


Windsor Bridge Options Analysis		
Inventory Number: 030		
Item Shops	Listings	
	Register of the National Estate	
Location No. 123 George Street, Windsor, NSW 2756 Lot 104 DP 737270	NSW State Heritage Register	
	National Trust	9706
	Hawkesbury LEP 1989	178
	Other	
Description	Present Use Shop	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works The item is located within view of Option 5	Statement Significance (Local) Contributes to the character of the area.	
Reference Nil	Requirements None	
Photographs and Plans No photo		
 <p>No. 123 George Street, Lot 104 DP 737270, Windsor. Source: Sixviewer © NSW Department of Lands</p>		

Windsor Bridge Options Analysis Inventory Number: 031		
Item Loder House	Listings	
	Register of the National Estate	3155
Location No. 126 George Street, Windsor, NSW 2756 Lot 1 DP 580752	NSW State Heritage Register	5045756
	National Trust	8788
	Hawkesbury LEP 1989	179
	Other	
Description An 1834 two storey brick Georgian townhouse with attic and later Victorian two storey timber verandah with cast iron lacework balustrades and verandah brackets. The upper floor has five symmetrically placed French Doors with stone voussiors, opening onto the verandah, whilst the ground floor has paired windows with stone voussoirs and sills, flanking a central entrance with an arched fanlight. The main facade is of face sandstock whilst the side walls have been rendered. It is noted in the National Trust listing of 1975 that at that time the street facade was stuccoed, with the remainder of the external walls being face brick. The corrugated iron roof has been replaced when the building was restored. The verandah is stone flagged, with some stone flagging also surviving in the rear yard. Source: SHR	Present Use	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works The item is located within sight of Option 5	Statement Significance (Local) Loder House is a rare intact two storey brick Georgian townhouse, located in the main street of Windsor. The building has been associated with several prominent local identities including members of the Loder, Dargin, White, Richards and Holland families. The grounds of the house contain an 1830s boundary wall and an unusual square outbuilding which dates from the construction of the house. Source: SHR	
Reference SHR 5045756	Requirements None	


Photographs and Plans



Loder House, No. 126 George St, Lot 1 DP 580752, Windsor. Source: SHR



No. 126 George St, Lot 1 DP 580752, Windsor. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 032			
Item Shop	Listings		
	Register of the National Estate		
Location No. 127 George Street, Windsor, NSW 2756 Lot 8 DP 607128	NSW State Heritage Register		
	National Trust	9705	
	Hawkesbury LEP 1989	180	
	Other		
Description Shop	Present Use Shop		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity	High	
Impact of Proposed Works The item is located within sight of Option 5	Statement Significance (Local) The item contributes to the character of the area.		
Reference Nil	Requirements None		
Photographs and Plans No photo			
 <p>No. 127 George Street, Lot 8 DP 607128, Windsor. Source: Sixviewer © NSW Department of Lands</p>			

Windsor Bridge Options Analysis		
Inventory Number: 033		
Item Shops	Listings	
	Register of the National Estate	
Location Nos. 131-135 George Street, Windsor, NSW 2756 No. 131 = Lot B DP 32825 No. 135 = Lot A DP 32825	NSW State Heritage Register	
	National Trust	9704
	Hawkesbury LEP 1989	181 & 182
	Other	
Description Shops	Present Use Shops	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works The item is located within sight of Option 5	Statement Significance (Local)	
Reference Nil	Requirements None	

Photographs and Plans



Nos. 131-135 George Street, Windsor. These are the two double storey buildings in the centre of the picture. 137 George St is the dark brick building at far left. View is to north.



No. 135 George Street, Lot A DP 32825, Windsor. Source: Sixviewer © NSW Department of Lands



No. 131 George Street, Lot B DP 32825, Windsor. Source: Sixviewer © NSW Department of Lands

DRAFT

Windsor Bridge Options Analysis			
Inventory Number: 034			
Item	Listings		
Commercial building	Register of the National Estate		
Location	NSW State Heritage Register		
Nos. 134-136 George Street, Windsor, NSW 2756	National Trust		7086
Lot 2 DP 659668	Hawkesbury LEP 1989		183
	Other		
Description	Present Use		
Two storey masonry commercial building with parapet and strong horizontal and vertical lines.	Shops		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity		High
Impact of Proposed Works	Statement Significance (Local)		
The item is located within Option 5. Acquisition of this Lot may be required.	Contributes to the character of the area.		
Reference	Requirements		
Nil	Notification to Council – ISEPP 2007 S140/exception – Management of relics		

Photographs and Plans



Nos. 134-136 George Street, Windsor. The listing includes the building on the corner as well as the extension to the right of the image. View is to the east.



Nos. 134-136 George Street, Lot 2 DP 659668, Windsor. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis Inventory Number: 035		
Item Commercial building	Listings	
	Register of the National Estate	
Location No. 137 George Street, Windsor, NSW 2756 Lot 1 DP 448270	NSW State Heritage Register	
	National Trust	9115
	Hawkesbury LEP 1989	184
	Other	
Description Dark brick single storey building with gabled parapet and strong vertical lines.	Present Use	
	Solicitor's office	
	Potential Significance (if unlisted)	
	State	Local None
Impact of Proposed Works The item is located on the boundary of Option 5. Acquisition of this Lot may be required.	Integrity	High
	Statement Significance (Local) Contributes to the character of the area.	
Reference Nil	Requirements Notification to Council – ISEPP 2007	

Photographs and Plans



No. 137 George Street, Windsor. View is to the northwest.



No. 137 George Street, Lot 1 DP 448270, Windsor. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 036			
Item		Listings	
NAB bank building (former Commercial Banking Company of Sydney bank)		Register of the National Estate	
Location		NSW State Heritage Register	
No. 141 George Street, Windsor, NSW 2756		National Trust	9079
Lot A DP 160933		Hawkesbury LEP 1989	185
		Other	
Description		Present Use	
Two storey masonry building with arched windows and extended arched portico at ground level with extensive detailing. Building has a hipped tiled roof and a bullnose verandah with cast iron lacework to upper level. There is a separate stable building at the rear.		Bank	
		Potential Significance (if unlisted)	
		State	Local None
		Integrity	High
Impact of Proposed Works		Statement Significance (Local)	
The item is partially located in Option 5. Acquisition of this Lot may be required.		Contributes to the character of the area.	
Reference		Requirements	
Nil		Notification to Council – ISEPP 2007	

Photographs and Plans



No. 141 George Street, Windsor. View is to the northwest.



No. 141 George Street, Lot A DP 160933, Windsor. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 037		
Item	Listings	
Bank building (former Bank of NSW)	Register of the National Estate	
Location	NSW State Heritage Register	
No. 146 George Street, Windsor, NSW 2756	National Trust	10799
Lot 4 DP 558970	Hawkesbury LEP 1989	186
	Other	
Description	Present Use	
Red brick two storey building dominated by four Tuscan columns supporting a gabled entablature; arched 12 pane windows to the ground floor with an imposing central door while upper windows are rectangular 12 pane with external wooden shutters.	Offices	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works	Statement Significance (Local)	
The item is partially located in Option 5. Acquisition of this Lot may be required.	Contributes to the character of the area.	
Reference	Requirements	
	Notification to Council – ISEPP 2007	

Photographs and Plans



No. 146 George Street, Windsor. View is to the south.



No. 146 George Street, Lot 4 DP 558970, Windsor. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 038		
Item	Listings	
Masonic Temple (former Congregational Church)	Register of the National Estate	
Location	NSW State Heritage Register	
No. 22 Kable Street, Windsor, NSW 2756	National Trust	8894
Lot 1 DP 998061	Hawkesbury LEP 1989	239
	Other	
Description	Present Use	
Simple, masonry building with 4 arched windows and a central double door and spire to front façade. Construction began in 1869 and it was converted to a Masonic Temple in 1922.	Masonic temple	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works	Statement Significance (Local)	
The item is located on the boundary of Option 5. Acquisition of this Lot may be required.	Contributes to the character of the area.	
Reference	Requirements	
Nil	Notification to Council - ISEPP 2007	

Photographs and Plans



No. 22 Kable Street, Windsor. View is to the northeast.



No. 22 Kable Street, Lot 1 DP 998061, Windsor. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 039			
Item House	Listings		
	Register of the National Estate		
Location No. 13 Kable Street, Windsor, NSW 2756 Lot B DP 85772	NSW State Heritage Register		
	National Trust		
	Hawkesbury LEP 1989		
	Other		
Description A fibro cement and masonry cottage. There is a possibility that it is located on the former brewery site owned by Andrew Thompson.	Present Use House		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity	High	
Impact of Proposed Works The item is in Option 5. Acquisition of this Lot may be required.	Statement Significance (Local)		
	Contributes to the character of the area.		
Reference Nil	Requirements S140/exception – management of relics		

Photographs and Plans



No. 13 Kable Street, Windsor. View is to the west.



No. 13 Kable Street, Lot B DP 85772, Windsor. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 040			
Item "Uralla" (house)	Listings		
	Register of the National Estate		
Location No. 3 Baker Street, Windsor, NSW 2756 (as listed in LEP and by National Trust) LEP states that it is sited at Lot 1 DP 135466 but this address and Lot number does not exist according to the Department of Lands information on Six Viewer. It appears that the land in the area has been amalgamated into a large holding with the address of 6-16 Kable St, Lot 1 DP1005845. Google Maps shows the cottage in Streetview as located at 3 Baker St, but in map layout view it is shown as part of the 6-16 Kable St allotment.	NSW State Heritage Register		
	National Trust	10637	
	Hawkesbury LEP 1989	139	
	Other		
Description Simple symmetrical cottage with two windows and a central door to front façade and a bullnosed verandah along the front; roof is hipped and clad with colorbond and has two chimneys in the north wall. House features a wall plaque labelled "Uralla".	Present Use Shaddick's Lawyers		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity		
Impact of Proposed Works House is on the boundary of Option 4.	Statement Significance (Local) Contributes to the character of the area.		
Reference Nil	Requirements Notification to Council - Impact that is not minor or inconsequential ISEPP 2007		

Photographs and Plans



No. 3 Baker Street, Windsor but now known as part of No. 6-16 Kable St, Lot 1 DP1005845. View is to the west.



No. 3 Baker Street, Windsor, Part of 6-16 Kable St, Lot 1 DP 1005845. House is denoted with arrow. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 041			
Item Cottage	Listings		
	Register of the National Estate		
Location No. 9 Baker Street, Windsor, NSW 2756 LEP states that it is sited at Lot 1 DP 572611 but according to the Department of Lands information on Six Viewer it is located at Lot 1 DP 871860.	NSW State Heritage Register		
	National Trust	6652	
	Hawkesbury LEP 1989	140	
	Other		
Description Simple symmetrical cottage with two windows and a central door to front façade and a bullnosed verandah along the front; roof is gabled and clad with colorbond and has external parapets at either end that butt up to chimneys.	Present Use		
	Biviano's Restaurant		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity		
Impact of Proposed Works House is on the boundary of Option 4.	Statement Significance (Local) Contributes to the character of the area.		
Reference Nil	Requirements Notification to Council - Impact that is not minor or inconsequential ISEPP 2007		

Photographs and Plans



No. 9 Baker Street, Windsor. View is to southwest.



No. 9 Baker Street, Windsor, Lot 1 DP 871860. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 042		
Item	Listings	
Possible archaeological site (former house site)	Register of the National Estate	
Location	NSW State Heritage Register	
No. 10 Baker Street, Windsor, NSW 2756	National Trust	
This address does not exist according to the Department of Lands information on Six Viewer. It may have been amalgamated with No. 8 Baker St.	Hawkesbury LEP 1989	
	Other	
Description	Present Use	
	House	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	
Impact of Proposed Works	Statement Significance (Local)	
Unknown.		
Reference	Requirements	
Nil		
Photographs and Plans		
No photo or plan		

Windsor Bridge Options Analysis		
Inventory Number: 043		
Item Cottage	Listings	
	Register of the National Estate	
Location No. 11 Baker Street, Windsor, NSW 2756 Lot 1 DP 111632	NSW State Heritage Register	
	National Trust	7324
	Hawkesbury LEP 1989	141
	Other	
Description Simple symmetrical cottage with two windows and a central door to front façade and a bullnosed verandah along the front; roof is gabled and clad with colorbond and has chimneys at either end.	Present Use Biviano's Restaurant	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	
Impact of Proposed Works House is on the boundary of Option 4.	Statement Significance (Local) Contributes to the character of the area.	
Reference Nil	Requirements Notification to Council - Impact that is not minor or inconsequential ISEPP 2007	

Photographs and Plans



No. 11 Baker Street, Windsor. View is to southwest.



No. 11 Baker Street, Windsor Lot 1, DP 111632. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 044		
Item	Listings	
Cottage ("Eloura")	Register of the National Estate	
Location	NSW State Heritage Register	
No. 33 Macquarie Street, Windsor, NSW 2756	National Trust	
Lot 3 DP 2995	Hawkesbury LEP 1989	476
	Other	
Description	Present Use	
L-shaped timber Federation cottage with bow window; verandah under main roof along the two street frontages; roof is gabled and hipped and clad with corrugated galvanised iron and has two ornate brick chimneys.	Office – Starr Real Estate Agents	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	
Impact of Proposed Works	Statement Significance (Local)	
The item is partially located in Option 5. Acquisition of this Lot may be required.	Contributes to the character of the area.	
Reference	Requirements	
Nil	Notification to Council - Impact ISEPP 2007 S140/Exception - Management of relics	

Photographs and Plans



No. 33 Macquarie Street, Windsor. View is to northeast (Kable Street frontage shown).



No. 33 Macquarie Street, Windsor, Lot 3 DP 2995. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 045		
Item Peninsula House Group: comprises Tebbutt's Peninsula House and Observatory.	Listings	
	Register of the National Estate	3162
Location No. 0 Palmer Street, Windsor, NSW 2756 Lot 1 DP 731655.	NSW State Heritage Register	5045697
	National Trust	8038
	Hawkesbury LEP 1989	254
	Other	
Description Peninsula House: A two storey Georgian style house of sandstock brick. The main roof and verandah are slate, the latter supported on delicate cast iron columns, the centre bay marked with a simple pediment. Doors are six panel and windows are six pane double hung sashes with stone sills and were originally shuttered, whilst sandstone is used for the foundations, a string course and flagging to the verandah. A two storey late Victorian brick wing was built at the rear. (Sheedy 1975) Tebbutt's Observatory: There are two brick observatories in the old garden. The smaller one is circular with a segmental flat iron pitched roof. The larger one is also face brick with sandstone quoins, classical pediment over a porch and dentilled cornice to the roof parapet. Windows are of unusual proportions with stuccoed decorations and timber shutters, while the iron segmental roof is double pitched octagonal in form.	Present Use House	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	
Impact of Proposed Works Option 6 may have a visual impact on the item.	Statement Significance (State) An important and unique group of early and late Victorian buildings remaining in good condition and having an interesting historical genesis. The buildings, with the surrounding rural landscape, make an outstanding contribution to the northeastern area of Windsor. (Sheedy 1975) The Tebbutt Peninsula House was built in 1844 by famous amateur astronomer, John Tebbutt II, who discovered two comets which today bear his name. (AHC press release, 2004) (Quoted from SHR)	
Reference	Requirements	

SHR File No S90/06128 & HC
32162

S60/Exemption – Visual impacts
Notification to Council - Impact - ISEPP 2007

Photographs and Plans



Palmer Street, Windsor. Tebbutt's Observatory (right) and Peninsula House. View is to east.



Palmer Street, Windsor, Lot 1 DP 731655. Source: Sixviewer © NSW Department of Lands

DRAFT

Windsor Bridge Options Analysis Inventory Number: 046			
Item North Street Conservation Area, Windsor, NSW 2756	Listings		
	Register of the National Estate		
Location Includes the following heritage items in North Street: House No. 25, Lot 201 DP 593790. House No. 28(26), Lot 1 DP 749299. House Nos. 31–33, Lot 19 DP 745851. House No. 35, Lot 181 DP 593791. House Nos. 37–39, Lot 182 DP 593791. Court House, No. 34, Lot 16 DP 759096.	NSW State Heritage Register		
	National Trust		
	Hawkesbury LEP 1989		253
	Other		
Description The Conservation Area takes in both sides of North Street between the intersection of this street with Arndell and Palmer Streets. The buildings follow the topography of North Street, which drops from the highest point at the western end (37-39 North Street) to the lowest level in the study area at the east (23 North Street). The views east are terminated by the open farmland beyond Palmer Street. There is also a slope from north to south. The facades of the nineteenth century buildings are in a similar alignment along North Street and are sited close to the present street separated from it only by a narrow grassed footpath. All of the properties have substantial trees behind them and all have landscaped gardens in the immediate environs of the houses. The individual houses have been restored to a high standard.	Present Use		
	Residential and civic		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity		
	High		
Impact of Proposed Works The conservation area is bisected by the route of Option 7	Statement Significance (State) The North Street Conservation Area has high aesthetic and historic values for it retains a row of now restored mid-Victorian dwellings and a former licensed inn that demonstrate a phase (1840s) in the development of the town of Windsor. The nearby Court House demonstrates association with an earlier (1820s) phase of development and provides a landmark element at the western boundary of the area. Owing to the slope of the road, low scale development in the precinct and the view to the eastern farmland, the		

	precinct retains a semi-rural quality that evokes an earlier era.
Reference SHR Listing	Requirements S60 – Visual impact & management of relics

Photographs and Plans



North Street Conservation Area, Windsor. View is to northeast.



North Street Conservation Area, Windsor, Various Lots. Source: Map from Google and lot information from Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 047			
Item Court House	Listings		
	Register of the National Estate	3141	
Location No. 34 Court Street (corner Pitt Street), Windsor, NSW 2756 Lot 7018 DP 1060980	NSW State Heritage Register	5045175	
	National Trust	7224	
	Hawkesbury LEP 1989	253	
	Other (S.170 Register)	NSW Police	
Description The Windsor Court House is designed in the Colonial Georgian style, using an adapted Palladian form with an enclosing front verandah entrance. The Court House is constructed in face brick, with a sandstone base course and window headers. Classically inspired details include multi-paned windows with flat sandstone lintels over. The roofs are clad in corrugated iron. The verandah is supported on timber posts. Interiors feature intact timber joinery and furniture. The Court House was insisted upon by Governor Macquarie, designed by Francis Greenway, and built by William Cox using convict labour.	Present Use		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity	High	
Impact of Proposed Works The item is located within the route of Option 7. There may be a visual impact. Part of the Lot may have to be acquired.	Statement Significance (State) Designed by Francis Greenway, the Windsor Court House, a rare surviving Colonial Georgian public building that originally dates from the early 19th century. The building has a fine and impressive form which uses an adapted Palladian plan. It is of considerable historical, social and aesthetic significance, as one of the earliest surviving Court House buildings in Australia. It demonstrates historic associations with Lachlan Macquarie, as governor, Francis Greenway, as the designer, and William Cox as the builder.		
Reference	Requirements		

SHR Listing

S60 – Visual Impact.

Photographs and Plans



No. 34 Court St, Windsor. View is to east (with Pitt St in foreground).



N. 34 Court St, Windsor, Lot 7018, DP 1060980. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 048		
Item Wall at rear of Police Station	Listings	
	Register of the National Estate	3202
Location Rear 32-34 Bridge Street, Windsor, NSW 2756 Lot 11 DP 759096	NSW State Heritage Register	5045305
	National Trust	7573
	Hawkesbury LEP 1989	157
	Other	
Description A remnant section of the brick wall enclosing the site of the former military barracks until 1848 and police barracks from 1860. The wall has a stone plinth and an elegant stone coping	Present Use Part of Police Station grounds	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity Medium	
Impact of Proposed Works The item is located within the route of Option 7	Statement Significance (State) The boundary wall is historically associated with a site that has been developed in stages from 1817. It provides a tangible association with the now demolished barracks complex and forms an important element in the Court Street precinct.	
Reference SHR Listing	Requirements S60 - Requires assessment	

Photographs and Plans



Rear 32-34 Bridge St, Windsor. View is to south.



Rear 32-34 Bridge St, Windsor, Lot 11 DP 759096. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 049		
Item House	Listings	
	Register of the National Estate	3157
Location 25 North Street, Windsor, NSW 2756 Lot 201 DP 593790	NSW State Heritage Register	5045174
	National Trust	9628
	Hawkesbury LEP 1989	253
	Other	
Description 25 North Street comprises semi-detached cottages with two front doors, but now used as a single occupancy house. It is built from sandstock brick above a sandstone cellar and foundations. The verandah paving and sills are also formed from sandstone. There are twelve-pane window sashes and six-panel doors. There is a jerkin head roof with dormer windows. It is hipped to the verandah. The centrally placed chimney reflects the two former occupancies. There are out-buildings behind.	Present Use Dwelling	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works The item is located within the route of Option 7	Statement Significance (State) The dwelling at 25 North Street, Windsor is one of a number of early-Victorian residences, mostly single storey, that collectively contribute to the most intact residential streetscape in Windsor.	
Reference SHR Listing	Requirements S60 - Visual impact to built environment & management of relics	

Photographs and Plans



No. 25 North St, Windsor. View is to north.



No. 25 North St, Windsor, Lot 201, DP 593790. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 050		
Item House	Listings	
	Register of the National Estate	3158
Location (26) 28 North Street, Windsor, NSW 2756 Lot 1 DP 749299 (Shown as No. 26 on Sixviewer)	NSW State Heritage Register	5045190
	National Trust	10680
	Hawkesbury LEP 1989	253
	Other	
Description An interesting formal brick house with a wide returning verandah, cast-iron trim and a high central chimney, 28 North Street was built by Mr Mullings c.1875 for the Tebbutt family (of Peninsular House & Observatories), and is situated on top of a grassy knoll alongside Windsor Courthouse On a little grassy knoll opposite, 28 North Street is a formal brick house set back from the street, built c.1875 for Mr Mullinger for the Tebbutt family. It has a wide returning verandah with cast iron open columns and valance, and French windows opening from inside with long louvered shutters. The high central chimney crowning the roof emphasises the formality of the design.	Present Use Dwelling	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	
Impact of Proposed Works The curtilage of this item is located within the route of Option 7. May require partial acquisition.	Statement Significance (State) Built around 1875, the dwelling at 28 North Street, Windsor provides an interesting contrast in the heritage streetscape with its freestanding elevated position, return verandah and expansive site. The building has historic associations with the Tebbutt family.	
Reference SHR Listing	Requirements S60 - Visual Impact to built environment, Management of relics	

Photographs and Plans



No. 28 North St, Windsor. View is to southeast.



No. 28 North St, Windsor, Lot 1, DP 749299. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 051		
Item Cottage	Listings	
	Register of the National Estate	14283
Location 29 North Street, Windsor, NSW 2756 Lot 200 DP 593790	NSW State Heritage Register	5045198
	National Trust	6833
	Hawkesbury LEP 1989	
	Other	
Description 29 North Street is a free-standing sandstock brick cottage. It has sandstone foundations, lintels and sills. Windows are twelve-pane and doors are four-panel. The roof is covered in iron and is hipped to house and bellcast to the timber verandah. It has a timber picket fence.	Present Use Residence	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works The item is located within the route of Option 7	Statement Significance (State) The dwelling at 29 North Street, Windsor is one of a number of early-Victorian residences, mostly single storey, that collectively contribute to the most intact residential streetscape in Windsor.	
Reference SHR	Requirements S60 - Visual impact to built environment & management of relics	

Photographs and Plans



No. 29 North St, Windsor. View is to north.



No. 29 North St, Windsor, Lot 200, DP 593790. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis Inventory Number: 052		
Item House	Listings	
	Register of the National Estate	3159
Location 31-33 North Street, Windsor, NSW 2756 Lot 19 DP 745851	NSW State Heritage Register	5045182
	National Trust	6837
	Hawkesbury LEP 1989	253
	Other	
Description 31-33 North Street is built from sandstock brick. The walls rest on stone foundations. There is also a stone-paved verandah that is edged with a picket fence. The house has a hipped iron roof. There are twelve-pane windows and glazed French doors.	Present Use	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	
Impact of Proposed Works The item is located within the route of Option 7	Statement Significance (State)	
	The dwelling at 31-33 North Street, Windsor is one of a number of early-Victorian residences, mostly single storey, that collectively contribute to the most intact residential streetscape in Windsor.	
Reference SHR Listing	Requirements S60 - Visual impact to built environment and management of relics	

Photographs and Plans



No. 31-33 North St, Windsor. View is to north.



No. 31-33 North St, Windsor, Lot 19 DP 745851. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis Inventory Number: 053		
Item House	Listings	
	Register of the National Estate	3160
Location 35 North Street, Windsor, NSW 2756 Lot 182 DP593791	NSW State Heritage Register	5045201
	National Trust	7150
	Hawkesbury LEP 1989	253
	Other	
Description 35 North Street is a single storey timber house that has as its western wall the brick wall of the adjoining 37-39 North Street. It has a rusticated boarded front, four-pane windows and four-panel doors. It has a simple pitched roof with curved iron sheets covering the verandah. The latter is edged with a picket fence. A weatherboard extension has been made to the back of the building. There is a large timber outbuilding that has been imported to the site.	Present Use Residence	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works The item is located within the route of Option 7	Statement Significance (State) The dwelling at 35 North Street, Windsor is one of a number of early-Victorian residences, mostly single storey, that collectively contribute to the most intact residential streetscape in Windsor.	
Reference SHR Listing	Requirements S60 - Visual impact to built environment and management of relics	

Photographs and Plans



No. 35 North St, Windsor. View is to north.



No. 35 North St, Windsor, Lot 182 DP593791. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 054		
Item Houses Former Peninsula Hotel; Court House Hotel	Listings	
	Register of the National Estate	3161
Location 37-39 North Street, Windsor, NSW 2756 Lot 182 DP593791	NSW State Heritage Register	5045187
	National Trust	8422
	Hawkesbury LEP 1989	253
	Other	
Description 37-39 North Street is a two-storey building constructed from sandstock bricks with sandstone lintels, sills and verandah flagging. There is a cellar beneath the house. It has a number of out-buildings.	Present Use House	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	High
Impact of Proposed Works The item is located within the route of Option 7	Statement Significance (State) The dwelling at 37-39 North Street, Windsor is one of a number of early-Victorian buildings that collectively contribute to the most intact residential streetscape in Windsor. The building has historic associations with the former licensed hotels trading either as the Peninsula Hotel or Court House Hotel.	
Reference SHR Listing	Requirements S60 - Visual impact to built environment and management of relics	

Photographs and Plans



No. 37-39 North St, Windsor. View is to northwest.



No. 37-39 North St, Windsor, Lot 182 DP593791. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 055		
Item	Listings	
Bird In The Hand Inn (former)	Register of the National Estate	
Location	NSW State Heritage Register	5045168
87 Eldon Street, Pitt Town	National Trust	10052
(alternate 81 Bathurst Street) Lot 1 DP 786863	Hawkesbury LEP 1989	279
	Other	
Description	Present Use	
<p>The former Bird in Hand Inn is a very important Colonial Georgian inn prominently located in the centre of the village at Pitt Town.</p> <p>It is a two storey inn, with the original block facing southwest to Bathurst Street. The building is four bays wide with a steeply pitched hipped roof. The roof form follows a chamfer on the western corner. There are two chimneys on the southeast side. A skillion verandah runs across the southwest front.</p> <p>The walls of the inn are rendered and coursed in ashlar.</p> <p>The windows are double hung with two pane sashes (probably modified from the originals or replaced).</p> <p>The front wall of the inn has been extended in each direction as a single storey parapet.</p> <p>A two storey wing, mimicking the scale and form of the original is located to the rear (northeast) of the original block and connected two it by a narrower two storey link.</p>	Inn/Tavern	
	Potential Significance (if unlisted)	
	State	Local None
	Integrity	The inn has been altered, but retains its general form.
Impact of Proposed Works	Statement of Significance (State)	
No identified impacts	<p>The former Bird in Hand Inn is of high historical significance as the earliest inn in Pitt Town. The inn is important for its association with Daniel Smallwood, a prominent pioneer of the town, who built the inn in 1825 and operated it until 1840.</p> <p>It is an important surviving example of a Georgian Colonial inn. While there are similar buildings surviving such as 265 George Street and the former Bell Inn, this style of building is becoming increasingly rare.</p> <p>The location of the Bird in Hand at the centre of the village</p>	

	<p>of Pitt Town and on the prominent corner of Bathurst Street and Eldon Street makes it an important landmark in the village. Its importance has been underlined by the construction of the commercial precinct of the village adjacent.</p> <p>The importance of the inn as a centre for social activity in the town has been continued in the recent years by its reuse as part of the commercial centre of the village.</p> <p>As the oldest inn in Pitt Town, the former Bird in Hand clearly has some archaeological potential.</p>
<p>Reference</p> <p>Hubert Architects, Heritage Futures and Terry Kass in Association, 'Hawkesbury Heritage Review', 2001</p>	<p>Requirements</p> <p>None</p>

Photographs and Plans



No. 81 Bathurst St, Pitt Town. View is to southeast.



No. 81 Bathurst St, Pitt Town, Lot 1 DP 786863. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis		
Inventory Number: 056		
Item	Listings	
Pitt Town Hardware Produce and Fuel	Register of the National Estate	
Location	NSW State Heritage Register	
85 Bathurst Street, Pitt Town, NSW 2756	National Trust	
Lot 3 DP 627983	Hawkesbury LEP 1989	280
	Other	
Description	Present Use	
The Pitt Town Hardware Produce and Fuel store is a former slab barn believed to date from between 1801 and 1840. At a prominent location on the corner of Bathurst, Grenville and Eldon Streets, it is an important element in the townscape.	Store	
The former barn is a gabled single storey building with a loft. A skillion has been added on the northeast side.	Potential Significance (if unlisted)	
The slab construction has recently been revealed and the building otherwise refurbished	State	Local None
	Integrity	Fair
Impact of Proposed Works	Statement of Significance (Local)	
No identified impacts	<p>The barn at 163 Pitt Town Bottoms Road has research potential as an intact, early slab barn indicating the vernacular construction systems found in the Hawkesbury district and particularly Pitt Town. It is one of only a few town barns still used for storage of produce.</p> <p>Located on the prominent corner of Bathurst, Grenville and Eldon Streets, the barn is an important element in the local streetscape.</p> <p>As one of the early slab barns of Pitt Town this barn contributes to the colonial character of the Pitt Town and Pitt Town Bottoms area.</p> <p>This is a representative example of a slab barn, typical of the Hawkesbury region and particularly of Pitt Town, Wilberforce and Pitt Town Bottoms.</p>	
Reference	Requirements	
Hubert Architects, Heritage Futures and Terry Kass in Association, 'Hawkesbury Heritage Review',	None	

2001	
------	--

Photographs and Plans



No. 85 Bathurst St, Pitt Town. View is to north.



No. 85 Bathurst St, Pitt Town, Lot 3 DP 627983. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 057			
Item		Listings	
Slab Barn (now blown over) and Orchard		Register of the National Estate	
Location		NSW State Heritage Register	
89 Bathurst Street, Pitt Town, NSW 2756 (Identified as No. 89 Bathurst St on LEP and 93 Bathurst St on SHI)		National Trust	
No. 89 = Lot 1 DP 627983		Hawkesbury LEP 1989	469
No. 93 = Lot 2 DP 602297		Other	
Description		Present Use	
Remnant orchard with stored remains of the small single storey barn identified in Hubert Architects, Heritage Futures and Terry Kass in Association, 'Hawkesbury Heritage Review', 2001		Vacant site awaiting sale at time of inspection	
		Potential Significance (if unlisted)	
		State	Local None
		Integrity	Low
Impact of Proposed Works		Statement of Significance (Local)	
No identified impacts		The remnant orchard contributes to the semi-rural character of Pitt Town.	
Reference		Requirements	
Hubert Architects, Heritage Futures and Terry Kass in Association, 'Hawkesbury Heritage Review', 2001		None	

Photographs and Plans



No. 93 Bathurst St, Pitt Town. View is to north.



No. 93 Bathurst St, Pitt Town, Lot 2 DP 602297. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 058			
Item House and garden	Listings		
	Register of the National Estate		
Location 96 Bathurst Street, Pitt Town, NSW 2756 Lot 1 DP 719885	NSW State Heritage Register		
	National Trust		
	Hawkesbury LEP 1989	287	
	Other		
Description 96 Bathurst Street is the site of a substantial Federation filigree house facing Bathurst Street. The house is single storey with a hipped roof and ventilation gables. A bullnose verandah runs around the northwest, northeast and southeast sides of the house. A gable breaks through the verandah to mark the central entry on the Bathurst Street (northwest) front. The house has brick chimneys with dentilated corbels and terracotta pots. The site is enclosed on the street boundaries by a reproduction picket fence. The house is roofed in corrugated steel and the walls have a rusticated weatherboard spandrel and fibro above. The verandah has turned timber posts, a balustrade of timber slats (late C20th reproduction) and a frieze of timber fretwork with fretwork brackets below. The front door is high waisted and has 2 pane sidelights and a toplight. It is flanked by sets of three leadlight casements. A number of mature trees remain in the yard.	Present Use Private House and garden		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity	High	
Impact of Proposed Works No identified impacts	Statement of Significance (Local) 96 Bathurst Street is a substantial late Federation filigree house. Larger than most houses in Pitt Town and located on a prominent corner close to the centre of the town, it is an important element in the streetscape.		
Reference	Requirements		

Hawkesbury Heritage Review

None

Photographs and Plans



No. 96 Bathurst St, Pitt Town. View is to northwest.



No. 96 Bathurst St, Pitt Town, Lot 1, DP 719885. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 059			
Item Scots Uniting Church	Listings		
	Register of the National Estate	3128	
Location 99 Bathurst Street, Pitt Town, NSW 2756 Lot D DP 392264	NSW State Heritage Register		
	National Trust		
	Hawkesbury LEP 1989	281	
	Other		
Description Scots Uniting Church is a small sandstone church in the Victorian Gothic Style. Four bays long, it is a gabled building with a slate roof and galvanised ridging. Sandstone buttresses divide the bays and mark the corners. There is a gabled entry porch at the west end. The church has pointed arched windows with multipane double hung windows. Lugged and sheeted doors in a pointed arch open to the entry porch. Circular vents are located high in the gabled ends. The eaves are finished with wide eaves boards (between 200-300mm). In the yard to the south is the grave of Reverend David Moore, his wife Annie Cooper and their daughter Annie. The grave is marked by a fine arched sandstone monument and is surrounded by a low iron picket fence.	Present Use Church		
	Potential Significance (if unlisted)		
	State	Local	None
	Integrity	High	
Impact of Proposed Works No identified impacts	Statement of Significance (Local) Scots Uniting Church is a fine and intact example of a rural Victorian Gothic church. With the St James Anglican Church on the opposite side of Bathurst Street, it contributes to an important civic node in the town. The Scots Uniting Church is of historic significance as one of the two early churches serving the township of Pitt Town. It is also of importance as the gravesite of the Rev. David Moore and his family. Like all churches, Scots Uniting Church is of social importance as a focal point of Presbyterian and later Uniting Church worship since 1862.		
Reference Hubert Architects, Heritage Futures and Terry Kass in Association, 'Hawkesbury Heritage Review', 2001	Requirements None		

Photographs and Plans



No. 99 Bathurst St, Pitt Town. View is to southeast.



No. 99 Bathurst St, Pitt Town, Lot D, DP 392264. Source: Sixviewer © NSW Department of Lands

Windsor Bridge Options Analysis			
Inventory Number: 060			
Item Iron clad shed	Listings		
	Register of the National Estate		
Location 92 Bathurst St, (corner of Bathurst Street and Church Street), Pitt Town	NSW State Heritage Register		
	National Trust		
	Hawkesbury LEP 1989		
	Other		
Description Large, timber framed and corrugated iron clad shed with a gabled roof. Full height sliding doors on the visible elevations. Located in the centre of town and highly prominent. Original use and origins have not been determined.	Present Use		
	Store		
	Potential Significance (if unlisted)		
	State	Local	None X
	Integrity	Fair	
Impact of Proposed Works No identified impacts	Statement Significance		
	Interesting built remnant within the town centre with a possible agricultural use association such as former fruit packing shed, machinery store, machinery maintenance depot, etc.		
Reference	Requirements		
	None		

Photographs and Plans



No. 92 Bathurst St, Pitt Town. View is to southwest.



No. 92 Bathurst St, Pitt Town, Lot 1 DP 576179. Source: Sixviewer © NSW Department of Lands