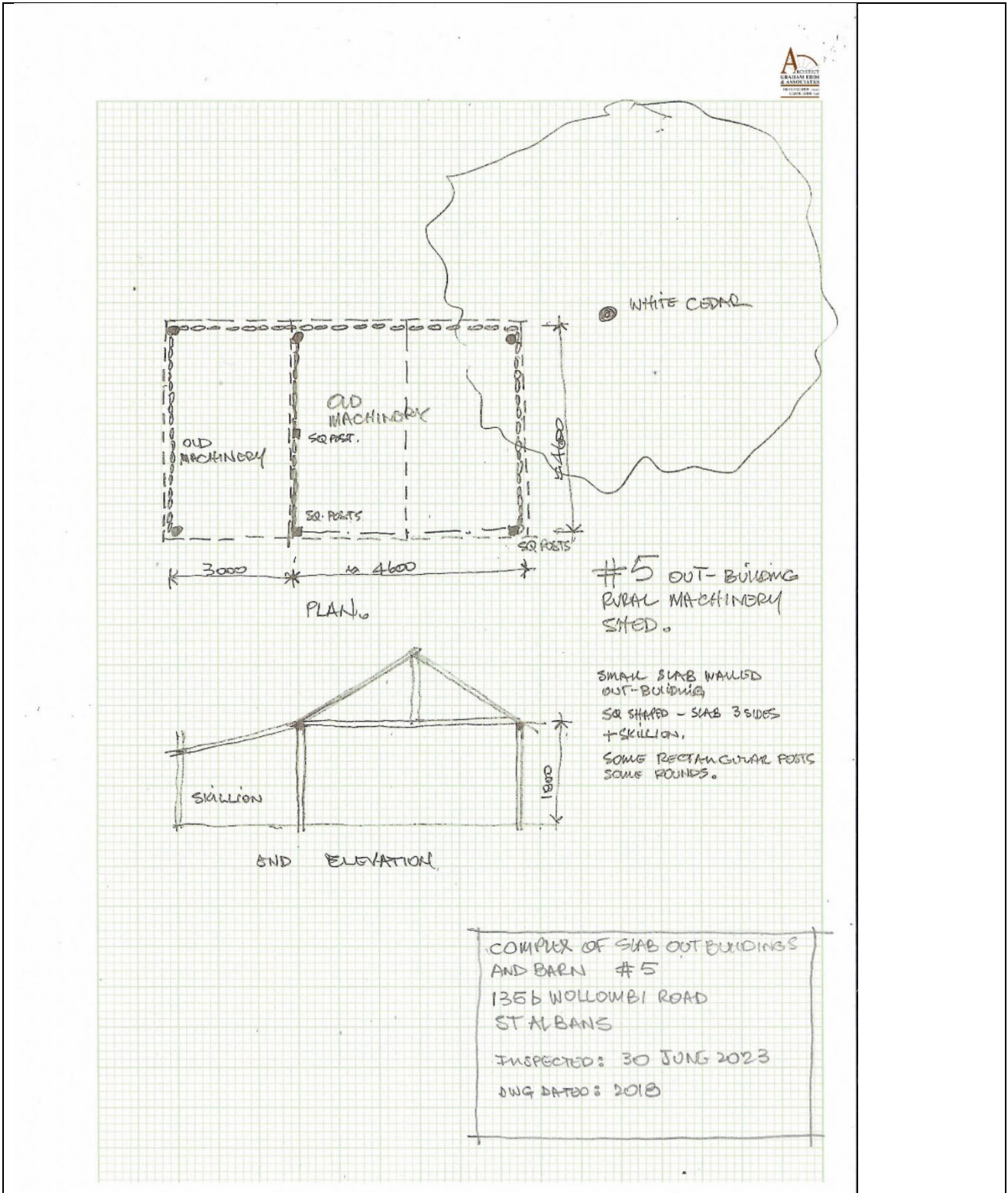


Caption*	Barn 9 from the north
Date of photograph*	30th June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd

SLAB BARN #4
& LOFT
CORN DRYING BARN.



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



#6
FEEDS & MILKING SHED
(FORMER)

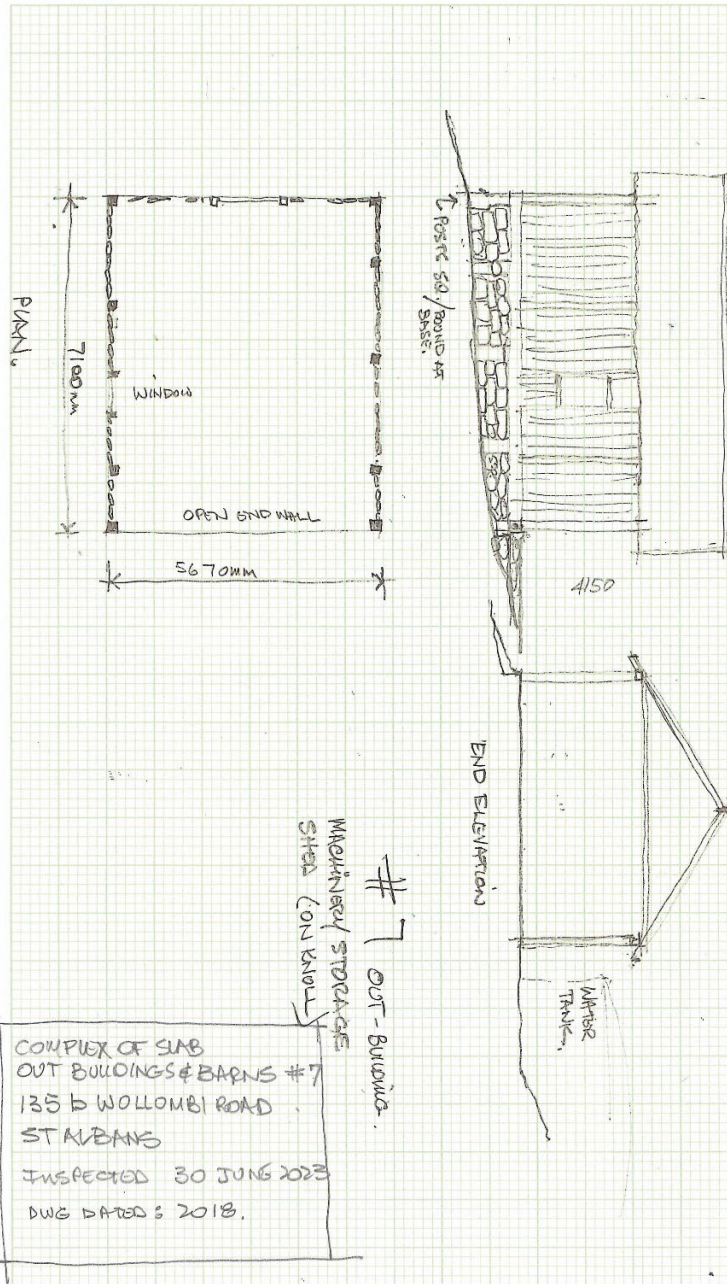
STRUCTURE: MIXTURE OF SQ. FRAME POSTS
SIMPLE TRIANGULATED ROOF.
MUCH ALTERED.
PROBABLY FEED STORAGE SHED & FEEDING
BALE.
ALSO MILKIER'S TABLE YOKE EXTANT.
SLAB FIXING SOFFIT OFF SLABS
INTO WALL PLATE.
REUSE OF SLABS.
LOTS OF REPAIRS.
* COLLAPSE OF WALL PLATE FROM
TERMITES.
ALSO ROOF TIMBERS.

SECTION

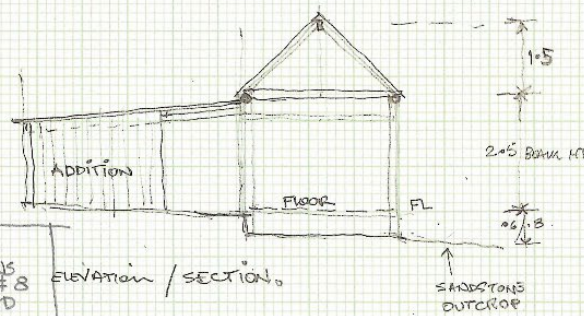
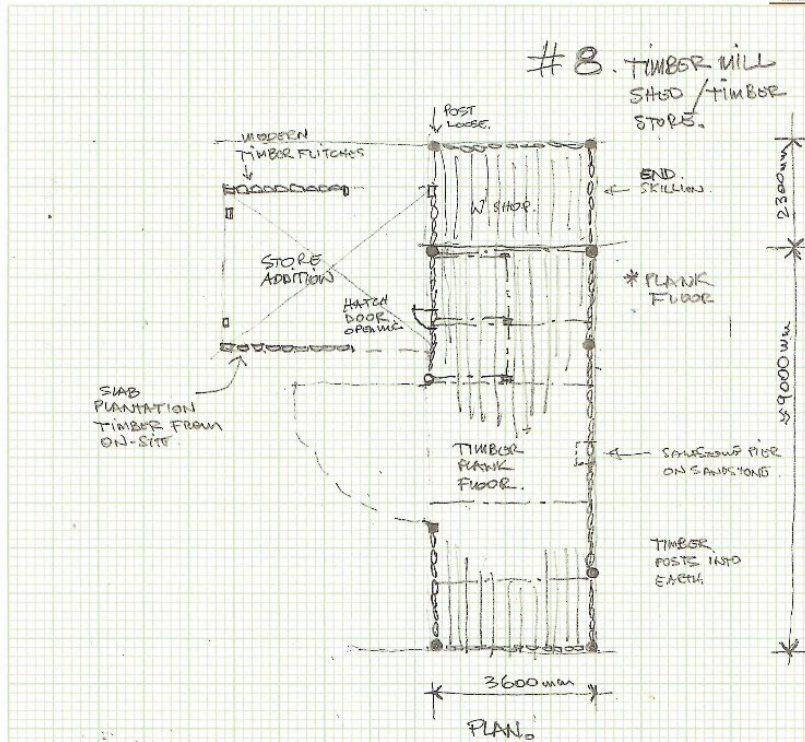
PLAN

COMPLEX OF SLAB OUTBUILDINGS
AND BARN #6
135b WOLLOMBI ROAD
ST ALBANS
INSPECTED: 30 JUNE 2023
DNG DATED: 2018

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



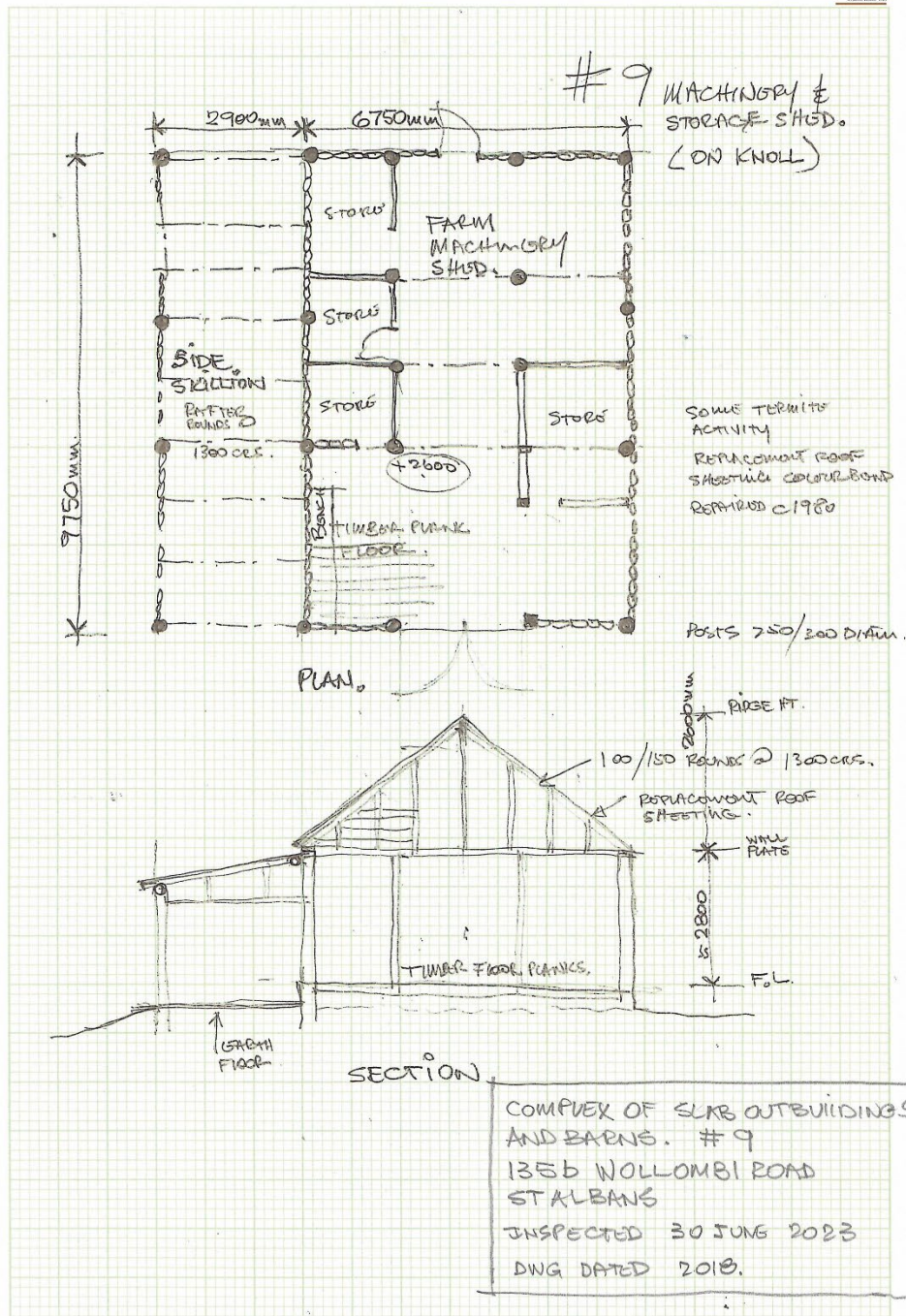
Caption*	Sketch plan and elevations of Barn 7
Date of photograph*	30th June 2023
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



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.

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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.

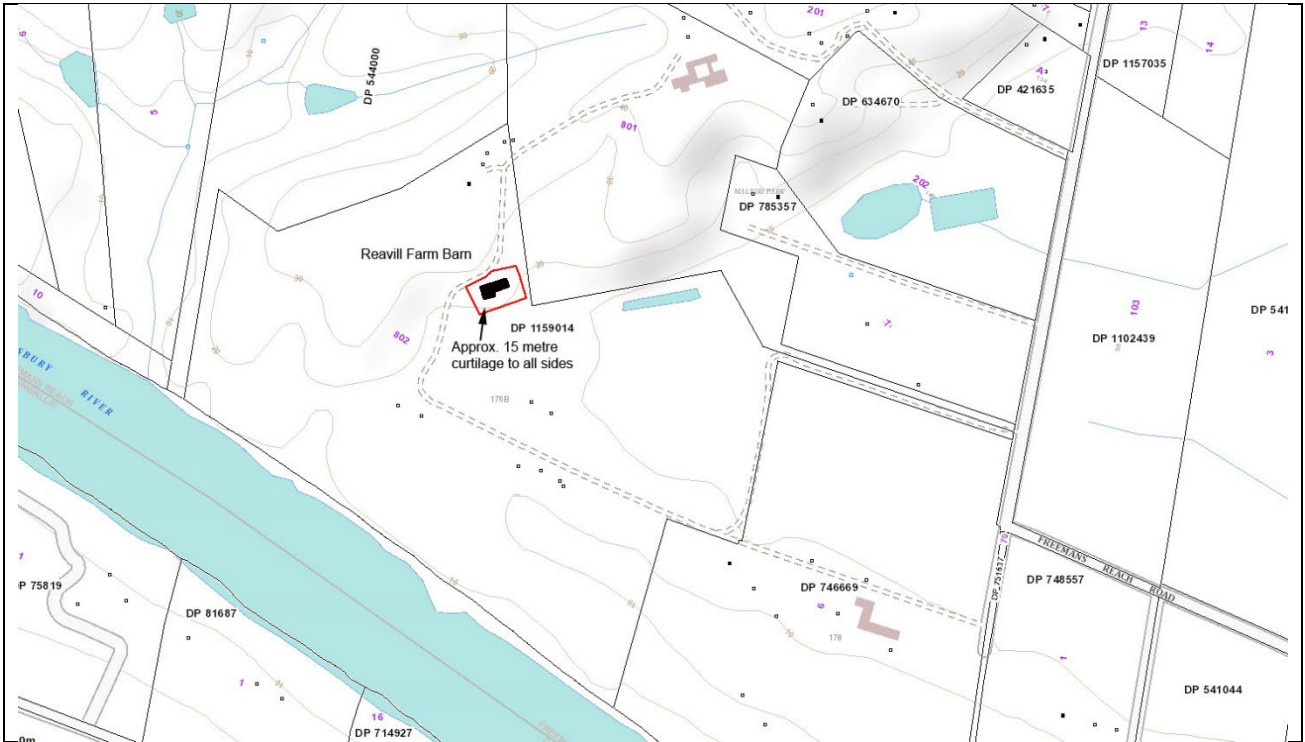
Street address*	176B Hibberts Lane, Freemans Reach
Alternate street address	
Local government area*	Hawkesbury City Council

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

State Heritage Register nomination form

	ROOF STRUCTURE	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 19 th or early 20 th century
	FIRST FLOOR	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 19 th century.
	SKILLION 1	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 19 th century
	ROOF CLADDING:	Corrugated iron short sheets. Condition: Moderate Date: Mid-20 th century?
	WALL CLADDING	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 19 th century
	OPENINGS	Main opening in original barn is in third bay from SW end. Later addition 6 bays are open sided.
	FLOORING (GROUND)	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.
	FLOORING (LOFT)	Timber boards on round poles.
	FLOORING (SKILLION)	Earth.
	INTERNAL STRUCTURE	Ground floor of original four bays is supported on stumps independently of the main barn structure.
OTHER (Fixings?)	Early post beam connections are mortised and tenoned, later roof addition has iron bolted plates.	
Condition of fabric and/or archaeological potential*	Moderate with some deterioration	
Integrity / intactness*	Moderate intactness, some deterioration. High integrity, retaining substantial amounts of original early 19 th century fabric with some original fabric held in storage.	
Modification dates	Repairs and modifications throughout 19 th and 20 th centuries	
When was the last time you inspected the item?	June 2023	

State Heritage Register nomination form

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 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 (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>			

State Heritage Register nomination form

	<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	<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>

	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)

State Heritage Register nomination form

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



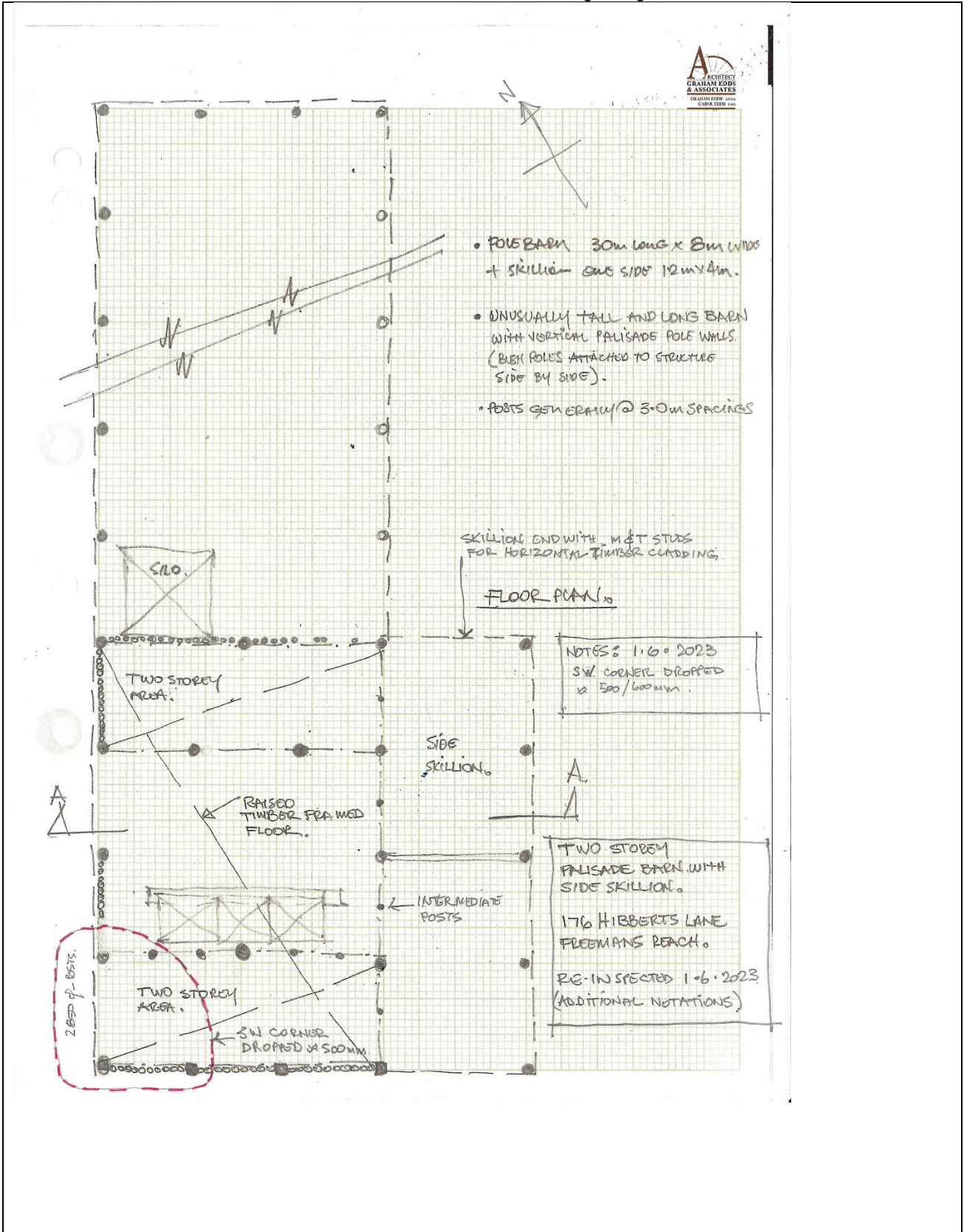
Caption*	Detail of ground floor structure of Reavill Farm Barn
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



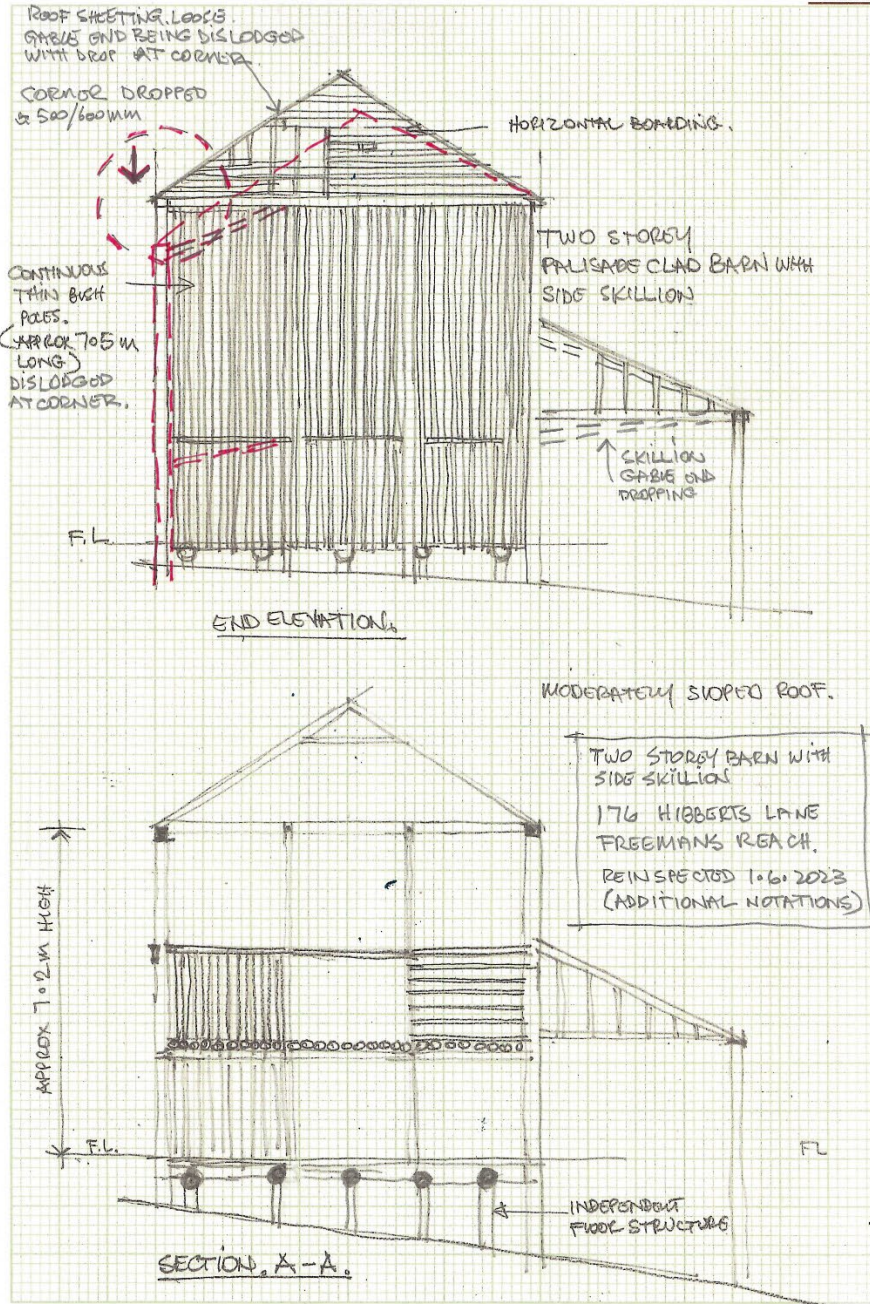
Caption*	Detail of underside of upper floor of Reavill Farm Barn
Date of photograph*	June 2023
Name of photographer*	Sean Johnson
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



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

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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

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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*	Large slab barn
Other or former names	Lock's Farm

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.

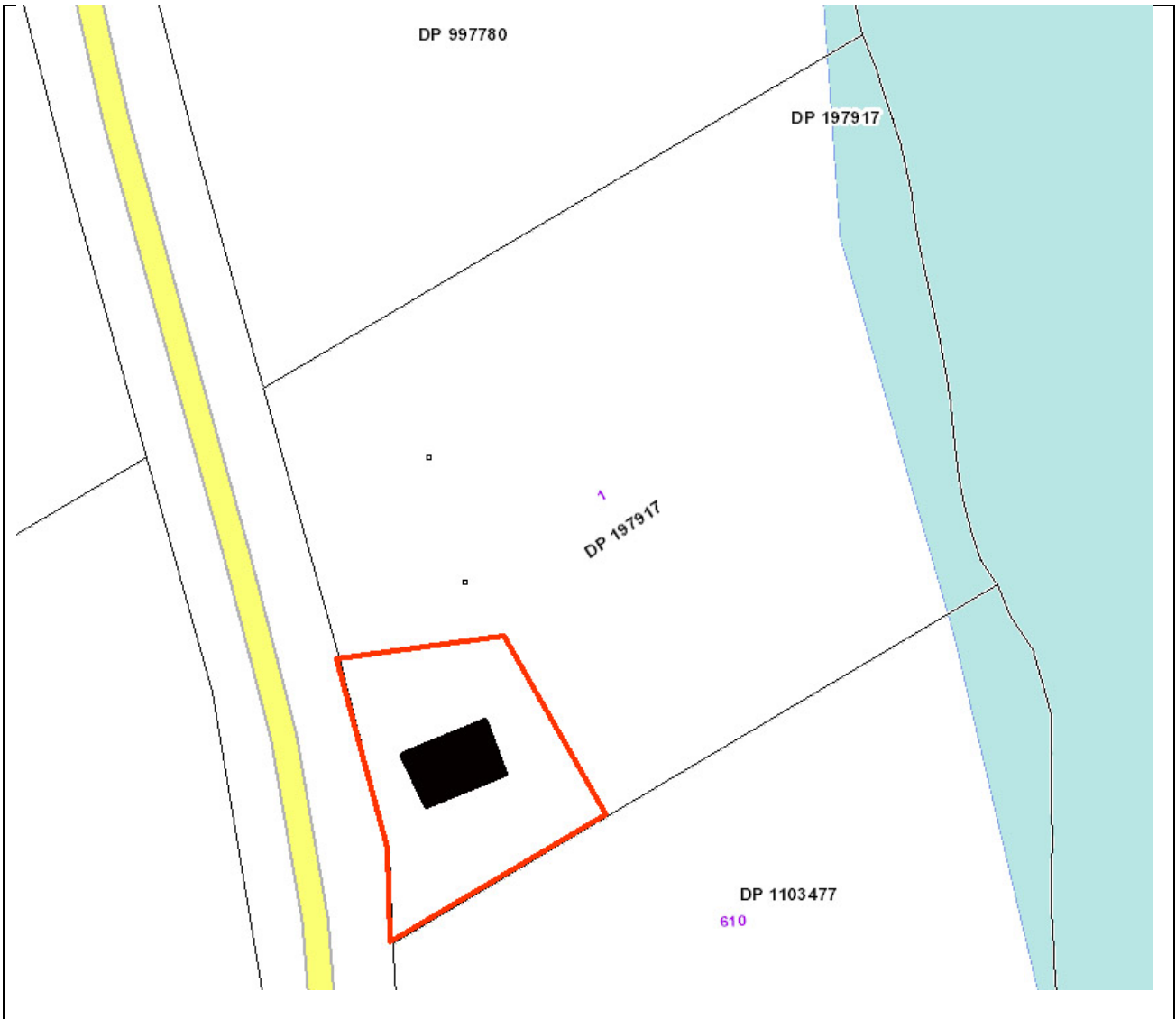
Street address*	235 Wilberforce Road, Wilberforce
Alternate street address	
Local government area*	Hawkesbury City Council

Land parcels*	Lot	1	Section (if applicable)		DP	197917
	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 following allotment boundaries to south and west and with setback of approximately 16 metres to south, north and east, encompassing barn, adjacent garage/shed and two mature Camphor laurel trees.

4. Ownership

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

Name of owner(s)*	Mrs Mary & Mr James Mifsud
Business / organisation name, if applicable	
Address	260 Tizzana Road EBENEZER NSW 2756
Phone	0466 101 494

Email	maryd@returf.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 large barn at No. 235 Wilberforce Road, Wilberforce is of historical significance as a rare, surviving early 19th century timber framed barn that remains in agricultural use and that is associated with the ex-convict Matthew Lock, who first obtained the land (known as Lock's Farm) in 1794. Lock went on to become one of the most successful ex-convict landholders in the district, a trustee of the Phillip (Wilberforce) Common, District Constable and then Chief Constable of the Hawkesbury. The property subsequently passed to Lock's son-in-law Thomas Maloney in the 1830s, and it remained in the hands of the Maloney family until the early 20th century. Constructed in the early 19th century, the barn may have direct associations with Matthew Lock and his period of ownership.</p> <p>Located immediately next to Wilberforce Road, the barn and the adjacent slab garage/shed both contribute to the historical character of the agricultural lands along Freeman's Reach Road and the Hawkesbury River floodplains. In its overall form and configuration, with gabled roof, skillion and loft, the large barn is a representative example of an historic timber framed barn type found throughout the Hawkesbury City local government area. It is also rare surviving evidence of the long-term agricultural development of the region which commenced in 1794 and is the only 18th century agricultural district still continuing in this use today.</p> <p>Retaining evidence of early 19th century construction techniques including closely spaced main posts, roughly squared with adze or axe and jointed to squared beams using pegged mortice and tenon joints; steep 50° pitch roof formed of closely spaced pole rafters with shingle battens indicating an early date with wooden pegs used to join cross beams to longitudinal beams and vertical timber slabs to walls, the barn is considered to be rare. The barn is of technical significance for demonstrating early 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. 235 Wilberforce Road, Wilberforce is comparable with very few other examples of surviving timber agricultural outbuildings due to its early construction date, 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>

C. Description

6. Describe the existing item

Description*	PERIOD	Early 19 th century
	CURRENT USE	Machinery store
	FORMER USE	Barn
	LOCATION ON SITE	The property is located between the western bank of the Hawkesbury River and Wilberforce Road. The barn and adjacent slab garage/shed are clustered closer to the road. From south to north there is a large barn a smaller slab shed a late 19 th century weatherboard cottage and a more recent two-storey house.
	DESCRIPTION:	
	MAIN BARN STRUCTURE	Main posts are closely spaced, roughly squared with adze or axe and jointed to similarly squared beams using traditional pegged mortice and tenon joints. Condition: Good Date: Early 19 th century?
	NO. OF BAYS	Nine closely spaced bays, central bay wider for doors.
	ROOF STRUCTURE	Steep 50° pitch, formed of closely spaced pole rafters with shingle battens indicating an early date. Wooden pegs used to join cross beams to longitudinal beams. Condition: Good
	LOFT	Small loft structure supported on pole beams at southern end approximately 1.0m below eaves level. Larger loft at eaves level consisting of closely spaced round beams and loose flooring in centre only. Condition: Good
	SKILLION 1	Shallow pitched skillion on eastern side Condition: Good Date: Late 20 th century?
	ROOF CLADDING:	Corrugated iron short sheets. Condition: Moderate
	WALL CLADDING	Vertical timber slabs except in central doorways which have timber ventilation grilles over. Exterior now clad in corrugated steel. Condition: Good Date: Early 19 th century?
	OPENINGS	Central doorways in both sides of barn with ventilated panels over.
	FLOORING (GROUND)	Earthen
	FLOORING (LOFT)	Timber boarding
	FLOORING (SKILLION)	Concrete.
INTERNAL STRUCTURE	Large, round, closely spaced beams to loft floors.	
OTHER (Fixings?)	Camphor laurel tree at southern end causing damage. Post/ beam pegged mortice and tenon joints Wooden pegs used to join cross beams to longitudinal beams.	

State Heritage Register nomination form

Condition of fabric and/or archaeological potential*	Good condition
Integrity / intactness*	High integrity and intactness
Modification dates	Addition of large skillion in late 20 th century (?) Clad in corrugated steel sheets- unknown date
When was the last time you inspected the item?	May 2023
Current use	Machinery store
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	Early 19 th century	End	
Designer or architect*	Unknown			
Maker or builder*	Matthew Lock (assumed)			
Historical outline*	<p>Matthew/Matthias Lock (various Locke) was granted 30 acres (Portion 60, Parish Wilberforce) in the district of Mulgrave Place on the River Hawkesbury on 19 November 1794. Lock had been transported to Australia for 7 years, arriving in 1790.</p> <p>Lock originally concentrated on growing maize but switched to wheat, which had a ready market. Later, Lock acquired his neighbour David Lankey's 30 acre grant (Portion 61, Parish Wilberforce), and he eventually became one of the most successful ex-convict landholders in the district, obtaining various other grants of land including 50 acres on Robinson's</p>			

State Heritage Register nomination form

	<p>(later Bushnell's) Lagoon, 30 acres at Mulgrave Place, 60 acres at Kurrajong and a further 100 acres at Kurrajong.</p> <p>In 1805 Lock was made one of the residential trustees of the Phillip (Wilberforce) Common, in 1808 he was made District Constable, and in 1810 he became the Chief Constable of the Hawkesbury.</p> <p>Matthew (Matthias) Lock of Hawkesbury, yeoman, assigned his entire 1794 grant to Thomas Maloney, Hawkesbury, farmer on 3 April 1830. The transfer was for £150 and included a covenant permitting Lock and his wife Alice to reside on the farm for the term of the natural lives, free of rent or any demands. Matthew Lock died in April 1836. Alice was his second wife and she died on 2 December 1834. Maloney was an emancipist, who had arrived in NSW in 1811 with a life sentence and in 1818, he married Matthew Lock's daughter Mary Graham.</p> <p>After this date, the land was in the hands of the Maloney family and appears to have been passed down through their line for many decades. It was not conveyed by any member of the Maloney family. During this time Lock's 30 acres was divided into two halves. In June 1864, a severe flood demolished Thomas Maloney senior's house as well as Thomas Maloney junior's house. A road survey plan of February 1881 showed a barn on Lock's grant in the same position as today, plus another barn on Lankey's grant to the south as well as a house. Based on the physical evidence, it appears that the large barn may be a survivor of the 1864 flood.</p> <p>In 1916, the southern part of Lock's grant was owned and occupied by Charles William Hawkins, farmer. He died on 9 September 1916 intestate. The property was auctioned on 31 July 1920. The southern part of Lock's 30 acre grant was sold as a parcel of 18 acres 3 roods and 18.5 perches to Margaret Harriett Daley, wife of Alfred James Daley of Freemans Reach, for £2,245/2/6. The auction notice for the sale by auctioneer A J Berkelman of Windsor advertised the land as well as agricultural equipment for sale plus livestock including dairy cattle and horses but gave no details of buildings on the site.</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. 235 Wilberforce Road, Wilberforce is of historical significance as evidence of the long-term agricultural use of the land (known as Lock's Farm) by the Lock and Maloney families. First established in 1794 by ex-convict Matthew (Mathias) Lock and passing to his son-in-law Thomas Maloney by the 1830s, the Maloney family retained ownership of the property until (assumed) the early 20 th century. A road survey plan of February 1881 showed a barn on Lock's grant in the same position as today, and on the physical evidence, it appears that the large barn may be a survivor of the 1864 flood.
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 at No. 235 Wilberforce Road, Wilberforce has historical associations with Matthew Lock, an ex convict who established Lock's Farm in 1794 and was one of the most successful ex-convict landholders in the district, a trustee of the Phillip (Wilberforce) Common, and District Constable and then Chief Constable of the Hawkesbury.
It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
Although somewhat obscured by mature trees, the barn is located immediately adjacent Wilberforce Road and contributes to the historical character of the agricultural lands along Wilberforce Road and the Hawkesbury River floodplains. The large, corrugated metal clad barn is of technical significance for retaining evidence of early 19 th century construction techniques including closely spaced main posts, roughly squared with adze or axe and jointed to squared beams using pegged mortice and tenon joints; steep 50° pitch roof formed of closely spaced pole rafters with shingle battens indicating an early date with wooden pegs used to join cross beams to longitudinal beams and vertical timber slabs to walls.
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 barn at No. 235 Wilberforce Road, Wilberforce, with skillion and lofts, has the potential to provide further information into 19 th century farming methods and construction techniques for agricultural buildings of the early 19 th century.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
The barn at 253 Wilberforce Road, Wilberforce is considered to be rare within the context of the Hawkesbury City local government area, for the extent of the surviving evidence of early 19 th century construction techniques and its relatively high level of integrity.
It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in NSW (Criterion G)
The barn 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 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.

State Heritage Register nomination form



Caption*	North elevation of large barn at No. 235 Wilberforce Road, Wilberforce
Date of photograph*	May 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	Timber Slab Barns Update Study for Hawkesbury City Council	2024, unpublished
Graham Edds & Associates	<i>Hawkesbury City Council Slab Barn Study</i>	2010
Barkley-Jack, J.	<i>Hawkesbury Settlement Revealed: A New Look at Australia's third mainland settlement 1793-1802</i>	2009
	Advertising; <i>The Sydney Gazette and NSW Advertiser</i> , Sunday 20 June 1805, p. 1	
	Government and General Orders; <i>The Sydney Gazette and NSW Advertiser</i> , Sunday 28 January 1810, p. 1	
	https://convictrecords.com.au/convicts/lock/matthew/87842	
	Old System Deed, No 796 Bk G Old System Deed, No 158 Bk J	


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
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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	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 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	13 th March 2024
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J. Additional photographs and images



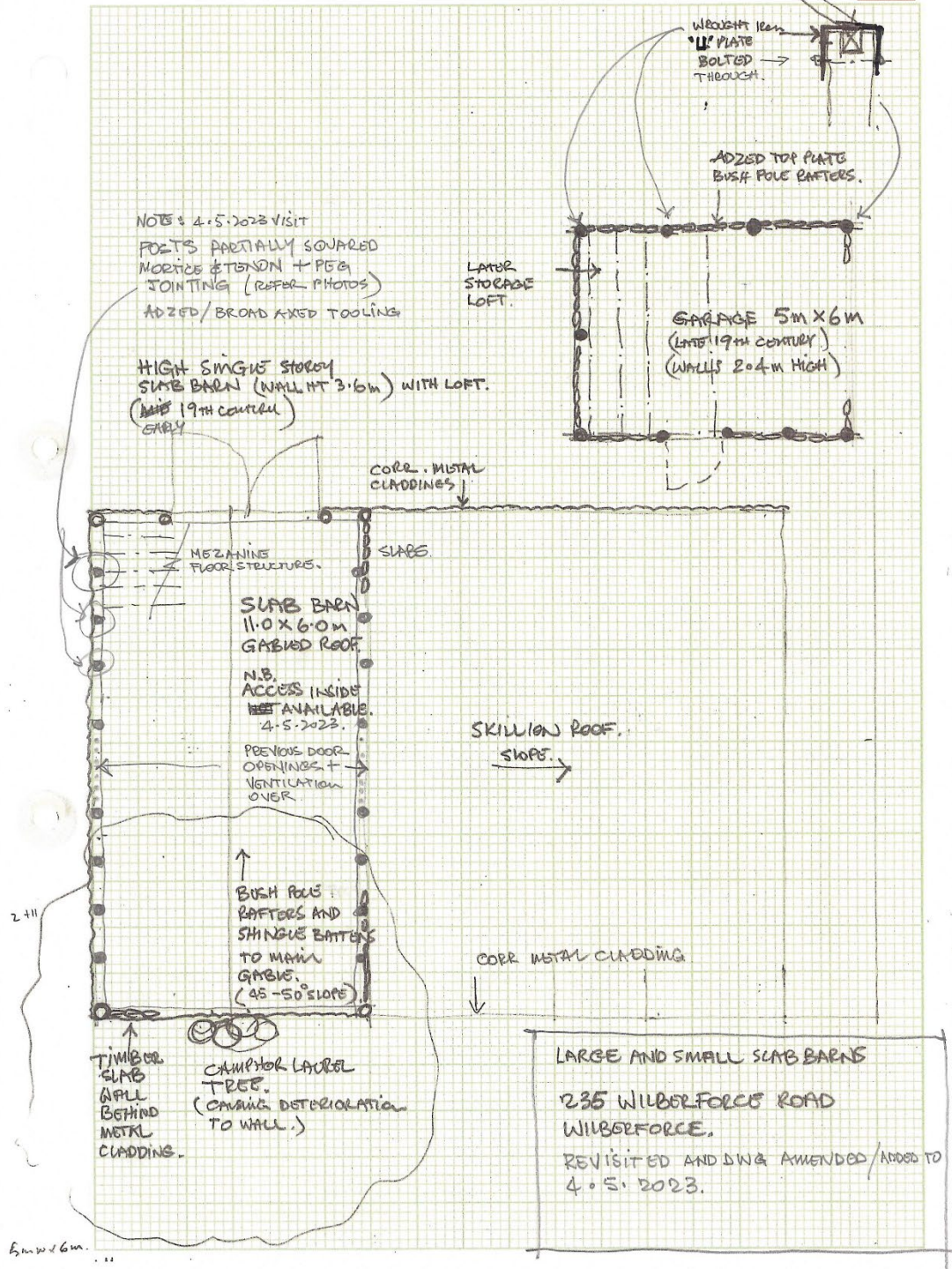
Caption*	Interior of barn at No. 235 Wilberforce Road, Wilberforce showing slab construction and two lofts.
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Interior of barn at No. 235 Wilberforce Road, Wilberforce showing roof construction with shingle battens and loft..
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Interior of barn at No. 235 Wilberforce Road, Wilberforce looking through to later addition skillion.
Date of photograph*	May 2023
Name of photographer*	Kate Denny
Copyright holder, if known	Lucas Stapleton Johnson & Partners Pty Ltd



Caption*	Sketch floor plan of barn and adjacent she at No. 235 Wilberforce Road, Wilberforce
Date of photograph*	2010 updated May 2023
Name of photographer*	
Copyright holder, if known	Graham Eddis & 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*	Complex of Two Slab Barns with Lofts
Other or former names	Dad and Dave's Turf Supplies

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.

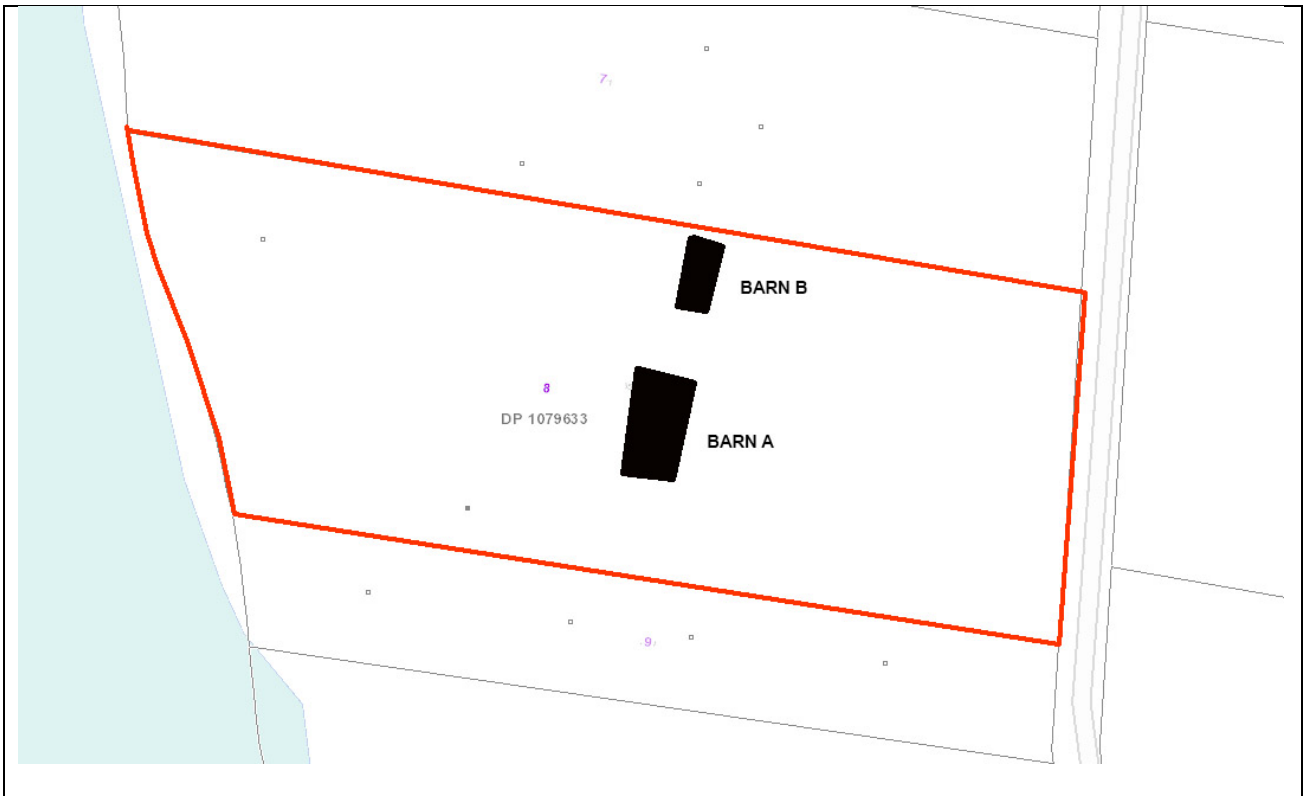
Street address*	265 Pitt Town Bottoms Road, Pitt Town Bottoms				
Alternate street address					
Local government area*	Hawkesbury City Council				

Land parcels*	Lot	8	Section (if applicable)		DP	1079633
	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 8 DP 1079633

4. Ownership

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

Name of owner(s)*	Mrs. Louise Hanckel
Business / organisation name, if applicable	
Address	265 Pitt Town Bottoms Road, Pitt Town Bottoms NSW 2756
Phone	0418 242 595
Email	louise.hanckel@bigpond.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 barns at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms are of historical significance as surviving early 19th century barns still located on the original land grant made to ex-convict William Douglas in 1794 and for their associations with the May family, prosperous landowners in the Pitt Town district who obtained the land in the mid 19th century and continued to reside and work the land until at least the early 20th century. Charles Watkins May, who owned the land from c1845 to 1900, also held a town allotment in Pitt Town, which also contains a large late 19th century slab barn (26A Bathurst Street, Pitt Town).</p> <p>Sited in the floodplains of the Hawkesbury River, the barns are located in a small complex with weatherboard cottage and mature trees that together make a strong contribution to the historical character of the agricultural lands along Pitt Town Bottoms Road. The overall form and configuration of both barns, with corrugated metal cladding and surviving timber slabs are good, large, representative examples of the historic barn type found throughout the Hawkesbury City local government area.</p> <p>Although altered and potentially adapted for residential use, both of the barns are potentially rare as surviving early 19th century slab barns that remain in use, and potentially of technical significance for retaining surviving evidence of early 19th century construction techniques including round timber posts closely spaced and shingled roofing. They also contain lofts that have been converted to residential and refuge areas during times of flood. Further research is required to determine their current condition and level of integrity, although both barns have been recorded as having high levels of integrity in 1991 and 2010</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>Hobartville, Richmond (SHR 00035), contains two early 19th century barns (amongst a collection of other buildings) being: a large and high single originally with loft, a feed storage area extending each side with integral skillions, dating from the early 19th century but with extensive later modifications and a relatively low barn but large on plan (15 x 8m) with a loft originally.</p>

C. Description

6. Describe the existing item

Description*	PERIOD	Early 19 th century
	MODIFICATION/DATES	Barns 1 & 2 were linked in 2009.
	CURRENT USE	Unknown- potentially part residential
	FORMER USE	Barns
	LOCATION ON SITE:	Complex of two barns orientated in line north-south facing the eastern bank of the Hawkesbury River. In 2010 and 2023 access was denied to the site. The following description is based on the inspection of 1991 by Graham Edds & Associates and by viewing the site from the road and opposite bank of the Hawkesbury River.

State Heritage Register nomination form

DESCRIPTION BARN 1	
MAIN BARN STRUCTURE	Large single storey barn 16 x 6.5m on plan. Closely spaced round posts (1.3 – 1.6m centres) supporting rectangular beams to loft floor and square beams to roof eaves. Condition: not known Date: Early 19 th century
NO. OF BAYS	Ten
ROOF STRUCTURE	Gabled roof with 45° pitch and shingles under corrugated iron. Condition: not known Date: Early 19 th century
LOFT	Converted to residential use for times of flood. Condition: not known Date: Early 19 th century structure, adaptation date not known.
SKILLION 1	Western roof slope continues to form a steep skillion enclosing a mezzanine floor at the lower eaves level. Condition: not known Date: Early 19 th century
SKILLION 2	Recent shallow pitched addition Condition: not known. Date: Not known.
ROOF CLADDING:	Corrugated iron over timber shingles Condition: not known Date: Shingles early 19 th century
WALL CLADDING	Vertical timber slabs with weatherboard above and in gables. Condition: not known Date: Early 19 th century
OPENINGS	Dormer window inserted into western slope of loft roof plus windows in gable ends.
FLOORING (GROUND)	Timber floor structure indicated on 1991 plan
FLOORING (LOFT)	Not known
FLOORING (SKILLION)	Not known
INTERNAL STRUCTURE	Not known
DESCRIPTION BARN 2	
MAIN BARN STRUCTURE	Single storey barn with loft 6 x 11m on plan with 3m end skillion. Closely spaced round posts (at 850mm centres) supporting rectangular beams to loft floor and roof eaves. Condition: not known Date: Early 19 th century
NO. OF BAYS	Eleven
ROOF STRUCTURE	Gabled roof with 45° pitch . Condition: not known Date: Early 19 th century

State Heritage Register nomination form

	LOFT	Condition: not known Date: Early 19 th century structure, adaptation date not known.
	SKILLION 1	Northern end skillion had slab walls with posts expressed on outside and slabs fixed to inside face of beam. Timber shingles remained in 2009. Condition: not known Date: Early 19 th century?
	ROOF CLADDING:	Corrugated iron Condition: not known Date: not known
	WALL CLADDING	Vertical slabs between posts, weatherboard above and in gables. Condition: not known Date: Early 19 th century
	OPENINGS	Wide central openings in main barn for cart or carriage access. Dormer windows inserted into loft roof.
	FLOORING (GROUND)	Timber floor indicated in 2009 report.
	FLOORING (LOFT)	Not known
	FLOORING (SKILLION)	Not known
	INTERNAL STRUCTURE	Splayed boarding up to 1.8m internally.
Condition of fabric and/or archaeological potential*	Unknown- assumed good condition.	
Integrity / intactness*	Unknown- assumed Moderate to High integrity.	
Modification dates	Post 2009- barns converted into residence/s (at least in part) with additions linking the two buildings.	
When was the last time you inspected the item?	1991: Internal inspection of barns July 2023: Viewed from adjacent public road	
Current use	Dwelling? and storage?	
Original or former use/s	Barns	
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	Early 19 th century	End	
Designer or architect*	Unknown			
Maker or builder*	William Douglas (assumed)			
Historical outline*	<p>William Douglas (var. Douglass) was granted 30 acres (Portion 28, Parish Pitt Town) to be known as Douglas Farm lying on the east side of the Hawkesbury River in the District of Mulgrave Place on 3 November 1794. Today, No. 265 Pitt Town Bottoms Road is located on the whole of Portion 28 and the southern half of the adjacent land grant made to Joseph Wright, ex-convict, in 1794 (Portion 27, Parish Pitt Town).</p> <p>William Douglas was an ex-convict, having been transported for 7 years and arrived in the colony as part of the First Fleet. Douglas died in 1838.</p> <p>Christopher Watkin May held this grant, which he described as being 45 acres in his will of 31 January 1899, though it was found by a later survey to be 42 acres 2 roods 3½ perches.</p> <p>It is not clear when Christopher Watkin May acquired this land. He was the son of Lawrence (alt. Laurence) May who was a significant landholder in the Hawkesbury district. In June 1845, Christopher Watkin May claimed in a court case to hold five farms across the district. Lawrence May had also purchased a number of farms in the Pitt Town district. It is possible that the current property was in the hands of Lawrence May and passed to his son Christopher Watkin May after his death or that Christopher Watkin May acquired in his own right. The large scale of the barns indicates the success and prosperity of the May family.</p> <p>It is known that Christopher Watkin May was the owner of a town allotment (No. 26A Buckingham Street, Pitt Town) which also contains a large barn constructed in the late 19th century, possibly during May's period of ownership (1862-1879). Town barns were often relied on during times of flood when produce, livestock and equipment could be relocated from farm-lands and safeguarded on higher ground in the towns. This approach to the management of property was formalised via colonial era policy regarding land tenure when Governor Macquarie established inseparable links between the town allotments and farming lands. Christopher Watkin May left the land to trustees in his will to divide into two equal parts, leaving the southern part to his nephew, James Alfred May.</p> <p>Christopher Watkin May died on 16 July 1900 and James Alfred May died on 1 September 1949, leaving instructions as to how to divide the land amongst his relatives.</p> <p>At the November 1923 assessment by the Valuer General, improvements on 15 acres, part of Portions 27 and 28, held by Mrs Florence Gertrude May were described as cottages with attics, a detached kitchen plus 'slab sheds'. This probably relates to what is now Number 265 Pitt Town Bottoms Road. The adjoining 15 acres was described as part of Portion 28 held by Joshua</p>			

	May were described as including clearing and fencing as well as a 'bark hut'. This appears to be what is now known as Number 259 Pitt Town Bottoms Road.
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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 barns at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms are of historical significance as evidence of the long-term agricultural use of the land, first established in 1794 by ex-convict William Douglas (var. Douglass), and as surviving, early 19 th century barns still located on their original land grant.
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 William Douglas, a First Fleet convict and original land grantee and with Charles Watkins May a prosperous land owner in the Pitt Town district and who owned the property from the mid 19 th century until at least the early 20 th century, together with an allotment above the flood plains in Pitt Town proper that still contains a mid 19 th century drying barn of large scale.
It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (Criterion C)
Located within a complex together with a weatherboard cottage and mature trees sited above the floodplains of the Hawkesbury River, the two corrugated metal and timber slab clad barns make a strong contribution to the historical character of the agricultural landscape along Pitt Town Bottoms Road. Based on previous inspections, and although altered, both barns are potentially of technical significance, retaining evidence of early construction techniques associated with agricultural buildings and timber slab construction, including closely spaced round posts and shingled roofs. One barn is considered very large, an indication of the prosperity of the owners.
It has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (Criterion D)

State Heritage Register nomination form

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 19 th century construction techniques, have the potential to provide further information into 19 th century farming methods.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW (Criterion F)
The barns at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms are potentially rare within the context of the Hawkesbury City local government area, for the extent of the surviving evidence of early construction techniques and as surviving early 19 th century timber slab barns that remain in use on their original 1794 land grant. One of the two being an exceptionally large barn. The historical links between 265 Pitt Town Bottoms Road and the town allotment in Pitt Town proper, which still retains its mid 19 th century large scale drying barn, both being owned by Charles Watkins May, enhances the rarity of this property and the barns.
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. 265 Pitt Town Bottoms Road, Pitt Town Bottoms are representative of the long history of agricultural development within the floodplains of the Hawkesbury River, which commenced in the early 19 th century and continues today. The basic forms of the barns with gabled roofs, skillions and lofts are 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*	Aerial view of 265 Pitt Town Bottoms Road, Pitt Town Bottoms indicating Barn A and Barn B
Date of photograph*	C2023
Name of photographer*	NSW Spatial Services
Copyright holder, if known	NSW Spatial Services/ https://maps.six.nsw.gov.au/

H. Author details

12. Primary author of this form*

Name	Kate Denny
Position and organisation, if applicable	Director, Lucas Stapleton Johnson & Partners Pty Ltd

State Heritage Register nomination form


Contact phone number	9357 4811
Email address	kdenny@lsjarchitects.com
Date form completed	12 th March 2024

13. References used to complete this form*

Author	Title	Date Published
G Edds & Associates	Pitt Town Slab Barn Study	1991
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
	Grants, Vol 1 No 108 (3)	
	Valuer General, Valuation cards, State Archives of New South Wales, NRS 14466, 13/7923, No 2005 & 2006	
	Australian, 7 June 1845, p 1376 Windsor and Richmond Gazette, 7 Aug 1900, p 7	


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	12 th March 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	Kate Denny 	Date	12 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.


State Heritage Register nomination 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 three previous studies: <i>Pitt Town Slab Barn Study</i> (G Edds & Associates, 1991), <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 barns at No. 265 Pitt Town Bottoms Road are a pair of rare, surviving, 19th century slab barns, one of which is an exceptionally large barn, that are still located on the original land grant made to ex-convict William Douglas in 1794 and feasibly were both constructed by Douglas prior to his death in 1838. The age, the impressive scale, the extent of surviving early 19th century fabric, their continued use and the associations with the 18th century grantee makes these barns worthy of State heritage listing.</p>

18. Signature of nominator*

Name	Kate Denny 	Date	12 th March 2024
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J. Additional photographs and images

State Heritage Register nomination form



Caption*	Barn A (left) and Barn B (right) at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	2009
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates

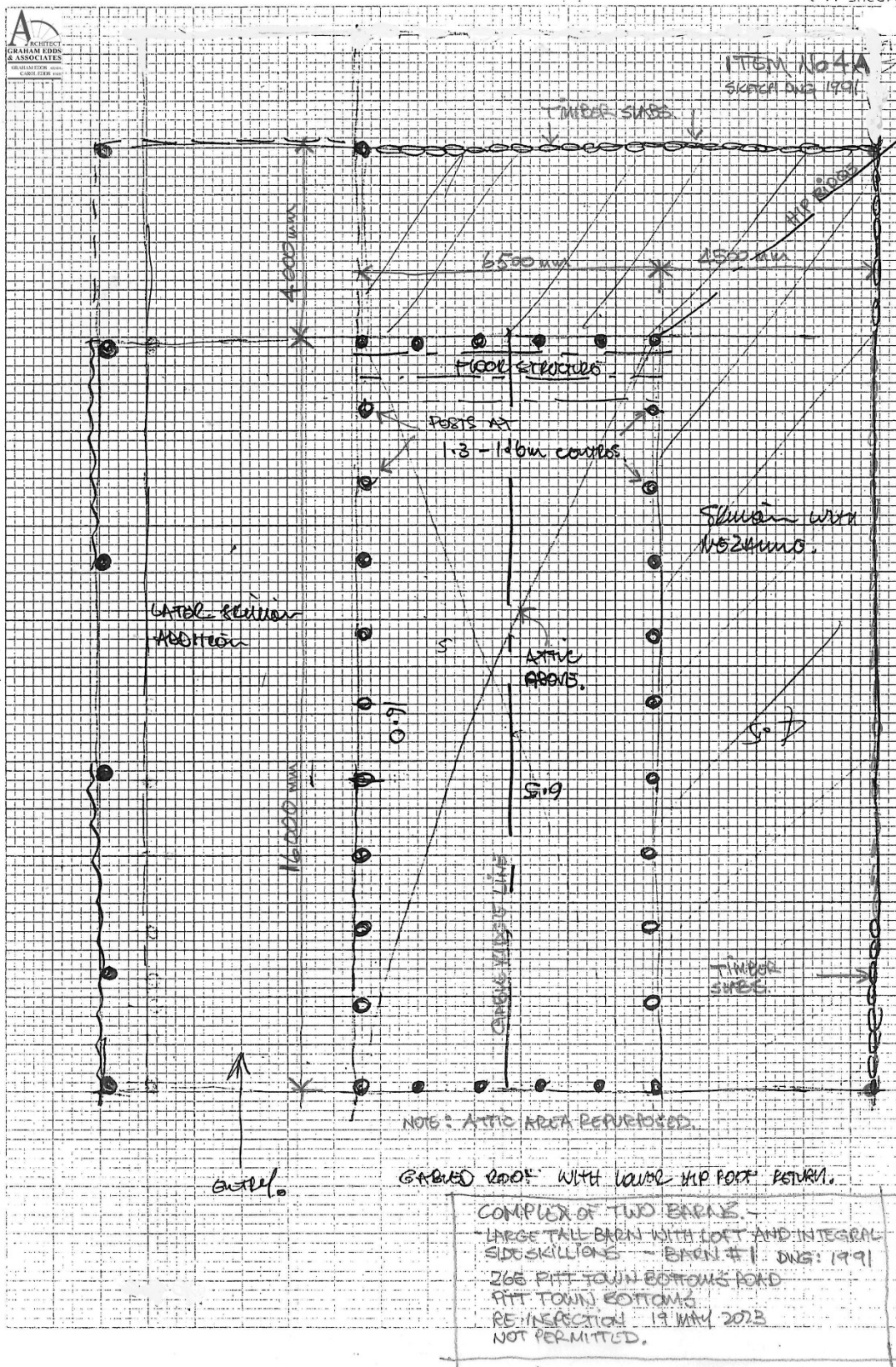
State Heritage Register nomination form



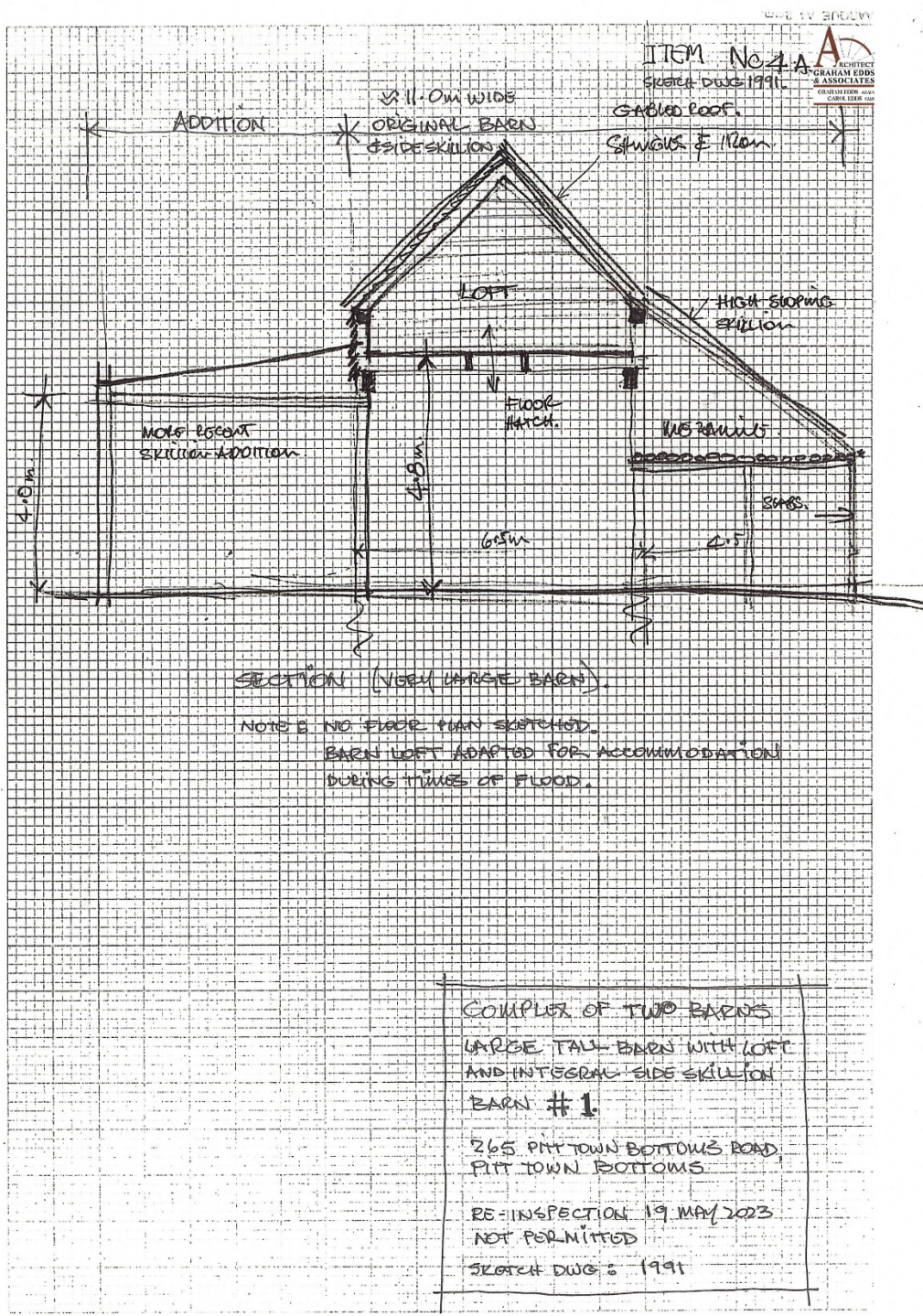
Caption*	Barn A (west elevation) at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	2009
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



Caption*	Barn B (east and north elevations) at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	2009
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



Caption*	Sketch floor plan of Barn A at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	1991
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates



Caption*	Sketch section of Barn A at No. 265 Pitt Town Bottoms Road, Pitt Town Bottoms
Date of photograph*	1991
Name of photographer*	Graham Edds
Copyright holder, if known	Graham Edds & Associates