



# **Attachment 1 to Item 103**

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Heritage Assessment 'Dalori' - 3  
New Street, Windsor - NBRS &  
Partners Pty Ltd

Date of meeting: 14 June 2022  
Location: Council Chambers  
Time: 6:30 p.m.



# HERITAGE ASSESSMENT

'Dalori', 3 New Street, Windsor



FINAL REPORT

May 2022

*Cover Image: 'Dalori', 3 New Street, Windsor (Source: NBRS 2022)*

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ISSUED	REVIEW	ISSUED BY
13 May 2022	Draft for Review	Rose Mickan
16 May 2022	Final Report	Rose Mickan

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# HERITAGE ASSESSMENT OF DALORI, 3 NEW STREET, WINDSOR

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

This Heritage Assessment has been prepared in accordance with the standard guidelines of the NSW Heritage Division to assess the cultural significance of 'Dalori' residence at 3 New Street, Windsor.

The subject site is not listed as an item of local heritage significance in the *Hawkesbury Local Environmental Plan (LEP) 2012*. However, it is temporarily protected by an Interim Heritage Order that was placed on the site on 23 December 2021. The Interim Heritage Order will remain in force for a period of 6 months. This report assesses the site's potential heritage significance.

### 1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual, 1996.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

### 1.3 SITE LOCATION

Dalori is sited on the western side of New Street on a block bounded by The Terrace to the north, George Street to the south and Catherine Street to the west. The NSW Land Registry Services (LRS) identifies the subject site as Lot 450 of DP1038364.



Figure 1: Street map with the subject site outlined in red.  
(Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

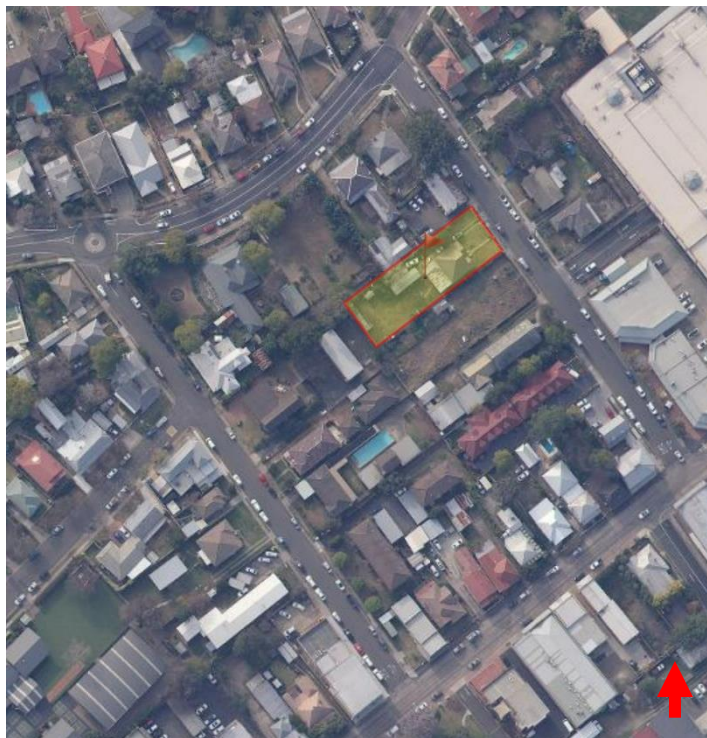


Figure 2: Aerial map with the subject site outlined in red.  
(Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

#### 1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject site is not listed as an item of local heritage significance in the *Hawkesbury Local Environmental Plan (LEP) 2012*.

It is in the vicinity of several heritage items, the nearest being:

- House, 1 New Street, Windsor (I251)



## 2.0 DOCUMENTARY EVIDENCE

### 2.1 INTRODUCTION

The subject site is located within the Hawkesbury Local Government Area in NSW. The contextual history draws from the research and information provided in *The Hawkesbury: A Thematic Environmental History*, originally prepared by Helen Proudfoot in 1987 and revised by Hawkesbury City Council in 2007 and 2017. It has been amended with additional information as available and relevant.

### 2.2 PRE-CONTACT ABORIGINAL LANDSCAPE

The subject site is located on the traditional lands of the Darug people. For at least 50,000 years Aboriginal people have occupied this area which forms part of the much larger landscape known as Country.<sup>1</sup> *Bulyayorang* is the Aboriginal name for the area now known as Windsor as recorded by Reverend John McGarvie in 1829.<sup>2</sup>

The area known as Hawkesbury has a topographically diverse character that nurtured a rich and fertile ecosystem. Located on the edge of the Hornsby Plateau, a sandstone plateau located north of Sydney, this area is made up of undulating land dissected by the winding course of *Dyarubbin* (sometimes spelt *Deerubbin*), known more commonly as the Hawkesbury River.<sup>3</sup> Aboriginal people lived lightly on the land, hunting only as much as was needed and utilising the natural resources to produce tools, objects and clothing.

An Aboriginal Reserve was established at Sackville and continued to operate until the 1920s.<sup>4</sup>

Colonisation had a devastating impact on Aboriginal people and their way of life.

### 2.3 DEVELOPMENT OF THE AREA

The Hawkesbury Region was first explored in 1789 on an expedition led by Governor Arthur Phillip. Hawkesbury's fertile alluvial soils and perceived agricultural potential made the region a favourable area for settlement. The Hawkesbury River's periodic flooding was known to settlers and early records indicate that between 1799 to 1819 there were ten major floods.<sup>5</sup>

Undeterred by the area's proneness to flooding, and the challenges brought about by its dramatic topography, an embryonic settlement of 546 people had formed by 1795.<sup>6</sup> The first settlers established outlying farms along the Hawkesbury, and an early track was created, connecting Parramatta to the Windsor area, which was originally known as 'The Green Hills'.<sup>7</sup> This early route, later to become Old Windsor Road, provided the first trafficable overland passage to the area.

Travel and communication of goods between Windsor and Sydney was dominated by the sea and river during the early settlement period. By the 1790s ships and government vessels of varying sizes were navigating the Hawkesbury River corridor on a regular basis.<sup>9</sup> The river provided a vital link with Sydney and fostered the growth of the area, including the subsequent development of a strong ship and boatbuilding industry along the waterfront.<sup>10</sup> Other industries in the area included grain, hide and wool processing.

<sup>1</sup> 'The Dyarubbin Project: Aboriginal History, Culture and Places on the Hawkesbury River | The Dictionary of Sydney', accessed 28 April 2022, [https://dictionaryofsydney.org/entry/the\\_dyarubbin\\_project\\_aboriginal\\_history\\_culture\\_and\\_places\\_on\\_the\\_hawkesbury\\_river#ref-uuid=15b5b4f7-f0f9-456d-a121-9cc96c9c8e01](https://dictionaryofsydney.org/entry/the_dyarubbin_project_aboriginal_history_culture_and_places_on_the_hawkesbury_river#ref-uuid=15b5b4f7-f0f9-456d-a121-9cc96c9c8e01).

<sup>2</sup> 'Windsor | The Dictionary of Sydney', accessed 19 April 2022, <https://dictionaryofsydney.org/place/windsor>.

<sup>3</sup> 'Hawkesbury River | The Dictionary of Sydney', accessed 19 April 2022, [https://dictionaryofsydney.org/entry/hawkesbury\\_river](https://dictionaryofsydney.org/entry/hawkesbury_river).

<sup>4</sup> Helen Proudfoot, 'The Hawkesbury: A Thematic History' (Hawkesbury City Council, revised 2017 1987). P38.

<sup>5</sup> Proudfoot. P17.

<sup>6</sup> Proudfoot. P10.

<sup>7</sup> Proudfoot. P10.

<sup>8</sup> 'Windsor | The Dictionary of Sydney'.

<sup>9</sup> Proudfoot, 'The Hawkesbury: A Thematic History'. P16.

<sup>10</sup> Proudfoot. The Hawkesbury River trade prospered well into the twentieth century. It began dwindling in the 1930s and concluded with the final voyage of the *Erringhi* steamer in 1936.



By 1801, farms situated on the Hawkesbury-Nepean had become the major source of grain for the colony.<sup>11</sup> The flourishing river trade and agricultural output drove development in the area. By 1809, the makings of a township had been erected on the 'Green Hills', including a wharf, an informal government house for officials, military barracks, rudimentary dwellings and outlying farms (Figure 4). Governor Macquarie declared the townships of Windsor, Richmond, Pitt Town, Wilberforce and Castlereagh on high land along the Hawkesbury River in 1810.<sup>12</sup> Town allotments were granted in equal proportion to agricultural holdings.<sup>13</sup>

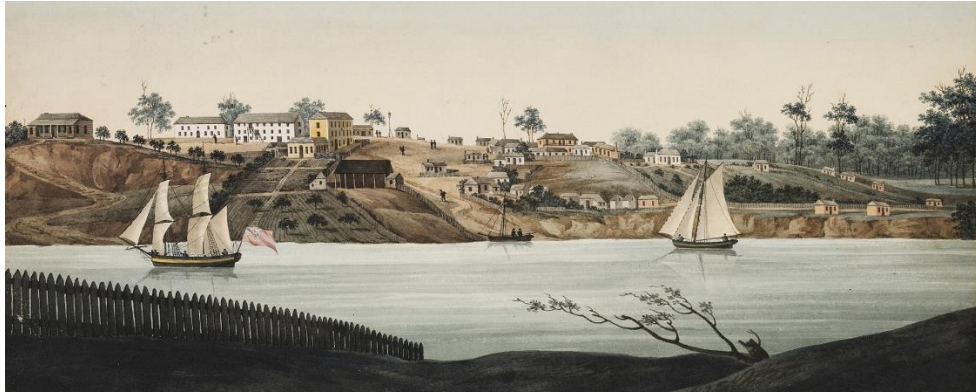


Figure 4: Windsor ('Green Hills') as depicted by George William Evans in 1809. (Source: State Library of New South Wales, PXD 388/3,7)

The town of Windsor was developed to serve the administrative, judicial, commercial and transportation needs of the wider agricultural district. The township was laid out in a gridded arrangement on the southern banks of the Hawkesbury River in 1812 (Figure 5). Crown land was reserved for fortifications, soldiers' barracks, a town hall and other public buildings, a school, a church and glebe.<sup>14</sup> The plan for the township shows land granted for town and pasture allotments and the extension of Ham Common. Town allotments were a quarter of an acre in size (0.1 hectares) and farming lots were generally between 30 to 100 acres (12 to 40 hectares) in size.<sup>15</sup>

<sup>11</sup> Proudfoot. P10.

<sup>12</sup> Proudfoot. P18.

<sup>13</sup> Proudfoot. P18.

<sup>14</sup> Proudfoot. P20.

<sup>15</sup> Proudfoot. P20.



Figure 5: Map showing the Parish of Saint Matthew, County of Cumberland, between ca1812-1854. Note the grid layout of Windsor town and farming allotments situated along the river corridors. (Source: State Library of New South Wales, MMS ID: 991017182749702626)

Windsor's early architecture was of an unusually high standard for a frontier settlement. In part this was owing to the emplacement of building restrictions that stipulated that dwellings must be constructed 'of brick or weatherboard, to have brick chimneys and shingled roofs and no dwelling house was to be less than three metres high. A plan was to be lodged with each district constable'.<sup>16</sup> Macquarie embarked on an ambitious building program that within ten years saw several civic structures erected, including a bridge over South Creek (1813); a courthouse (1817); military barracks (1818) and convict barracks (1820). Brickmaking was a significant industry in the area with up to 2000 bricks being produced in a day.<sup>17</sup> The church and charity school, government cottage, government stables, hospital and jail (all built between 1810-1820) were constructed of local red bricks.<sup>18</sup> Timber used in the construction of buildings was also sourced locally and included Stringy Bark, for flooring and weatherboards; Blue Gum, for cladding; and Iron Bark for beams and joists. Extensive clearing of Stringy Bark and Cedar in the early settlement period had depleted the availability of these materials by the 1820s. Many of these buildings were constructed using convict labour.

One acre, one rood thirty-five perches of land was set aside for the purpose of establishing a Roman Catholic school.<sup>19</sup> The area, known as Church Green, was adjacent to a large agricultural holding known as Catherine's Farm. In 1836 the Reverend Dr Polding laid the foundation stone for St Matthew's Roman Catholic Church.<sup>20</sup>

<sup>16</sup> Proudfoot. P20.

<sup>17</sup> Proudfoot. P22.

<sup>18</sup> Proudfoot. P22.

<sup>19</sup> 'Some Early History of St. Matthew's R. C. Church, Windsor - 100 Years Old 1836-1936 St Matthew's R C Church Centenary Celebrations Some Early History - Windsor and Richmond Gazette, 11 December 1936. P1.', Trove, accessed 20 April 2022, <http://nla.gov.au/nla.news-article86046957>.

<sup>20</sup> 'Some Early History of St. Matthew's R. C. Church, Windsor - 100 YEARS OLD 1836-1936 ST. MATTHEW'S R. C. CHURCH CENTENARY CELEBRATIONS SOME EARLY HISTORY - Windsor and Richmond Gazette (NSW).

Roads and public spaces were developed in tandem to buildings. 'Old Windsor Road' that connected Parramatta to the town of Windsor was constructed in 1814 as a turnpike road, 32 feet wide with toll gates at Parramatta Bridge and Rouse Hill.<sup>21</sup> Two public squares were established, Thompson Square at the original Green Hills Settlement and a second square at in front of St Matthew's Church.

Windsor and Richmond were connected to rail in 1864. The Windsor line, a branch of the Sydney to Parramatta line, was intended to reinforce Windsor's status as a 'depot' town where farm produce would be communicated and redistributed.<sup>22</sup> However, ongoing issues with recurrent and destructive flooding, river siltation and topographical barriers impeded Windsor's development as a main traffic artery and agricultural centre. And, with the expansion of rail in NSW, the importance of the Hawkesbury River as a transport route waned. By the 1880s, Windsor's development had significantly slowed, and farms established on wider acreages west of the mountains had come to dominate Sydney's agricultural market.<sup>23</sup>

Many of the township allotments had remained unbuilt upon in the early 1880s. The township was resurveyed in the 1880s and narrow laneways added down the middle of blocks to improve access.<sup>24</sup> Windsor experienced some gradual population growth through the nineteenth century, in 1848, census records indicate that Windsor had a population of 311; by 1901 this had only increased marginally to 382. Windsor retained its quiet pastoral character well into the twentieth century. The Hawkesbury River was a popular destination for artists who were drawn to the picturesque qualities of the river and historic farmhouses and barns in the townships of Windsor and Richmond. In the 1920s, artists such as Lionel Lindsay, W Hardy Wilson, and Sydney Ure Smith produced illustrations of the area's landscape and colonial buildings that were published in books and magazines.<sup>25</sup>

Windsor experienced a period of moderate development in the interwar years that saw the township modernised. Several large estates were subdivided in the 1920s, resulting in the formation of new streets and residential development, including McDonald Estate, from Magrath's Hill, to Pitt Town and extending down to South Creek;<sup>26</sup> and Dargin's subdivision, comprising land bounded by Terrace Street, the Hawkesbury River and the Kurrajong Mountains.<sup>27</sup> George and Macquarie Streets were also subdivided in this period.<sup>28</sup> Infrastructural and service development carried out in the 1930s included road surfacing and expansion; installation of street lights and introduction of sewerage works.<sup>29</sup> Windsor's population had grown from 382 in 1901 to 3,460 in 1941.<sup>30</sup>

Since the post-war era, Windsor's population and township has experienced gradual growth as a result of rural subdivisions, increased commuter traffic, and greater Sydney's metropolitan expansion.<sup>31</sup>

<sup>21</sup> Proudfoot, 'The Hawkesbury: A Thematic History'. P10.

<sup>22</sup> Proudfoot. P14.

<sup>23</sup> Proudfoot. P14.

<sup>24</sup> Proudfoot. P22.

<sup>25</sup> Proudfoot. P72.

<sup>26</sup> 'McDonald Estate Subdivision. - Windsor and Richmond Gazette (NSW : 1888 - 1965) - 26 Mar 1920', Trove, accessed 9 May 2022, <http://nla.gov.au/nla.news-article85874755>.

<sup>27</sup> 'WINDSOR COUNCIL - Windsor and Richmond Gazette (NSW : 1888 - 1965) - 3 Jun 1927', Trove, accessed 9 May 2022, <http://nla.gov.au/nla.news-article85952257>.

<sup>28</sup> 'WINDSOR COUNCIL - Windsor and Richmond Gazette (NSW : 1888 - 1965) - 7 Nov 1924', Trove, accessed 9 May 2022, <http://nla.gov.au/nla.news-article85901315>.

<sup>29</sup> Proudfoot, 'The Hawkesbury: A Thematic History'. P13.

<sup>30</sup> Proudfoot. P31.

<sup>31</sup> Proudfoot. P39.

## 2.4 DEVELOPMENT OF THE SUBJECT SITE

The subject site originally formed part of a 20-acre property (portion 21 of the Parish of St Matthew) formally granted to the police constable, Thomas Rickerby (Riccabby or Rickaby), on 6 February 1798. The estate, named 'Catherine Farm' after Rickerby's wife, was described as situated in the district of 'Mulgrave Place' and bounded on the north-west side by Twyfield Farm. The grant stipulated Rickerby reside on and cultivate the land for a minimum term of five years.<sup>32</sup>

The property originally extended from the Terrace in the west (Presbyterian church) to Fitzgerald Street in the east, containing present day New Street, Catherine Street, Church Street and Windsor Terrace.<sup>33</sup> The 20-acre estate was transferred to the prominent former convict turned merchant and landowner, Samuel Terry, in November 1813. On 13 August 1834 the property was purchased via a lease and release by Maria Cope, a widow from Windsor, for £400.<sup>34</sup> The following day Cope then transferred the property back to Terry via an indenture of mortgage by demise, that is, to secure a loan of £1,700 against the property. Terry was to hold the property until the loan (plus interest) was paid in full.<sup>35</sup> The estate was then conveyed to Cope via a lease and release on 6 and 7 August 1838, in consideration of all debts paid, totalling £1,839, three shillings and four pence.<sup>36</sup>

The estate was then subdivided, and the subject site formed part of allotment 45, measuring one rood and six perches. On 29 and 30 May 1840, Cope conveyed allotments 44 and 45 via a lease and release to George Freeman, a publican from Windsor, for £96.<sup>37</sup> Freeman died in May 1867 and left his estate to his surviving children, with allotment 45 passing to his eldest son, also named George. In August 1871, allotment 45, along with 43 and 44, was conveyed to William Walker, a trustee of Emily Sommers, for the sum of £100.<sup>38</sup>



Figure 6: Farm & [allotment] at Wind[sor] in the Parish of [St. Matthew] and County of Cum[berland], the property of Mrs Cope, 1838 (Source: State Library of NSW, Maps/0133)

<sup>32</sup> NSW Land Registry Services, Grant Register, Serial no. 2, page 247.

<sup>33</sup> 'Early Days of Windsor. - WINDSOR (Continued). - Windsor and Richmond Gazette (NSW : 1888 - 1965) - 4 Dec 1914', Trove, accessed 20 April 2022, <http://nla.gov.au/nla.news-article85861559>.

<sup>34</sup> NSW Land Registry Services, General Register of Deeds, Book G, Number 370.

<sup>35</sup> NSW Land Registry Services, General Register of Deeds, Book G, Number 367.

<sup>36</sup> NSW Land Registry Services, General Register of Deeds, Book N, Number 467.

<sup>37</sup> NSW Land Registry Services, General Register of Deeds, Book T, Number 320.

<sup>38</sup> NSW Land Registry Services, General Register of Deeds, Book 127, Number 199.



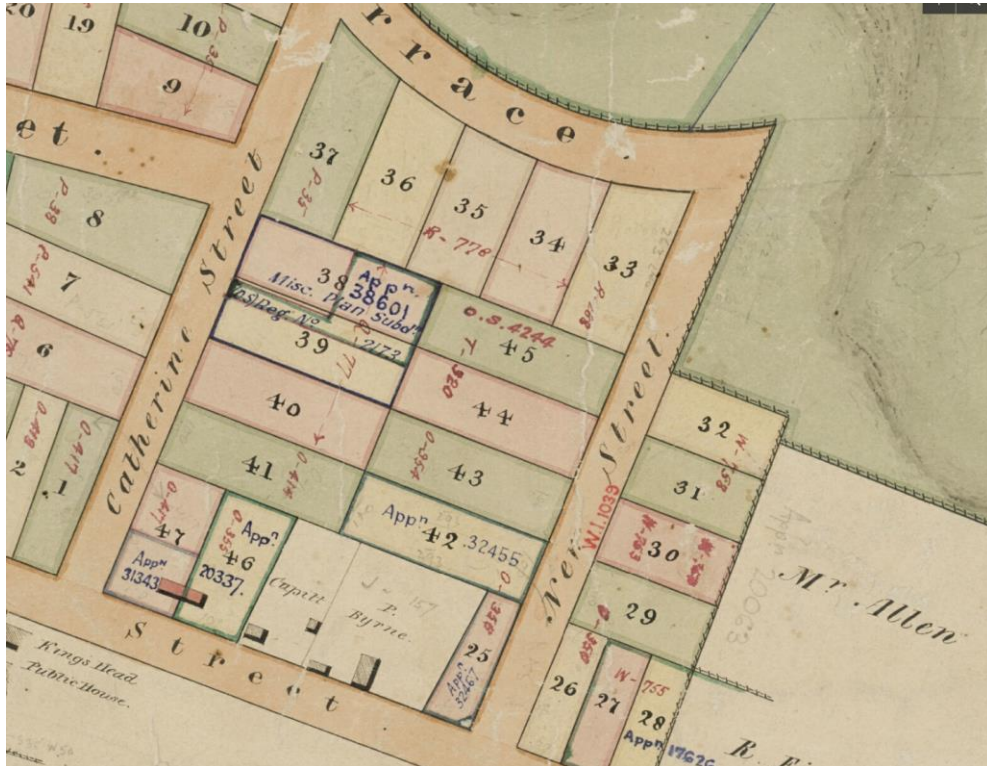


Figure 7: Detail from 'Farm & [allotment?] at Wind[sor] in the Parish of [St. Matthew] and County of Cum[berland], the property of Mrs Cope', showing the subject site contained in the vacant allotment 45, 1838 (Source: State Library of NSW, Maps/0133)

In 1925 ownership of the subject site was conveyed from Constance Elsie Onus, of Orange, to Alfred Daley, farmer.<sup>39</sup> Daley and his wife Margaret, née Sullivan, previously resided at Freeman's Reach and purchased the subject site for their retirement.<sup>40</sup> The subject site contained approximately 1 rood and 6 perches.

Daley lodged an application with Windsor Council to erect a brick cottage at the subject site in 1928<sup>41</sup> and a subsequent application the following year for the erection of a garage.<sup>42</sup> Construction of the single storey red brick cottage known as Dalori was completed by April 1929.<sup>43</sup> The Daleys named the structure 'Dalori' and planted the backyard with an impressive vegetable garden with flowers in front yard.<sup>44</sup> The sunroom located at the rear may have been built as a later addition, but historical aerial photography indicates it was extant by 1947 (Figure 8).

When Dalori was built, New Street still had a predominately rural character. Street improvements and modernisations were made to New Street in the 1930s, including the

<sup>39</sup> 'Week to Week - Windsor and Richmond Gazette (NSW : 1888 - 1965) - 10 Jul 1925', Trove, accessed 22 April 2022, <http://nla.gov.au/nla.news-article85902286>.

<sup>40</sup> 'Obituary - Mrs Margaret Daley - Windsor and Richmond Gazette - 16 Feb 1944', Trove, accessed 22 April 2022, <http://nla.gov.au/nla.news-article86023764>.

<sup>41</sup> 'Windsor Council - The End of the Term Sound Financial Position - Windsor and Richmond Gazette - 30 Nov 1928', Trove, accessed 22 April 2022, <http://nla.gov.au/nla.news-article85926645>.

<sup>42</sup> 'Windsor Council - Width of Frontages Must Not Be Less than 44 Feet - Windsor and Richmond Gazette - 31 May 1929', Trove, accessed 22 April 2022, <http://nla.gov.au/nla.news-article85928749>.

<sup>43</sup> 'Personal about Men and Women - Windsor and Richmond Gazette - 1 Mar 1929', Trove, accessed 22 April 2022, <http://nla.gov.au/nla.news-article85927077>.

<sup>44</sup> 'WEEK TO WEEK - Windsor and Richmond Gazette (NSW : 1888 - 1965) - 23 May 1930', Trove, accessed 19 April 2022, <http://nla.gov.au/nla.news-article85886259>.

installation of electric street lighting (1930);<sup>45</sup> gravel surfacing of the road (1932);<sup>46</sup> and laying down of concrete paths (1934).<sup>47</sup>

Margaret Daley, née Sullivan, died in 1944 at the age of 70. Her obituary notes that she was widely respected in the Hawkesbury district as a member of the Ladies' Guild and for her support of and charitable work with the District Hospital, the Home for Infirm, and St Matthew's Church.<sup>48</sup>

Alfred Daley died in 1952 and title of certificate was transferred to his son James Daley, who conveyed it to the Rural Bank of New South Wales for a sum of £3150 the same year.<sup>49</sup>

Dalori was advertised for auction in 1961 with the following description:

*A double-fronted brick cottage tuckpointed front, tile and iron roof. It has a tiled return verandah at front, short hall 3 bedrooms, very large lounge/dining-room, breakfast court, fitted kitchen ... central bathroom, separate laundry ... outside toilet. Detached garage of galv[anized] iron (concrete floor). Land: 66ft by 192ft (approx.)<sup>50</sup>*

The land title was acquired by Frank Johnston in 1962 for £5,100<sup>51</sup>.

The brick garage located in the rear yard was demolished between c1978-1986. No other significant changes to the house identified during historical research.

<sup>45</sup> 'Windsor Council - Windsor and Richmond Gazette (NSW : 1888 - 1965) - 13 Jun 1930', Trove, accessed 22 April 2022, <http://nla.gov.au/nla.news-article85885752>.

<sup>46</sup> 'Windsor Council - Works Committee Busy Many Recommendations - Windsor and Richmond Gazette - 21 Oct 1932', Trove, accessed 22 April 2022, <http://nla.gov.au/nla.news-article86052318>.

<sup>47</sup> 'Week to Week - Windsor and Richmond Gazette - 27 Apr 1934', Trove, accessed 22 April 2022, <http://nla.gov.au/nla.news-article85794980>.

<sup>48</sup> 'Obituary - Mrs Margaret Daley - Windsor and Richmond Gazette - 16 Feb 1944'.

<sup>49</sup> 'Deed for 3 New Street Windsor', 1952, <https://hlrv.nswlrs.com.au/>, NSW Historical Land Records Viewer.

<sup>50</sup> '11 Nov 1961, Page 32 - The Sydney Morning Herald at Newspapers.Com', Newspapers.com, accessed 26 April 2022, <http://www.newspapers.com/image/121273591/?terms=%223%20new%20street%22%20windsor&match=1>.

<sup>51</sup> NSW Historical Land Records Viewer, "Deed for 3 New Street Windsor", 1952, No 954, Book 2601, n.d., <https://hlrv.nswlrs.com.au/>.



Figure 8: Detail from aerial photograph, showing the subject site in 1947. (Source: NSW LRS, Spatial Services, Historical Imagery, 2021)



Figure 9: Detail from aerial photograph, showing the subject site in 1965. (Source: NSW LRS, Spatial Services, Historical Imagery, 2021)



Figure 10: Detail from aerial photograph, showing the subject site in 1975. (Source: NSW LRS, Spatial Services, Historical Imagery, 2021)



Figure 11: Detail from aerial photograph, showing the subject site in 1978. (Source: NSW LRS, Spatial Services, Historical Imagery, 2021)





Figure 12: Detail from aerial photograph, showing the subject site in 1986. (Source: NSW LRS, Spatial Services, Historical Imagery, 2021)



Figure 13: Detail from aerial photograph, showing the subject site in 1991. (Source: NSW LRS, Spatial Services, Historical Imagery, 2021)



Figure 14: Detail from aerial photograph, showing the subject site in 1996. (Source: NSW LRS, Spatial Services, Historical Imagery, 2021)



Figure 15: Detail from aerial photograph, showing the subject site in 2005. (Source: NSW LRS, Spatial Services, Historical Imagery, 2021)



### 3.0 PHYSICAL EVIDENCE

#### 3.1 SITE CONTEXT

The subject site at 3 New Street, Windsor is located in the historic suburb of Windsor, approximately 58 kilometres northwest of Sydney's Central Business District. The central area of Windsor has a grid arrangement overlaid on undulating land between the Hawkesbury River and South Creek. Victorian era architecture is strongly represented in the area, with several notable examples of early Colonial Georgian style buildings. New Street has a mix of residential, commercial and religious buildings. In the surrounding area, commercial buildings are concentrated along George Street and Macquarie Street to the south-east, and to the north-west the building stock is mostly residential.

The subject site is located on the western side of New Street, between The Terrace to the north-east and George Street to the southwest. New Street occupies high ground that has a relatively flat topography except for a slight downward slope toward George Street in the south-east. A mix of one and two storey residential, commercial and religious buildings line New Street, representing a range of architectural styles and phases of development, dating from the nineteenth to the late twentieth centuries. Building setbacks are varied, but generally houses are well set back from the street and have wide frontages. Residential buildings dating from the interwar period have particularly deep setbacks. The majority of buildings on the street are constructed of face brick and have tiled roofs. There are no street trees on New Street.

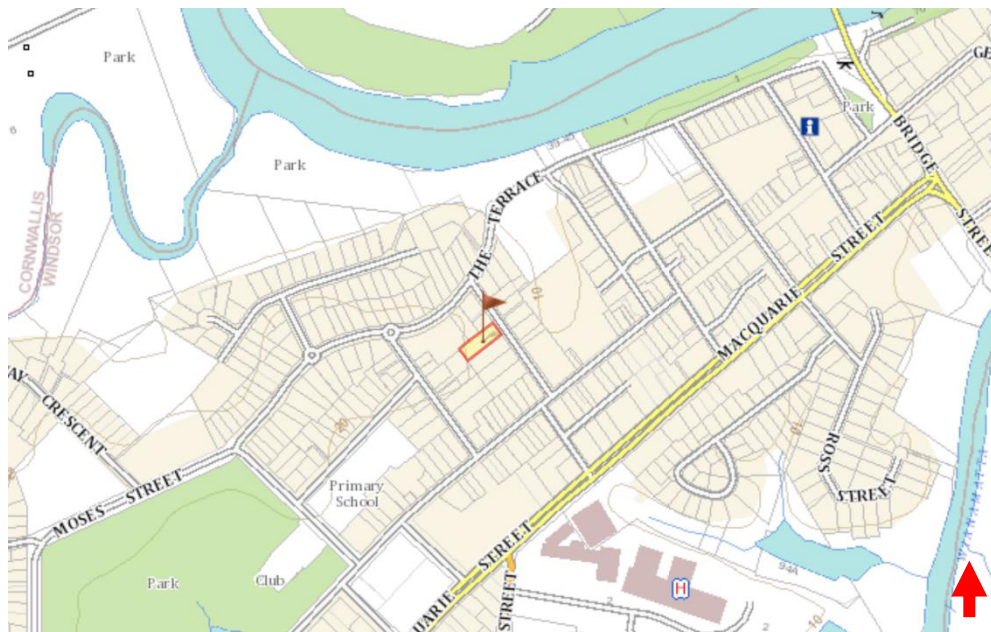


Figure 16: Street map indicating the location of the subject site in red (Source: Sixmaps)



Figure 17: Aerial view showing the subject site (outlined in red) in relation to adjacent buildings. (Source: Sixmaps)



Figure 18: View of the subject site from New Street, facing south east. (Source: NBRs 2022)



Figure 19: Commercial buildings opposite 3 New Street looking east. (Source: NBRs 2022)



Figure 20: The view from the subject site, facing New Street (Source: NBRs 2022)



Figure 21: View of the subject site from New Street facing north-west. (Source: NBRs 2022)



## 3.2 DESCRIPTION OF THE SITE

### 3.2.1 EXTERNAL DESCRIPTION

Dalori is a single storey liver brick house built in the Californian Bungalow style. The house is sited on a substantial, rectangular sized allotment with a wide street frontage and generous setback from New Street. It has a prominent hipped roof, clad in terracotta tiles, that terminates with a low-pitched triple gable end on the principal façade. A corrugated iron skillion roof extends over the rear wing. The front-most gable covers a deep verandah which returns on the northern façade,

The principal elevation fronting New Street to the north east is in tuckpointed brickwork with rendered elements, including a rendered basecourse and rendered capping details to verandah piers. (Figure 22). Lintels are also rendered. The facade is asymmetrically arranged with the triple gable roof forming a dominant compositional feature. The gables feature a combination of timber battens and timber shingles. Shingles are also located below windows.

The verandah has a brick balustrade with brick piers supporting squat paired columns. The verandah floor is in tessellated tiles. The verandah is accessed via a set of steps with tiled risers and terrazzo treads. (Figure 26). Timber railing mounted to the stairs is a later addition.

Windows on this façade are timber casement window assemblies comprising three sashes, each with decorative leadlight glazing. The central sash is fixed. (Figure 24). The front door is flanked by a timber-framed sidelight. A metal security door has been recently added. On the righthand side of the entrance door is a plaque reading 'Dalori' (Figure 25).



Figure 22: Principal facade of Dalori, fronting New Street. (Source: NBRS 2022)

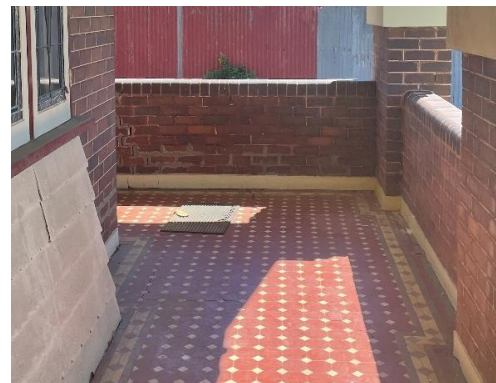


Figure 23: Tessellated tiles on the verandah (Source: NBRS 2022)



Figure 24: Typical window detailing on the principal elevation.  
(Source: NBRS 2022)



Figure 25: Decorative security door at the front entrance.  
(Source: NBRS 2022)

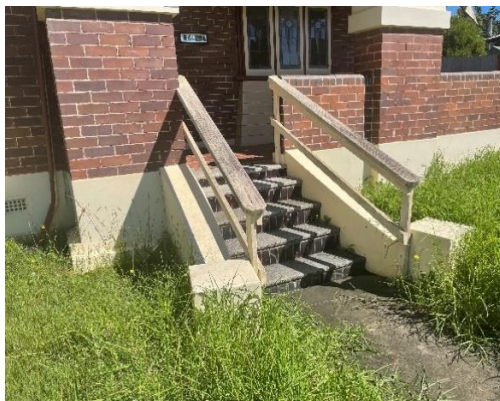


Figure 26: Front steps leading to the entrance, the timber railings are a later addition. (Source: NBRS 2022)

The side elevations have plainer treatment than the principal facade. On the south-eastern side, there are three timber framed casement windows (Figure 27). Above each opening is a solid rendered lintel and an angled brick sill below. The north-western side elevation includes part of the return verandah that extends to the midpoint of this façade (Figure 29). A section of timber-battened panelling runs between the main roof form and verandah opening. Adjacent to the verandah is a window with painted shingle skirting matching the principal elevation windows. A flat timber awning is fixed above this window. Toward the southern end of this elevation, there is a second window opening containing a single timber framed sash window and a narrow chimney pipe located on the roof (Figure 30). The rear extension is slightly setback from the main building and has a single timber framed entrance door fitted with a metal security door.

The southwestern elevation shows the rear wall of the sunroom (Figure 31). The extension is constructed of sheet panelling held in place by an externally expressed painted timber frame. On each side of the façade there is a horizontally proportioned double-width opening fitted with timber framed sash windows. At the centre is a single door opening and single sash window.





Figure 27: The front section of the south eastern elevation. (Source: NBR S 2022)



Figure 28: The rear section of the south eastern elevation. (Source: NBR S 2022)



Figure 29: The north western side elevation. (Source: NBR S 2022)



Figure 30: The rear of the north western elevation. (Source: NBR S 2022)



Figure 31: The south western elevation showing the rear of the building. (Source: NBR S 2022)



Figure 32: The backyard facing southwest, note the mature tree to the right. (Source: NBR S 2022)

Dalori is set in a substantial yard with open landscaping surrounding each elevation. The front yard retains the original fence, a low rendered brick wall with regularly spaced capped piers and a cylindrical metal rail fixed between each set of piers. The gate is a simple metal mesh with decorative milled metal design on the top. A narrow concrete path leads from the gate to the entrance steps. The front is slightly raised and planted with lawn. At the northern end of the front yard there is a partially extant concrete driveway that formerly extended from the street boundary to the brick garage (demolished). Works have recently been undertaken in the backyard and most of the vegetation and concrete driveway has been removed. At the north-western boundary there is a mature tree (Figure 32). A combination of timber paling and Colourbond fencing lines the rear and side boundaries.

### 3.2.2 INTERNAL DESCRIPTION

The interior has a closed floor plan consisting of a central L-shaped entrance hall that leads to the two front rooms and bathroom. At the end of the hallway is a door providing access to a lounge area and the third bedroom. At the rear of the building is the kitchen, a separate dining room and laundry. The rear extension contains a sunroom and toilet. Access to the sunroom is provided by doors from both the kitchen and dining room; as well as a door off the northeast elevation.

The front portion of the house, containing the bedrooms, hall, and lounge, has timber floorboards and high ceilings. Throughout this area the original timber skirting boards, moulded architraves, picture rails and ceiling cornices are all intact. The walls are wallpapered up to picture rail height, from which point the surfaces are finished in plaster. Ceilings are in plaster and have moulded decorative detailing. The lounge room features an elaborately decorated ceiling with a deep central recess. A fireplace is set into a splayed corner wall and has tapestry brick surrounds and a timber mantle. The brickwork and mantle detailing suggest that it is unlikely to be original. Where the hearth was originally located, a gas heater has been installed.

The internal doors are painted timber and feature a top panel above three vertically proportioned bottom panels. Door hardware appears to be original or early. A multipaned glass door connects the lounge and verandah. Pendant lights hang from the ceiling in each of the main spaces and of these only the hallway fitting retains its lightshade. Decorative plaster air vents are found in most rooms.



Figure 33: Floor plan of 3 New Street, Windsor. (Source: <https://www.realestate.com.au/>)



Figure 34: The central hallway viewed from the entrance door. (Source: NBRs 2022)





Figure 35: Bedroom 1 of the residence. (Source: NBR S 2022)



Figure 36: Bedroom 3. (Source: NBR S 2022)



Figure 37: The living room features a fire mantle and decorative bay window. Access to the front verandah is provided by the door shown. (Source: NBR S 2022)



Figure 38: Ornate ceiling recess and cornice in the living room. (Source: NBR S 2022)



Figure 39: The bathroom of the residence. (Source: NBR S 2022)

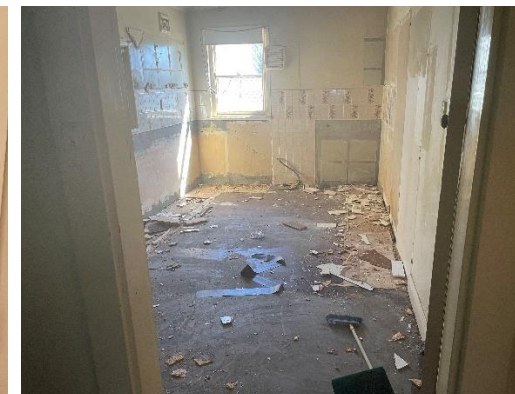


Figure 40: The kitchen facing north. (Source: NBR S 2022)



Figure 41: Separate dining room showing door to the sunroom; immediately to the left is a laundry room. (Source: NBRS 2022)



Figure 42: Internal laundry with view backyard facing south-east. (Source: NBRS 2022)



Figure 43: Decorative ceiling detailing in the kitchen. (Source: NBRS 2022)



Figure 44: The sunroom facing north west. (Source: NBRS 2022)

The bathroom has a recent fitout, including the floor and wall tiles, sink and vanity unit, shower and towel rails. The have plaster walls, except for the laundry which has a painted brick finish. A highly ornate ceiling, moulded cornices and decorative vent are extant in the kitchen area. The, laundry sunroom and toilet have tiled flooring and painted brick and sheet panel wall surfaces.

### 3.3 INTEGRITY

Dalori at 3 New Street Windsor has high levels of integrity and intactness. There have been few recent external changes to the building; it retains its original built form, materials, pattern of fenestration, timber frames and detailing, leadlight glazing, verandah tiles and rendered detailing. The building is enhanced by the retention of its original setting, including its substantial street setback, entrance path and steps, and low brick fence.

Internally the house has high integrity. The original layout, timber floorboards, skirting boards, doors, architraves, decorative ceilings, vents and high ceiling heights have been retained. Recent modifications, including the refurbishment of the bathroom, removal of original kitchen fitout and removal of original flooring in the rear portion of the house have not substantially diminished the integrity of the place.

Later modifications, including the timber railing at the entrance steps do not significantly diminish the legibility of the original design and may be reversed.

## 4.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

### 4.1 METHODOLOGY FOR ASSESSING CULTURAL SIGNIFICANCE

Determining cultural significance is the basis of all planning for places of heritage value. Determination of significance permits informed decisions or future planning to ensure that the expressions of significance contained within the place are protected, retained and enhanced. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The following assessment of cultural significance for Dalori, at 3 New Street, Windsor has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance 2013*, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *Assessing Heritage Significance*.

### 4.2 THE BURRA CHARTER

The Burra Charter was adopted by Australia ICOMOS in 1979 and contains a set of principles developed to create a nationally accepted standard for the practice of heritage conservation in Australia. The Burra Charter describes a process by which a significant place is conserved, which includes understanding significance, developing policy and managing the place in accordance with the policy. An assessment of the cultural significance of the place underpins the development of appropriate policies for its protection and conservation. Cultural significance is defined in Article 1.2 of the Burra Charter as follows:

*Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.*

*Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.*

*Places may have a range of values for different individuals or groups.*

### 4.3 NSW HERITAGE OFFICE GUIDELINES

In accordance with the above definition of cultural significance, the Heritage Division of the NSW Office of Environment and Heritage has developed a set of guidelines contained in their publication *Assessing Heritage Significance*, which sets out assessment criteria based on the understanding that the cultural significance of a place can be determined by its aesthetic, historic, scientific, social and spiritual values.

The assessment of cultural heritage significance for Dalori at 3 New Street, Windsor contained in this Section is based on the methodology and guidelines set down by the NSW Heritage Office and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

*Heritage significance, cultural significance and cultural value* are all terms used to describe an item's value or importance to our society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it and in the historical record that allow us to understand it in its own context.

### 4.4 COMPARATIVE ANALYSIS

A comparative analysis of Dalori, at 3 New Street Windsor demonstrates its historical context, such that its importance as part of a group or class of historical sites, may be understood. The comparative examples below are not intended to constitute an exhaustive list, but rather have been selected to provide an overview of similar sites in Windsor.

The comparative analysis provides a survey of interwar residential places that have been deemed to meet this threshold for local heritage significance in the City of Hawkesbury. Due to the low representation of interwar houses on Schedule 5.10 of the *Hawkesbury LEP 2012*, the comparative analysis has been expanded to include similar sites that do not have identified heritage significance

#### 4.4.1 HAWKESBURY INTERWAR RESIDENTIAL ARCHITECTURE

The interwar Californian Bungalow style was introduced to Australia c1915 and remained in use into the early 1940s. Coinciding with the increased influence of American life and culture promoted in movies, radio and gramophone records, the style drew influence from domestic architecture in Los Angeles. Californian Bungalow designs derived from the British Arts and Crafts style and was adapted in America to reflect and support the outdoors-oriented relaxed lifestyle favoured by Californians. Typical characteristics of the Californian Bungalow include solid, low horizontal massing, use of 'earthy' materials, such as timber, clinker brick and stone, wide overhanging eaves, and inclusion of pergolas and sleepouts.<sup>52</sup>

Australia, having a similarly temperate climate and sprawling suburbs with large allotments, was quick to embrace the Californian Bungalow style. By the 1920s, a regional variation of the style had developed and its popularity with speculative builders saw widespread construction of Californian Bungalows taking place in newly developed suburbs across Australia. Distinct from the American Californian Bungalow idiom, Australian interpretations of the style were usually built in brick rather than timber, incorporating solid timber detailing as a decorative feature. Key characteristics of the Californian Bungalow style in Australia include visually prominent low pitched gable roofs with wide overhanging eaves, exposed timber rafters, tapered pylons and bargeboards, and projecting window frames. Decorative elements commonly applied include shingling, squat colonettes or grouped timber posts, and geometric pattern leadlight glazing. Garages and sleepouts were often integrated into the design, and associated settings were developed as informal gardens with expansive lawns.<sup>53</sup>

Within the City of Hawkesbury there are few examples of the Californian Bungalow style identified as heritage items in the *Hawkesbury LEP 2012*. Despite this, the area surrounding the subject site retains several examples of residential interwar architecture that demonstrate this phase of development in Windsor's history. For this reason, the comparative analysis includes examples not listed as heritage items on the *Hawkesbury LEP 2012*.

Address	Build date (estimate range)	Identified heritage significance
41 George Street, Windsor	c1910s-1920s	Heritage item
275 George Street, Windsor	c1920s-1930s	Heritage item
287 George Street, Windsor	c1920s-1930s	Heritage item
291 George Street, Windsor	c1910s-1920s	Heritage item
88 The Terrace, Windsor	c1917-1920	Heritage item
95 The Terrace Windsor	c1920s-1930s	Not identified
98 The Terrace, Windsor	1921	Heritage item
105A The Terrace, Windsor	1926	Heritage item
21 Bridge Street, Windsor	c1920s	Not identified
7 Macquarie Street, Windsor	c1920s	Not identified
46 Court Street, Windsor	1928	Not identified

<sup>52</sup> Richard E Apperly, Robert Irving, and Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture* (North Ryde, NSW: Angus & Robertson, 1989). PP 208-209.

<sup>53</sup> Apperly, Irving, and Reynolds.



#### 4.4.2 DESCRIPTION OF SELECTED COMPARATIVE EXAMPLES

The NSW State Heritage Inventory does not contain Statements of Significance or construction dates for any of the places listed in the above table. A high-level description and image of each comparative example is included below in lieu of the Statement of Significance.



Figure 45: 41 George Street, Windsor. (Source: GoogleMaps 2021)

**House 41 George Street, Windsor (I01843) (Heritage Item ID 1743252)**

A single storey rendered brick house with hip and gable corrugated metal roof. The decorative timber barge boards, painted timber frame windows and front verandah indicate that the house was built in the late Federation period (1910s). It appears to have good integrity.



Figure 46: 275 George Street, Windsor. (Source: GoogleMaps 2021)

**House 275 George Street, Windsor (I208) (Heritage Item ID 1741281)**

A brick and timber weatherboard house with hip and gable corrugated metal roof. The building appears to have been periodically modified so that its stylistic legibility has been diminished. The principal façade is potentially a later interwar addition to a Federation residence. The multi-pane glazing on this façade appears to be recent.



Figure 47: 287 George Street, Windsor. (Source: GoogleMaps 2021)

**287 George Street, Windsor (I211) (Heritage Item ID 1741337)**

A single storey face brick house with terracotta tiled gable roof in the California Bungalow style. Two low pitched gable ends are enlivened with rendered brick and timber strapping finish. It appears that the front windows may have been modified and the porch filled in. The low brick fence has been painted.



Figure 48: 291 George Street, Windsor. (Source: GoogleMaps 2021)

**House, 291 George Street, Windsor (I212) (Heritage Item ID 1741336)**

A single storey face brick house with tiled hip and gable roof. The building combines elements of the Federation era Arts and Crafts style—evident in the sprawling hipped roof form, terracotta finials, timber framed narrow windows—and the California Bungalow Style, as observed in the gable end with rendered surface, timber strapping, the low brick fence, and squat pillared columns. As such it represents a transition between the two styles.



Figure 49: 88 The Terrace, Windsor (Source: GoogleMaps 2021)

**'Hill Crest' 88 The Terrace, Windsor (I266) (Heritage Item ID 1741627)**

A single storey face brick house with hip and gable corrugated metal roof, narrow chimney, timber fretwork, narrow timber framed leadlight windows and open return verandah. The building replaced a two storey Victorian residence that was demolished c1917.



Figure 50: 95 The Terrace, Windsor. (Source: Google Maps 2021)

**95 The Terrace, Windsor (Not identified as a heritage item)**

A single storey face brick house with hip and gable roof and low horizontal massing. The prominent roof form with low pitched gable, exposed rafter ends, wide and deep street frontage are consistent with the California Bungalow style, suggesting that the building was likely constructed in the 1920s.



Figure 51: 98 The Terrace, Windsor. (Source: Google Maps 2021)

**'Fairview' 98 The Terrace, Windsor (I268) (Heritage Item ID 1743320)**

Fairview is a single storey face brick building with hipped corrugated metal roof built in 1921. Its overall built form is more consistent with early homestead houses, having a symmetrical façade, open wraparound verandah, and corrugated metal hipped roof.





Figure 52: 105A The Terrace, Windsor. (Source: GoogleMaps 2021)

**House 105a The Terrace Windsor  
(Heritage Item ID 1743134)**

The house at 105A The Terrace is built of brick with a hip and gable tile clad roof. The building is designed in the Arts and Crafts style with some elements of the Bungalow style, evident in its low pitched gable roof and solid massing.



Figure 53: 7 Macquarie Street, Windsor (Source: GoogleMaps 2021)

**House, 7 Macquarie Street,  
Windsor, (Not identified as a  
heritage item)**

7 Macquarie Street is a single storey liver brick and render house with hipped tiled roof, symmetrical façade and deep, wide porch accessed by central stairs. The house has retained its setting and low brick fence.



Figure 54: 21 Bridge Street, Windsor (Source: GoogleMaps 2021)

**House, 21 Bridge Street, Windsor,  
(Not identified as a heritage item)**

Single storey liver brick and render house with hipped tiled roof punctuated by narrow chimneys and terracotta finials. The design strongly reflects the influence of the Arts and Crafts.



Figure 55: 46 Court Street, Windsor. (Source: GoogleMaps 2021)

**House, 46 Court Street, Windsor,  
(Not identified as a heritage item)**

Single storey face brick and render house with tiled hip and gable roof and prominent low pitched gable end decorated with render and timber strapping. The building is broadly California Bungalow in style. The building displays some elements of the Arts and Crafts, notably in the roughcast panel at the gable end apex, the presence of terracotta finials and slightly deeper roof form.

#### 4.4.3 DISCUSSION OF COMPARATIVE EXAMPLES

Of the 11 examples provided, only seven are identified as heritage items within the *Hawkesbury LEP 2012*. These have been selected from the NSW State Heritage Inventory as examples of interwar residential buildings located within Windsor. Three examples have been selected which are not on the NSW State Heritage Inventory.

As a group, the comparative examples above broadly demonstrate key characteristics of interwar residential architecture. They are generally alike as single storey forms of masonry construction with timber detailing and deep porches or return verandahs. External walls are predominately face brick, some with rendered detailing, and most have tiled hip and gable roofs. All are setback to varying degrees and have wide street frontages. Historically this group of buildings provides evidence of the area's twentieth century development through their built fabric and patterns of subdivision.

Stylistically, Dalori is most directly comparable to the California Bungalow style houses at 275 and 287 George Street, 95 The Terrace and 46 Court Street. All have the characteristic low pitch gable roof, brick materials and timber detailing. The designs for 275 and 287 George Street and 95 the Terrace are more pared back, with less decorative detailing and generally lower integrity than the subject site.

Although built in approximately the same period, the other examples of interwar houses exhibit a period of stylistic transition, combining Federation era styles, such as Arts and Crafts, with the Interwar California Bungalow style. In terms of the extent and refinement of architectural detailing, Dalori is more comparable to the examples at 7 Macquarie Street, 21 Bridge Street, and 46 Court Street. These latter examples and Dalori are aesthetically alike, having liver brick and render finishes, sweeping tiled roofs, decorative timber detailing and solid semi-enclosed verandahs. The examples at 41 and 291 George Street, and 88 The Terrace exhibit more traditionally Federation era massing and plan.

Dalori is comparable to 41 George Street and 105 The Terrace in terms of its substantially sized allotment and presentation to the public domain. With regard to its integrity and intactness, Dalori compares favourably to the examples provided. Like the houses at 105 and 105A The Terrace, 7 Macquarie Street, 21 Bridge Street, 46 Court Street, Dalori retains its original built form as well as its fenestration, timber detailing and window frames, leadlight glazing, and original fence. It has higher integrity than the Californian Bungalows at 275 and 287 George Street, both of which are identified as heritage items in the *Hawkesbury LEP 2012*.

Dalori has a strong adherence to the typical and identifiable characteristics of the Californian Bungalow style and, in this sense, is a better example of the style than those in the above list, many of which deviate from the style where Dalori does not. It exhibits most of the key characteristics of the style, including its horizontal massing, low pitch triple gable roof with decorative timber strapping and shingles, return tiled verandah with paired squat columns, box bay windows with leadlight glazing and shingle skirting and contrasting external finishes including tuckpointed brickwork and rendered detailing. The house's substantial setback from the street, wide street frontage, and retention of original fence and path further enhances the appearance of the place and its historic legibility.

The California Bungalow style is underrepresented in the suburb of Windsor, despite the multiple examples of buildings constructed in the 1920s when the style peaked in popularity. Within this context, Dalori stands out as an exceptional and highly intact example.

#### 4.5 IDENTIFIED HISTORICAL THEMES

Dalori, at 3 New Street, Windsor, demonstrates a number of the historic themes formulated by the NSW Heritage Office, as described below.

Australian Theme		NSW Theme	Comments
4	Building settlements, towns and cities	4 Building settlements, towns and cities	Dalori provides evidence of interwar residential development within the suburb of Windsor.
4.1	Planning urban settlements	- Towns, suburbs and villages	The lot has been retained from the early subdivision of the area and is notable for its substantial street setback and wide street frontage.
4.1.2	Making suburbs		The building is a highly intact and representative example of the California Bungalow, a popular residential style in Australia that peaked during the 1920s.
		8 Developing Australia's cultural life Creative endeavour	Dalori exhibits key characteristics of California Bungalow architectural style, including the low-pitched triple gable roof, use of face brick and tile external cladding, decorative timber detailing, and internal decorative ceilings. Its detailing and design demonstrate a high level of architectural refinement.
		- Creative endeavor	

#### 4.5.1 CRITERION (A) HISTORICAL IMPORTANCE

An item is important in the course, or pattern, (of NSW's) (of the local area's) cultural or natural history.

*Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity or historical phase. When it maintains or shows the continuity of a historical process or activity.*

*Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.*

Windsor was one of the earliest settlements in NSW and its historical development is strongly reflected in its early Victorian architecture and town layout. Its early development was driven by the area's agricultural potential and the Hawkesbury River trade in the early nineteenth century. Ongoing issues with recurrent and destructive flooding impacted farming production, and the introduction and expansion of rail decreased reliance of the river trade, resulting in a significant decline in the town's growth from the 1860s. There was little population growth or development in the town during the late nineteenth and early twentieth centuries, resulting in the area retaining much of its pastoral character and early colonial buildings.

In the interwar period Windsor experienced a moderate wave of development, initiated by the gradual subdivision of several farming estates in the 1920s, construction of residential buildings in the 1920s and improvements to infrastructure and services in the 1930s, including road surfacing; installation of streetlights and introduction of sewerage works.<sup>54</sup>

Within this context, Dalori at 3 New Street Windsor, is a good representative example of interwar residential development. The site retains its original allotment boundary, built form and architectural style. Built in 1929 for retired farmer Alfred Daley and his wife Margaret, Dalori is located within the significant phase of development within Windsor's history.

The subject site therefore meets criterion (a) for cultural significance based on historical importance.

#### 4.5.2 CRITERION (B) HISTORICAL ASSOCIATIONS

**An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area or NSW**

*Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.*

*Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events, provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.*

Research for this report has not identified any strong or special association with the life or works of a person of importance to the cultural or natural history of the local area or NSW.

Based on research for this report, therefore the subject site therefore does not meet criterion (b) for cultural significance based on historical associations.

#### 4.5.3 CRITERION (C) AESTHETIC VALUES

**An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area.**

*Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.*

*Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement*

Dalori at 3 New Street, Windsor is a refined and highly intact example of the California Bungalow style. The design for the house is thoughtfully composed and detailed in keeping with the typical characteristics of the California Bungalow idiom.

Its principal façade fronting New Street is notable for its low-pitched triple gabled roof and return verandah that form dominant compositional elements. The design uses contrasting face and rendered brick finishes to create architectural interest in a manner typical of its style, and is enlivened by solid timber detailing, including timber battening, shingles, and projecting timber window frames. The decorative box bay windows retain the original leadlight glazing

<sup>54</sup> Proudfoot, 'The Hawkesbury: A Thematic History'. P13.

with geometric designs. The verandah's solid brick balustrade, brick piers with solid cappings and squat columns, and original floor tiles are also notable.

Internal decorative finishes and features are also of a high-quality design. The original floorboards, high ceilings, cornices and highly ornate plaster ceilings contribute to the aesthetic value of the place. Like these decorative elements, timber joinery, including skirting boards, door leaves, architraves, window frames and sashes are original and make an important contribution to the overall aesthetic character of the interior.

Dalori has a prominent presentation to New Street that is significantly enhanced by the generous street setback and retention of the original low brick fence. It contributes aesthetically to the public domain as an accomplished example of the California Bungalow style.

The subject site therefore meets criterion (c) for cultural significance based on aesthetic values.

#### **4.5.4 CRITERION (D) CULTURAL ASSOCIATIONS**

**An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.**

*Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.*

*Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.*

Research for this report has not identified any cultural associations to the local area or NSW. No community or cultural group was found to have a continuing strong attachment to this site.

The subject site therefore does not meet the threshold for criterion (d) cultural significance based on cultural associations.

#### **4.5.5 CRITERION (E) CULTURAL OR NATURAL RESEARCH VALUE**

**An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)**

*Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.*

*Guidelines for Exclusion: When the knowledge gained would be irrelevant to science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.*

Research for this report has not identified any evidence to indicate that this site has the potential to yield new or further substantial scientific and/or archaeological information.

The subject site therefore does not meet the threshold for criterion (e) cultural significance based on research value.



#### 4.5.6 CRITERION (F) RARITY

**An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)**

*Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.*

*Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.*

While Californian Bungalows are relatively underrepresented within the *Hawkesbury LEP 2012*, there are several examples that have been identified as heritage items. This typology is not considered to be at risk of being lost, and Dalori is not the last remaining example.

The subject site therefore does not meet the threshold for criterion (f) for cultural significance based on rarity.

#### 4.5.7 CRITERION (G) REPRESENTATIVENESS

**An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)**

*Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.*

*Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.*

Dalori at 3 New Street, Windsor is a refined and highly intact example of the California Bungalow style. The style peaked in popularity in Australia during the 1920s and is predominately found in residential suburban architecture built between c1915-1940.

Emerging from Californian residential designs of the 1910s, the style combines decorative aspects of the Arts and Crafts style with the relaxed outdoor oriented lifestyle favoured by Californians. Key characteristics of the style that are evident in the subject building include its solid, low horizontal massing; asymmetrical façade; brick and tile external cladding; low pitched triple gable roof; exposed timber rafters and timber detailing; wide overhanging eaves; return verandah; box bay windows with projecting timber frames and detailing; squat verandah columns mounted on brick piers, inclusion of the sunroom, low brick fence and substantial yard.

The subject site therefore meets criteria (g) for cultural significance based on representativeness.

#### 4.6 STATEMENT OF SIGNIFICANCE

Dalori, at 3 New Street, Windsor, built in 1929 is culturally significant for its historical importance, aesthetic and representative values.



The house known as Dalori was built in 1929 for retired farmer Alfred Daley and his wife Margaret. It provides evidence of Windsor's interwar development and is an accomplished and highly intact example of the California Bungalow style

The historic town of Windsor is one of the earliest settlements in New South Wales. Despite its agricultural potential and the flourishing Hawkesbury river trade, the introduction of rail in the 1860s reduced reliance upon the Hawkesbury River trade and this, coupled with the ongoing issues with flooding, caused the town's development and growth to decline by the 1880s. Hawkesbury's population growth and development remained slow during the late nineteenth twentieth centuries, causing the township to its rural character well into the 1910s.

In the 1920s Windsor experienced a moderate wave of development, initiated by the gradual subdivision of several farming estates. In turn this drove construction of residential buildings and subsequent improvements to infrastructure and services in the 1930s, including road surfacing; installation of streetlights and introduction of sewerage works. The interwar period represents a significant phase within Windsor's historical pattern of development. Within this context, Dalori at 3 New Street Windsor, is a good representative example of interwar residential development. The site retains its original pattern of subdivision, built form and architectural style.

Architecturally, Dalori exhibits key characteristics of the California Bungalow style including its low, horizontal massing; asymmetrical façade; brick and tile external cladding; low pitched triple gable roof; timber detailing; wide overhanging eaves; return verandah; box bay windows with projecting timber frames and inclusion of the sunroom, low brick fence and substantial yard.

It is a refined and highly intact example of the California Bungalow style. Its principal façade fronting New Street is notable for its low-pitched triple gabled roof and return verandah that form dominant compositional elements. The use of contrasting face and rendered brick finishes creates a focal feature point that is enlivened by solid timber detailing, including exposed timber rafters, shingles, projecting timber window frames, and timber strapping on the gable ends. The decorative box bay windows retain the original leadlight glazing with geometric designs. The verandah's solid brick balustrade, brick piers with solid cappings and squat columns, and original floor tiles are also notable. Internal decorative finishes and features are also of a high-quality design. The original floorboards, high ceilings, timber skirting boards and architraves, cornices and highly ornate plaster ceilings contribute to the aesthetic value of the place.

Dalori has a prominent presentation to New Street that is significantly enhanced by the generous street setback and retention of the original low brick fence. It contributes aesthetically to the public domain as an accomplished example of the California Bungalow style.

#### **4.7 GRADING OF SIGNIFICANCE**

The following section provides a graded assessment of significance for components of 3 New Street Windsor so that the relative significance of spaces and elements can be understood for their contribution to the overall cultural significance of the site. Different components of a site make a different relative contribution to the site's overall significance. The significance of individual components can only be understood in relation to the role they play in creating and explaining the quality, character, meaning, history and use of the place.

The gradings provided below indicate the significance of spaces and elements relative to each other and to the overall significance of the place. They are not intended for comparison with any other site or as an indication of significance independent of their context. For example, where an element is of Exceptional significance, it has been identified as such

because it makes an exceptional contribution to the overall established significance of the place and is vital for the creation and retention of this significance.

#### **4.7.1 DEFINITIONS**

These gradings are based on the gradings included in the Heritage Office's (now NSW Heritage Division) guideline *Assessing Heritage Significance* (2001). An explanation of the gradings used in this assessment is provided below.

##### **EXCEPTIONAL**

These spaces/elements are of exceptional cultural significance for historic, aesthetic, scientific or social values. They include rare or outstanding building fabric and retain an exceptional degree of integrity and intactness from their original construction or later significant period. They play a crucial role in the overall significance of the place.

##### **HIGH**

These spaces/elements are of high cultural significance. This may include fabric from the original construction of the building which has now been altered, or significant fabric from later alterations. The integrity of these elements may have been compromised by alteration/modification, but their contribution to the overall significance of the site remains strong.

##### **MODERATE**

These spaces/elements are of medium cultural significance but are of lesser cultural significance in the overall significance of the place. They may have been compromised by later, less significant modifications. They play an important role in supporting the overall significance of the place.

##### **LITTLE**

These spaces/elements are of low cultural significance. This may include fabric associated with recent or less significant alterations and additions. They play a minor role in the overall significance of the place.

##### **INTRUSIVE**

These spaces/elements are intrusive to the cultural significance of the subject site. They include unsympathetic alterations and additions where new elements have adversely affected significant fabric or the overall legibility of the site's cultural significance. These spaces/elements are damaging to the site's cultural significance.

#### 4.7.2 SIGNIFICANCE GRADINGS TABLE

The following table describes the relative significance gradings of elements and spaces of the site and buildings. This table should be understood in conjunction with the definitions for significance gradings provided above, and is complemented by the diagrams of significance gradings in the following section.

Significance Grading	Fabric / Space / Element
Exceptional	No exceptional elements have been identified.
High	<ul style="list-style-type: none"> <li>• Overall built and roof forms</li> <li>• External materials and finishes</li> <li>• Pattern of fenestration</li> <li>• Timber window and door frames</li> <li>• Decorative timber detailing, including shingles, strapping, exposed rafters</li> <li>• Leadlight glazing</li> <li>• Arrangement of principal façade</li> <li>• Low brick fence</li> <li>• Setback from New Street and wide street frontage</li> <li>• Decorative internal ceilings and cornices</li> <li>• Timber floorboards, skirting boards, architraves</li> <li>• Original ceiling heights</li> <li>• Fireplace tapestry brick surrounds</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>• Sunroom portion located at the rear of the house</li> <li>• Entrance path</li> </ul>
Little	<ul style="list-style-type: none"> <li>• Bathroom tiles, vanity sink cabinet</li> <li>• Kitchen tiles</li> </ul>
Intrusive	<ul style="list-style-type: none"> <li>• Entrance step hand railings</li> </ul>

## 5.0 CONCLUSION

This report has assessed the cultural significance of Dalori at 3 New Street, Windsor against the criteria established by the NSW Office of Environment and Heritage for the assessment of potential heritage items. Following this assessment, it has been determined that:

- The site meets criterion (a) for cultural significance based on historical importance;
- The site does not meet criterion (b) for cultural significance based on historical associations;
- The site meets criterion (c) for cultural significance based on aesthetic values;
- The site does not meet criterion (d) for cultural significance based on social, cultural or spiritual associations;
- The site does not meet criterion (e) for cultural significance based on research value;
- The site does not meet criterion (f) for cultural significance based on rarity; and
- The site meets criterion (g) for cultural significance based on representativeness.

The subject site is important to the Hawkesbury City Local Government Area as evidence of Windsor's interwar residential development and as a highly intact example of the California Bungalow Style. The site does not contribute substantially enough to the historical development of New South Wales to meet the requirements for historical significance (criterion a) at state level. While the building is a highly intact example of a California Bungalow house, it was determined to fall below the threshold for architectural (criterion g) or aesthetic significance (criterion c) at a state level based on its comparative standing with like examples included on the NSW heritage inventory.

Based on the findings of this assessment, Dalori at 3 New Street Windsor warrants listing as an item of (local) heritage within Schedule 5 of the *Hawkesbury Local Environmental Plan 2012*. It is our recommendation that Council proceed with a process to list the site, accordingly.



Rose Mickan  
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**NBRS**



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