



Heritage Committee

Date of meeting: 1 August 2024
Location: Council Chambers
Time: 4:00PM

BUSINESS PAPER

HERITAGE COMMITTEE

Table of Contents

Meeting Date: 1 August 2024

Table of Contents

1.AGENDA..... 5

 1.1. Welcome 5

 1.2. Apologies 5

 1.3. Declaration of Interests 5

2. CONFIRMATION OF MINUTES 6

3. REPORTS FOR DETERMINATION 13

 3.1.1. HC - Windsor Bridge Replacement Project Working Group Progress Update - (80242)..... 13

 3.1.2. HC - Update on Allambie Cottages - 1256 Bells Line of Road, Kurrajong Heights - (80242)33

 3.1.3. HC - Potential Heritage Items Project - (80242)..... 44

 3.1.4. HC - Hawkesbury Heritage Strategy 2024/2025 - 2026/2027- (80242) 50

4. GENERAL BUSINESS 61

HERITAGE COMMITTEE

Table of Contents

Meeting Date: 1 August 2024

HERITAGE COMMITTEE

AGENDA

Meeting Date: 1 August 2024

1. AGENDA

1.1. Welcome

1.2. Apologies

1.3. Declaration of Interests

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES

Meeting Date: 1 August 2024

2. CONFIRMATION OF MINUTES

HERITAGE COMMITTEE

Meeting Date: 2 May 2024

1. AGENDA

Minutes of the Meeting of the Heritage Committee held in the Council Chambers, Windsor, on 2 May 2024 commencing at 5:02pm.

ATTENDANCE

Present: Councillor Danielle Wheeler Hawkesbury City Council - (Chairperson)
 Councillor Shane Djuric, Hawkesbury City Council
 Councillor Mary Lyons-Buckett, Hawkesbury City Council
 Councillor Jill Reardon, Hawkesbury City Council
 Mr Graham Edds, Community Representative – (Deputy Chairperson)
 Ms Jan Barkley-Jack, Community Representative
 Ms Cheryl Ballantyne, Community Representative
 Ms Michelle Nichols, Community Representative
 Ms Deborah Hallam, Community Representative
 Mr Michael Edwards, Community Representative
 Dr Gaye Wilson, Community Representative (Audio-visual)

Apologies: Ms Cindy Laws, Community Representative

In Attendance: Mr Andrew Kearns, Hawkesbury City Council
 Mr Christopher Reeves, Hawkesbury City Council
 Ms Melissa Ryan, Hawkesbury City Council
 Ms Jessica Vaughan, Hawkesbury City Council

Member	1/02/2024	02/05/2024
Councillor Danielle Wheeler	✓	✓
Councillor Shane Djuric	✓	✓
Councillor Mary Lyons-Buckett	✓	✓
Councillor Jill Reardon	✓	✓
Ms Jan Barkley-Jack	✓	✓
Ms Cheryl Ballantyne	✓	✓
Dr Gaye Wilson	A	✓
Ms Deborah Hallam	A	✓
Ms Michelle Nichols	✓	✓
Mr John Moxon	A	X
Ms Erin Wilkins	✓	X
Ms Cindy Laws	A	A
Mr Michael Edwards	A	✓
Mr Graham Edds	✓	✓

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

APOLOGIES

Apologies from Cindy Laws were noted.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 1 August 2024

HERITAGE COMMITTEE
Meeting Date: 2 May 2024

DECLARATION OF INTERESTS

Councillor Danielle Wheeler declared an interest in Item 3.1.1.

Mr Graham Edds declared an interest in Item 3.1.1

Mr Michael Edwards declared an interest in Item 3.1.2.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES
Meeting Date: 1 August 2024

HERITAGE COMMITTEE
Meeting Date: 2 May 2024

2. CONFIRMATION OF MINUTES

The Committee resolved on the Motion of Jan Barkley-Jack seconded by Michelle Nichols, that the Minutes from the previous meeting held on Thursday, 1 February 2024 be confirmed.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES

Meeting Date: 1 August 2024

HERITAGE COMMITTEE

Meeting Date: 2 May 2024

3. REPORTS FOR DETERMINATION

3.1.1. Draft Hawkesbury Timber Slab Barns & Outbuildings Update Study

Previous Item: 3.1.4, HC (2 November 2023)

Directorate: City Planning

Councillor Danielle Wheeler declared a pecuniary interest being that her home is an item in the study. Councillor Danielle Wheeler left the Chamber and did not take part in the discussion or voting on the matter. Councillor Mary Lyons-Buckett took over as Chair.

Mr Graham Edds declared a less than significant non pecuniary interest being a member of the consultancy team undertaking the study.

OFFICER'S RECOMMENDATION:

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

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Jill Reardon and seconded by Councillor Shane Djuric.

That The Heritage Committee recommends:

1. Subject to the amendments identified in this report, the Heritage Committee endorse the Draft Hawkesbury Timber Slab Barns & Outbuildings Update Study and recommends that Council publicly exhibit the draft Study.
2. Council proceed with the proposed nominations for State Heritage listing.
3. Following formal adoption of the study, that Council consider having a launch at an appropriate location and using the study for educational purposes.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES

Meeting Date: 1 August 2024

HERITAGE COMMITTEE

Meeting Date: 2 May 2024

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

Directorate: City Planning

Mr Michael Edwards declared a less than significant non pecuniary interest being that he is an applicant identified as a successful recipient for funding.

OFFICER'S RECOMMENDATION:

That the Heritage Committee:

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

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Councillor Jill Reardon and seconded by Dr Gaye Wilson.

That the Heritage Committee:

1. Receive and note the update on the outcomes of the 2023/2024 Local Heritage Assistance Fund.
2. Recommends that Council:
 - a) Deliver the 2024/2025 Local Heritage Assistance Fund based upon a theme of supporting the preservation and/or maintenance of timber slab barns and outbuildings.
 - b) Amend the funding arrangements for the 2024/2025 Local Heritage Assistance Fund as proposed in this report.
 - c) Contact Heritage NSW, the Minister for Heritage, the Hon. Penny Sharpe and Parliamentary Secretary for Heritage, Trish Doyle informing them of Council's significant slab barn study and increased Heritage Assistance Funding and asking them to match that funding.
 - d) Use the 2024/2025 Local Heritage Assistance Fund predominately for slab barns.
 - e) Consider committing a large proportion of the funding to vulnerable proposed State listed items.
 - f) Note the need to hold further discussion about how to address skills and materials for restoration of barns as per the recommendations made in the slab barn study.
 - g) Consider that the Local Heritage Assistance Fund may need to be made available to properties identified in the slab barn study that are recommended for Heritage listing.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES

Meeting Date: 1 August 2024

HERITAGE COMMITTEE

Meeting Date: 2 May 2024

4. GENERAL BUSINESS

A. Liveability Project Update

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

Councillor Wheeler noted the Memorandum sent to Committee Members regarding the Liveability Project Update – Windsor Town Centre Stage 1. (Attachment 1)

A series of questions were taken on notice with respect to the Liveability Project including:

#	Question	Response
1	Heritage Committee sought further information about the detail of the compacted granular substrate and its ability to allow the percolation of water.	
2	The method of interface between the paving and sandstone kerbing and how this is being treated?	
3	When and how is the drainage testing undertaken?	
4	Is the substrate in a certain area?	
5	Who is overseeing the quality of this work?	

B. Tebbutts Barn

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Dr Gaye Wilson and seconded by Councillor Jill Reardon.

That Council:

1. Has a moral obligation and community response to conserve the building known as Tebbutts Barn and that the current method of storage of historic fabric is leading to further deterioration and there should be emergency conservation works undertaken including the reinstatement of fabric from the structure to its original state.
2. Utilise this as a test case/workshop for the best practice in conserving slab barns.

C. Robertson's House Windsor – 394 George Street, Windsor.

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Graham Edds and seconded by Councillor Jill Reardon.

Council to consider recommending the building for listing on the State Heritage Register, recognising the quality of the sandstone carving and aesthetic significance, including related heritage works of stonemasons O'Kelly and Robertson in the local cemeteries, state listed site in Manly and the importance of the masonry.

HERITAGE COMMITTEE
2. CONFIRMATION OF MINUTES

Meeting Date: 1 August 2024

HERITAGE COMMITTEE

Meeting Date: 2 May 2024

D. Windsor Bridge Artefacts Working Group

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Ms Jan Barkley-Jack and seconded by Mr Michael Edwards.

1. The term of the Windsor Bridge Artefacts Working Group be extended until the end of the Council term.

E. Damage to the Kerb and Gutter on Tebbutt St

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Michael Edwards and seconded by Councillor Shane Djuric.

That Council:

1. Note that the kerb and the gutter are made of sandstone and the committee request that this be reinstated.
2. Put in place policies and procedures for the protection of sandstone kerb and guttering within the Hawkesbury Local Government Area to identify, guide and protect maintenance and repairs.

F. Slab Barns and Materials

COMMITTEE RECOMMENDATION:

RESOLVED on the motion of Mr Michael Edwards and seconded by Ms Cheryl Ballantyne.

That:

1. Council look at some sort of repository for materials associated with historic slab barns. Council needs a store house for materials for reuse or a list of what is available and where it is kept.
2. The Heritage Committee further discuss the need for a repository or a connection point between owners and users of heritage materials.

G. Toll House

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

H. Allambie Cottages, Kurrajong Heights

A brief update was requested and provided relating to the Development Application lodged on behalf of Transport for NSW to demolish the Allambie Cottages in Kurrajong Heights. This Development Application is currently being considered by the Sydney West Planning Panel.

The next Heritage Committee meeting is proposed to be held on Thursday, 1 August 2024 at 5pm.

The meeting terminated at 7:17pm

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

3. REPORTS FOR DETERMINATION

3.1.1. HC - Windsor Bridge Replacement Project Working Group Progress Update - (80242)

Directorate: Corporate Services

PURPOSE OF THE REPORT

The purpose of this report is to update the Heritage Committee in terms of the progress of the Windsor Bridge Replacement Project Working Group.

EXECUTIVE SUMMARY

The Windsor Bridge Replacement Project Working Group has continued to meet in 2024, with a changeover of staff in terms of the Manager of Arts and Culture and chair of the Windsor Bridge Replacement Project Working Group.

The new chair (Manager of Arts and Culture) has organised three further meetings of the Windsor Bridge Replacement Project Working Group since the last Heritage Committee report, including:

- 9 May 2024
- 13 June 2024
- 11 July 2024.

The Working Group has discussed the best possible means to conserve, interpret and display the Old Windsor Bridge artefacts, and the importance of obtaining the Non- Aboriginal Salvage Report from Transport for NSW which is considered to be crucial for the Working Group to determine what will be conserved and stored based on significance in the long term.

Since May 2024, the Working Group has undertaken an inventory of all Windsor Bridge artefacts held by Hawkesbury City Council and is scheduled to meet again on 8 August 2024.

Consideration of the Windsor Bridge Replacement Project Working Group recommendations is required of the Heritage Committee ahead of providing recommendations to Council.

OFFICER'S RECOMMENDATION

That the Heritage Committee consider the update on progress of the Windsor Bridge Replacement Project Working Group.

BACKGROUND

The Windsor Bridge Replacement Project Working Group has continued to meet in 2024 and discuss items that were resolved by Council previously.

The Windsor Bridge Replacement Project Working Group has met on 9 May 2024, 13 June 2024, 11 July 2024, with the agenda and minutes for each of these meetings included as Attachments 1-3.

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

The Working Group has discussed the best possible means to conserve, interpret and display the Old Windsor Bridge artefacts. The Working Group has discussed the tasks and considered appropriate recommendations for the Heritage Committee with respect to the artefacts.

In order to move to the next stage, the Working Group are awaiting receipt of the Non- Aboriginal Salvage Report from Transport for NSW which is considered to be crucial for the Working Group to determine what will be conserved and stored based on significance in the long term. A request has been made of Transport for NSW to permit the sharing of the report with Hawkesbury City Council staff or provide adequate evidence as to why the report cannot be shared. A copy of email correspondence received from Transport for NSW in this respect is included as Attachment 4.

Since May 2024, the Working Group has undertaken an inventory of all Windsor Bridge artefacts held by Hawkesbury City Council. Drafts of the inventory by site are included as Attachments 5- 7.

A copy of the draft inventory for the Windsor Bridge Artefacts Collection is included as Attachment 8 to this report.

The Windsor Bridge Replacement Project Working Group is scheduled to meet again on 8 August 2024, with the agenda including:

1. ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS
2. INTRODUCTIONS / APOLOGIES
3. REVIEW OF THE KEY DISCUSSION POINTS FROM THE JULY MEETING
4. ACTIONS ARISING FROM THE JULY MEETING
5. DETERMINING NEXT STEPS
6. NEXT MEETING TBC

DISCUSSION

A number of recommendations from the Working Group for consideration by the Heritage Committee were discussed in the 9 July 2024 meeting, including:

- Recommendation to the Heritage Committee that the Working Group be reinstated after council reconvenes following the local government elections.
- Recommendation to the Heritage Committee that the Windsor Bridge Artefacts Collection is a standalone collection, separate to the Arts and Culture Museum or Local Studies collections and the Windsor Bridge Artefacts Collection cannot be stored with the museum collection due to size and material type.
- Due to the scale of the Windsor Bridge Artefacts Collection, the care and maintenance of the Windsor Bridge Artefacts falls under the responsibility of a number of Hawkesbury City Council teams.

COMMUNITY ENGAGEMENT

The issues raised in this report concern matters which do not require community consultation under Council's Community Engagement Policy.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2022-2042

The proposal is consistent with the following Long-Term Community Objectives set out within the CSP.

Great Place to Live

- 1.3 Increase the range of local partnerships and plan for the future.
- 1.5 Provide the right places and spaces to serve our community.
- 1.6 Build on a sense of community and wellbeing.
- 1.7 Encourage broad and rich celebration of our local culture and significant heritage.

Protected Environment and Valued History

- 2.1 Value, protect and enhance our historic built environment as well as our relationship to Aboriginal and non-Aboriginal history.
- 2.4 Encourage and enable our community to make more sustainable choices.

Strong Economy

- 3.3 Promote our community as the place to visit, work and invest.
- 3.5 Celebrate our creativity and cultural expression.

Reliable Council

- 4.1 Provide representative, responsive and accountable governance.
- 4.2 Encourage an informed community.
- 4.3 Build strong financial sustainability for now and future generations.
- 4.4 Build strong relationships and shared responsibilities.
- 4.5 Encourage a shared responsibility for effective compliance.
- 4.7 Encourage informed planning, balanced growth and community engagement.

FINANCIAL IMPACT

There are no financial implications applicable to this report.

ATTACHMENTS

- AT - 1** Windsor Bridge Replacement Project Working Group Agenda and Minutes 9 May 2024
- AT - 2** Windsor Bridge Replacement Project Working Group Agenda and Minutes 13 June 2024.
- AT - 3** Windsor Bridge Replacement Project Working Group Agenda and Minutes 11 July 2024
- AT - 4** Transport NSW email re Non-Aboriginal Salvage Report

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

AT - 5 East Kurrajong Depot inventory (*Distributed under separate cover*).

AT - 6 Final Sandstone with photos (*Distributed under separate cover*).

AT - 7 Wilberforce Depot Site Visit GE Photos inserted – inventory (*Distributed under separate cover*)

AT - 8 Windsor Bridge Artefacts Collection (*Distributed under separate cover*).

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Attachment 1 - Windsor Bridge Replacement Project Working Group Agenda and Minutes 9 May



**Windsor Bridge Replacement Project
Working Group**

Agenda
Thursday 9 May 2024 at 4:30pm
Deerubbin Centre - Stan Stevens Meeting Room

ATTENDEES:

Clr Shane Djuric	HC / HCC Councillor
Clr Danielle Wheeler	HC / HCC Councillor
Michael Edwards	HC / Edwards Heritage Consultants
Jenny Lloyd	Community representative
Jackie and Niall for Paul Caleo	Defenders of Thompson Square
Cheryl Ballantyne	HC
Carol Edds	National Trust of Australia
Graham Edds	HC
Harry Terry	Community Action for Windsor Bridge
Elissa Blair	HCC Manager Arts and Culture
Mariam Abboud	HCC Acting Director Gallery and Museum
Rebecca Turnbull	HCC Museum Curator

HCC - Hawkesbury City Council
HC - Heritage Committee

- 1. ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**
- 2. INTRODUCTIONS / APOLOGIES**
- 3. REVIEW OF THE OCTOBER MEETING ACTIONS**
- 4. DISCUSSION OF AMENDED RECOMMENDATIONS PUT FORWARD TO COUNCIL'S 21 NOVEMBER MEETING**
- 5. NEXT STEPS**

WINDSOR BRIDGE ARTEFACTS WORKING GROUP – 9 MAY 2024
PAGE 1 OF 4

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 1 August 2024



**Windsor Bridge Replacement Project
Working Group**

Agenda
Thursday 9 May 2024 at 4:30pm
Deerubbin Centre - Stan Stevens Meeting Room

ATTENDEES:

Clr Shane Djuric	HC / HCC Councillor	In Attendance
Clr Danielle Wheeler	HC / HCC Councillor	In Attendance
Michael Edwards	HC / Edwards Heritage Consultants	In Attendance
Jenny Lloyd	Community representative	In Attendance
Jackie and Niall for	Defenders of Thompson Square	In Attendance
Paul Caleo		Apologies
Cheryl Ballantyne	HC	In Attendance
Carol Eds	National Trust of Australia	In Attendance
Graham Eds	HC	In Attendance
Harry Terry	Community Action for Windsor Bridge	In Attendance
Elissa Blair	HCC Manager Arts and Culture	In Attendance
Mariam Abboud	HCC Museum and Gallery Coordinator	In Attendance
Rebecca Turnbull	HCC Museum Curator	In Attendance

HCC - Hawkesbury City Council
HC - Heritage Committee

6. ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

7. INTRODUCTIONS / APOLOGIES

8. REVIEW OF THE OCTOBER MEETING ACTIONS

**9. DISCUSSION OF AMENDED RECOMMENDATIONS PUT FORWARD TO
COUNCIL'S 21 NOVEMBER MEETING**

10. NEXT STEPS

KEY DISCUSSION POINTS:

- Finalised and amended version of the recommendations went up to the Heritage Committee was approved, resulting in Hawkesbury City Council subsequently past this in November 2023.

WINDSOR BRIDGE ARTEFACTS WORKING GROUP – 9 MAY 2024
PAGE 2 OF 4

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



- All twelve recommendations were categorised and regrouped into six major themes to allow the working group and council representatives to focus on the immediate priorities, to commence actioning, the recommendations.
- Ex Manager Thomas Koruth and Elissa Blair undertook an audit to record the quantity and location of the sandstone, brick, bolts, and rope ladder in late 2023. A list was comprised from this audit and supplemented with images.
- The list is not details as the Working Group has indicated The Marker Stone was not on the original list. Committee member Jenny will provide the Working group and staff with the initial list that was taken at the beginning.
- The remanent of the bridges were originally taken to depots in Rockdale and Lithgow they have since been rehoused at 2 x Hawkesbury City Council Depots. The bricks are currently housed in containers at Wilberforce and the sandstone pillars have been moved to East Kurrajong.
- Councillor Wheeler mentioned to the committee that the funds would need to be used to relocated and consolidate the artefacts and that the working group would need to agree on where to relocate the artefacts and to ensure that further deterioration did not occurs. That grant funding would need to be explored to finance the development and delivery of the Interpretative and Heritage Plan.
- The working group were offered the suggestion of hiring a Project Officer to manage the first few stages regarding the Inventory/Audit and consolidation of the objects; the working group declined this suggestion.
- Through conducting an audit, this will allow the working group to assess the condition of the objects and create an action plan regarding the short- and long-term shortage of the objects.
- Research will be conducted at the potential of having a temporary exhibition for twelve months, which will feature the Rope Ladder. The exhibition could incorporate engineering plans, objects, oral histories with the potential to house a component of the exhibition online.

No.	Action	Responsibility	Outcome
1.	Review of the November Meeting Actions		November 2023- The recommendations that went up to Council by the Working Group that have been passed have remained the same. These actions have been regrouped within 6 overarching categories.
2.	Discussion of Amended recommendations put forward to Council's 21 November Meeting		Allocated amount of money (\$250,000) within the Council budget that has been set aside to be redistributed based on what the Working Group deems a priority. The Working Group have agreed that once the audit has been completed money will need to be spent to consolidate the objects and provide conservation. Future

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



			<p>options of Grants have been recommended to fund the Interpretation and Heritage Plan.</p> <p>First stages: will be to Comply an in-depth inventory and audit of the objects. The interpretative phase will be the last part of the process as conservation remains a priority.</p>
3.	Next Steps	<p>Elissa</p> <p>Elissa, Mariam, Carol and Graham Eds</p> <p>Carol and Graham Eds</p> <p>Carol and Graham Eds</p> <p>Working Group, Elissa, and Mariam</p> <p>Rebecca</p>	<p>Sites visits will need to be organized with the Depot HCC staff; to allow staff and 3 x representatives from the Working Group to carry out an audit and inventory of the objects. Staff workloads and capacity will need to be considered during this period.</p> <p>Audit/ Inventory will need to be conduit on the objects to assess their conditions and conservation requirements.</p> <p>To take samples across the sites of the objects to check what their condition is and test for salt contamination.</p> <p>Audit/Inventory list template to be created and utilized during site inspections.</p> <p>The Audit/Inventory will need to be completed by the end of August.</p> <p>Research and look at the potential of having a temporary exhibition for twelve months which will display the Rope Ladder. The exhibition could incorporate engineering plans, objects, oral histories with the potential to house a component of the exhibition online.</p>
4.	Next Meeting 13 June 2024 4:30 – 6:30pm	Elissa	The next 3 meetings to be scheduled and sent out to the Working Group.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Attachment 2 - Windsor Bridge Replacement Project Working Group Agenda and Minutes 13 June



**Windsor Bridge Replacement Project
Working Group**

**Agenda
Thursday 13 June 2024 at 4:30pm
Deerubbin Centre - Stan Stevens Meeting Room**

INVITEES :

Clr Shane Djuric	HC / HCC Councillor
Clr Danielle Wheeler	HC / HCC Councillor
Michael Edwards	HC / Edwards Heritage Consultants
Jenny Lloyd	Community representative
Jackie and Neil	Defenders of Thompson Square
Cheryl Ballantyne	HC
Carol Edds	National Trust of Australia
Graham Edds	HC
Harry Terry	Community Action for Windsor Bridge
Elissa Blair	HCC Manager Arts and Culture
Mariam Abboud	HCC Coordinator Gallery and Museum
Rebecca Turnbull	HCC Museum Curator
Erin Wilkins	DCAC
Paul Caleo	Defenders of Thompson Square
Jan Barkley Jack	Hawkesbury Historical Society
Peta Sharpley	Hawkesbury Historical Society

*HCC - Hawkesbury City Council
HC - Heritage Committee*

- 1. ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**
- 2. INTRODUCTIONS / APOLOGIES**
- 3. REVIEW OF THE MAY MINUTES/ MEETING ACTIONS**
- 4. DETERMINING NEXT STEPS**
- 5. NEXT MEETING JULY 11 2024**

WINDSOR BRIDGE ARTEFACTS WORKING GROUP – 11 JULY 2024
PAGE 1 OF 5

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



**Windsor Bridge Replacement Project
Working Group**

Minutes
Thursday 13 June 2024 at 4:30pm
Deerubbin Centre - Stan Stevens Meeting Room

INVITEES :

Clr Shane Djuric	HC / HCC Councillor	Attended
Clr Danielle Wheeler	HC / HCC Councillor	Attended
Michael Edwards	HC / Edwards Heritage Consultants	Apologies
Jenny Lloyd	Community representative	Attended
Jackie and Neil	Defenders of Thompson Square	Attended
Cheryl Ballantyne	HC – Apologies	Apologies
Carol Edds	National Trust of Australia	Attended
Graham Edds	HC	Attended
Harry Terry	Community Action for Windsor Bridge	
Elissa Blair	HCC Manager Arts and Culture	Attended
Mariam Abboud	HCC Coordinator Gallery and Museum	Attended
Rebecca Turnbull	HCC Museum Curator	Attended
Erin Wilkins	DCAC	Attended
Paul Caleo	Defenders of Thompson Square	Attended
Jan Barkley Jack	Hawkesbury Historical Society	Attended
Peta Sharpley	Hawkesbury Historical Society- Apologies	Apologies

HCC - Hawkesbury City Council
HC - Heritage Committee

6. ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

7. INTRODUCTIONS / APOLOGIES

8. REVIEW OF THE MAY MINUTES/ MEETING ACTIONS

9. DETERMINING NEXT STEPS

10. NEXT MEETING JULY 11 2024

WINDSOR BRIDGE ARTEFACTS WORKING GROUP – 11 JULY 2024
PAGE 2 OF 5

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



KEY DISCUSSION POINTS:

Discussion of Previous Minutes

- The provenance of the rope ladder was discussed, the working group did not have any further information to share regarding the provenance but recommended that the HCC (Hawkesbury City Council) staff contact Transport NSW to request a copy of the non-Aboriginal Salvage report. Once we have received the information this will be added to the object file at Hawkesbury Regional Museum.
- Following the May Meeting, a site visit was undertaken by Carol, Graham, Elissa and Mariam to the Wilberforce Depot and East Kurrajong Depot to undertake an inventory of the Windsor Bridge artefacts.
- Site Visits Findings:
 - East Kurrajong – container filled with bricks (whole and crushed), pallets of whole and half bricks and larger infrastructure including Lewis Bolts, Caissons and section of the bridge walkway.
 - Bricks located at East Kurrajong that are currently housed in the container are from Thompson square (prior to this they were stored in Lithgow).
 - The sandstone markers there were located on two pallets at Wilberforce and East Kurrajong are wrapped in black fabric.
 - Discrepancies in the allocation of numbers assigned to the sandstone pallets at the Wilberforce depot, it was explained to the Working Group that the sandstone had been used on a various project.
 - Sandstone is currently being stored on pallets at Wilberforce. It was mentioned to council staff that plastic pallets would be ideal, due to cost this has not been an option. Samples of bricks have been taken has taken from the different containers by Graham Eds to investigate where they originated from and their composition. It was noted that the bricks at East Kurrajong are currently in a stable condition whilst the ones stored in the containers will contain a higher salt composition.
- Both the Aboriginal and Non-Aboriginal Salvage Report were meant to be available online; however, the non-Aboriginal report is not currently accessible. Rebecca and Elissa have searched through the HCC records online and internally and have not located the report.
- The Working Group meeting July minutes will need to be finalized by the end of July for the August heritage committee meeting.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 1 August 2024



No.	Action	Responsibility	Outcome
1.	Review of the May Meeting Actions	Elissa	<ul style="list-style-type: none"> May minutes have been accepted and no changes have been made.
2.	Determining Next Steps	<p>Elissa</p> <p>Carol and Graham Edds</p> <p>Working Group Councillor Wheeler</p>	<ul style="list-style-type: none"> Elissa to contact Transport NSW to formally request the non-Aboriginal salvage report and maritime archaeology report. Councillor Wheeler has asked that the council formally request the non-Aboriginal salvage report. Continue reviewing and consolidating the inventory check list. Hawkesbury City Council staff to organize another time with Bruce (Depot) for a quick site visit to do more photographs. The Working group needs to determine which artefacts to conserve based on their significance and current state, to determine long-term storage. Councillor Wheeler to check whether there is potential for a 100m Shed to be built at the East Kurrajong Depot.
3.	General	<p>Jan Barkley Jack Jenny Lloyd</p> <p>Erin Wilkins</p> <p>Elissa</p>	<ul style="list-style-type: none"> A comprehensive list (by Jenny and Jan) of the archaeology of the site and Thompson square is currently being compiled. It has been recommended that this list be presented to the heritage committee in August. Erin will check with Allan to see the status/details of the Aboriginal artefacts so they can be added to the list. Recommendation by the working Group to council is to create a repository in the local studies that will house all the reports, plans and images relating to the Windsor

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



		Elissa and Mariam	<p>Bridge. Elissa and Mariam to discuss this with Michelle Nicholls.</p> <ul style="list-style-type: none"> The working group will need to discuss whether they want to nominate the site of the old Windsor Bridge for a Historic marker or Blue Plaque. This nomination will need to be recommended and endorsed by the Heritage Committee. It was noted that HCC has adopted a new signage strategy that will need to be referred to if this were to occur. Discuss the potential of a temporary exhibition at Hawkesbury Regional Museum.
4.	<p>Next Meeting 11 July 2024 4:30 – 6:00pm</p>		

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Attachment 3 - Windsor Bridge Replacement Project Working Group - Agenda and Meeting Minutes 11 July



**Windsor Bridge Replacement Project
Working Group**

**Agenda
Thursday 11 July 2024 at 4:30pm
Deerubbin Centre - Stan Stevens Meeting Room**

INVITEES :

Clr Shane Djuric	HC / HCC Councillor
Clr Danielle Wheeler	HC / HCC Councillor
Michael Edwards	HC / Edwards Heritage Consultants
Jenny Lloyd	Community representative
Jackie and Neil	Defenders of Thompson Square
Cheryl Ballantyne	HC
Carol Edds	National Trust of Australia
Graham Edds	HC
Harry Terry	Community Action for Windsor Bridge
Elissa Blair	HCC Manager Arts and Culture
Mariam Abboud	HCC Coordinator Gallery and Museum
Rebecca Turnbull	HCC Museum Curator
Erin Wilkins	DCAC
Paul Caleo	Defenders of Thompson Square
Jan Barkley Jack	Hawkesbury Historical Society
Peta Sharpley	Hawkesbury Historical Society

*HCC - Hawkesbury City Council
HC - Heritage Committee*

- 1. ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**
- 2. INTRODUCTIONS / APOLOGIES**
- 3. REVIEW OF THE JUNE MINUTES/ MEETING ACTIONS**
- 4. DETERMINING NEXT STEPS**
- 5. NEXT MEETING AUG 8 2024**

WINDSOR BRIDGE ARTEFACTS WORKING GROUP – 11 JULY 2024
PAGE 1 OF 6

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



**Windsor Bridge Replacement Project
Working Group**

Meeting Minutes
Thursday 11 July 2024 at 4:30pm
Deerubbin Centre - Stan Stevens Meeting Room

INVITEES :

Clr Shane Djuric	Apologies	HC / HCC Councillor
Clr Danielle Wheeler	Attendance	HC / HCC Councillor
Michael Edwards	Attendance	HC / Edwards Heritage Consultants
Jenny Lloyd	Attendance	Community representative
Jackie and Neil	Attendance	Defenders of Thompson Square
Cheryl Ballantyne	Attendance	HC
Carol Edds	Attendance	National Trust of Australia
Graham Edds	Attendance	HC
Harry Terry	Attendance	Community Action for Windsor Bridge
Elissa Blair	Attendance	HCC Manager Arts and Culture
Mariam Abboud	Attendance	HCC Coordinator Gallery and Museum
Rebecca Turnbull	Attendance	HCC Museum Curator
Erin Wilkins	Apologies	DCAC
Paul Caleo	Attendance	Defenders of Thompson Square
Jan Barkley Jack	Attendance	Hawkesbury Historical Society
Peta Sharpley	Apologies	Hawkesbury Historical Society

HCC - Hawkesbury City Council
HC - Heritage Committee

6. ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

7. INTRODUCTIONS / APOLOGIES

8. REVIEW OF THE JUNE MINUTES/ MEETING ACTIONS

9. DETERMINING NEXT STEPS

10. NEXT MEETING AUG 8 2024

WINDSOR BRIDGE ARTEFACTS WORKING GROUP – 11 JULY 2024
PAGE 2 OF 6



KEY DISCUSSION POINTS:

Discussion of Previous Minutes

- The Working Group has asked that Rebecca reach out to Julian Bickersteth (International Conservation Services) regarding the provenance of the rope ladder, as they conserved and delivered the artefact to the Hawkesbury Regional Museum.
- June Minutes have been accepted and second by Cheryl and Paul.

Actions:

- Hawkesbury City Council Staff undertook an investigation to locate the Non-Aboriginal Salvage report. They searched through HCC ECM, Local Studies resources and requested an HCC archival search; no reports were found. Staff then checked Trove and additional collections i.e. NSW State Library, National Library, Parliament House Library and Sydney University; no reports were uncovered. The search extended to reaching out to archaeologists from the Austral and AHMS joint venture, Dave Marcus and Heritage Extend Madeline Shahahan associated with report, both companies had no access to the report/ copies.
- Elissa also reached out to Transport NSW to request the non-Aboriginal excavation report. On the 11 July 2024 Elissa received an email regarding the request, the email stated that the report was not available as it has not been approved. Councillor Wheeler has requested to have this email forwarded to her as she would like to follow this up with Penny Sharpes office and find out why it has taken this long.
- Transport NSW attached the Cosmos Windsor Bridge Replacement Project file to the email sent to Elissa, this attachment is to be forwarded to the Working Committee.
- Carol and Graham Edds are still reviewing and consolidating the objects on the inventory list. Bruce Earle from the Wilberforce Depot has provided Carol and Graham with an excel spreadsheet where he had numbered and measured each piece of sandstone. These numbers were cross-referenced with those collected during the site visit. Through analyzing the list, there are 121 sandstone blocks that are missing, many of which are the sandstone that were used for kerbing. Through this analysis it was noted that 1 bull nose sandstone was missing 1 from the list. Carol has since added images to the pallets list from the Wilberforce Depot. It was noted that the Sandstone markers were wrapped in black fabric and that minimal care taken by the archaeologists when removing these sandstone markers.
- Bruce Earle has confirmed that various contractors and landscapers were given permission by Transport NSW to use the sandstone. ECM Meeting Minutes July 2020 record that Jeff Organ has been advised by Transport for NSW that some sandstone blocks have already been used. At the time Jeff requested feedback from Transport for NSW regarding where the sandstone could be used; he was advised that they could be used in and around Thompson Square in front of cafes include kerbing as Transport for NSW has already used some for kerbing in Thompson Square.
- Working Group to reach out to Guy Boncarno regarding additional information on engineering and the terminology given to artefacts.

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



- Once the inventory has been finalised, and the Non- Aboriginal Salvage report provided, the Working Group will be able to determine what will be conserved and stored based on significance.
- The Working Group have been informed the once council goes into caretaker mode (Mid-August) staff will not be able to meet with members of the Working Group.

Recommendation

- Andrew Kearne has requested the all-meeting minutes to be submitted to be reviewed at the Heritage Committee meeting on the 1st of August.
- The recommendation to the Heritage Committee will be to have the Working Group reinstated once council reconvene following the election.
- Michelle Nichols Local studies officer has informed staff that there is a repository available online. To locate this, we will need to search Windsor bridge replacement working group; there are currently 27 items listed. Michelle has also informed staff that she has several collections and database that have not yet been catalogued.
- The Working Group has also asked about the potential to purchase copies of the original blueprints and engineering plans of the bridge which are housed at the state archives. This was noted as a possibility in the event a temporary exhibition is held at the Hawkesbury Regional Museum.
- Jenny Lloyd + Jan Barkley Jack are working on a draft document of bridge related in situ objects and relevant images. Some of these entries may include recollections of what the committee group witnessed when the bridge was taken down and provide context of how the objects were found. Draft version to go up to the Heritage Committee, draft will be due close of business on Tuesday 16 July 2024.
- Recommendation to the Heritage Committee is that the care and maintenance of the Windsor Bridge Artefacts Collection is the responsibility of Hawkesbury City Council. For insurance purposes the WBAC collection is a standalone collection, separate to the museum collection. The Working Group have been informed that it will not be stored with the museum collection on site due to size and material type, (ie. building materials cannot be stored in the museum collection spaces.)
- The WBAC collection could have a separate collection category in the current Museum eHive database for streamlining council collections, however museum staff do not have the capacity to catalogue or maintain the collection records for this separate collection. Members of the Working Group could volunteer to be trained in the future in how to use eHive once the artefacts to be conserved and stored have been identified.
- The Working Group also discussed the potential of connecting with Engineering Heritage Australia to nominate the 1874 Windsor Bridge for a Historical Engineering Markers. The recommendation of the Working group is to work with this organisation to have the marker (if successful) installed on the side of the Thompson Square section of the bridge. (Michael Clarke).
- A temporary Bridge history exhibition has been scheduled to be developed and installed in March – April 2025. This temporary exhibition will be on display for a period of 12 months at the Hawkesbury Regional Museum. The thesis of the exhibition could focus on the engineering and significance of the bridge, what happened to the bridge and the steps taken by the community. Staff will work with a

WINDSOR BRIDGE ARTEFACTS WORKING GROUP – 11 JULY 2024

PAGE 4 OF 6

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



curatorium (up to 4 volunteer representatives from the WB working group) to advise on identifying objects, stories and images of the bridge to be included in the exhibition. The curatorium will meet regularly (TBC every 4- 6 weeks) with the

- museum curator and Museum and Gallery coordinator to develop the exhibition. Staff have informed the Working group that some of the 250k will need to be used for specialized display cases, conservation, cleaning and transportation of objects that are displayed.

No.	Action	Responsibility	Outcome
1.	Review of the June Meeting Actions	Rebecca Turnbull	<ul style="list-style-type: none">• Rebecca reached out to Julian Bickersteth (International Conservation Services) regarding the provenance of the rope ladder, as they conserved and delivered the artefact to the Hawkesbury Regional Museum.
2.	Determining Next Steps	Councilor Wheeler and Elissa Blair Elissa Blair Carol and Graham Edds Mariam Councilor Wheeler	<ul style="list-style-type: none">• Councillor Wheeler has requested that Elissa forward the Transport NSW email to her as she will follow this up with Penny Sharpes office.• Elissa to send the Cosmos Windsor Bridge Replacement Project file to the Working Committee.• Objects on the inventory list to continue to be reviewed and consolidated. Once this has been finalised than the working group can priorities conservation and storage.• Mariam to organize another site visit to Wilberforce Depot• Councillor Wheeler to meet with Director Will Barton to discuss the potential of utlising the East Kurrajong Depot as a storage space.

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024



3.	General	<p>Working Group</p> <p>Elissa</p> <p>Jan Barkley Jack Jenny Lloyd</p> <p>Working Group</p> <p>Harry Terry Paul Caleo Cheryl Ballantyne</p>	<ul style="list-style-type: none"> • Working Group to reach out to Guy Boncarno regarding additional information on engineering and the terminology given to artefacts. • Elissa to send Andrew Kearne all meeting minutes by the 1 August 2024 so that can be reviewed at the Heritage Committee. • Draft version of comprehensive list of archaeology of the site and Thompson square to go up to the Heritage Committee. Draft will be due close of business on Tuesday 16 July 2024. • Next Meeting to discuss/ elect 4 representatives for the curatorium that will work alongside staff. • Representatives of the Working Group to directly speak with Michael Clarke and Engineering Heritage Australia regarding how to apply applied for the Historical Engineering Markers. The Working group to research the potential of nominating the Windsor Wharf for a Blue Plaque.
4.	<p>Next Meeting 8 August 2024 4:30 – 6:00pm</p>		

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Attachment 4 - Transport NSW email re Non Aboriginal Salvage Report

From: Ayesha Khan <ayesha.khan2@transport.nsw.gov.au>
Sent: Thursday, July 11, 2024 3:33 PM
To: Elissa Blair <Elissa.BLAIR@hawkesbury.nsw.gov.au>
Subject: Windsor Bridge Replacement Project Reports

Hi Elissa,

Thank you for your contact with Transport for NSW regarding salvage excavation report (Non Aboriginal Heritage) and Maritime Archaeology report for the Windsor Bridge replacement project.

As requested please find attached the Windsor Bridge Replacement Project Report on Maritime Archaeological Excavation and Survey. The non-Aboriginal Salvage report is with the Department of Planning, Housing and Infrastructure (DPHI) and has not been approved therefore it cannot be provided to Council at this stage. We will advise when more information becomes available around when this may be approved.

If there is any more information required please don't hesitate to contact.

Kind regards,

Ayesha

Ayesha Khan
Communication and Stakeholder Engagement Manager

Western Parkland City, Community and Place
Greater Sydney
Transport for NSW

4 Parramatta Square
Parramatta NSW 2150

M 0455 783 314



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oooO END OF REPORT Oooo

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

3.1.2. HC - Update on Allambie Cottages - 1256 Bells Line of Road, Kurrajong Heights - (80242)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to update the Heritage Committee on the current status of the Development Application considered by the Sydney Western City Planning Panel for the demolition of Allambie Cottages at 1256 Bells Line of Road, Kurrajong Heights.

EXECUTIVE SUMMARY

Over the last two decades, members of the community, including members of the Hawkesbury Heritage Committee, have put considerable effort into responding to various attempts by the NSW Roads and Traffic Authority (RTA)/ then NSW Roads and Maritime Service developed (RMS) and now NSW Transport Afor New South Wales (TfNS.atW) to demolish 'Allambie Cottages'; a building that is

- Historically and culturally significant to the Kurrajong Heights Village
- Significant to the Hawkesbury City Council area via its inclusion in schedule 5 - Environmental heritage of Hawkesbury Local Environmental Plan 2012, and
- Significant to the State of New South Wales via its inclusion in the section 170 conservation register for TfNSW.

The background to this report documents the continued efforts of the local community to preserve "Allambie" cottages, a heritage-listed property that is protected under the provisions of two NSW Acts - The Environmental Planning and Assessment Act, and the NSW Heritage Act.

The Sydney Western City Planning Panel recently recommended that the development application for the demolition of "Allambie" cottages be referred to the NSW Minister for Planning and Public Spaces, with a recommendation for refusal. As documented in the report, should the NSW Minister for Planning and Public Spaces support the determination of the Sydney Western City Planning Panel, in this matter, then further advocacy work will be required to ensure that TfNSW takes immediate action to conserve "Allambie" cottages. The report recommends that the Heritage Committee note the current status of the development application for the demolition of "Allambie" cottages.

OFFICER'S RECOMMENDATION

That the Heritage Committee note the status of the current development application for the demolition of "Allambie" cottages at Kurrajong Heights.

BACKGROUND

Background to the former Development Application DA0956/06 and the current Development Application - DA0173/22 - Demolition of existing locally heritage listed cottages "Allambie" Cottages at 1256 Bells Line of Road, Kurrajong Heights:

Development Application DA0956/06 - Demolition of existing cottages - "Allambie Cottages":

A Development Application (Ref No. DA0956/06) for the '*demolition of the existing cottages*' at 1256 Bells Line of Road, Kurrajong Heights was lodged with Council in 2006, and eventually withdrawn in 2022. The applicant was Caldis Cook Group (CCG) Pty Ltd., and the landowner was Roads and

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Traffic Authority (RTA) then Roads and Maritime Services (RMS) - now Transport for New South Wales - (TfNSW). The applicant's primary justification for the demolition of the "Allambie" Cottages was the structure's partial location within the road reserve for planned road widening of Bells Line of Road. Both Council and the NSW Heritage Council did not support the proposed demolition of "Allambie" under that application (DA0956/06), and as such, Council prepared a report which recommended that the application be referred to the Minister of Planning for refusal.

Through 2007 to 2008, the NSW Department of Planning arranged negotiation meetings with Council and the applicant to come to a resolution for that development application. Following a mediation meeting on 21 June 2007, Council provided the NSW Department of Planning with the advice from the NSW Heritage Council and comments from Council's Consultant Heritage Advisor, which concluded that Council would support either the repair and reuse of "Allambie" or its relocation towards the rear of the site (out of the area of the likely alignment of the planned widening of Bells Line of Road).

The applicant subsequently prepared a Heritage Implementation Report, dated 6 May 2008, which advised that *"It appears the most likely way to satisfactorily conclude the matter is for the RTA to relocate the 3 cottages further to the rear of the property at 1256 Bells Line of Road"*. The report then concluded that *"... This report has provided an outline of the works required to relocate the cottages and to remediate the structures to a level that would provide a basis for agreement..."*. Concept plans were submitted by the applicant to the NSW Department of Planning showing the restoration and relocation of the "Allambie" within the site boundaries.

In December 2008, Council provided the NSW Department of Planning with its Consultant Heritage Advisors' comments on the Heritage Implementation Report and advised that Council is supportive of the option of restoring and relocating "Allambie" within the subject site. The proposed relocation was never actioned by the applicant, and the application retained the proposal to demolish "Allambie".

From 2009 to 2010, Council made contact with both the NSW Department of Planning and the applicant to seek updates on the mediation solution. In late 2010, Council requested the withdrawal of the Development Application.

In 2011, the NSW Department of Planning provided a report to Council titled "Heritage and Economic Review" prepared by David Scobie Architects and dated 22 March 2010. The report stated that its preferred option is the proposed reconstruction of the cottages by salvaging significant elements and then "recycling them in an acceptable landscaped location", being inferred to be within the lot boundaries of "Allambie" and taking the form of a new building. However, Heritage NSW provided advice to the NSW Department of Planning in July 2011 stating it did not support the new option on the basis that *"a new proposed option to demolish the cottages and reuse the materials elsewhere is not an appropriate mitigation measure for the demolition of a heritage item of this time"*. Following a review of the David Scobie report by Council's Consultant Heritage Advisor, Council advised the NSW Department of Planning that it did not support the proposed new option.

In December 2012, Council wrote to the NSW Minister of Planning to request that the matter be finalised, however, no response was received. From 2017 to 2020, Council contacted the Minister for Planning's Office, Transport for NSW and the NSW Department of Planning to negotiate a withdrawal of the Development Application. In 2020, the Development Application was referred to the NSW Planning Delivery Unit (PDU), who arranged for negotiation meetings between the applicant and Council. Following further discussions, the application was subsequently withdrawn by the applicant in 2022.

Current Development Application History - DA0173/22:

The current Development Application for the *"Demolition of heritage item – Allambie Cottages"* at the subject site (Ref No. DA0173/22) was lodged on 23 May 2022. The applicant is Barker Ryan Stewart, and the landowner is Transport for NSW (TfNSW). The demolition of the locally listed heritage item is

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

premised on the building's partial location within the road reserve, deteriorated condition, and its alleged limited heritage significance.

It is also important to note that the subject premises is included on the section 170 heritage and conservation register managed by TfNSW. This is a statutory register of heritage significant properties owned by TfNSW under the terms and requirements of section 170 of the NSW Heritage Act 1977. The associated section 170A of the NSW Heritage Act ensures that items on section 170 registers *"...are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Minister [of Planning] on the advice of the Heritage Council and notified by the Minister [of Planning] to government instrumentalities from time to time."*

From June to August of 2022, internal referrals for this development application from Council's sewerage management facility officer; building surveyor, and heritage officer in consultation with Council's consultant heritage advisor were completed and reviewed by Council's Development Services team. Following the completion of the internal referrals, a *Request for Information* (RFI) letter was sent to the applicant from Council on 30 August 2022, which sought additional information on the following matters:

- *Statement of Heritage Significance – Further historical research was required including a genuine assessment and consideration of alternatives to the demolition of "Allambie" in accordance with Heritage NSW guidelines.*
- *Structural Assessment of buildings – Required to be prepared by suitably qualified consultants with appropriate heritage expertise.*
- *Response to public submissions required - Responses required to each of the matters raised within the public submissions.*
- *The process for considering the delisting of an existing heritage listed item – it was recommended that the significance of the 'Allambie' Cottages to be considered under a planning proposal.*

A meeting was subsequently held with relevant Council Officers, TfNSW Officers, and the applicant in September 2022. Council Officers reiterated their position that the applicant should seek alternatives to the proposed demolition of "Allambie".

In response to Council's RFI letter the applicant uploaded additional information for this development application to the NSW Planning portal in late December 2022. The documents included a combined (RFI) Response and Heritage Impact Assessment, prepared by the applicant - Barker Ryan Stewart. In addition, formerly submitted documents were resubmitted and included cost estimates; structural assessment reports; and heritage assessment reports.

Accordingly, further assessment of the development application was undertaken by Council Officers. The development application was subsequently referred to the Sydney Western City Planning Panel and a briefing held with the Panel on 14 August 2023. As part of the assessment of the development application, Council Officers engaged an independent heritage architect - Mr. Christo Aitken and heritage structural engineer - Mr. Hari Gohil of Shreeji Consultant Structural Civil Engineers, to review all of the structural and heritage reports submitted by the applicant, and to prepare an alternative assessment of the heritage significance of "Allambie"; its current structural condition; and its capability of being repaired. These experts were also engaged to attend any formal site visit and the pending Sydney Western City Planning Panel Hearing. A joint site inspection was subsequently held with panel members, the applicant, TfNSW Officers and Council Officers, including Council's heritage consultant experts on 27 September 2023.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

A significant input into the assessment of this development application came from the volume and quality of the public submissions received during the public exhibition of the development application. In this regard, a total of 27 unique submissions were received, raising objection to the development proposal. The key themes, raised within the objections are summarised below:

- Adverse Impacts to the historic character and visual significance of the Kurrajong Heights Precinct
- Adverse impact on the character of the Kurraong Heights Village
- Insufficient information and consideration of the heritage significance of 'Allambie' as a former guesthouse
- Insufficient information and plans as to what the intended future use or site conditions would be, post - demolition
- The lack of consideration of restoration works for "Allambie" and the review of the adjacent restoration works to heritage buildings damaged from fire and repaired
- Concerns over the demolition of "Allambie" stemming from the neglect of the building over four decades with no adoption of State Agency Heritage Management Guidelines
- Insufficient justification to demolish 'Allambie' on the basis of road widening as the road corridor has existed for decade with no active plans for widening or guarantees the upgrades would proceed,
- Insufficient consideration made as to the historical rarity of "Allambie" as an example of early 20th century former guesthouses and,
- Community desire to see priority given to the building being restored as an option for stabilisation has been provided by the submitted 2022 Structural Condition Assessment by Dunning Consulting Engineers and the requirements for demolition of heritage items to be considered as a last resort.

Council Officers concluded within the subsequent development assessment report, that the plans and documents submitted by TfNSW for this development application had not satisfactorily addressed the issues raised by the public in relation to "Allambie's" heritage significance and rarity, impact to the historic Kurrajong Heights Village locality; details on intended site conditions; or use of the site post demolition; compliance with TfNSW obligations to maintain "Allambie" under the provisions of the NSW Heritage Act; and the lack of any active plans to widen Bells Line of Road. The Council development assessment report was submitted to Sydney Western City Planning Panel on 20 November 2023.

A briefing to the Sydney Western City Planning Panel was held on 27 November 2023, to discuss Council's recommendation for the development application, in conjunction with a public hearing on the application. At the public hearing verbal evidence was provided to the panel from Councillor Danielle Wheeler (following Council resolution to do so) from Council; Jeremy Braithwaite; and Carol Edds of the Hawkesbury Branch of the National Trust of Australia (NSW). Following these meetings Sydney Western City Planning Panel provided the applicant with an opportunity to submit further material for the development application which addressed:

"Action No.1:

1. The Applicant should update its supporting material by the end of January to include a more fulsome analysis of what fabric would be lost through restoration, including achieving BCA compliance, and the likely cost of any building restoration.

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Action No.2:

2. The Panel raised as an additional issue for consideration the proposed treatment and use of the property if demolition of the item is permitted to proceed, noting that the significance of the item is likely to include large trees within the grounds of the Cottages given their location in Kurrajong Heights neighbourhood centre. The present maintenance of the site appears adverse to that significance.

Action No.3:

3. The Council should supply its response to that material in an addendum to the assessment report 7 days before the appointed briefing."

In response to Action No. 1 above "Transport for NSW engaged through Barker Ryan Stewart, TTW [Consulting Engineers] and Heritage 21 to prepare reports that considered the structural and heritage values of the site and building.....Barker Ryan Stewart also engaged a costing report from MBM Quantity Survey team.."

In response to Action No. 2, Barker Ryan Stewart states that "The heritage report prepared by Heritage 21...includes recommendations for interpretation options on the site post demolition...The C4 [Environmental Living] portion of the site has the potential to be developed for a residence in the future."

Council provided a response to Action No.3 on 29 April 2024, as an addendum to its previous development assessment report for DA0173/22 (presented to the Sydney Western City Planning Panel Meeting of 27 November 2023). To inform its response to Sydney Western City Planning Panel, Council re-engaged heritage structural engineer – Hari Gohil of Shreeji Consultant Structural Civil Engineers, and consultant heritage architect – Christo Aitken, to re-inspect the "Allambie" site to inform a review of the information contained within the additional reports from Transport for New South Wales (TFNSW), mentioned above. The site inspection took place on Thursday, 18 April 2024, noting that internal access to the site was not permitted. Detailed reports from Hari Gohil and Christo Aitken formed part of Council's addendum report to the Sydney Western City Planning Panel.

A briefing to discuss Council's recommendations with the Sydney Western City Planning Panel was held on the 6 May 2024 and again on 3 June 2024. A final determination of the development application was made by Sydney Western City Planning Panel on 6 June 2024. A copy of the determination is attached to this report (Attachment 1). The majority of the panel determined to refer the development application to the Minister for Planning and Public Spaces as per the requirements under section 4.33 of the Environmental Planning and Assessment Act 1979 (The Act), as the majority of the panel recommends refusal pursuant to section 4.16 of The Act.

The decision was three in favour of referring the development application to the Minister with a recommendation for refusal, with the Chair voting against the resolution.

DISCUSSION

The background section of this report illustrates the considerable efforts that have been made by the combined local community, over the past two decades, (comprising of residents, Councillors, heritage professionals and Council Officers) to advocate for the preservation of a former regionally significant guesthouse, which despite apparent neglect over those decades, still contributes, to this day, to the historic and aesthetic significance of the unique Kurrajong Heights Village. The conservation of the historic and aesthetic character of Kurrajong Heights Village is considered by Council to be of such importance to the local community, that the required preservation of the village is included as a special chapter within the Hawkesbury Development Control Plan.

Whilst the determination of the Sydney Western City Planning Panel in this matter represents a significant achievement by the community in these conservation efforts, should the NSW Minister for Planning and Public Spaces uphold the determination of the Sydney Western City Planning Panel for

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

this development application, then Council Officers will seek the assistance of the NSW Heritage Council to require TfNSW to fulfill their section 170A NSW Heritage Act obligations. In this regard, undertaking urgent stabilisation repairs and further restorative works to "Allambie" will be sought under the direction of a Conservation Management document (prepared by a suitably qualified and experienced heritage architect) that is endorsed by the NSW Heritage Council. The goal of these repairs should be to return "Allambie" to a state that it can be occupied again for a new, sympathetic, adaptive use.

ATTACHMENTS

AT - 1 Determination and Statement of Reasons Sydney Western City Planning Panel PPSSWC-343
- Hawkesbury - DA0173-22 -1256 Bells Line of Road, Kurrajong Heights - Demolition of Heritage Item
- Allambie Cottages.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Attachment 1 - Determination PPSSWC-343 Hawkesbury 12 June 2024



**Planning
Panels**

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	12 June 2024
DATE OF PANEL DECISION	6 June 2024
DATE OF PANEL MEETING	3 June 2024
PANEL MEMBERS	Justin Doyle (Chair), Fiona Gainsford, Judy Clark, Jeff Organ
APOLOGIES	David Kitto
DECLARATIONS OF INTEREST	Louise Camenzuli declared a conflict of interest as her firm acts for Transport for NSW on other matters. The chair, Justin Doyle noted that he has been involved with planning matters in his professional work as a barrister in which the Applicant's planners have been engaged, but not such as to generate a conflict of interest which would influence his consideration of this development application.

Papers circulated electronically on 21 May 2024.

MATTER DETERMINED

PPSSWC-343 – Hawkesbury – DA0173/22 – 1256 Bells Line of Road, Kurrajong Heights - Demolition of Heritage Item - Allambie Cottages.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The panel determined to refer the development application to the Minister for Planning and Public Spaces as per the requirements under section 4.33 of the Environmental Planning and Assessment Act 1979 (The Act), as the majority of the panel recommends refusal pursuant to section 4.16 of The Act.

The decision was 3 in favour of referring the DA with a recommendation for refusal. The Chair voted against the resolution.

REASONS FOR THE DECISION

The majority of the panel determined to refuse the application having regard to the reasons outlined in the Hawkesbury City Council (Council) assessment reports. The majority's reasons for voting for refusal were:

1. Council has provided a persuasive argument and analysis to justify the position that the building is capable of preservation and basic repair to stop further deterioration. This leaves the option for future adaptive reuse open.
2. The reason for demolition is to address the dilapidated condition of the building which is the result of long term lack of maintenance by TfNSW.
3. There is no funded short or long term strategic plan to carry out works to this section of Bells Line of Road and therefore there is no imperative to demolish the building to facilitate road widening works.

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

4. The applicant has not demonstrated that acceptable landscaping, fencing and heritage interpretation outcomes for the site are proposed, or would be implemented and maintained.
5. There is strong social (local community and local council) interest in the retention of the existing heritage values of the site and its relationship with the village of Kurrajong Heights
6. The applicant advised during the panel briefings that funding is not a limiting (economic) factor in the scope of the application
7. The Applicant has not adequately addressed the ongoing management of the whole of the site on which the heritage structures are situated. Matters which ought to have been addressed include full remediation of the site, development and approval of a heritage interpretation or landscape management plan, and agreement with relevant parties on any ongoing maintenance responsibility, noting that part of the site will be dedicated as public road.

The panel chair did not agree with the majority of the panel, favouring instead approving the requested demolition subject to conditions.

The Chair was satisfied that the material supplied by the Applicant established that the condition of the building was sufficiently deteriorated to prevent its reuse without expenditure which was likely to prove uneconomic. Even if the Applicant's estimated restoration costs exceeding \$5 million was not accepted, the chair was satisfied that the costs of restoring the building for any use in a manner consistent with its heritage significance would be measured in the millions of dollars. Restoration would require at a minimum the recladding of the building and replacement of much (if not most) of the external detailing, with consequent reduction in the heritage significance of the resulting restored building. Noting the road widening reservation, it is unlikely that such restoration is likely to be pursued, with the result that the existing dilapidated presentation of the building to the Township would continue. The building is within the path of a proposed future widening of Bells Line of Road.

Demolition with a sensitive preservation of the significant trees on the property would be an appropriate retention of the surviving heritage significance of the site taking into account all relevant factors including the cost of restoration.

The chair accepted that the present dilapidated state of the building was likely due to neglect during public ownership, and urged that any similar older structures of heritage value unused by TfNSW be assessed as to works appropriate to preserve heritage significance before they fall into the state of this building. However, the chair was not satisfied that the past cause of the present condition of the building should be determinative of how the site is now to be managed.

If demolition was to be permitted, the panel chair was of the view it should be subject to conditions consistent with the Applicant's letter of 9 May 2024, and with:

- a) The site excluding the portion reserved for widening for the Bells Line of Road to be fenced following demolition by a picket or post and rail fence consistent with the heritage presentation of the township.
- b) The vegetation on the site to be managed so as to retain and improve the heritage presentation of the significant trees, particularly as they are visible to motorists entering the Kurrajong Heights township from the east and where they assist in retaining a suitable curtilage for the retained intact cottage fronting Douglas Road.
- c) The Applicant to liaise with Council to reference through signage and possibly salvaged materials the heritage past of the Cottages.
- d) Suitable entries to be made on the TfNSW site maintenance register for the ongoing landscape maintenance of the site.
- e) The site to be suitably remediated of the asbestos fragments identified as present on the site.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and presentations by those that addressed the panel at the public meeting convened on 27 November 2023.

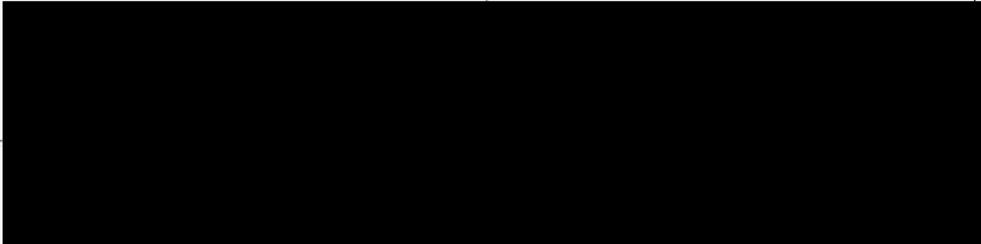
HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Twenty-six written submissions were received the Council’s notification of the DA. The submissions are summarised by the Council staff to include:

- Adverse Impacts to the historic character and visual significance of the Kurrajong Heights Precinct, Adverse impact on the character of the Kurraong Heights Village.
- Insufficient information and consideration of the heritage significance of ‘Allambie’s” former use as a guesthouse.
- Insufficient information and plans as to what the intended future use or site conditions would be post demolition works.
- Lack of consideration of restoration works for ‘Allambie’ and review of the adjacent restoration works to heritage buildings damaged from fire and repaired.
- Concerns over the demolition of ‘Allambie’ stemming from the neglect of the building over four decades with no adoption of State Agency Heritage Management Guidelines.
- Insufficient justification to demolish ‘Allambie’ on the basis of road widening as the road corridor has existed for decade with no active plans for widening or guarantees the upgrades would proceed.
- Insufficient consideration made as to the historical rarity of ‘Allambie’ as an example of early 20th century former guesthouses.
- Community desire to see priority given to the building being restored as an option for stabilisation has been provided by the submitted 2022 Structural Condition Assessment by Dunning Consulting Engineers and the requirements for demolition of heritage items to be considered as a last resort.

PANEL MEMBERS

PANEL MEMBERS	
	
Jeff Organ	Judy Clark

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-343 – Hawkesbury – DA0173/22
2	PROPOSED DEVELOPMENT	Demolition of Heritage Item - Allambie Cottages
3	STREET ADDRESS	1256 Bells Line of Road, Kurrajong Heights
4	APPLICANT/OWNER	Applicant: Barker Ryan Stewert Owner: Transport for NSW
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ Hawkesbury Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Hawkesbury Development Control Plan 2002 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 20 November 2023 • Written submissions during public exhibition: 27 • Verbal submissions at the public meeting 27 November 2023: <ul style="list-style-type: none"> ○ Cllr Danielle Wheeler OBO of the elected councilors Hawkesbury Council, Jeremy Braithwaite OBO Kurrajong Heights Heritage Committee, Carol Edds OBO Hawkesbury Branch National Trust of Australia (NSW) ○ Council assessment officer – Nicholas Powers ○ On behalf of the applicant – Lisa Wrightson, Angela Frew, Danny Jones • Council supplementary report: 20 April 2024 • Applicant response: 5 May 2024 • Council supplementary report: 21 May 2024 • Total number of unique submissions received by way of objection: 27
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Kick Off Briefing: 14 August 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Fiona Gainsford, Judy Clark, Jeff Organ ○ <u>Council assessment staff</u>: Nicholas Powers, Matthew Golebiowski, Steven Chong ○ <u>Applicant representatives</u>: Lisa Wrightson, Angela Frew, Danny Jones, Sera Taschner • Site inspection: 27 September 2023

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Fiona Gainsford, Judy Clark, Jeff Organ ○ <u>Council assessment staff</u>: Nicholas Powers, Matthew Golebiowski, Steven Chong, Christopher Reeves ○ <u>Applicant representatives</u>: Lisa Wrightson, Angela Frew, Danny Jones • Final briefing to discuss council’s recommendation: 27 November 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Fiona Gainsford, Judy Clark, Jeff Organ ○ <u>Council assessment staff</u>: Nicholas Powers, Steven Chong • Final briefing to discuss council’s recommendation: 6 May 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Fiona Gainsford, Judy Clark, Jeff Organ ○ <u>Council assessment staff</u>: Steven Chong, Matthew Golebiowski, Christopher Reeves, Mattieu Santoso ○ <u>Applicant representatives</u>: Lisa Wrightson, Angela Frew, Adrian Navarro, Paul Rappoport, Sandra Saravolac, Nigel Ho • Final briefing to discuss council’s recommendation: 3 June 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Fiona Gainsford, Judy Clark, Jeff Organ ○ <u>Council assessment staff</u>: Steven Chong, Matthew Golebiowski, Christopher Reeves, Mattieu Santoso ○ <u>Applicant representatives</u>: Lisa Wrightson, Angela Frew
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not Applicable

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HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

3.1.3. HC - Potential Heritage Items Project - (80242)

Directorate: City Planning

3.1.3.

PURPOSE OF THE REPORT

The purpose of this report is to advise the Heritage Committee of progress with the Hawkesbury Potential Heritage Items Project, and other potential items related matters.

EXECUTIVE SUMMARY

This report provides an update on:

- Progress with the *Hawkesbury Potential Heritage Items Project*
- Progress with the submission for the potential *State Heritage Listing of 394 George Street, Windsor*
- Progress with the investigation of additional *timber slab barns* recently identified by a Heritage Committee Member (not already included within the draft *Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study*)
- Discussion on a potential significant heritage item – *Colo Heights Road sandstone embankment and associated sandstone culverts*, and
- An explanation of the draft Planning Proposal for the *Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study Project*.

OFFICER'S RECOMMENDATION

That the Heritage Committee note the contents of this update report.

BACKGROUND

The Hawkesbury Community Heritage Study Project commenced in 2019. City Plan Heritage were awarded the task on behalf of Hawkesbury City Council (HCC). Work on the study occurred throughout 2019 but had to be placed on hold in early 2020, when the main heritage consultant for the project returned to New Zealand to avoid the Covid-19 lockdown restrictions, present at that time. Work recommenced on the study at differing stages during the period of the lock downs in 2020 and 2021.

Three major floods, major bush fires and the COVID-19 pandemic delayed the completion of the study. Fortuitously, these delays coincided with the appointment of Council's first time, permanent, internal heritage officer (Senior Heritage Officer - SHO), who was tasked with reviewing progress with the study.

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

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Local heritage stakeholders were keen to see the number of potential heritage items progressed as much, as possible, particularly those nominated potential heritage items that they had previously supplied to the study consultant, earlier in the study process. Whereas a significant proportion of the funds allocated to the study were to be used/had been used, on refining and reviewing existing local heritage listings. In consultation with stakeholders, the review also identified that the current study did not include an assessment of the unique timber slab barns within the Hawkesbury and specifically, it would not be addressing the previous recommendations of the Hawkesbury City Council Slab Barn Study 2010.

Recent floods in the Hawkesbury River in 2020, 2021 and 2022, had highlighted the critical importance of implementing actions to preserve historic timber slab barns in our LGA, many of which are located alongside the Hawkesbury River. In one recent example, a previously identified early timber slab barn and formerly noted as being of exceptional significance, in Freemans Reach, (potentially one of the earliest timber slab barns in Australia), was severely impacted by flood waters. Although identified in the abovementioned 2010 barn study, it had not received appropriate heritage protection in the form of Local, State or National Level listing. Subsequently, the property owners, while sympathetic to the preservation of the barn, could not access any State Heritage emergency funding towards the stabilisation and conservation of this important historic structure.

Accordingly, after taking into account these combined factors, HCC Strategic Planning Staff, in consultation with the Potential Heritage Items Working Group and the Hawkesbury Heritage Committee, recommended to pause the Hawkesbury Community Heritage Study, in its present form, and to use the unspent funds for that project to progress two parallel strategic heritage projects, which were better aligned with the built heritage objectives of the local community. Those projects are:

1. The *Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study* Project has been commissioned to produce a comprehensive, updated, historic timber slab barn and outbuildings research document, which contains a definitive list of the location and current condition of all extant historic timber slab barns and historic timber outbuildings, within the Hawkesbury City Council area. This has involved additional historical research, physical inspections, and the production of updated heritage inventory sheets for the identified timber slab barns and timber outbuildings. The study has also included submissions for the individual listing of timber slab barns considered to be of State heritage significance. Furthermore, the study contains suggested methods for incentivising their preservation by property owners.

As previously reported to the last Heritage Committee Meeting a draft of the completed study has been received by HCC staff. A verbal update on the current status of that document will be provided by the SHO at the 1 August 2024 Heritage Committee Meeting. To progress the potential new local heritage items identified within the study, these potential heritage items need to be included within a Planning Proposal under the NSW Planning and Assessment Act, plan making system. A draft Planning Proposal for this purpose has been prepared by HCC Strategic Planning staff and is briefly explained in the next section of this report. It is also included as Attachment 1 to this report.

2. The *Hawkesbury Potential Heritage Items* Project aims to progress the potential heritage items component of the previous Hawkesbury Community Heritage Study Project utilising, mostly in-house HCC Strategic Planning Staff. Fortunately, however, HCC staff have managed to procure the services of Dr. Terry Kass (who has been involved in the other major strategic heritage project for the Hawkesbury) for this project, to undertake historical research for the potential heritage items being progressed in *job lots* (this will be explained in detail in the 'discussion' section of this report). At this stage, it is important to note that this current project addresses the potential heritage items objectives of the local community in a much more comprehensive and systematic way than what was ever envisaged with the original Hawkesbury Community Heritage Study brief. As previously discussed, and agreed by the Potential Heritage Items Working Group, it has been decided that any Hawkesbury potential heritage items project should draw on the considerable body of work, previously undertaken via the relatively large number of heritage studies completed for the Hawkesbury area, over the

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

last four decades (since the early 1980s). As formerly presented to the Working Group, previously identified potential heritage items from all of these studies currently remain unprotected by local heritage controls. Refer to the next section for details of the progress with this project.

DISCUSSION

This section of the report provides additional information on a range of potential items work, including:

- Progress with the *Hawkesbury Potential Heritage Items* Project;
 - Progress with the submission for the potential *State Heritage Listing of 394 George Street, Windsor*;
 - Progress with the investigation of additional *timber slab barns* recently identified by a Heritage Committee Member (not already included within the draft *Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study*);
 - Discussion on a potential significant heritage item - *Colo Heights Road sandstone embankment and associated sandstone culverts*; and
 - An explanation of the draft Planning Proposal for the *Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study* Project.
1. Progress with the *Hawkesbury Potential Heritage Items* Project:

The results of a comprehensive check by HCC Strategic Planning Staff, of potential heritage items identified within previous Hawkesbury Heritage Studies, completed since the early 1980s, but which remain unprotected by any local heritage listings, have previously been presented to the Working Group. This document (Excel Spreadsheet) contains the following summary breakdown of identified potential heritage items:

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION
Meeting Date: 1 August 2024

Intro - Summary & Tally of Hawkesbury Composite Potential Heritage Items:			
			Tally
Tab A	1981 Historic Buildings Windsor - Richmond Potential Heritage Items		2
Tab B	Alice Brandjes Review of the 1983 - 84 Heritage Study of the North Western Sector of Sydney - Potential Heritage Items		15
Tab C	1994/1996 Richmond Study by Graham Edds & Associates - Potential Heritage Items		25
Tab D	2001 - 2007 Hawkesbury Heritage Study Review Potential Heritage Items - Wilberforce Parish (Freemans Reach, Ebenezer, Glossodia & Wilberforce)		48
Tab E	2001 - 2007 Hawkesbury Heritage Study Review Potential Heritage Items - Pitt Town Parish (Pitt Town, Pitt Town Bottoms, McGraths Hill, Cattai & Oakville)		20
Tab F	2001 - 2007 Hawkesbury Heritage Study Review Potential Heritage Items - South Windsor & Windsor		38
Tab G	2016 Draft New Heritage Inventory Sheets prepared by Graham Edds & Associates		6
Tab H	2020 -2022 Hawkesbury Community Heritage Study Potential Items with Draft Heritage Inventory Sheets		38
Tab I	2020 -2022 Hawkesbury Community Heritage Study Potential Items without Draft Heritage Inventory Sheets		106
Tab J	2021-2022 Other suggested potential heritage items provided to HCC Heritage Officer without Draft Heritage Inventory Sheets		11
			309

Work on this project was initially delayed due to HCC Strategic Planning Staff needing to undertake some unforeseen initial research and additional field study work in refining the initial study list for the other major HCC strategic heritage project - the *Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study*. Additionally, HCC Strategic Planning Staff were required to provide ongoing support to the consultant team with liaison and correspondence with the study property owners and arranging access to relevant Council owned properties etc.. Following the completion of those study inspections by the Consultant Team, the available HCC Strategic Planning Team resources were then diverted back to the *Hawkesbury Potential Heritage Items Project*. Whilst some progress was made by SHO, increasing operational demands on the SHO have impacted those efforts. Accordingly, a revised approach was taken with the project where shell State Heritage Inventory Sheets for the prioritised potential heritage items have been prepared for the review of the SHO. This work involves transferring as much available existing information into new State Heritage Inventory compliant sheets. In a number of cases information from the non-compliant heritage inventory sheets from the Hawkesbury Community Heritage Study have been transferred across under this work.

In determining the priorities for the first group of potential heritage items to be processed and presented to the Working Group, from the abovementioned large pool of items, the SHO took the approach that the initial focus should be on those potential items that are likely to be under the most threat of unsympathetic modification or demolition. Through this process, the Remnant Kurrajong

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Soldier Settlement Scheme properties were identified as being high priority to progress with potential listing.

With this clear priority all of the existing sheets (a total of thirteen sheets) within the Community Heritage Study relating to the former Kurrajong Soldier Settlement Scheme properties have been transferred across to draft State Heritage Inventory compliant sheets. Additionally, the original source material for these houses/farms has been checked from research undertaken by a Heritage Committee Member, which was previously given to the Hawkesbury Community Heritage Study consultants, and in conjunction with further research undertaken, an additional sixteen draft heritage inventory sheets for former Kurrajong Soldier Settlement scheme properties have been created. Dr. Terry Kass has been engaged to research and complete detailed histories for each of these properties. This work is currently being undertaken by Terry Kass in addition to research on the following other potential heritage items:

- Two potential residential heritage items (one in Richmond & one in Wilberforce) that have been nominated by the property owners, themselves
- Four additional non-residential potential heritage items from Freemans Reach; Richmond; Kurrajong; and Colo.

Concurrently, research is being undertaken into the interiors of these properties in conjunction with supporting field study work. Once the detailed histories of the properties are received this information will be added to the draft inventory sheets followed by the complete the descriptions and Statements of Significance. Once complete the draft heritage inventory sheets will be presented to the Working Group as a job lot. It is envisaged that this will be an ongoing process for some time to come until all of the previously identified approximately 300 potential heritage items receive the protection that they deserve. It is important to note that the nature of this process allows the next stage to be progressed whilst work is being completed on the first stage. For example, progress has been made on the completion of other draft heritage inventory sheets for the next job lot of potential heritage items. Funds permitting, it is envisaged that assistance will be sought on researching the history of each of the potential heritage items, within future job lots.

2. *Progress with the submission for the potential State Heritage Listing of 394 George Street, Windsor.*

In addition to the potential items research, mentioned above, Dr Terry Kass has been engaged to undertake historical research on this property to inform the pending submission. The Hawkesbury Branch of the National Trust of Australia (NSW) has also recently provided the National Trust listing for the property. To also inform the submission it is intended that the SHO will approach the Local History Librarians at Windsor and Manly for additional pertinent information.

3. *Progress with the investigation of additional timber slab barns recently identified by a Heritage Committee Member (not already included within the draft Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study);*

Recently, the SHO was advised by a Heritage Committee member that they had discovered a group of additional historic timber slab barns on a rural property in Wrights Creek. In response, in the short term, Dr Terry Kass has been engaged to undertake historical research on this property. With support from Council's Consultant Heritage Advisor (CHA) it is intended that this property will be investigated in tandem with the implementation of the *Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study Project*.

4. *Discussion on a potential significant heritage item - Colo Heights Road sandstone embankment and associated sandstone culverts.*

Recently Council's Infrastructure Engineer requested that the SHO attend a site inspection of Colo Heights Road, to determine whether a sandstone embankment wall, that had failed, in part with a

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

landslip had historical significance. Preliminary investigation and limited follow up research and separate enquiries to the Hawkesbury Local Historian Librarian (LHL) and representatives of the Kurrajong Comleroy Historical Society has revealed that the sandstone embankment work to this road and associated could potentially be quite early work of potentially high heritage significance. Any information on this matter from Heritage Committee Members would be gratefully received.

5. An explanation of the draft Planning Proposal for the *Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study Project*.

Under the NSW Environmental Planning and Assessment Act - plan making system, the inclusion of additional items within the existing schedule of heritage items of Hawkesbury Local Environmental Plan 2012, must occur via their inclusion within a Planning Proposal. To that end, in anticipation of support being given to the inclusion of the potential local heritage items identified within this study, Council's Senior Strategic Planner has prepared a draft Planning Proposal for these items. Briefly, the Planning Proposal reiterates the significance of these rural based structures to the rich pool of built heritage fabric within the Hawkesbury and explains why these historic structures should be conserved. Refer to attachment below for further information.

ATTACHMENTS

AT - 1 Draft Planning Proposal - Hawkesbury Timber Slab Barns and Outbuildings Update Study - *(Distributed under separate cover)*.

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HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

3.1.4. HC - Hawkesbury Heritage Strategy 2024/2025 - 2026/2027- (80242)

Previous Item: 2, HC (22 July 2021)

Directorate: City Planning

PURPOSE OF THE REPORT

The purpose of this report is to advise the Heritage Committee with respect to the preparation and submission of a *Three-Year Heritage Strategy* for the period 2024/2025 - 2026/2027.

EXECUTIVE SUMMARY

It is a requirement of the NSW Heritage Grants Funding Program from Heritage NSW that a Heritage Strategy be in place for a three-year period. The current Heritage Strategy will expire at the end of July 2024 and a Three-Year Heritage Strategy that captures the activities of Council's Senior Heritage Officer (SHO) and ancillary work undertaken by Council's Consultant Heritage Advisor (CHA) has been prepared.

The updated Three-Year Heritage Strategy will reflect the priority programs over the next three years and capture the work that Council's SHO and subsequently Council, will be accountable to deliver. This Strategy will serve as the guiding document that will prioritise efforts within the resources available. It is also considered that this provides an opportunity to ensure that the Hawkesbury Heritage Strategy contains a balanced approach to heritage management initiatives and projects, including providing a greater focus on Local Aboriginal Heritage matters as well as more typical built heritage initiatives.

OFFICER'S RECOMMENDATION

That the Heritage Committee receive and note the activities and ancillary work that will be included in the next Three-Year Heritage Strategy, being for the 2024 to 2025, 2025 to 2026 and 2026 to 2027 periods.

BACKGROUND

Heritage NSW administers the NSW Heritage Grants Program, which provides funding to local councils to assist with the management of heritage items in their respective Local Government Areas. A requirement of the Heritage Grants Program is that councils must prepare, adopt and implement a Three-Year Heritage Strategy based on 'Recommendations for local council heritage management' OEH 2013 (copy attached as Attachment 1).

Preparation of the updated draft strategy is an opportunity for the Heritage Committee, and Council's Senior Heritage Officer (SHO) to focus efforts on priority programs over the next three years. It is also recommended that the updated heritage strategy include clear and achievable Aboriginal heritage management initiatives as well as non-Aboriginal initiatives, having regard to the operational workload of the Senior Heritage Officer (SHO). In this respect, the following table provides an overview of the projects and activities presently being undertaken by the SHO, in part, with assistance from Council's Consultant Heritage Advisor - (CHA). These activities are listed in approximate order of time required for each activity/task/project (from the greatest time consumer to the least).

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Project/Activity	Actions
Internal Client - Development Services	<p>The Hawkesbury City Council (HCC) Senior Heritage Officer (SHO) attends twice weekly Gateway Development Assessment Referral Planning Meetings, as required, where incoming development applications & prelodgement applications from the NSW Planning Portal are reviewed to assist the upfront management of these applications e.g. to assist with the decision to accept or return the development application.</p> <p>Separate meetings with the clients may also occur on heritage issues following the returning of an applicant's development application. on occasion, this may occur under Council's Free Heritage Advisory Service with assistance from Council's Consultant Heritage Advisor (CHA).</p> <p>The SHO is required to attend all formal prelodgement meetings, with the applicant, where the subject property is either heritage listed; located within a heritage conservation area; or located adjacent to a heritage item or located adjacent to a heritage conservation area. In some cases, further, follow up heritage advice is required from the SHO for a prelodgement proposal where the client provides additional amended information (after the formal prelodgement meeting) to address any heritage concerns raised by the SHO.</p> <p>The SHO is required from time to time to respond directly to applicants with development consents that have been issued with deferred commencement conditions relating to heritage. These matters can often involve separate discussions with the client and or their consultants and the review of typically, detailed heritage information.</p> <p>The SHO can be required to provide advice directly to the Development Services Manager relating to heritage issues arising from previously issued consents.</p> <p>In some cases, the SHO is responsible for the procurement and management of additional consultant heritage professionals to assist with the assessment of important or complex development applications.</p> <p>Undertake site inspections for development applications. For significant, controversial development proposals this can involve attendance at meetings with members of the public on site.</p> <p>Preparation for and attendance at Planning Panel Meetings as required. This can involve attendance at multiple Planning Panel meetings for a single application. e.g. "Allambie" Demolition Application - 1256 Bells Line of Road, Kurrajong Heights.</p>

HERITAGE COMMITTEE**3. REPORTS FOR DETERMINATION****Meeting Date:** 1 August 2024

Project/Activity	Actions
Internal Client - Customer Experience Team	The SHO is required to respond to all heritage related customer experience enquiries within the Hawkesbury Local Government Area. Typically, these include enquiries about the extent and the implications of local heritage listings by conveyancers / real estate agents /existing and potential heritage item owners etc.; details of Council's local heritage grants programs; enquiries about State grant funding programs; details about the extent of the heritage listing to the subject property and what works require development consent from Council, etc. Typically, this also leads to the further processing of the duty planner enquiry as a minor &/or maintenance application for heritage items, by the SHO.
Internal Client - Duty Planner	The SHO is required to assist with a significant proportion of the duty planning enquiries, which relate to State listed heritage items; locally listed heritage items; properties located within heritage conservation areas and properties located adjacent to or near these heritage items or heritage conservation areas. Typically, these enquiries lead to other actions by the SHO, such as heritage tree related correspondence/approvals; minor and/or maintenance works approvals; or as building certification matters etc.
Hawkesbury Local Heritage Assistance Fund	<p>The management of the Hawkesbury Local Heritage Assistance Fund (LHAF) by the SHO.</p> <p>This involves:</p> <p>The preparation of all forms associated with the grant scheme for each Financial Year;</p> <p>Assisting potential applicants with their grant proposals prior to lodging them (note: this may also require an initial site inspection by the SHO (potentially with assistance from the CHA - time permitting);</p> <p>Review and where needed, assistance provided to complete applications.</p> <p>Evaluation and reporting of applications to Council.</p> <p>Ongoing engagement with recipients to advise, monitor and report on works undertaken.</p> <p>All internal administration related to grant finalisation.</p>
Internal Client - Compliance / Regulatory Services.	The SHO provides assistance with all compliance /regulatory services enquiries and actions relating to heritage listed properties within the Hawkesbury Local Government Area. The SHO usually works closely with HCC Compliance and Regulatory Services staff in dealing with these matters. Often, however, the SHO is required to take over ownership of these matters to help ensure their satisfactory conclusion, with the exception of the issuing of any stop work orders. The SHO also works closely with Compliance staff to identify, from time-to-time, recent purchasers of heritage listed properties to preemptively advise these new property owners of their heritage conservation responsibilities under Hawkesbury Local Environmental Plan 2012.

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Project/Activity	Actions
Management of Minor &/or Maintenance applications for locally listed heritage properties.	The SHO manages all minor & or maintenance applications for locally listed heritage properties under the heritage conservation exemption provisions of Hawkesbury Local Environmental Plan 2012. This assists heritage item property owners to undertake important maintenance works to their properties e.g. repainting works; re-roofing works etc. without having to submit a development application to HCC. This work typically involves initial discussions with the property owners in working out the most appropriate/best practice methods of maintenance or minor work. Typically, 1-2 inspections of the subject sites are required to be undertaken by the SHO for these matters. A formal exchange of letters is then required to permit those works to proceed. The SHO also provides assistance to State Heritage listed property owners in negotiating the standard exemption provisions applying to their properties under the NSW Heritage Act or assisting with their emergency funding applications, as required.
Heritage Tree Related Matters	The removal of trees on locally heritage listed properties is required to be lodged as a development application to HCC. However, vegetation/trees on heritage listed properties that are a risk to human life or property are managed by the SHO outside of the HCC development application system with assistance from Council's Tree Management Officer (TMO), pursuant to the Heritage Conservation provisions of the Hawkesbury Local Environmental Plan 2012. This work necessitates a joint site inspection with the client, the TMO and the SHO. A formal exchange of letters for the removal/and or lopping of these heritage related trees, is required and managed by the SHO. Typically, these requests are required to be supported by an arborist's report funded by the client and subsequently reviewed by the SHO and TMO.
Free Heritage Advisory Service Enquiries	In recent times, this service is almost exclusively utilised by potential heritage item owners seeking to ascertain if their future plans for modifying the heritage item, that they are seeking to purchase, will be supported, in principle, by Council. These requests usually relate to a pending property sale, which means that there is insufficient time available to engage the CHA to assist with these service enquiries. Therefore, at present, they are almost exclusively serviced by the SHO. Given that more than one client is normally bidding for a heritage listed property, the SHO will often be required to meet with several clients, under this free service, for the same property/same sale. Given the overall aim of the request, undertaking this service may also require the SHO to liaise with other sections of Council to answer the client's non-heritage related questions arising from the site inspection with the SHO. The SHO may also be required to undertake additional research in Council's files to respond to all of the heritage related matters arising from the site inspection with the client.

HERITAGE COMMITTEE**3. REPORTS FOR DETERMINATION****Meeting Date: 1 August 2024**

Project/Activity	Actions
Internal Client - Parks	Council's Coordinator Open Space Services regularly seeks heritage advice from the SHO on: proposed works to heritage listed cemeteries; individual restorations of grave sites within Local and State Listed Cemeteries; and Tree management activities and other works within Council State Heritage listed parks and reserves. Similarly, other members of the Parks Department, including Council's Tree Management Officer, Open Space Team Leader etc. also regularly seek heritage advice from the SHO on a range of activities with reference to the Standard State Heritage Exemptions for State Heritage listed properties, provided by the NSW Heritage Council and with reference to the heritage exemptions for vegetation within locally listed parks and reserves included under the Heritage Conservation Clause of Hawkesbury Local Environmental Plan 2012. See also entry for emergency heritage matters.
Internal Client - Building Services Team	Council's Building Services Team regularly seeks detailed building conservation advice from Council's SHO relating to heritage listed properties owned and/or managed by Council. Where a lead time exists this typically involves the assistance of the CHA. Multiple referrals can occur for a single property owned by Council, due to the complexity of the conservation issues.
Internal Client - Infrastructure Services	A range of HCC employees from Council's combined Infrastructure Department regularly seek detailed heritage advice from the SHO in relation to the heritage implications of a varied range of works including works to historic war memorials; parks and reserves; road works within historic areas; road works within historic built environments such as heritage conservation areas or adjacent to heritage items etc. A single referral for these matters typically requires site inspections, additional research, and multiple responses to the internal clients from this Department. Typically, also, support for these matters is gratefully provided by Council's Local History Librarian (LHL). See also entry for emergency heritage matters.
External Client - Heritage NSW	Heritage NSW, on a regular basis, utilises the SHO as their local, on the ground representative/support person: Examples of this relationship include: 1. With joint heritage compliance actions involving Heritage NSW and HCC for State listed properties the SHO is required to progress these matters from a local perspective - e.g. Various State listed compliance actions. 2. The SHO is required to support and certify State Emergency Funding applications by Local State Heritage property owners. 3. The SHO has been required to attend local, State Heritage Listed properties with Heritage NSW compliance staff with regard to the proposed enforcement of minimum standards of repair under the NSW Heritage Act. 3. In conjunction with others the SHO has been required to assist with research and site inspections for proposed State Heritage Listings e.g. Singletons Reserve Archaeological State Heritage listing.

HERITAGE COMMITTEE**3. REPORTS FOR DETERMINATION****Meeting Date: 1 August 2024**

Project/Activity	Actions
Internal Client - HCC Legal Services Team	<p>The SHO is required to act as an expert witness for HCC Legal Proceedings in the NSW Land and Environment Court (L&E). This task can be time consuming where joint expert reports are required to be prepared and where the appellant only provides the necessary information in installments.</p> <p>The SHO is also required, on occasion, to provide the HCC Insurance Officer, who forms part of the HCC Legal Services Team with a range of heritage information relating to potential insurance claims.</p>
Facilitation of the Hawkesbury Heritage Committee	<p>The MSP, PTCE, and SHO are involved in the preparation of agendas for the Hawkesbury Heritage Committee and its working groups (except Windsor Bridge Artefacts Working Group - Arts and Culture) and the monitoring and implementation of the Committee's/working groups tasks. The MSP and SHO also attend the meetings of the Hawkesbury Heritage Committee and its Potential Heritage Items working group.</p>
Emergency Heritage Matters	<p>Requires immediate action from the SHO (often with grateful support from the LHL for background or historical information). These matters are usually referred to the SHO for urgent, initial heritage comment/investigation. In some cases, only a single response is required. In other cases, multiple site visits and follow-up correspondence may be required to be undertaken by the SHO.</p>
Other Internal Clients - from other sections of HCC not mentioned above.	<p>The SHO is required to assist with heritage related enquiries from a range of other departments of Council e.g. Rates and Revenue section etc.</p>
Updates to all Local heritage/historical groups within the Hawkesbury City Council area.	<p>The SHO provides, from time to time, presentation updates to local historical groups on the progress and contents of Council's heritage programs and activities.</p>
Managing Uncovered Potential Heritage Items/ Rectifying Heritage Listing Errors	<p>Includes amongst other matters, incorrect heritage listings by the State Government. Potential heritage items alerted to by the public etc. By way of example to rectify an incorrect listing of a local heritage item within a State Environmental Planning Policy (SEPP), for a concerned Hawkesbury resident, the SHO was required to undertake: an initial site inspection and review of all background material for the incorrect listing. A report on the findings were prepared and with support from the MSP the NSW Department of Planning were approached. They required a Planning Proposal to be prepared to rectify the error, which was prepared by the SHO with support from the HCC Strategic Planning staff. The matter was brought before the Local Planning Panel which was attended by the SHO. HCC Strategic Planning staff assisted with the progression of the Planning Proposal, through public exhibition etc.</p>
2021 Hawkesbury Aboriginal Cultural Heritage Study (HACHS)	<p>Working to ensure the recommendations of the HACHS are implemented. Given the time that has passed since the HACHS was adopted by Council it would be timely to consider a review of this important document and how that should occur. Relevant HCC Staff have met in late 2023 and again within 2024 to discuss what actions of the HACHS that they have responsibility for and which of those have been actioned.</p>

HERITAGE COMMITTEE**3. REPORTS FOR DETERMINATION****Meeting Date:** 1 August 2024

Project/Activity	Actions
Hawkesbury Community Based Heritage Study	The SHO has been managing the creation of heritage item inventory sheets for potential heritage items associated with the study, with the assistance of the PTCE; progressing potential heritage items identified in previous heritage studies since the early 1980s that have not yet been progressed; and progressing potential heritage items that have come to the attention of the SHO since commencing with HCC. The first stage of the Potential items project is to be presented to the Potential Items Working Group in 2024. Refer to separate report on this topic within this current Heritage Committee Agenda.
2024 Hawkesbury City Council Timber Slab Barns and Outbuildings Update Study	The SHO is working with the lead consultant to finalise this draft study before it is presented to Council. A verbal update on progress with this matter is to be given by the SHO during the Heritage Committee Meeting.

In addition to these various projects and activities, the various resolutions of the Heritage Committee throughout this term of Council have resulted in further actions including:

Heritage Committee Resolution & Date	Actions Required
11/10/22 - That Council endorse the Heritage Committee recommendation in respect of Item 3 (Wayfinding and Signage - Heritage Interpretive Trail), namely: That the Heritage Committee provide additional areas to be investigated for inclusion in the Wayfinding and Signage Strategy.	Organise for additional areas to be considered for inclusion in the Wayfinding and Signage Strategy.
11/10/22 - That Council endorse the Heritage Committee recommendation in respect of Item 4 (Update on Preparation of Hawkesbury Community Based Heritage Study), namely, establish a Working Group to assist the completion of the Hawkesbury Community Based Heritage Study.	Arrange for the establishment of a Working Group to assist the completion of the Hawkesbury Community Based Heritage Study.
11/10/22 - That Council endorse the Heritage Committee recommendation in respect of Item 6 (Update on Various Heritage Related Matters) namely, establish two Working Groups (Macquarie Towns State Heritage Working Group) (Windsor Bridge Artefacts Working Group).	Arrange for the establishment of the two Working Groups
21/11/23 - That Council consider the preparation of applications for listing of the Thomas James Bridge on Hawkesbury Council's LEP, NSW State Listing Register and on the Old Great North Road Heritage Listing.	Additional research being undertaken
21/11/23 - Recommend that Council consider a special rate for heritage conservation.	Research is continuing to be undertaken in respect of the ability to apply a special rate for heritage conservation.
21/11/23 - Recommends that Council: Takes immediate action to undertake an inventory and providence of what artefacts Council has in their possession from the Windsor Bridge Project.	Further investigations being undertaken by Arts and Culture.

HERITAGE COMMITTEE**3. REPORTS FOR DETERMINATION**

Meeting Date: 1 August 2024

Heritage Committee Resolution & Date	Actions Required
21/11/23 - Recommends that Council: Considers urgently taking measures to protect the artefacts in Council's possession by storing in shipping containers or adequate protective covering	Further investigations being undertaken by Arts and Culture.
21/11/23 - Recommends that Council: Undertake a series of tool box talks with relevant staff to assist them with understanding what the various artefacts from the Windsor Bridge Project are, their significance, and how they should be treated.	Further investigations being undertaken by Arts and Culture.
21/11/23 - Recommends that Council: Commission a Heritage Interpretation Strategy, including assessment of material and interpretation.	Further investigations being undertaken by Arts and Culture.
21/11/23 - Recommends that Council: Consider consulting engineering heritage experts with respect to the Windsor Bridge artefacts.	Further investigations being undertaken by Arts and Culture.
21/11/23 - Council endorse the Committee Recommendations in respect of 3.1.5, namely: That Council consider resourcing studies that ensure that heritage items are listed at the right level (local versus state listing) so that owners of heritage items have the opportunity to be better supported financially.	Continuing consideration incorporated into work associated with new listings based on previous heritage studies.
21/11/23 - Council note that in respect of General Business items: a) An update on the condition, protection and planned improvements to the Council owned barn near Tebbutts Observatory in Windsor will be investigated and reported back to the Heritage Committee at a subsequent Meeting.	Will be reported to next available Heritage Committee Meeting.
21/11/23 - Lobby the NSW Government for increased funding for this program	Further correspondence sent in April 2024 to Heritage NSW to lobby for increased funding.
30/11/23 - The Guidelines for Roofs be amended for use based on the feedback from the Committee.	Fact sheets to be amended based on input from the Heritage Committee and reported to a future Heritage Committee meeting.
30/11/23 - The Guidelines for Rising Damp be amended based on feedback from the Committee and presented to the next Committee Meeting.	Fact sheets to be amended based on input from the Heritage Committee and reported to a future Heritage Committee meeting.
12/03/24 - That in relation to the Minutes of the Heritage Committee Meeting held on the 1 February 2024, Council endorses the Committee Recommendations in respect of 3.1.1, namely 2. Note the information contained within the report on the proposed paving substrate for Windsor Stage 1. The Heritage Committee advises the following: a) That the compacted substrate option is the preferred treatment pending confirmation that this option allows for the percolation of water through this substrate layer.b) The drainage from the existing buildings is checked.c) The	Matter being considered as part of the Liveability Project.

HERITAGE COMMITTEE**3. REPORTS FOR DETERMINATION****Meeting Date:** 1 August 2024

Heritage Committee Resolution & Date	Actions Required
Committee's view is that verandahs and awnings in front of heritage items will not prevent rising damp.	
12/03/24 - That in relation to the Minutes of the Heritage Committee Meeting held on the 1 February 2024, Council endorses the Committee Recommendations in respect of 3.1.1, namely 3. Note that additional information will be provided to the Heritage Committee for Windsor Stage 1a and Stage 2 of the project as they are progressed. The Heritage Committee requires information about the excavation depth, noting that any excavation or tree removal below the existing disturbance level for Stages 1, 1a, and 2 should be monitored by Dharug people (person) and/or a Registered Aboriginal Party with connections to the Sydney Basin, in addition to the Section 140 Excavation Permit requirements. The Heritage Committee receive a report of the results of the test excavations for Aboriginal and European artefacts for the Stages 1a and 2 sites, and information about the provisions to be made for keeping any artefact.	Anticipated completion date: Overall Windsor Town Centre works. Comments: a) Committee's preferred substrate treatment noted. Compacted substrate included in all 3 stages for Windsor Town Centre final scopes and tender Stage 1 (non trafficable areas-Stage 2). Action completed. (b) Not actioned - Drainage on privately owned buildings is not a Council matter to resolve as part of Liveability Project and is not within operational project scope. Any drainage issues from privately owned buildings will be referred to Regulatory Services - Compliance for appropriate action. (c) Committee recommendation noted, no further action required.
12/03/24 - That in relation to the Minutes of the Heritage Committee Meeting held on the 1 February 2024, Council endorses the Committee Recommendations in respect of 3.1.1, namely the Heritage Committee recommends information regarding the pre-Macquarie village of Green Hills be incorporated into the interpretation plan for Windsor for all three stages.	Anticipated completion date: As part of overall Windsor Town Centre Liveability Project. Comments: Matter being considered as part of the Liveability - Windsor Town Centre Project but is not currently in project scope.
12/03/24 - That in relation to the Minutes of the Heritage Committee Meeting held on the 1 February 2024, Council endorses the Committee Recommendations in respect of 3.1.1, namely the Heritage Committee recommends that in respect of sandstone that it should be: a) Rehewn sandstone (in situ).b) Replace missing sandstone where rehewing isn't possible.c) That Council refer to the Thompson Square Conservation Management Plan and the ICOMOS Burra Charter.d) That the Committee receive an inventory of heritage sandstone held by Council and to consider the provenance and significance. Any heritage sandstone reused within Windsor is as close to the earlier use and location as possible.	Anticipated completion date: As part of overall Windsor Town Centre Liveability Project. Comments: Matter being considered as no operational resourcing identified in current budget for this recommendation.
12/03/24 - That in relation to the Minutes of the Heritage Committee Meeting held on the 1 February 2024, Council endorses the Committee Recommendations in respect of 3.1.1, namely the Heritage Committee recommends exploring the use of heritage sandstone to mark out the	Anticipated completion date: as part of overall Windsor Town Centre Liveability Project. Comments: Matter being considered by design consultants as part of the Liveability - Windsor Town Centre Project.

HERITAGE COMMITTEE

3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

Heritage Committee Resolution & Date	Actions Required
earlier street through the mall and the earlier cross streets.	
12/03/24 - That in relation to the Minutes of the Heritage Committee Meeting held on the 1 February 2024, Council endorses the Committee Recommendations in respect of 3.1.1, namely note that the project site is an important area for Dharug people and First Contact and further discussions will be required with the Heritage Committee to deal with Aboriginal and post settlement matters. To address this, the Director City Planning will coordinate future consultation as required on Dharug heritage and the Windsor stages of the Liveability Project.	Anticipated completion date: As part of overall Windsor Town Centre Liveability Project. Comments: Meeting to be coordinated by Director City Planning.
09/07/24 - Council endorse the Heritage Committee recommendation that Council a) deliver the 2024/2025 Local Heritage Assistance Fund based upon a theme of supporting the preservation and/or maintenance of timber slab barns and outbuildings b) amend the funding arrangements for the 2024/2025 Local Heritage Assistance Fund as proposed in the report c) contact Heritage NSW, Trish Doyle informing them of Council's significant slab barn study and increased Heritage Assistance Funding and asking them to match that funding d) use the 2024/2025 Local Heritage Assistance Fund predominately for slab barns e) Consider committing a large proportion of the funding to vulnerable proposed State listed items f) note the need to hold further discussions about how to address skills and materials for restoration of barns as per the recommendations made in the slab barn study g) Consider that the Local Heritage Assistance Fund may need to be made available to properties identified in the slab barn study that are recommended for Heritage listing.	Arrange for all the recommendations to be implemented as part of the 2024/2025 Local Heritage Assistance Fund program which includes updating relevant application forms, guidelines, and advertising.
09/07/24 - Council endorse the Heritage Committee recommendation that the term of the Bridge Artefacts Working Group be extended until the end of the Council term.	Contact the Bridge Artefact Working Group and advise them of the resolution.

Given Hawkesbury’s current Heritage Strategy will expire at the end of July 2024, a draft Strategy for the next three-year period (2024/2025 - 2026/2027) will be prepared. The draft Strategy will be based upon the nine recommendations contained in the 'Recommendations for local council heritage management' OEH 2013:

- **Recommendation 1:** Establish a heritage committee to deal with heritage matters in your area
- **Recommendation 2:** Identify the heritage items in your area and list them in your local environmental plan

HERITAGE COMMITTEE
3. REPORTS FOR DETERMINATION

Meeting Date: 1 August 2024

- **Recommendation 3:** Appoint a heritage advisor to assist the council, the community and owners of listed items
- **Recommendation 4:** Manage local heritage in a positive manner
- **Recommendation 5:** Introduce a local heritage fund to provide small grants to encourage local heritage projects
- **Recommendation 6:** Run a main street program
- **Recommendation 7:** Present educational and promotional programs
- **Recommendation 8:** Set a good example to the community by properly managing places owned or operated by council
- **Recommendation 9:** Promote sustainable development as a tool for heritage conservation.

The Draft Strategy will include the current ongoing actions to provide a framework for Council over the next three year period in the management of Hawkesbury's diverse and important history and heritage needs. The Strategy will enable Council and the Committee to pursue a balanced heritage management approach to the heritage assets of the Hawkesbury by having Aboriginal heritage initiatives as well and non-Aboriginal Heritage initiatives form part of the new heritage strategy.

The current Heritage Strategy (2021/2022 – 2023/2024) is included as Attachment 2.

DISCUSSION

Current Heritage Related Projects

When considering the preparation of a new Draft Three-Year Heritage Strategy, in addition to the detailed breakdown of projects, work and activities, Officers have considered the current operational duties of the Senior Heritage Officer detailed above and the various heritage related projects that are currently underway, and which include:

- Implementation of the Hawkesbury Aboriginal Cultural Heritage Study
- 2023 Timber Slab Barns Update Study
- Heritage Fact Sheets/Guidelines
- Local Heritage Assistance Fund and
- Hawkesbury Community Based Heritage Study implementation/Potential Heritage items Project.

ATTACHMENTS

AT - 1 Recommendations for local council heritage management OEH 2013 - (*Distributed under separate cover*).

AT - 2 Current Hawkesbury Heritage Strategy (2021/2022 - 2023/2024) - (*Distributed under separate cover*).

oooO END OF REPORT Oooo

HERITAGE COMMITTEE

4. GENERAL BUSINESS

Meeting Date: 1 August 2024

4. GENERAL BUSINESS



Heritage Committee Meeting

End of Business Paper

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