



STATEMENT OF HERITAGE IMPACT

PART 3A ENVIRONMENTAL ASSESSMENT

PROPOSED COMMERCIAL BUILDING 89 GEORGE STREET PARRAMATTA

25 May 2010

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**STATEMENT OF HERITAGE IMPACT
PART 3A ENVIRONMENTAL ASSESSMENT**

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2.0 INTRODUCTION

This Statement of Heritage Impact has been prepared to satisfy the heritage related issues within the Department of Planning's Director-General's [environmental assessment] Requirements (DGR) to accompany a Part 3A project application for a proposed commercial development at 89 George Street, Parramatta. The principal issue this statement deals with is to assess the heritage impact on the adjoining heritage item – Perth House and Stables – and whether the proposal complies with any related policies contained in the Conservation Management Plan. [DGR Key issue 8 – Issued 14 September 2009]. It incorporates the standard guidelines of the NSW Heritage Office with regard to assessing heritage impact. Key Issue 8 also deals with Aboriginal cultural heritage impact and consultation. Indigenous consultation and assessment of impacts is outside the scope of this report and has been undertaken concurrently by others.

It also responds to the Parramatta City Centre Local Environment Plan (LEP) 2007 and the Parramatta City Centre Development Control Plan (DCP) 2007 vicinity controls for development near heritage items by providing a statement of heritage impact on heritage items and their respective curtilages.

This assessment refers to other heritage assessment and conservation planning documents by others including:

- Conybeare Morrison Partners, 'Perth House and Stable Conservation Management Plan', Final Report for JAVEH Holdings, November 2004;
- Howard Tanner and Associates with Kate Blackmore, 'Perth House Conservation Plan', for Condux Pty Ltd, 1989 including appendices of three heritage impact assessments of the same proposed 8-storey office building to rear of Perth House by Annette Green, Helen Proudfoot and Brian McDonald separately dating from 1987 and an 'Historical Archaeology Report' by Damaris Bairstow for Condux Corporation Limited dated September 1989.

The assessment of potential heritage impact has been undertaken by Don Wallace under the direction of Robert Staas, Director / Heritage Consultant of NBRS+PARTNERS Architects. Details of the project proposal have been prepared by architects, Woods Bagot.



Figure 1 Aerial Photograph showing 89 George Street, Parramatta bound in red. Courtesy Google Earth.

3.0 THE PROPOSAL

The proposed development is for the demolition of existing buildings on the site of 89 George Street for the construction of a commercial building. The proposal is documented in drawings prepared by architects Woods Bagot:

• Location And Survey Plan	A1002
• Basement 4/ Basement 3	A2200
• Basement 2/ Basement 1	A2201
• Ground Floor	A2202
• Level 1	A2203
• Level 2	A2204
• Level 3	A2205
• Level 4	A2206
• Level 5	A2207
• Level 6	A2208
• Level 7	A2209
• Level 8	A2210
• Level 9	A2211
• Level 10	A2212
• Level 11	A2213
• Level 12	A2214
• Plant Room	A2215
• Roof plan	A2216
• North Elevation	A3000
• West Elevation	A3001
• South Elevation	A3002
• East Elevation	A3003
• Sections	A3100
• Sections	A3101
• Sections	A3102
• Sections	A3103
• Sections	A3104
• Photomontage	A4002
• Photomontage	A4003
• Photomontage	A4004
• Photomontage	A4006
• Photomontage	A4007

4.0 HISTORY AND DEVELOPMENT OF THE SITE

George Street was laid out as one of the principal streets of Australia's second European settlement at Parramatta. The site at 89 George Street was once the part of a larger allotment which included prisoner barracks with the military barracks (now known as Lancer Barracks) on the south side of Macquarie Street. The Crown land to the south of the site was developed in the early nineteenth century as the Government lumber yard. By the 1840s the adjacent land had had a cottage known as Rose Cottage erected upon it

which was replaced, a short time after, by the stone cottage at 85 George Street known as Perth House.

By the late nineteenth century, a two storey duplex residence was constructed on the site (visible on bottom RTA aerial from 1943). In the post World War Two period this was demolished and a single storey motor vehicle workshop was constructed in its place. The building continues in use as a motor vehicle workshop with an automated dry-cleaning service operating from the street front.

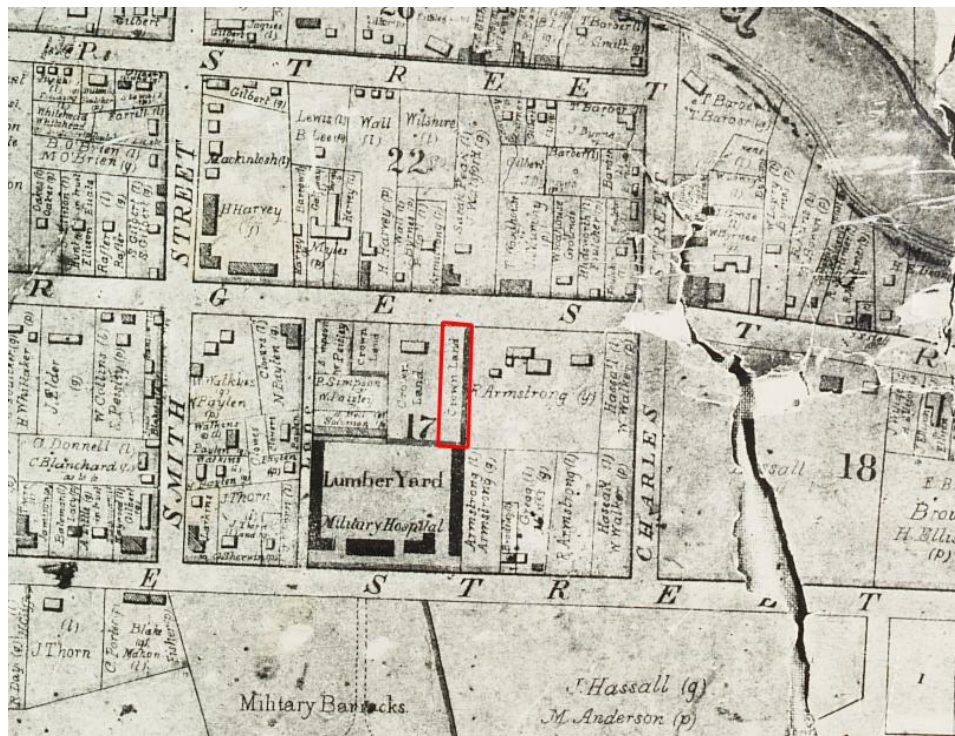


Figure 2 Brownrigg's 1844 Plan of Parramatta showing site bounded in red by NBRSPartners 2008.



Figure 3 RTA aerial 1943 with site bounded in red. Note structure close to road.

5.0 CULTURAL HERITAGE SIGNIFICANCE

The site at 89 George Street has no intrinsic heritage value. The adjacent Perth House and Stables at 85 George Street has had its heritage significance summarized as follows in an assessment by Conybeare Morrison Partners:

Perth House and Stables, 85 George Street, Parramatta, a Victorian Georgian residence and outbuilding has rare and early aspects associated with historic, aesthetic and scientific significance at local and State level. The place has historical associations that reflect early development and changing pattern of use in central Parramatta. The earliest phase includes convict built huts and a convict-built brick barrel drain. Rose Cottage, a substantial convict-built timber residence for the superintendent of Convicts and Public Works at Parramatta replaced the convict huts. Perth House with associated outbuildings was constructed in the late 1840s as a private residence and replaced Rose Cottage. Perth House was later used as a private ladies' college, boarding house, commercial office, funeral parlour and restaurant.

Perth House and Stables is associated with prominent persons including George Oakes, a local Parramatta and State politician, who first owned and built Perth House; James Houison, a local politician and prominent Sydney builder/architect active in the Parramatta area and believed to have designed and built Perth House for George Oakes; and William Aird, superintendent of Convicts and Public Works at Parramatta from 1 January 1825, who lived in Rose Cottage, a former residence on the site.

Perth House has aesthetic significance as a fine representative example of the Victorian Georgian style residence dating from the late 1840s. The house is representative of the style with symmetrical facades and planning, 'reasonable' proportions, exposed stonewalling, slate roof, simple chimney forms, verandahs with slender timber posts, twelve pane sash windows, louvred timber shutters and significant interior finishes including the high quality polished cedar door and window joinery and fire surrounds. Perth

House with flanking fig trees is a strong contributory element in the significant urban streetscape of George Street, Parramatta, and a rare surviving element of early Parramatta.

Perth House has scientific significance associated with the archaeological potential of the remains of convict built huts and cottage located beneath the footprint of Perth House together with the convict built brick barrel drain located under the drive to the west of the house. (Perth House and Stables Conservation Management Plan, November 2004, Conybeare Morrison, page 36)

6.0 SETBACKS AND VISUAL CURTILAGE

The diagrams below show the historic setting of Perth House with the two storey duplex at 89 George Street and the streetscape for much of the twentieth century. They have been overlaid with colour to indicate the site at 89 George Street (pink) together with building setbacks (in yellow and red, top) and the maximum possible built form visual curtilage for Perth House (in green, bottom). The possible visual curtilage does not take into account vegetation as it has varied from time to time and which has resulted in the more closed visual curtilage from the west evident today.

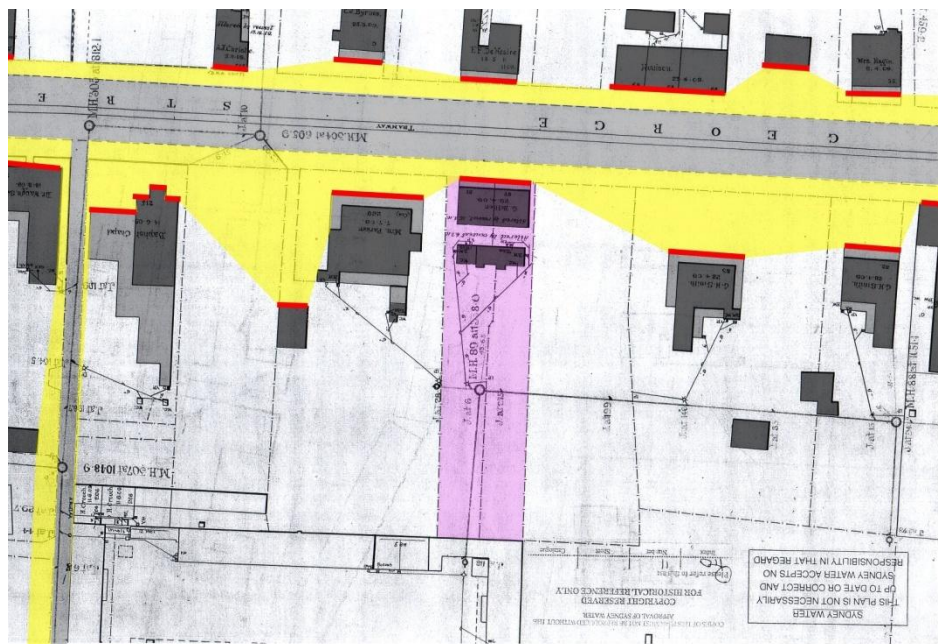


Figure 4 Diagram showing maximum possible late nineteenth and early twentieth century historic visual curtilage in yellow, setbacks in red and subject site in pink.

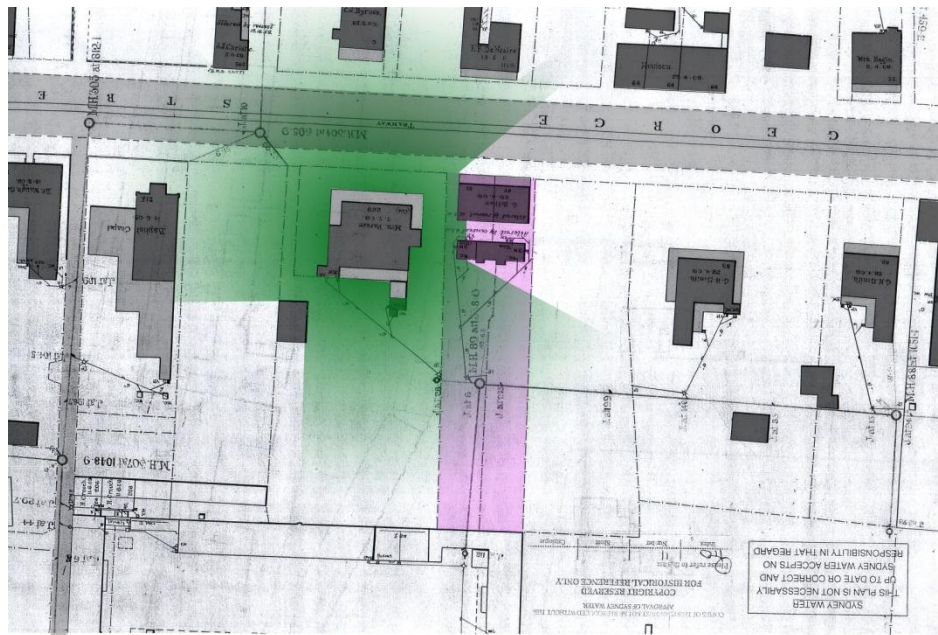


Figure 5 Diagram showing possible visual curtilage from Perth House in green. This shows only built form and does not account for plantings which today further enclose the eastern and western visual curtilage of the building.

7.0 STATUTORY LISTING

The site comprises a single storey dry-cleaning business and car service workshop from the post World War Two period which has little intrinsic heritage value. The land is not listed on any heritage list and is not identified as an archaeological management unit of moderate or high archaeological potential in the Parramatta Historic Archaeological Management Study.

The adjacent 1840s sandstone cottage - Perth House and Stables - is listed both as a Heritage Item on the Parramatta City Centre Local Environmental Plan 2007 and on the State Heritage Register. Listing on the State Heritage Register affords Perth House and Stables the maximum protection provided by the State government and development within its vicinity must be assessed so as to identify and reduce adverse impacts on its significance.

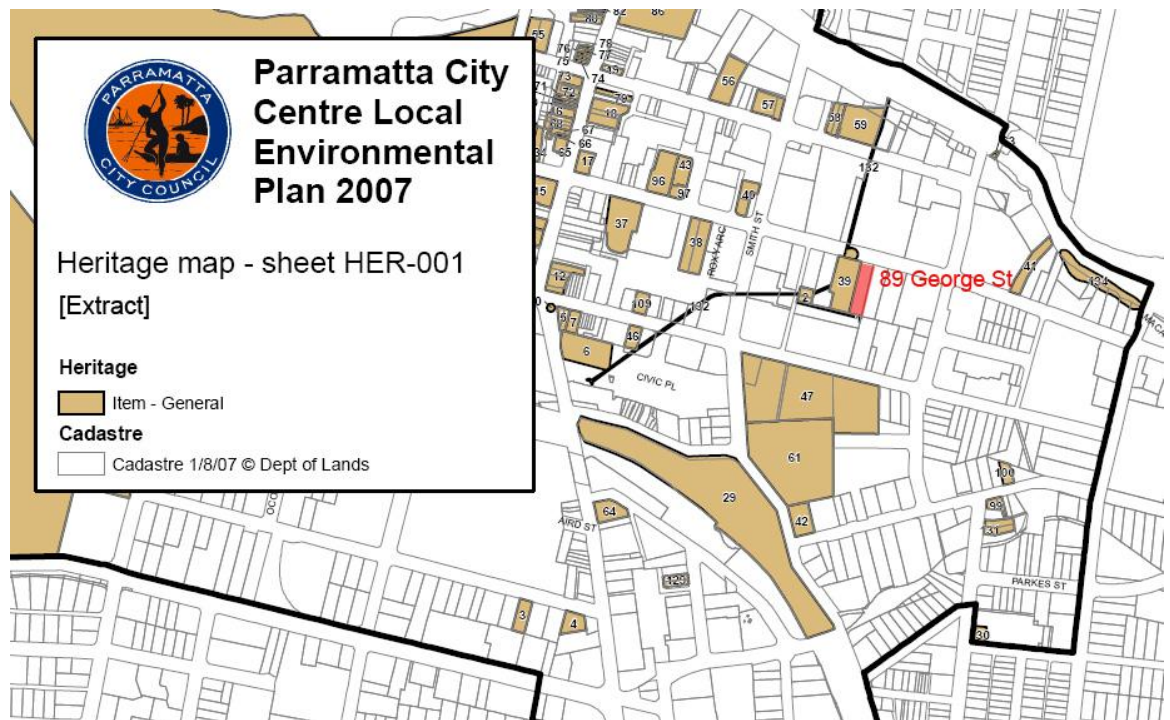


Figure 6 Extract from the Parramatta City Centre Local Environment Plan 2007. Subject site overlaid in red.

The most recent conservation management plan for Perth House was prepared by Conybeare Morrison + Partners in November 2004. That conservation management plan under the section 'Curtilage: Boundary and Setting' recommends that:

...Heights of any proposed buildings in close proximity to Perth House and Stables should not diminish the heritage item. The height, form, scale and setback limits for development within the heritage boundaries or adjacent buffer areas (sic).

Perth House and Stables has been dwarfed by the 7-storey Office Tower, designed by Jackson Teece Chesterman Willis & Partners and located to the south of the site. The cement rendered and painted building forms an imposing backdrop to the building. This level of development should not create a precedent for further development either on the site or one (sic) the adjoining properties. The existing Morton (sic) Bay figs assist in screening some of the development and reinforce a domestic scale. Care should be taken to ensure the longevity of these mature plantings. (Conybeare Morrison, page 44)

Despite highlighting the need to manage the impact of new developments within the setting of Perth House, the curtilage remains undefined in that document and may be assumed to be the lot boundary. The backdrop building to Perth House was constructed in 1991 and had been seen as an acceptable design solution by the authors of all earlier impact assessments and the conservation plan, namely Annette Green, Helen Proudfoot, Brian McDonald and Howard Tanner. The subsequent development of the Parramatta City Centre LEP 2007 with resultant height and density provisions

was drawn in light not only of the heritage items within the area but also of the significant views and vistas within the city centre.

Although the Conybeare Morrison plan mentions the Moreton Bay fig tree to the west of the Perth House and Stable site, it does not mention the African or Wild olive tree on the eastern part of the Perth House site or afford it specific measures for retention and conservation. Brian McDonald's 1987 heritage impact assessment identifies the olive tree as a significant item (p 2. & p.8). Howard Tanner's 1989 conservation plan also identifies the olive tree as significant (p. 29).

Specific measures have been identified in an Arborist's Report to retain and conserve the tree during and after construction. Refer Mark Hartley's (The Arborist Network) 'Arboricultural Impact Assessment Report' for details of impacts of the proposal on the Wild Olive Tree and the mitigating measures proposed.

8.0 HERITAGE IMPACT ASSESSMENT

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The site analysis and resulting proposal has taken into account the heritage and urban design issues arising from the adjacent heritage item – Perth House and Stables – and provides an improved setting for the Perth House than that which exists.
- The proposal replaces the intrusive backdrop to Perth House when viewed from the east currently provided by 91 George Street with a more articulated facade with increased setbacks and transparency at lower levels.

There are no aspects which could detrimentally impact on heritage significance.

Early consultation has allowed the heritage issues to be integrated and mitigated in the concept design which preceded the project application. The resulting application is a sympathetic solution.

The retention and the conservation of the Wild Olive tree has been provided for in an arboricultural impact assessment, whose recommendations should be followed.

8.1 New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

Refer responses to Parramatta Development Control Plan 2007 'Conservation Criteria' set out in Appendix 10.1 following page 15.

- *Why is the new development required to be adjacent to a heritage item?*

The new development is located on a site which, although adjacent to the heritage item, has a discrete development history. The land is not developed to its highest and best use and the applicant/owner wishes to develop it to such a use.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Refer responses to Parramatta Development Control Plan 2007 'Conservation Criteria' set out in Appendix 10.1 following page 15.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Refer responses to Parramatta Development Control Plan 2007 'Conservation Criteria' set out in Appendix 10.1 following page 15.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Refer responses to Parramatta Development Control Plan 2007
'Conservation Criteria' set out in Appendix 10.1 following page 15.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

Refer responses to Parramatta Development Control Plan 2007
'Conservation Criteria' set out in Appendix 10.1 following page 15.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

Refer responses to Parramatta Development Control Plan 2007
'Conservation Criteria' set out in Appendix 10.1 following page 15.

- *Will the public and users of the item, still be able to view and appreciate its significance?*

Access, visibility and appreciation of the item will increase from that which exists. Currently, the heritage item has only very limited visibility from the east and when viewed from the west has a detracting backdrop of the blank western wall of 91 George Street. The proposal sets the principal entrance of the commercial tower to the west of the item and integrates its setting by the use of materials and setbacks.

9.0 CONCLUSION

In conclusion, the proposed project does not significantly, adversely impact upon the identified heritage significance of the adjoining heritage item – Perth House and Stables. Views to and from the heritage item are retained and enhanced and the physical conservation of the Wild Olive Tree (an element of its setting) is specifically provided for in an Arboricultural Impact Assessment.

I recommend that the heritage aspects of this project application be approved.



Robert Staas
Director / Heritage Consultant
NBRS+PARTNERS ARCHITECTS

25 May 2010

10.0 APPENDICES

10.1 APPENDIX 1: Parramatta City Centre DCP 2007 Conservation Criteria – Response of Proposed Development

The Parramatta City Centre Development Control Plan 2007 sets out 'conservation criteria' to ensure any new development retains and enhances the significance of heritage items and their settings. The criteria are set out below. It can be seen that most of them relate to proposals to heritage items themselves rather than development in the vicinity of heritage items.

Scale

The scale and bulk of any new building or work must be in scale with the original building and new development must not obstruct important views or vistas of the item. In the case of infill work, the scale of the new building must be similar to those around it. Where this is not feasible, sufficient curtilage around the heritage item must be included to assist interpretation of its heritage significance. In some circumstances, where site depth would allow, a higher building could be erected behind a heritage shopfront.

Siting

If the existing street façade of the building is sympathetic to the character of the street, then alteration must be avoided. New work is best located to the rear or side of the building.

Architectural form

The basic architectural form of any new work needs to respect what exists. Issues to consider are the roof form, proportion and location of windows and doors.

Architectural detailing

It is important to be aware of the particular era and architectural style of the building or buildings and make sure that any proposed changes are contextual to the period. For example, it is not appropriate to mix Victorian

The Proposed Development

The scale of the proposed development is drawn from the LEP which was prepared following an understanding of the heritage items within the study area including Perth House. The scale of the taller new development is mediated by the treatment of the foyers, setbacks and lower levels.

Principally relates to heritage items rather than development in the vicinity of heritage items.

Proposed development provides a backdrop setting to Perth House. At lower levels the ground floor foyer mediates the transitional form of the verandah to Perth House with the taller backdrop building and the office building to the rear of Perth House.

Proposed development does not replicate original detailing of Perth House but provides a contemporary architectural idiom. Design development beyond development application stage will give careful

features with an Art Deco. Overuse of historical architectural features on new work should be avoided, with preference given to uncomplicated interpretive forms and detailing.

attention to resolution of design details in a simple, contemporary form to new work.

Materials and finishes

Reuse existing materials where possible. New materials and detailing must be compatible with the original and consideration must be given to the colour, texture and type of materials and finishes.

Materials visually compatible with the sandstone and timber of Perth House will be used for the ground level of proposed development. At higher levels, materials will provide a neutral, contemporary backdrop to Perth House.

The materials selected have taken into consideration Perth House. The palette of materials in close proximity to Perth house has been selected to respond to the material qualities of Perth house. Natural materials are proposed including honed and coarse sandstone as paving for the public areas with small feature inlays of weathered steel (core ten or the like) to break down the visual extent of paving and create a relationship with the red paving of the adjoining property paving. Smooth, polished sandstone is proposed as a wall cladding for the lobby areas and clear stained timber lining to ceilings and doors. At higher levels a contemporary neutral backdrop of powder coated aluminium and transparent glazing.

Use

The best use for a building is usually the one for which it is built. Where this is not possible, a use sympathetic to the layout of the building and requiring minimal alterations will be more compatible.

Principally relates to heritage items rather than development in the vicinity of heritage items.

Original fabric

It is important to minimize alterations to the original fabric and where possible, repair rather than replace individual elements, such as windows and doors.

Principally relates to heritage items rather than development in the vicinity of heritage items.

The aging process

The patina of age on a building adds much to its character and significance. A worn step for example demonstrates the many years of feet crossing a threshold. Such features add to the uniqueness and character of a place and must be retained wherever this does not present a public safety risk.

Principally relates to heritage items rather than development in the vicinity of heritage items. Compatible materials used in the foyer and lower levels of the proposed building have been investigated and would provide their own patina in time. A palette of sandstone, weathered steel and timber is proposed.

The materials selected are robust and suitable for the public domain. 89 George Street proposes to respond to Perth house but not mimic its material qualities to ensure emphasis is placed on the State significant Heritage item.

Curtilage

There are three types of heritage curtilage:

- Lot boundary. The lot boundary is the most common type of curtilage. It may contain associated buildings, gardens, walls, fences and the like which contribute to the significance of the property. The majority of built items in Parramatta are listed within their lot boundary curtilage.

- Reduced curtilage. This curtilage is less than the lot boundary of the property and it arises where the significance of the item and its interpretation is not dependant on having a large curtilage extending to a lot boundary. For example where there are large estates with sufficient land on the lot that can be subdivided independent of the heritage significance of any item on that land, or a new dwelling adjacent but not impacting on the existing heritage item on that land. In such cases, it is necessary to identify a curtilage that enables the heritage significance of the item to be retained.

- Expanded curtilage. This curtilage is greater than the property boundary. An expanded curtilage may be required to protect the landscape

Due to the historic closure of much of the view to Perth House from the east by the two storey duplex that existed in the nineteenth and twentieth century a lot boundary curtilage can be assumed and the opportunity taken to recover or enhance views to Perth House from the east. This has been done by setting back the ground and lower floors from the north-western corner of the site and having the George Street and western facades glazed at lower levels to allow greater transparency.

setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and a river or topographical feature.

Infill development

The key to successful infill development adjacent to a heritage item is reflected in design where the infill is of similar mass and character to the adjacent heritage building/s. This may comprise use of the vertical (versus square) windows, verandahs, balconies, positive roof pitches (i.e. 25 to 35 degrees) and general facade detailing. Buildings and landscaping may establish a character of an area and provides a sense of continuity and a recognised community value. Unsympathetic infill will disrupt the unity of a group of buildings and may spoil the existing character. Architectural 'good manners' are important in areas of special character. An infill building must not precisely imitate its neighbour but use recognisable tools such as massing, scale, setback and orientation, detailing and materials, roof forms and coursing lines to complement adjacent heritage items.

Archaeology

Parramatta is a highly valued source of information relating to Aboriginal and post 1788 settlements. All developments within the city centre must be informed and guided by the Parramatta Historical Archaeological and Landscape Management Study (Known as PHALMS). Map in the Parramatta City Centre LEP identify potential of various parcels of land to contain significant archaeological relics and information about Parramatta's past. All development proposals involving excavation must be in accordance with the recommendations of this study. Such developments on properties identified by PHALMS as having moderate or high potential to

The development is infill development on a site which mediates the single storey heritage item and existing larger office towers by providing a neutral contemporary backdrop to the heritage item when viewed from the west and by mediating the lower floors with the transitional verandah form and domestic scale of Perth House.

The land is not identified within the PHALMS as having high or moderate archaeological potential. A section 140 application would be made to the Heritage Branch before commencement. This would be preceded by an archaeological assessment. Damaris Bairstow conducted an archaeological assessment and excavation on the adjacent Perth House site in 1989 and this could be used to inform a section 140 application to the Heritage Branch.

The presence of the Parramatta Sandsheet indicates the possible presence of lithics of archaeological value over the Parramatta city

find archaeological relics must obtain a permit from NSW Heritage Council under Section 140 of the Heritage Act prior to lodging a development application. However, if such developments are listed on the State Heritage Register or National Heritage Register, formal approval is required from the NSW Heritage Council under the Heritage Act or from the Commonwealth Minister for Environment under the Environmental protection and Biodiversity Conservation Act.

Historic Views

For historic views refer to Appendix 2 in this DCP (shown here at left).

centre. It is understood that assessment of this possibility has been included in the Indigenous assessment carried out by others.

The view (west) 'along George Street to Parramatta Park gatehouse and trees' (View 7) is identified as an historic view corridor. Views of streetscape and heritage items are to be retained and enhanced. A view from the east to Perth House is enhanced by setting back the corner of the proposed development at the north-western corner of the site. The views to the gatehouse and trees of Parramatta Park from George Street will not be obscured. See also 'Development in the Vicinity of Heritage Items' below.

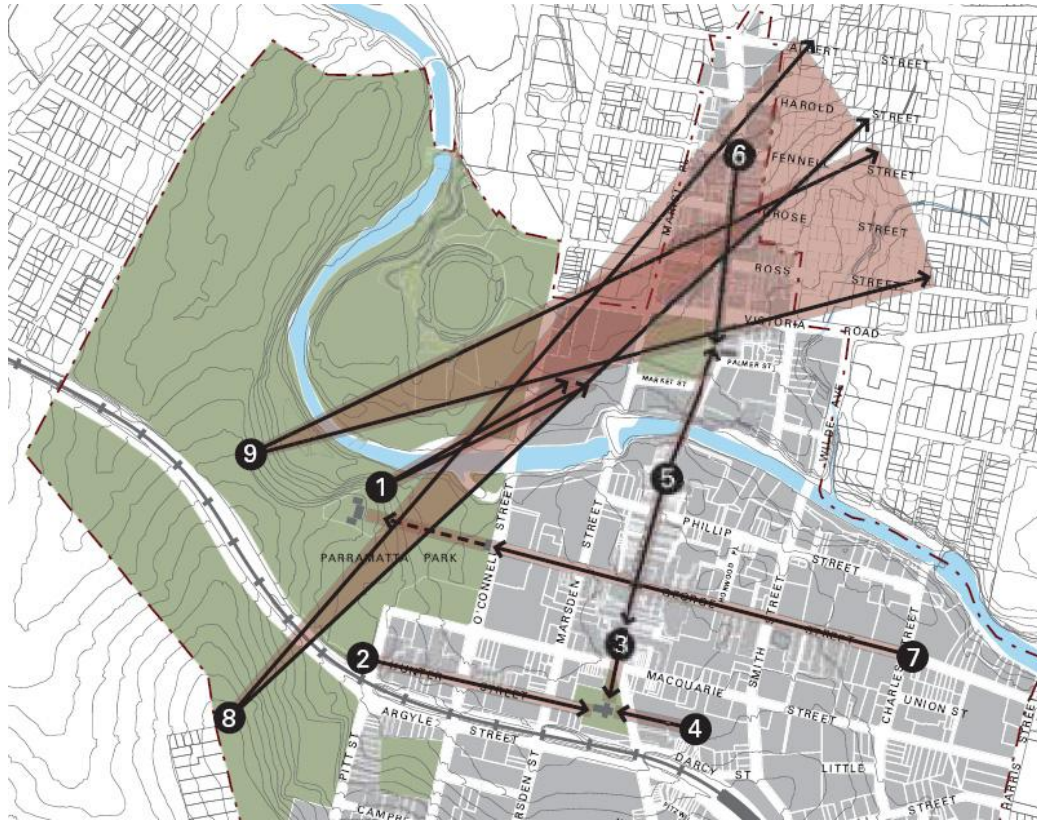


Figure 7 Extract from the Parramatta City Centre Development Control Plan showing significant views.

Development in the Vicinity of Heritage Items

Development in the vicinity of heritage items or properties that have heritage significance but not yet listed on a statutory list must consider the impact it is having on them. This would involve identifying the contribution these heritage items are making to the streetscape and the overall character of the city centre and finding a way to retain that contribution. This may involve providing front and side setbacks at ground or above a certain level to retain views of the heritage buildings from public domain. The massing, design and materials of the proposed development will also need to be compatible to the heritage building in the vicinity. Refer to the joint NSW Heritage Office and RAI A publication “Designing in Context: Guidelines for Infill Development in the Historic Environment” (2005) for further guidance.

The proposed development is adjacent to Perth House. Analysis of the significance of that item and historic, current and desired views to Perth House have been accommodated throughout the design process in accordance with those 'conservation criteria' above.



Top: View west along George St with Perth House obscured by planting. Historic view to Parramatta Park and gatehouse visible in distance from centre of road.

Middle: View southeast to Perth House with key setting feature of fig tree at centre right.

Bottom Right: View southeast to Perth House dominated by fig tree.

Bottom Left: View directly opposite Perth House with 1980s office building at rear.



**10.2 APPENDIX 2: Conservation Management Plan prepared in 2004 by
Conybeare Morison + Partners**



Conybear Morrison

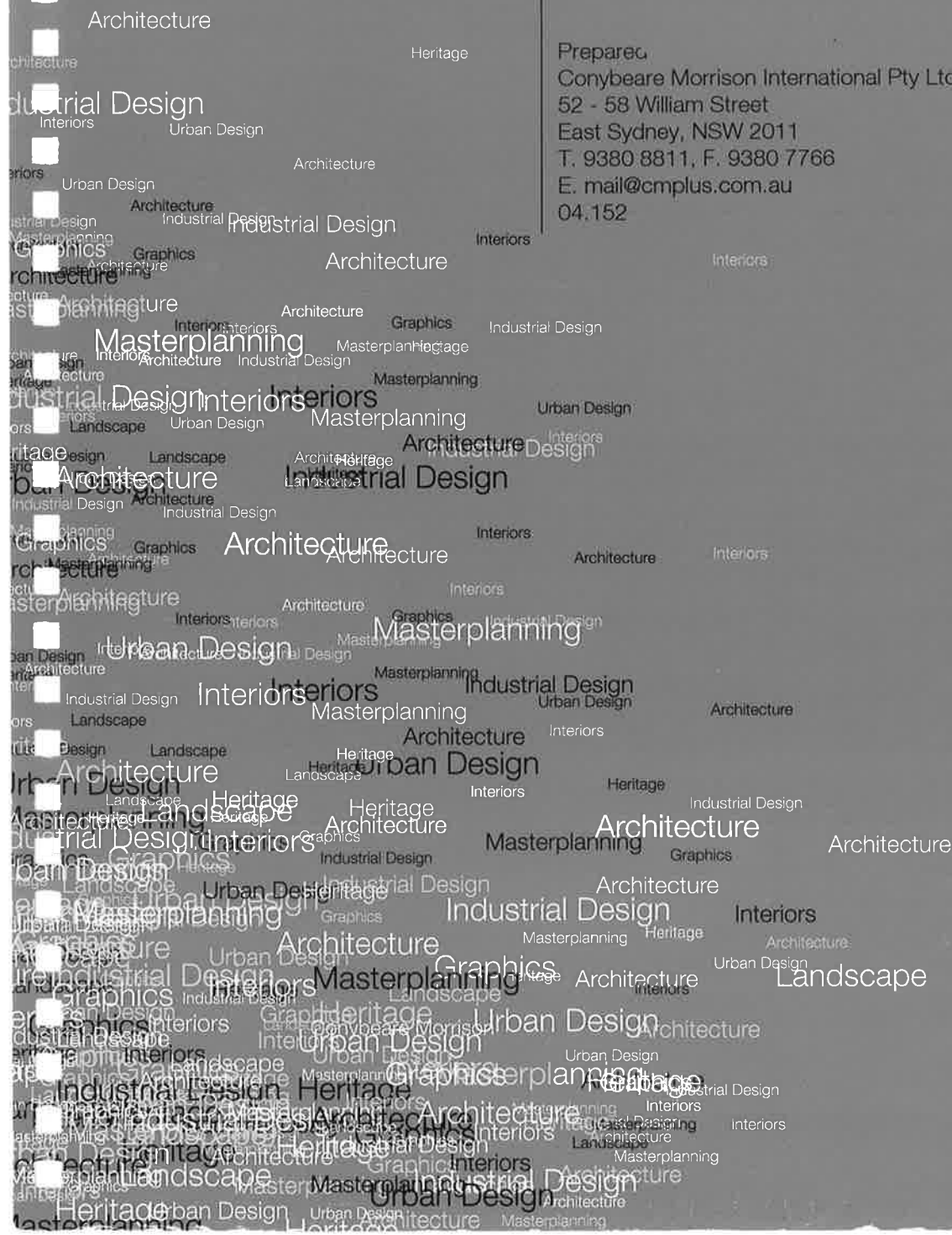
Perth House and Stable Conservation Management Plan

Final Report

November 2004

Prepared for
JAVEH Holdings

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Perth House and Stable
Conservation Management Plan

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Issue	Date	Description	By	Chk	App
A	01/11/04	Draft	LG	JR	JR
B	22/11/04	Final Report	LG		

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1.0 INTRODUCTION

1.1 Brief and Objectives

In October 2004 Conybeare Morrison International (CM+) was commissioned by Graham Ison on behalf of JAVEH Holdings to prepare a Conservation Management Plan for Perth House and Stables.

1.2 Study Area

The property identified as Perth House and Stables is located at 85 George Street, Parramatta. The site is identified as Lot 10, DP 814413 in the Local Government Area of Parramatta, Parish of St John and County of Cumberland.

Perth House and Stables is located within a city block of Parramatta bounded by George Street to the north, Charles Street to the east, Macquarie Street to the south and Smith Street (and Barrack Lane) to the west. An early brick wall defines the southern boundary of the subject site. Figure 1.1 provides a location plan.

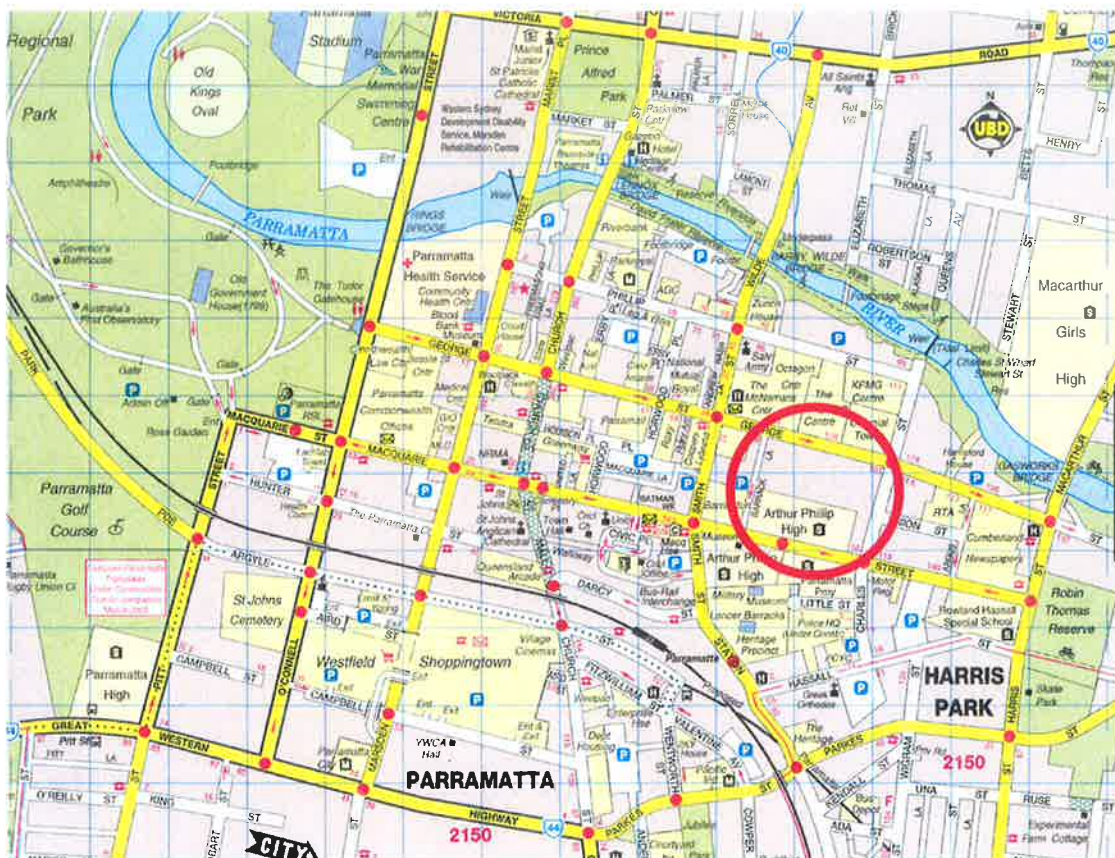


Figure 1.1 Location Plan

The subject site comprises three buildings and garden area. Perth House, tenanted by “Gosh Restaurant”, is located on the northeast of the site in close proximity to George Street. The Stables, used as office accommodation, is located on the western boundary. On the south of the site is an eight-storey office building dating to 1991 with four levels of underground parking. A paved access drive is located to the west of the house, crosses to the rear of the site and culminates in a parking area. A cottage garden contains exotic tree plantings including a wild olive along the eastern boundary. A mature Morton Bay fig is located in the adjoining property west of the subject site. A site plan is shown in Figure 1.2.

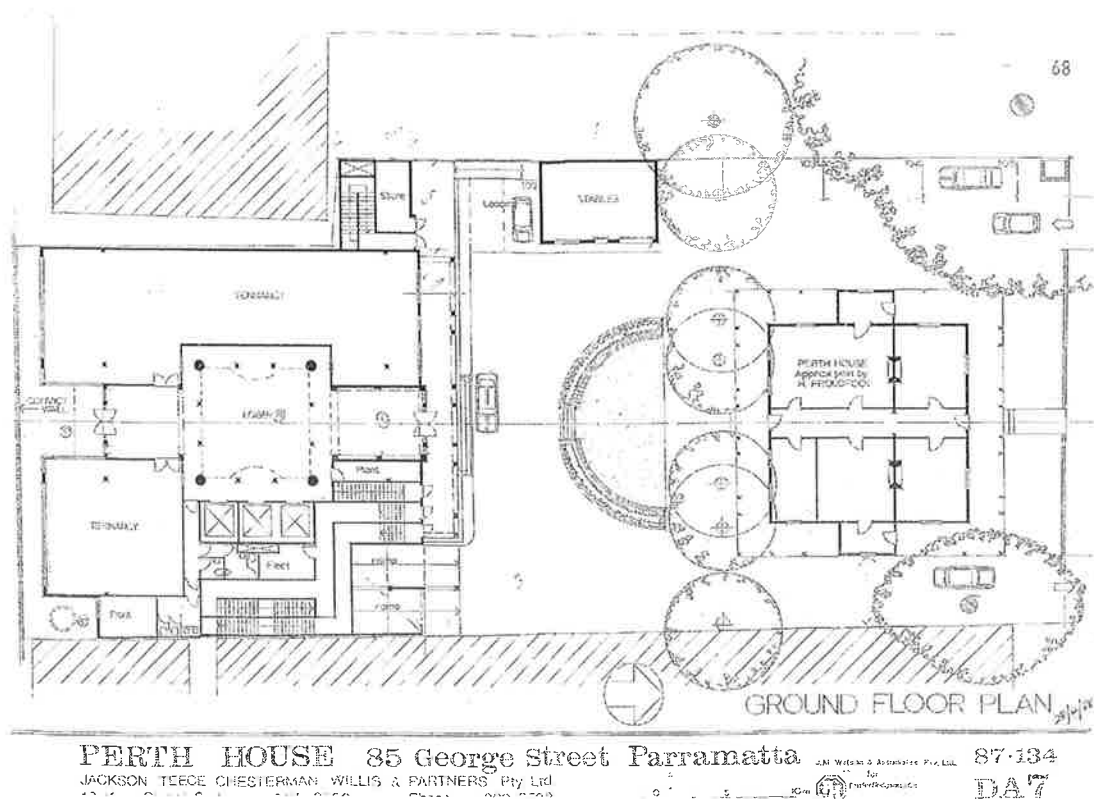


Figure 2.2 Site Plan

1.3 Methodology and Limitations

The methodology used in this report is in accordance with the principles and definitions as set out in the guidelines to the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance – The Burra Charter, published by the Australian Heritage Commission, JS Kerr’s Conservation Plan, the *NSW Heritage Manual*, and in accordance with the latest version of the NSW Heritage Office manual update, “Assessing Heritage Significance” (2001).

The historic outline contained in this report provides sufficient background for an assessment of the place and relevant policy recommendations. The Historic Overview is based on the history in the “Perth House Conservation Plan” prepared by Howard Tanner and Associates Pty Ltd in 1988-9. Review of the 1988 history indicated a need for additional historic research. For the purposes of this report a Land Title Search, Sands Directory Search and a search of the photographic glass negative collections held by the Society of Australian Genealogists.

1.4 Author Identification

Lynette Gurr, Senior Built Heritage Specialist, at Conybeare Morrison prepared this report. Judith Rintoul, Heritage Associate, reviewed the report and Darrel Conybeare was Project Director.

1.5 Terminology

The following terms used in this report are defined in the Australia ICOMOS *Burra Charter*.

- **Place** means site, area, building or other work, group of buildings or other works together with associated contents and surrounding.
- **Cultural significance** means aesthetic, historic, scientific or social value for past, present or future generations.
- **Fabric** means all the physical material of the *place*.
- **Conservation** means the continuous protective care of the *fabric* so as to retain its *cultural significance*. It includes maintenance and may according to circumstance include *preservation*, *restoration*, and *adaptation* and will be commonly a combination of more than one of these.
- **Maintenance** means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.
- **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration
- **Restoration** means returning the existing *fabric* or *place* to a known earlier state by removing accretions or be reassembling existing components without the introduction of a new material.
- **Reconstruction** means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.
- **Adaptation** means modifying a *place* to suit proposed compatible uses.
- **Compatible use** means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require minimal impact.

1.6 Recognised Significance

The following Table outlines the heritage listings for Perth House and Stables:

Heritage Listing	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act – State Heritage Register	00155	2 April 1999	27	1546
Heritage Act – Permanent Conservation Order - former	00155	15 May 1981	69	2657
Local Environmental Plan		21 July 1989	084	4634
Local Environmental Plan		27 Feb 1997	20	
Register of the National Estate	3094	14 May 1991	11	45

1.7 Acknowledgements

Staff at the Land and Property Information (former Land Titles Office).
Carrie Soady, Property Manager, JAVEH Holdings

2.0 HISTORIC OVERVIEW

2.1 Introduction

In November 1988 Kate Blackmore of Arcadia Press prepared a History of Perth House for Howard Tanner and Associates Pty Ltd to form part of the "Perth House Conservation Plan". The Blackmore history has been used as the basis of this Historic Overview. Some additional research was undertaken for the purposes of this report. New information and essential amendments have been incorporated within that history.

2.2 Sources, Methodology and Limitations

There is a scarcity of primary and secondary material relating to Perth House and its occupants. Much of the information, which provides the chronological basis for the history, is based on personal recollections of former occupants, the Crouch and Houison families, together with advice from Parramatta historian, Leslie Harwin. This information was compiled by Helen Proudfoot during 1986 and 1987 and by Robert Summerville in his Bachelor Architecture thesis, "James Houison: His Life and Work" (1973, UNSW).

Primary sources include a minor collection in Mitchell Library of personal or political correspondence relating to the Oakes family, the original owner. Whilst the Hassall papers contain numerous letters from the Oakes family, the sheer volume of material in this collection was prohibitive for a project of this nature given the unlikely chance of relevant material being uncovered.

With respect to James Houison, the assumed architect, the collection at Mitchell Library is small and unhelpful in this instance. There is only one plan of a domestic scale building, attributed to "Newington" – home of John Blaxland (although Summerville attributes the building to "Oakland"). Most information on his other works comes from the Summerville thesis, including plans and elevations for Wavertree (at 10 New Zealand Street, Parramatta) – a building not dissimilar to Perth House and still extant. Summerville was unable to obtain any information on Perth House.

Maps and plans of the site are equally few in number. At the Archives Office NSW, the Catalogue of Surveyor General's plans, the Surveyor General's Sketchbooks and the general catalogue of maps and plans were searched and copies of relevant plans – which all pre-date Perth House are attached. Land Department plans were also researched without success. A title search of the site was undertaken for the purposes of the conservation management plan update (2004).

An extensive collection of glass negatives, the work of Keith Houison, grandson of James Houison, is housed with the Society of Australian Genealogists. Many of the glass negatives in this collection were taken in Parramatta. An illustration of Perth House is found in this repository. Another image is located in the Mitchell Library collection.

As far as secondary sources are concerned, standard reference works on the history of Parramatta, on George Oakes and on Australian architecture, have provided general contextual information only.

2.3 Settlement and Land Use in Parramatta (1788-1846)

Arthur Phillip and his party explored the region of Parramatta within the first few months after settlement at Sydney Cove. Aware of the urgent need for ample fresh water and arable land (not available in any quantity in Sydney) Phillip quickly nominated a site for the new settlement, initially named Rose Hill (but later known as Parramatta). Wheat, barley and maize were being harvested by the summer of 1789. The following year a town was laid out by William Dawes with George Street the principal street leading from the wharf to the site of Old Government House¹.

Although it appears Phillip intended the place to be settled by free immigrants, the urgency of providing food for the new colony led him to have huts erected by convict labour. These huts were then given to convicts or emancipists of 'good families' to cultivate the surrounding land. One such emancipist was James Ruse.

Governor Phillip preferred Parramatta to the city of Sydney. Its fertile plains attracted settlers with capital and industrious, ambitious emancipists. The early grantees or lessees in the vicinity often held leases in the town of Sydney and elsewhere as well as Parramatta. John Macarthur, Samuel Marsden and William Balmain were among those that did.

¹ For information on the early settlement and history of Parramatta, see James Jervis *The Cradle City of Australia*, Council of the City of Parramatta, 1961; *The Jubilee History of Parramatta*, J.Cheyne Wharton (ed), 1911.

With the arrival of Governor Macquarie in 1810, further streets were laid out and blocks of land surveyed in George, Church, Phillip and Macquarie Streets. Public buildings, a hallmark of the Macquarie period, proliferated. Buildings erected during this period include the Lancer Barracks, the Convict Barracks, the Female Orphan School and additions to Old Government House. Between 1805 and 1825 the superintendent of all government building works in the Parramatta district was Richard Rouse.

Parramatta was a secondary seat of government, a centre of agriculture and grazing and directly connected to Sydney by road and river. The town developed rapidly during this period. Under Governor Brisbane, it was discovered that of the 390 surveyed allotments in the town, nearly all were permissive occupancies (no leases were issued for town blocks prior to Brisbane's period as governor in 1821). Leases were then issued. Proudfoot noted that the 300 buildings existing on these lots were probably insubstantial given that no legal tenure was available. Plans of Parramatta in 1822 (see Figure 2.1) and 1823 (see Figure 2.2) show the subject site with two small, indistinct buildings indicated on Crown Land. Given its proximity to the government Lumber Yard these buildings may have provided accommodation for officials at the yards and were probably convict built structures.

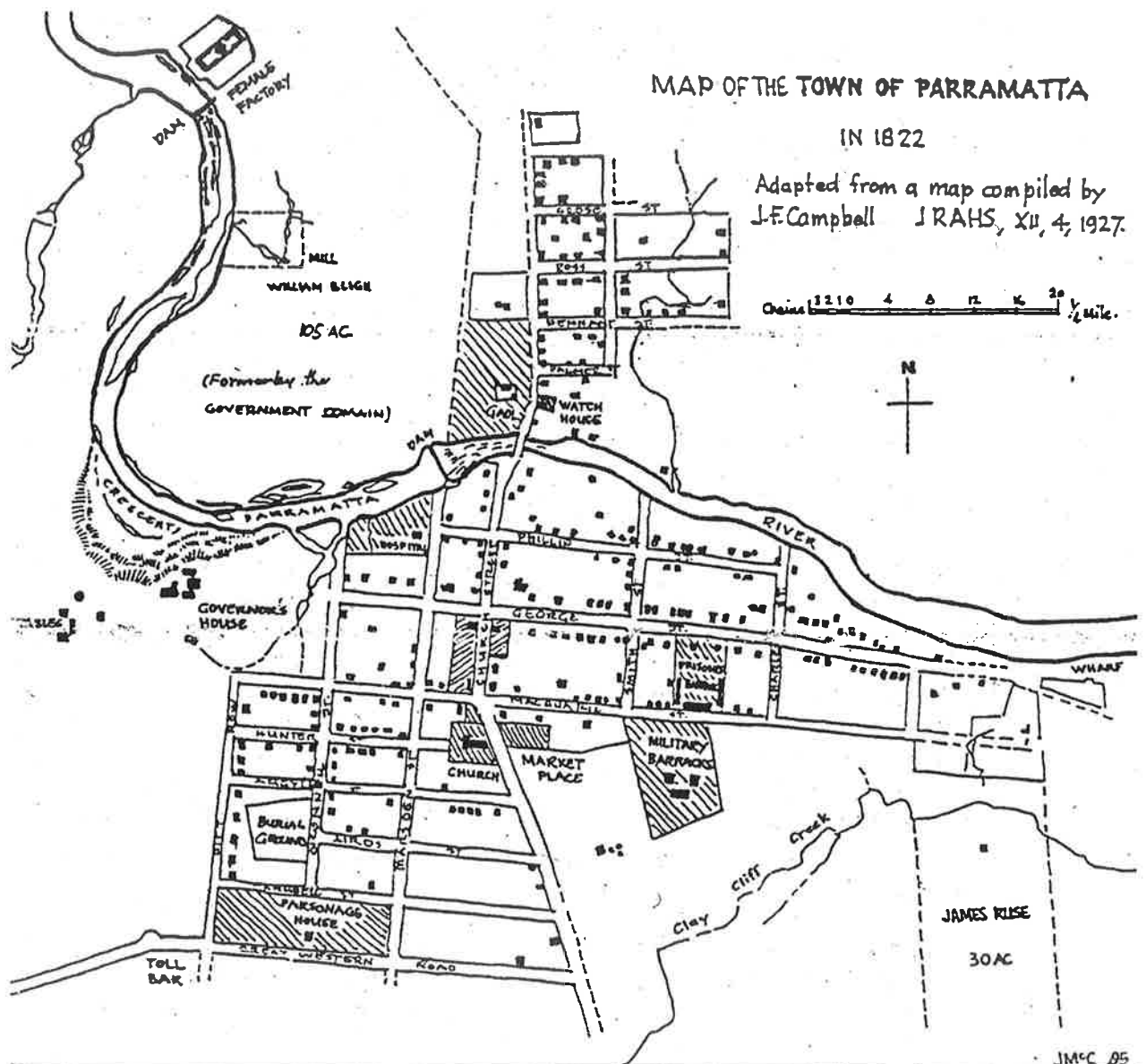


Figure 2.1 Map of the Town of Parramatta in 1822. Adapted from a map compiled by JF Campbell, JRAHS, xii, 4, 1927. [Source: T Kass, C Liston and J McClymont, Parramatta: A Past Revealed, p.113]

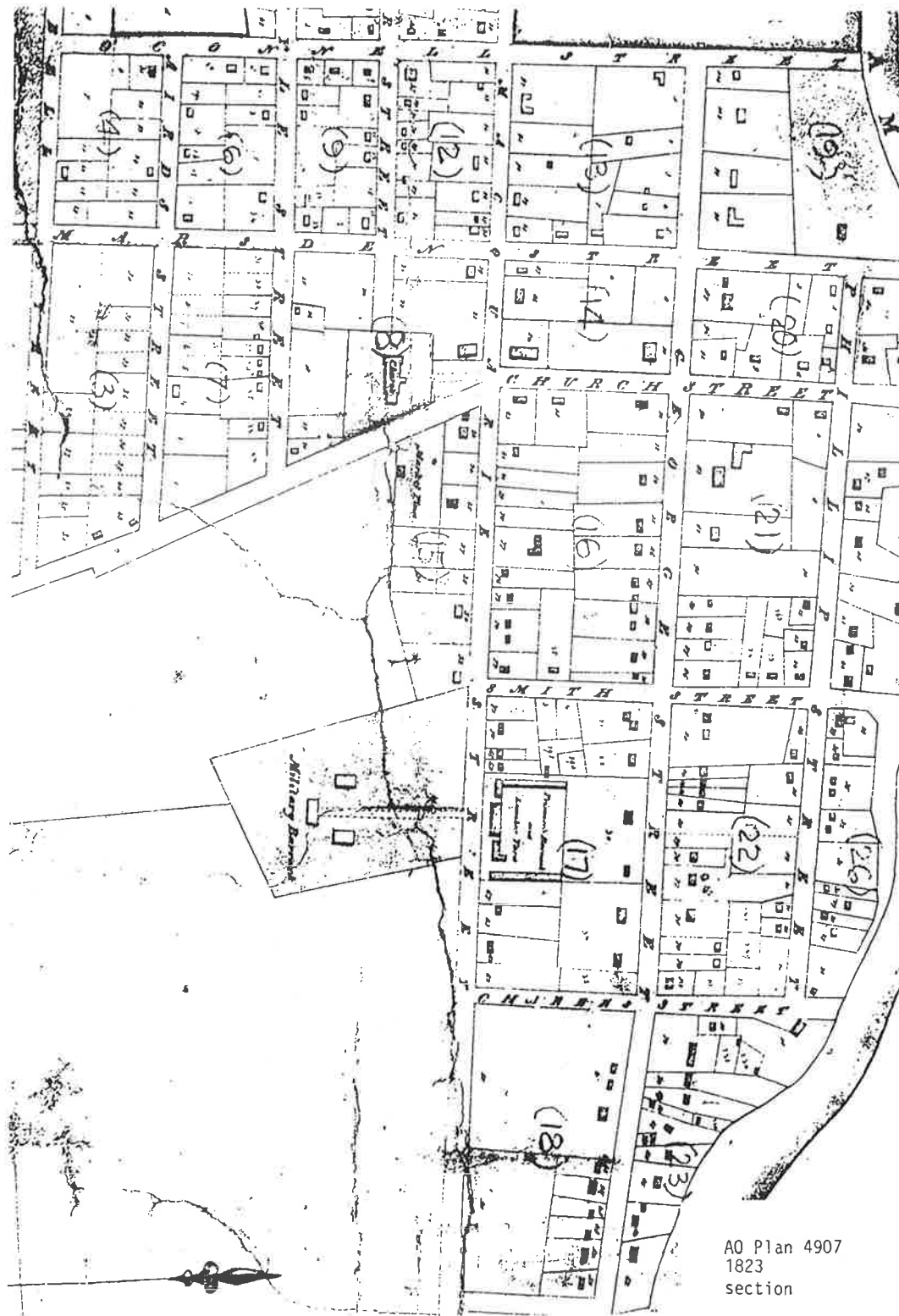


Figure 2.2 Plan of 1823 showing the relationship between the subject site and the Prisoner's Barrack and Lumber Yard [Source: Archives Office of NSW, Plan 4907]

William Aird was superintendent of Convicts and of Public Works at Parramatta from 1 January 1825. He lived in Rose Cottage located on the subject site. Site plans indicate that Rose Cottage was located within the footprint of Perth House. A plan of 1844 (see Figure 2.3) shows a principal building on the site which is identified as "Rose cottage" with a verandah facing George Street. Stables are also located on the site. Proudfoot argues that the dimensions of the building and its location on the site do

not concur with Perth House. This cottage appears to have been on the site since at least 1823. Also located on this plan is a barrel drain 4 feet in diameter. Proudfoot identified this as having been built between 1822 and 1828 (and recently exposed for public viewing behind the "Ferguson Centre", located at 138 George Street).

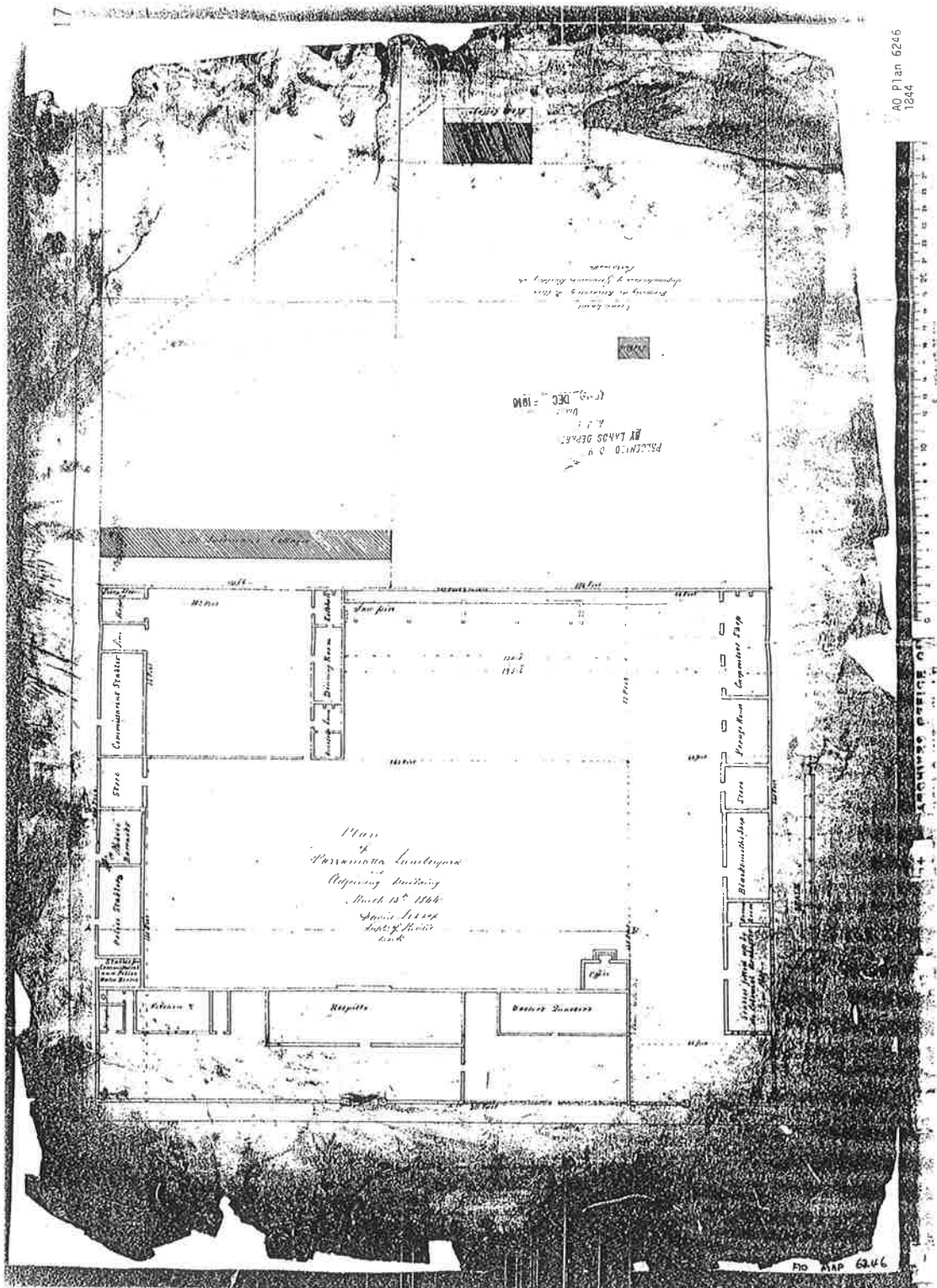


Figure 2.3 Plan of 1844 showing subject site with Rose Cottage, Stables and Barrel Drains. "Crown Land. Formerly the residence of Mr Aird, Superintendent of Government Building at Parramatta" [Source: Archives Office of NSW, Plan 6246]

2.4 The New Gentry (1830-1846)

By the late 1830s the economy prospered. There was an influx of free settlers with capital. The topography promoted the extension of settlement and industry westward across the Cumberland Plain and Parramatta was the rural capital of the colony. Richard Bourke was Governor of NSW between 1831 and 1837 and was described as the 'champion of liberalism'².

The politics of the 1820s and 1830s period was characterised by ongoing battles between 'exclusives' led by James Macarthur (and represented in the Legislative Council by his uncle Hannibal Macarthur) and the 'emancipists' whose principal spokesperson was WC Wentworth. However, under the liberalizing influence of Bourke, and with an ever-growing population of free settlers, by the late 1830s new political affiliations were formed. The abolition of transportation by the British Government forced a coalition of those with a vested economic interest in cheap labour, particularly pastoralists and the merchants and financiers who supported them. Aligned against these interests was the urban population of free migrants whose skills and labour were threatened by transportation.

'Representative' government was introduced to New South Wales in 1842 and, as an example of the coalition of interests, two of the first elected men in the new Legislative Council were Wentworth and Hannibal Macarthur. Macarthur was elected unopposed to represent Parramatta³. Figure 2.4 is a map of the area in 1836 and shows the subject site.

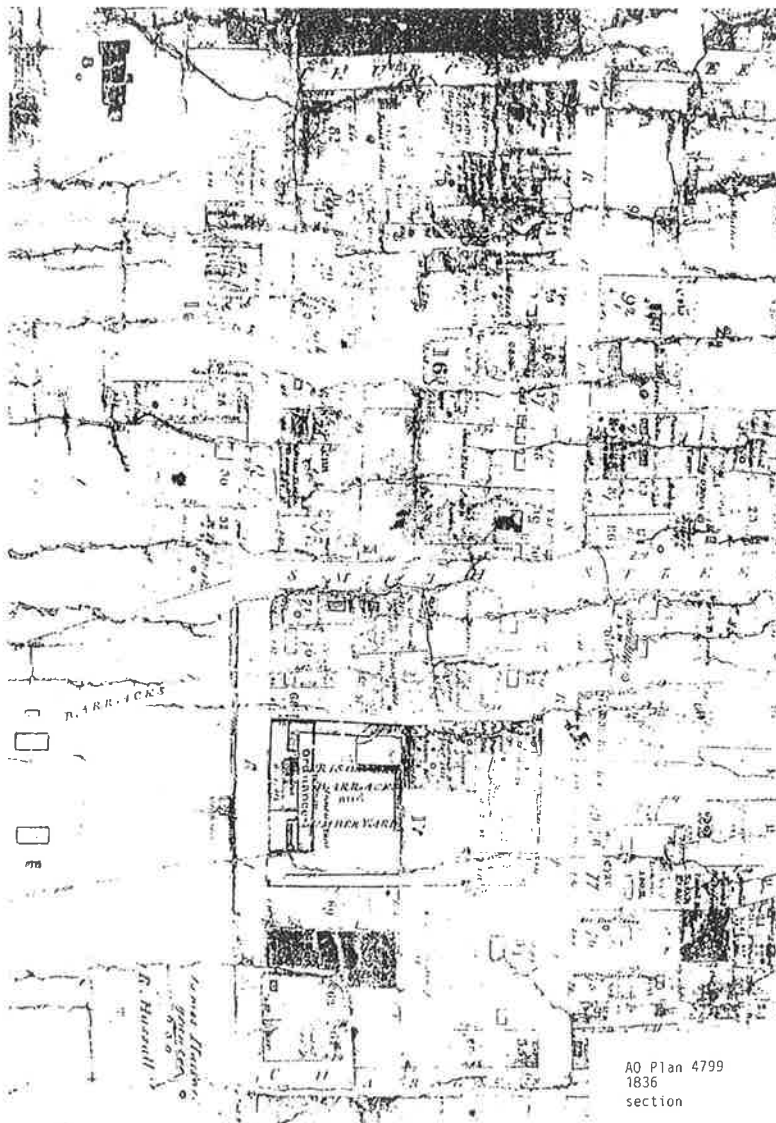


Figure 2.4 Plan of 1836 showing subject site [Source: Archives office of NSW, Plan 4799]

² Michael Roe, *1830 to 1850*, F.Crowley (ed), *A New History of Australia*, Heineman 1974 p.82.

³ Brian Fletcher, *Colonial Australia Before 1850*, Nelson 1976, passim; *Australian Dictionary of Biography*, Vol.2.

2.5 George Oakes and Family Ownership (1846-1929)

A Sales site plan (a date of 1853 is identified on the plan) describes a property as 'recently occupied by Mr. Aird at Crown Land, Parramatta (see Figure 2.5). The subject site is identified as Lot 29 and George Oakes is identified as the purchaser of two of the lots. In 1846 George Oakes purchased the property on which of Perth House was built (see Appendix A – Certificates of Title). George Oakes was a pastoralist who became a member of the District Council for Parramatta in 1842⁴. He was the son of Francis Oakes a Wesleyan missionary, police officer and farmer. Francis farmed his 100-acre grant at Dundas before commencing civic duties in the Parramatta district as inspector of slaughterhouses (June 1812), clerk of the public market (December 1812), auctioneer (1814) and superintendent of the Female Factory at Parramatta. Francis Oakes owned property in George Street Parramatta and George Oakes was possibly born there in 1813⁵.

In Parramatta in 1837 George Oakes married Mary Shelley, daughter of William Shelley, missionary turned colonial entrepreneur. In the 1840s and 1850s George and his brother Francis, acquired substantial land holdings throughout New South Wales amounting to well over 150,000 acres⁶. Oakes lived near Goulburn for a time but made his headquarters at Parramatta⁷. Given his involvement from 1842 with pastoral interests and local government it is likely he resided in Parramatta from at least this date.

In 1848 Oakes was elected to the new Legislative Council 'in a bitter fight to represent Parramatta' against William Macarthur. Oakes was re-elected in 1851. In the period 1856 to 1860, he was a Member of the Legislative Assembly before spending a number of years in Europe.

George Oakes was defeated in the Parramatta Elections of 1869 'after attacking the electoral activities of the local Protestant Political Association'. During the 1870s he was Member for East Sydney and in 1879 returned to the Legislative Council. On 10 August 1881 Oakes was involved in a steam tram accident after leaving Parliament House and died. It is understood that Oakes lived at the Reform Club in Macquarie Street when he worked in Sydney⁸. It is unclear whether his family resided at Perth House during this period however it is understood that he was buried at the Wesleyan section of the Parramatta cemetery⁹. After Oakes' death the house was inherited jointly by his children and in 1892 Oakes' daughter, Lena Mary Parker (nee Oakes), purchased the house outright, but did not live in the house.

A Sands Directory search was undertaken for the period 1883-1929 and the following information gathered (it seems that prior to 1883, Parramatta was not included in the Sands Directory).

⁴ *Australian Dictionary of Biography, Vols 2 and 5*. District Councils were provided for in the 'Act for the government of New South Wales and Van Diemens Land' passed by the British Parliament in 1842. They were designed to carry out local administration such as building roads, public buildings and the maintenance of schools and police from a totally inadequate revenue base consisting of tolls, rates and penalties. District Councils were dissolved by the 'Government of the Australian Colonies Act, 1850'.

⁵ *Ibid.* refer also to allotment of Oakes in George Street in 1836 on Plan 3.

⁶ *Australian Dictionary of Biography, Vol 5*.

⁷ *Australian Dictionary of Biography, op cit.*

⁸ *Australian Dictionary of Biography, Vol. 5*.

⁹ *Australian Dictionary of Biography, Vol. 5*.

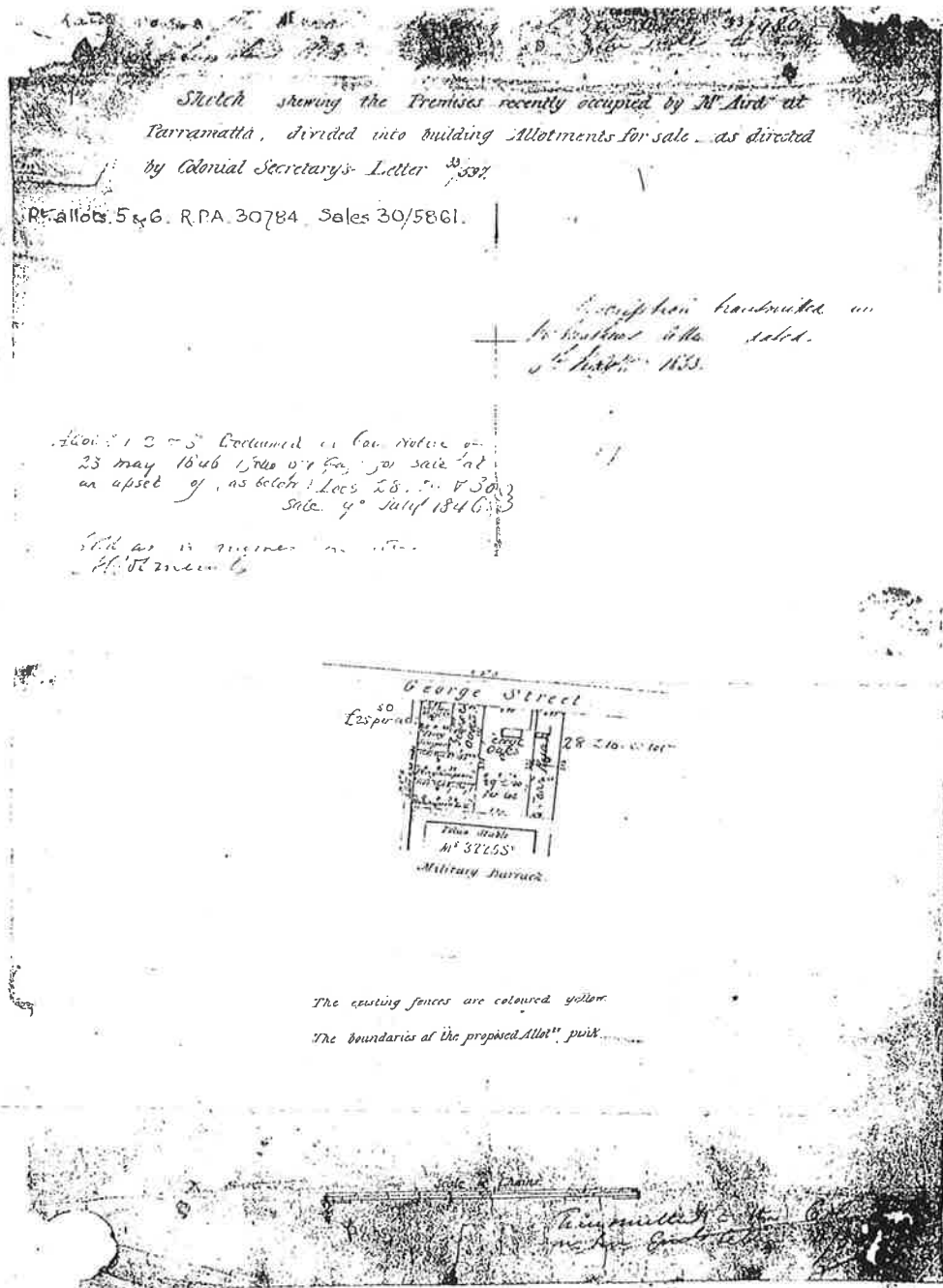


Figure 2.5 Plan: "Sketch showing Premises recently occupied by Mr. Aird at Parramatta, divided in building Allotments for Sale...as directed by Colonial Secretary's Letter 33/597". Plan shows subject site as a property of George Oakes. [Source: Archives Office of NSW, Plan 1901]

Year	Occupant	Notes
1883	No listings for George Street, Parramatta prior to this date	
1884-85	Helen and Elizabeth Black, ladies school, Perth house	No house numbering used
1886	Miss Black, "Perth House"	
1887	Bell, CW, "Perth House"	
1888-1891	Mrs CW Bell, ladies college, "Perth House" Charles W Bell, accountant	
1892	No listing	
1893-1894	Campbell von Arnbean, accountant	
1895-1896	Wm Fry Garret, surgeon	
1897-1898	SW Perry	
1899	Henry Orr	
1900-1904	James Houison	
1905-1906	No listing	
1907-1908	The Standard Life Association Ltd, OA Pass, district superintendent	Lane listed in directory
1909-1910	J Burdekin Holdsworth	No house numbering identification
1911-1919	Walter M Cox	In 1920 house first identified as No 85
1920-1926	Walter M Cox	
1927-1929	Mrs Annie Weeks, boarding house	

Table 2.1 Sands Directory Search – Occupants at Perth House, 1883-1929

Messrs Black and later Mrs Bell ran a private ladies' school on the Perth House premises from the 1880s until 1891 and a school photograph is shown in Figure 2.6. A variety of tenants leased the house from 1891 through to 1910. Between 1911 and 1927 Walter Cox resided in the house, after which Mrs Weeks operated Perth House as a boarding house until 1929.

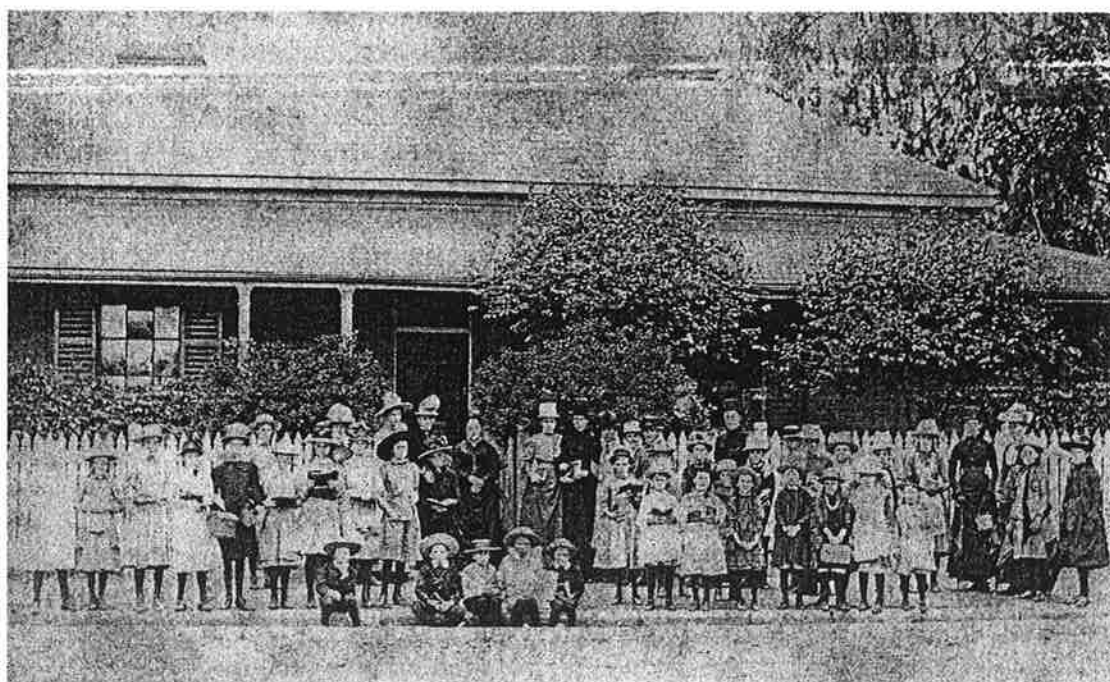


Figure 2.6 Plan of 1836 showing subject site [Source: Archives Office of NSW, Plan 4799]

2.6 George Oakes and James Houison

Although not substantiated, it is possible that the builder/ architect James Houison was responsible for the construction of Perth House. In 1839 the urban property speculator and builder/ architect, James Houison, became Councillor¹⁰. Houison had considerable land dealings in Parramatta and in his Will of 1875 refers to more than 20 blocks (most with buildings), and small acreages and farms throughout the district. In addition, Houison had invested considerable sums of money in the Australian Joint Stock Bank and the City Bank¹¹.

Houison also had a long-standing connection with the family of Hannibal Macarthur¹². Between 1834 and 1837 Houison worked as a builder on extensions to the Verge designed *Vineyard* (later *Subiaco*) for Hannibal Macarthur¹³. Between 1837 and 1854 Houison, with his financier partner, Nathaniel Payten, bought and built property whilst carrying out major government building contracts on the Gaol and the Court House. He designed and built All Saints Church (1845-1848), was involved in the rebuilding of St. Johns Church for nearly twenty years and built a number of pleasant domestic dwellings in the late 1850s and early 1860s, including 'Wavertree' built in 1861-2 for his daughter Annie as a wedding present. His own two-storey residence at 64 Macquarie Street was built in 1842.

Documented evidence of Houison's association with Oakes in the 1840s remains unclear. However, given the fact that they were members of the District Council at the same time and their status in the community, it would be likely that the architect/ builder was responsible for the construction of Perth House following the purchase of the property in 1846. Oakes' prominent role in Parramatta at the time would have meant that he would have commissioned a prominent architect/ builder to design his family house. No conclusive evidence has emerged from documentary sources.

Archaeological evidence indicates that originally Perth House was constructed with a free standing stone and brick kitchen about 1.4 m south of Perth House and an ashlar cellar (both kitchen and cellar were removed and infilled probably for the 1929 extensions)¹⁴. The Stables was also part of the original design.

James Houison died in 1876 and was survived by his wife and eight children. According to verbal information obtained from the Crouch family and documented by Proudfoot, James (grandson of James) and Thyra Houison occupied Perth House around 1902 and their daughter, Gwenda Houison, was born at the house. However, after the death of her parents in 1904, Gwenda lived with her grandmother, Mr. Alexander Houison, at the Old Bond Store.

2.7 Anna May Crouch's Period of Ownership (1929–1985)

In 1929 Anna May Crouch purchased Perth House. From 1932 until her death in 1985 it was the home of Anna May Crouch's niece, Cassie Marshall (nee Crouch). According to Proudfoot, modifications to the rear of the house occurred around 1932 and were constructed in timber framed fibro clad extensions housing a bathroom and kitchen which were connected by an asphalted yard¹⁵. In the 1960s and through to the late 1980s Perth House operated as a mortuary with chapel, related offices and a self-contained flat. A concrete block double garage and under ground fuel tank were constructed for use by the Funeral parlour on the southeast corner of the site¹⁶.

(No additional information to Proudfoot's report on this period has come to light. However, should time permit at some later date, it might be possible to establish the local significance of the Crouch and Marshall families in Parramatta through the local history collections of Parramatta Library and the Parramatta Historical Society).

2.8 JAVEH Holdings Pty Ltd - Ownership (1986– 2004)

In 1988 Condux Pty Ltd commissioned Howard Tanner & Associates to prepare a Conservation Management Plan. Ferrier, Hodgson and Co (JAVEH Holdings) owned the site at the time. Measured drawings of Perth House and Stables were prepared and formed part of that report. Copies of the measured drawings are shown in Figures 2.7 and 2.8.

¹⁰ *James Houison: His Life and Works*, Robert Summerville, B.Arch.Thesis, UNSW, 1973.

¹¹ Summerville, R., *op.cit.*, see appendix 1.

¹² Houison married Ann Stark who was employed by Hannibal Macarthur's wife at the Old Vineyard. According to the marriage notices he was married from the Vineyard. He was also working for Phillip Parker King, brother of Hannibal's wife and son of Phillip Gidley King.

¹³ Summerville, *op.cit.*, James Broadbent, *The Golden Decade of Australian Architecture*, David Ell Press 1978, p.23.

¹⁴ Bairstow, Damaris (September 1989), "Perth House, Historical Archaeological Report", report prepared for Condux Corporation Ltd, p.27

¹⁵ Bairstow, Damaris (September 1989), "Perth House, Historical Archaeological Report", p.7.

¹⁶ Bairstow, Damaris (September 1989), "Perth House, Historical Archaeological Report", p.8.

The Conservation Management Plan for Perth House and Stables (1989) recognised the general endorsement by the Heritage Office of Jackson Chesterman Teece and Willis' preliminary plans for an office tower on the site. In 1991 JAVEH Holdings erected the current eight-storey office tower to the south of Perth House. The additions at the rear of the house were removed during building works to the office tower. Archaeological investigation and monitoring was undertaken. Following completion of the office tower Perth House was conserved and restored. The construction of the office tower has considerably reduced the curtilage of the land.

In 2004 the site remains in the ownership of JAVEH Holdings

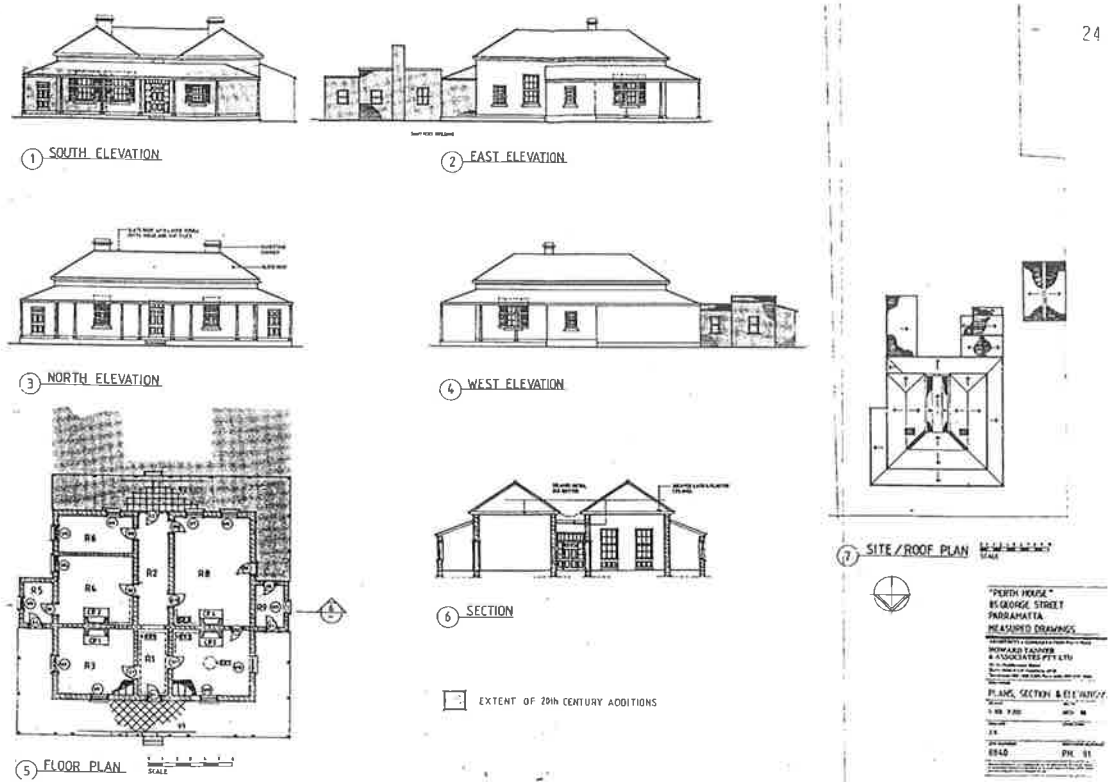


Figure 2.7 "Perth House" - Stables, 85 George Street, Parramatta – Measured Drawings Plans, Section and Elevations. Prepared by Howard Tanner & Associates, Nov 1988

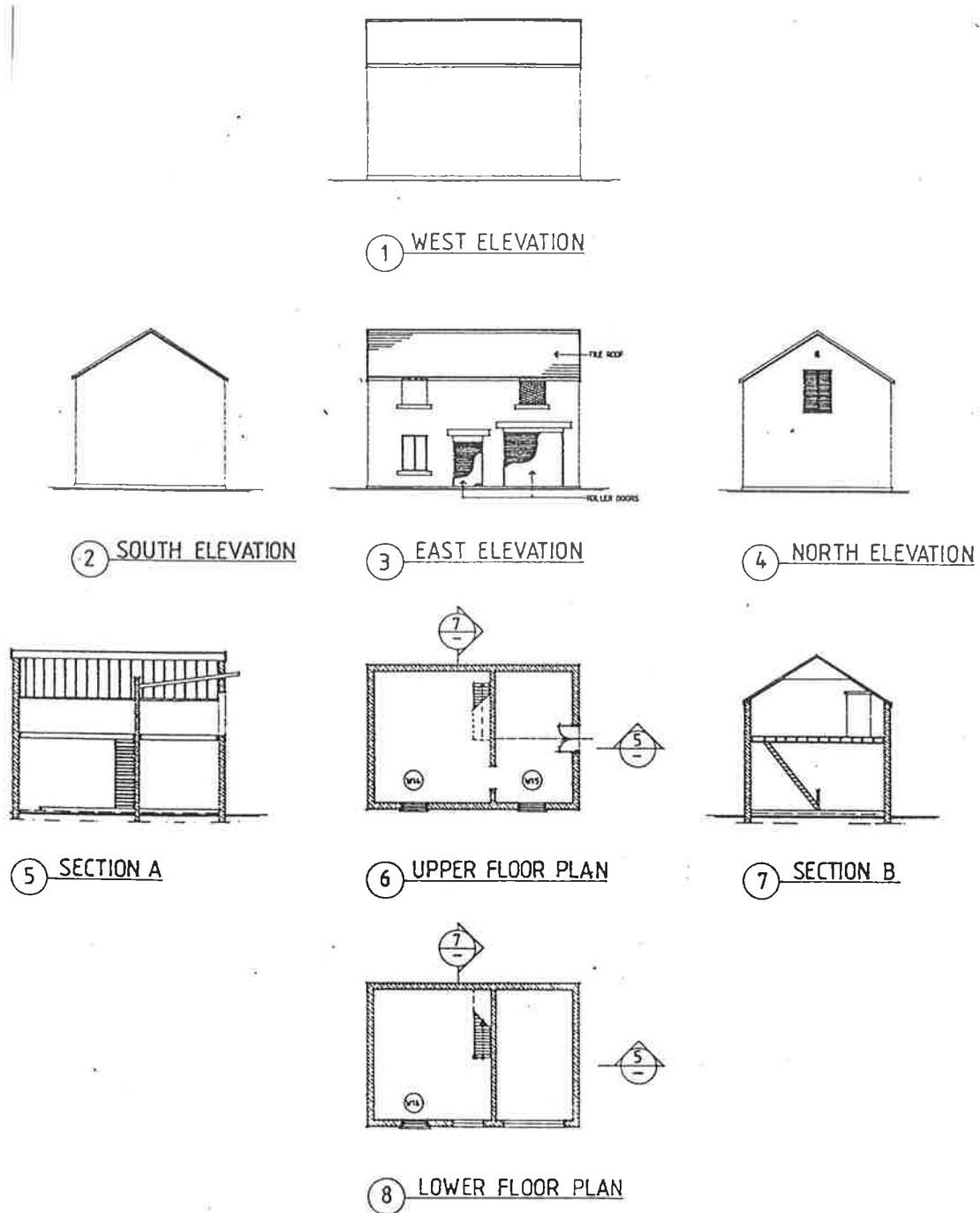


Fig 2.8 "Perth House" - Stables, 85 George Street, Parramatta – Measured Drawings Plans, Section and Elevations. Prepared by Howard Tanner & Associates, Nov 1988

2.9 Land Title Search

A Land Title Search was undertaken for the purposes of this Historic Overview (see Appendix A for Certificates of Title). Ownership information for the property is summarised below:

Owner	Title Transfer	Description of Title	Location
JOVEH [sic] Holdings	9 Oct 1990	½ share of Lot 18, DP379183	Vol: 15547 Fol: 72
Anna May Crouch	14 July 1954	Part of Allotment 5 of Section 17 granted to Percy Simpson 14 July 1834 and Part of Allotments 2 & 3 of Section 17 granted to George Oakes by two separate Crown grants on 22 September 1846.	Vol: 6835 Fol: 148
Anna May Crouch	9 December 1929	1 acre and five perches being part of 32 perches of part of Allotment 6 of Section 17 granted to Hutchinson Bell on 14 June 1834 and whole of Allotments 2 & 3 of Section 17 granted to George Oakes by two separate Crown grants on 22 September 1846. £ 1100 The northern face of the plinth of the brick wall of the Government Asylum.	Vol: 4478 Fol: 21
Lena Mary Parker (nee Oakes)	21 June 1892	1 acre and five perches. £ 1750. Lena Mary Parker (wife of Henry Josiah Parker, of Orange Colony, Chemist)	Reg Book 499 Page 405 Primary Application No 31169
Arthur William Oakes and others (first part), Lean Mary Oakes (second part) and Leslie Manton Oakes and others (third part)	21 April 1885	1 acre and five perches as part of the Will of George Oakes (dated 19 February 1875). Lena Mary Oakes, address given as "Allengreen, Parramatta".	Reg Book 308 Page 921
George Oakes	12 March 1853	Purchase of Lot 6 of Section 17 from Frederick Biggar Chilcott (formerly Crown Grant to Hutchinson Bell 14 June 1834)	Reg Book 36 Page No 727
George Oakes	22 Sept 1846	Two Crown Grants: Allotments 2 & 3 of Section 17 Allotment 2: (2 roods and 2 perches), for £ 215 (sold as Lot 29, 23 May 1846) Allotment 3: (28 perches), for £ 85 (sold as Lot 30, 23 May 1846)	Register of Town Purchases Sydney District, Book 220 (20) Pages: 64 + 65
Percy Simpson	14 July 1834	Crown Grant: Part of Allotment 5 of Section 17	

Table 2.2 Land Title Search – Owners of Perth House and Stables

2.10 Historical Themes

Historical themes have been developed to allow categorisation of the major forces or processes that have historically contributed to the development of a heritage context or environment and provide a framework within which the heritage significance of an item can be demonstrated.

Historical themes are considered at National, State and local levels:

- the nine National themes address broad issues of the development of Australia as a nation, with classifications related to Australia's natural evolution, peopling the nation, developing a range of economies, settling the country, work, education, government, cultural development and the phases of life in Australia;

The 38 State themes, sub-classified under the National themes, address:

- (Australia's natural evolution) the natural environment;
- (peopling the nation) Aboriginal, convict and ethnic origins, and migration;
- (developing a range of economies) agriculture, commerce, communication, the cultural landscape, events, exploration, fishing, forestry, health, industry, mining, pastoralism, science, technology and transport;
- (settling the country) urbanisation, land tenure, utilities and accommodation;
- (work) labour;
- (education) education;
- (government) defence, government and administration, law and order and welfare;
- (cultural development) domestic life, creative endeavour, leisure, religion, social institutions and sport; and
- (the phases of life in Australia) birth and death, persons.

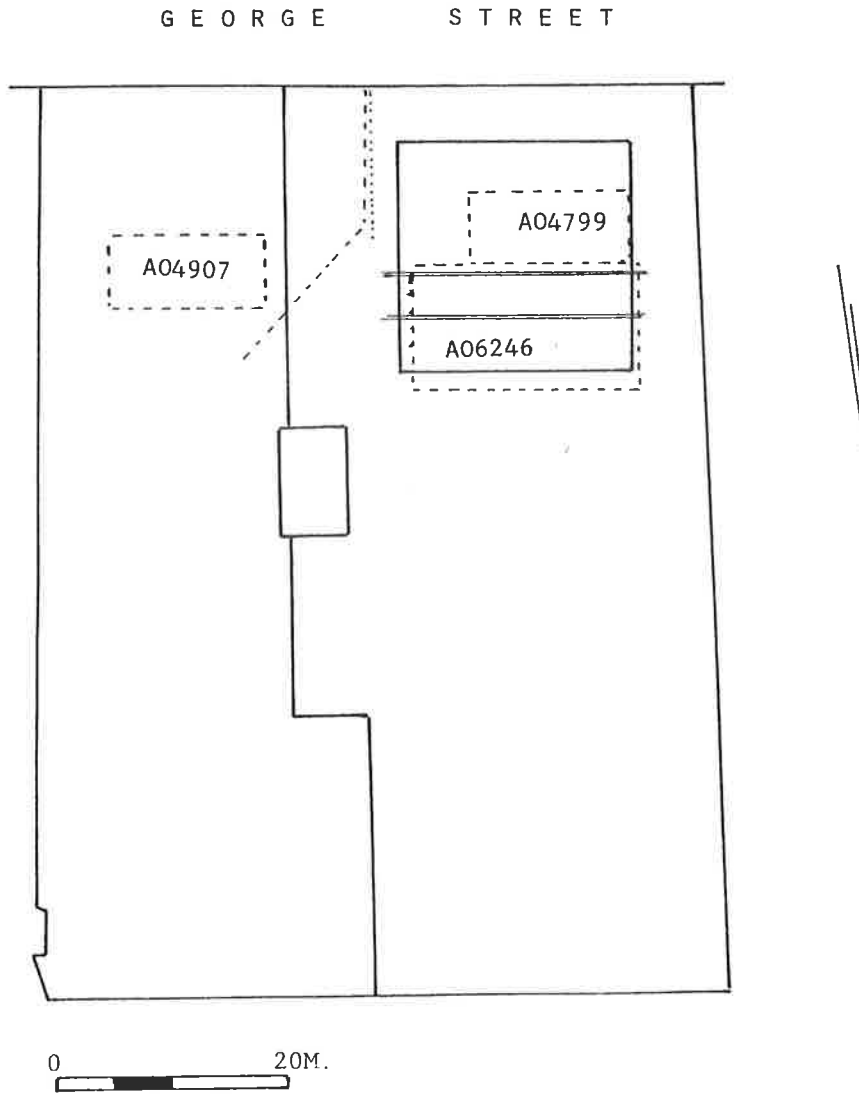
Local themes reduce the National and State themes to their association with and/or impact upon the activities of local society and the inter-relationships between people, social groups, the environment and their cultures and values.

On the basis of the historical and archaeological research and with reference to themes adopted for use in the NSW heritage management system, the relevant themes associated with the Study Area are set out as follows:

Historical Themes		
National	State	Local Application
(2) Peopling Australia	Convict	<p>The Lumber Yard, which formed part of Public Works in Parramatta was located to the south of Perth House. The Lumber Yard utilised convict labour for its operations. Indicated on maps of the site that date to the 1820s were two convict-built huts (c1792-c1813). Archaeological remnants of these huts may still survive under Perth House.</p> <p>Rose Cottage, a timber house, (c1813-1823) was located on the site prior to the construction of Perth House. Rose Cottage replaced the convict huts and was the residence for William Aird, superintendent of Convicts and of Public Works at Parramatta from 1 January 1825-184???. Archaeological remnants of this cottage were archaeologically examined and Figure 2.9 shows a plan of Perth House and the possible site of Rose Cottage.</p> <p>The barrel drain (1822-28) located on the site is convict-built and provides evidence of construction techniques of the time.</p>
(4) Building settlements, towns and cities	Land tenure	<p>The original curtilage of Perth House lies outside the modern boundary and the only surviving outbuilding was the Stables.</p> <p>The subject site had early associations with the Lumber Yards located directly south. Residential accommodation for the superintendent of the public works was located on the subject site.</p>
(4) Building settlements, towns and cities	Utilities	<p>A convict-built brick barrel drain (1822-28) crosses the northwest corner of the site. The line of the drain is shown on the 1844 plan, which is supported by DP81169, dated November 1929. Edward Higginbotham investigated the drain in the course of excavation at the Ferguson Centre on the opposite side of George Street¹⁷.</p>
(4) Building settlements, towns and cities	Accommodation	<p>Perth House was used as a family residence, either owner occupied or leased, from the 1840s to the mid-1920s. For a brief period in the 1880s it operated as a ladies college.</p> <p>For a period in the late 1920s Perth House was multi-tenanted and operated as a boarding house.</p>
(6) Educating	Education	<p>Perth House operated as a private ladies' school throughout the 1880s up until 1891. the school was ran by Mssrs Black and later Mrs Bell.</p>

¹⁷ Bairstow, Damaris (September 1989), "Perth House, Historical Archaeological Report", p.10

PLAN OF PERTH HOUSE SHOWING POSSIBLE SITES OF ROSE COTTAGE.



DOUBLE LINES SHOW DISTANCE FROM BUILDING ALIGNMENT
OF ANY CONVICT HUT,

Fig 2.9 Plan of Perth House and the possible site of Rose Cottage

Historical Themes (cont'd)		
National	State	Local Application
(8) Developing Australia's Cultural Life	Creative Endeavour	Perth House is a fine example of the Victorian Georgian residential style. It is characterised by symmetrical facades and planning and 'reasonable' proportions. Features representative of the style include exposed stonewalling, slate roof, verandahs with verandah rooms and slender timber posts, simple chimney forms, sash windows with twelve panes, louvred timber shutters and doors with six panels and stone lintels.
(9) Marking the phases of life	Persons	<p>George Oakes, Member of the first District Council for Parramatta, built Perth House around 1846. In 1848 Oakes was elected to the new Legislative Council 'in a bitter fight to represent Parramatta' against William Macarthur. He was re-elected in 1851. Between 1856 and 1860 Oakes was a Member of the Legislative Assembly. Oakes was defeated in the Parramatta Elections of 1869. During the 1870s he served as Member for East Sydney. In 1879 Oakes returned to the Legislative Council until his death in a steam tram accident on 10 August 1881.</p> <p>James Houison trained in England as a carpenter and joiner. He had extensive experience in Georgian London as a clerk-of-works and following his arrival in Australia became a builder and architect in Parramatta. Houison became one of the colony's most prominent builder/ architects. It is believed Houison was responsible for the design and construction of Perth House.</p> <p>William Aird was superintendent of Convicts and of Public Works at Parramatta from 1 January 1825. He has associations with the subject site for having lived in Rose Cottage located on the property prior to the construction of Perth House.</p>

Table 2.3 Relevant Historical Themes for Perth House and Stables

2.11 Comparative Assessment – The Architectural Work of James Houison

James Houison trained in England as a carpenter and joiner. James Houison emigrated to Australia in 1832. He had extensive experience in Georgian London as a clerk-of-works and following his arrival in Australia became a builder and architect in Parramatta. In 1833 Houison worked on the joinery of Hannibal Hawkins Macarthur's residence known as *Vineyard* (later known as *Subiaco*), designed by John Verge. In 1834 he married Anne Stark, a family friend of the Macarthurs. From the mid-1830s until his death in 1876 Houison was active as a designer and builder. Some architectural and building projects undertaken by James Houison in the Parramatta area include the following:

- *Kia Ora*, Macquarie Street, Parramatta: Houison's town house (1842);
- *All Saints' Church* (1846-7);
- *Rouse Hill House*, renovations for Edwin and Hannah Rouse (c1852)¹⁸.
- *St John's Church*, Parramatta – alterations and additions of a nave and chancel (1852-1858);
- *Moreton House*, (known as *Macarthur House*) built for Solicitor John Moreton Gould (1855);
- *Endrim*, occupied by Rev William Gore (1856);
- *Nairn Villa*, Westmead: Houison's country house (1862, demolished 1954);
- *Wavertree*, New Zealand Street, Parramatta, (1862) built by Houison for his daughter;
- *Bond House*, Church Street, Parramatta, occupied by Alexander and Fanny Houison (1864); and

¹⁸ http://www.hht.nsw.gov.au/_data/page/398/Rouse_Hill_estate.doc

- Harborne, cnr Alma and Boundary Streets, Georgian sandstone house.

Nairn Cottage, shown in Figure 2.10, was James Houison's country house and was demolished in 1954 when the sandstone blocks were used for the walls of St Barnabas's Church which now occupies the site. *Tara* built as an early town house in 1841 by James Houison for Nathaniel Payten, is shown in Figure 2.11. It was located on the corner of George Street and Barrack Lane, Parramatta, in close proximity to Perth House. Between 1912 and 1959, it was used as a school and demolished for a factory in 1963. Figure 2.12 shows design drawings of All Saints Church, Parramatta.

The Society of Australian Genealogists has the Houison Family Collection containing approximately 3,500 glass magic lantern slides and plates covering Parramatta's residents and architecture. Within the collection is a photograph of the Honourable George Oakes (Cat No 5408) and a photograph of Perth House, 85 George Street (Cat No 5290; duplicate 5/ 9196b) noted as having been built c1844 [sic], home of George Oakes: rented in late 1880s to Mrs Bell for use as a private school¹⁹.



Fig 2.10 *Nairn Cottage* (now demolished) formerly At Hawkesbury Road, Westead [Source: *Demolished Houses of Sydney*, p105]



Fig 2.11 *Tara* (now demolished) formerly at George Street and Barrack lane, Parramatta [Source: *Demolished Houses of Sydney*, p106]

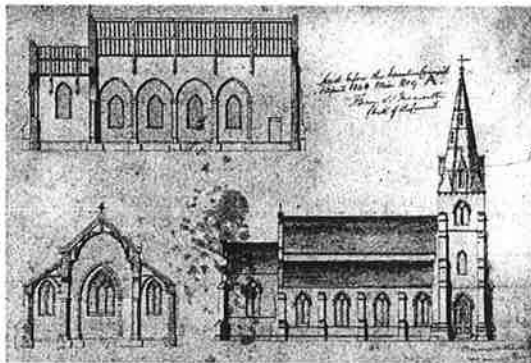


Figure 2.12 *All Saint's Church*, Parramatta, designed and Built by James Houison in 1846 [Source: Kass, Liston, and McClymont, *Parramatta: A Past Revealed*, p.167, from SLNSW ML ZVIB/PARR/22]

2.11.2 Characteristics of the Victorian Georgian Style

The Victorian Georgian style was an extension of the Colonial Georgian. It was a conservative style, often with unsophisticated details. It emphasised unforced symmetrical facades, a gentle sense of harmony and 'reasonable' proportions. The main characteristics of the exterior were the rectangular form with exposed brick or stone walling and verandahs with slender timber posts. Chimneys were simple in form. Window sashes often had horned stiles, generally with twelve panes in the early period. As glass became available in larger panes, the twelve-pane window gradually gave way to fewer panes. Louvred timber shutters were included over windows. Doors were usually of six panels and stone lintels were adopted²⁰.

¹⁹ Knight, K and McIntyre, P (2000), *The Houison Collection, Photographic Plates*, Society of Australian Genealogists, Sydney.

²⁰ Apperly, R, Irving, R, Reynolds, P (1989), *A Pictorial Guide to Identifying Australian Architecture*, Sydney, Angus & Robertson, p44-45

3.0 PHYSICAL INVESTIGATION

3.1 Introduction

The following section of the report provides a physical assessment of the study area. Perth House and Stables is located within the urban area of the City of Parramatta, and fall within the local government area of Parramatta City Council. Lynette Gurr, Senior Built Heritage Specialist of Conybeare Morrison International, undertook the physical assessment of Perth House and Stables on a site visit on 12 October 2004.

The study area of the Conservation Plan includes the Perth House, the Stables building and the property included with that physical curtilage which includes drive and gardens. The site plan is shown in Figure 2.2.

3.2 General Planning

Perth House is set back from George Street by approximately four metres. The Stables building is located on the western boundary set back approximately 28 metres from the George Street boundary. Immediately adjacent to and south of the stables is a 1991 vent structure that follows the form of the building. On the south of the site is the 1991 eight-storey office building with four levels of underground parking. A paved access road lies to the west of Perth House, then between the sandstone stables and Perth House, culminating in a parking area to the south of Perth House (see Figure 3.2).



Figure 3.2 View of Perth House from George Street showing Office Tower to the south [Source: CM+, October 2004]

The current tenant in Perth House is the "Gosh Restaurant". "Netergy", an Internet consultancy, leases the Stables as office accommodation. All areas around the buildings are paved with dwarf rendered retaining walls defining the garden. The front fence is a dwarf sandstone wall with low hedging behind. Generally low pipe barriers and bollards protect the low garden walls and historic fabric from accidental vehicular damage.

The cottage garden contains several immature specimen rainforest trees, a mature palm, several Jacarandas and one significant Wild Olive along the eastern boundary. Significant mature Morton Bay figs flank the house on the adjoining properties to the west and east of the site. These two trees were probably remnants of the original cottage garden. Although a drip watering system has been installed in line with the water restrictions currently imposed by Sydney Water, the gardens are showing signs of stress.

The location of the archaeologically significant barrel drain is not evident on the site. The historic brick wall immediately to the south of the site, located wholly within the adjoining property, is suffering from advanced weathering in sections.

3.3 Perth House - Exterior

Perth House has sandstone block walls, slate roof and sandstone chimneys. The North Elevation opens on to George Street (see Figure 3.3). The house follows a symmetrical plan, with rooms off a central hall. Located on either side of the house, on the East and West Elevations are two verandah rooms. With the exception of the south-eastern corner, verandahs encircle the house, supported by simple rectangular timber posts. The front door is timber with six panels and fanlight. The rear door is timber with six panels with "Gothic" decorative elements (see Figure 3.4). The floors of the verandahs are finished with flagstones. Timber shutters cover the timber frame sash windows.



Figure 3.3 Perth House, North Elevation [Source: G Ison, June 2004]



Figure 3.4 Perth House, South Elevation and garden [Source: G Ison, June 2004]

3.4.1 Room 1 (Front Hall)

The ceilings are painted plaster finish with decorative plaster cornices. The walls of the central hall are sandstone, finished with painted plaster render. A dado line has been painted on the wall at picture-rail height. The skirting boards are timber with polished finish. Polished timber architraves are constructed around the door openings (Doors D1, D7 and D11) – see Figure 3.5. An arched opening differentiates the Front and Rear Halls (Rooms 1 and 2). The timber flooring system with parquetry pattern is a recent addition. The front door is painted timber on the outside and polished on the inside with six panels, a fanlight over the door opening (see Figure 3.6).



Figure 3.5 Interior of Perth House, showing cedar joinery and door architraves [Source: CM+, October 2004]



Figure 3.6 Perth House, Hall interior showing six panel cedar front door and fanlight [Source: CM+, October 2004]

3.4.2 Room 2 (Rear Hall)

The undecorated plaster ceilings have simple cornice finish and are lower than those in the Front Hall (see Figure 3.7). The timber architraves around the four door openings and skirtings are the same as those in the Front Hall. The profile of the architraves to the rear door is simple and unadorned. The exterior of the rear door has six cruciform timber panels. The timber flooring system with parquetry pattern is a recent addition.



Figure 3.7 Perth House, view of rear hall
[Source: CM+, October 2004]

3.4.3 Room 3

The undecorated plaster ceiling has a simple cornice profile. The ceilings are higher than those of the Front Hall. Walls are painted plaster finish. Polished cedar architraves surround the two window and door openings (see Figure 3.8). Timber panels are located below the sash windows. The double-hung sash windows have six panels per sash. The mullions are fine in profile. A "Muller" fan coil unit is installed and located in from the western wall (see Figure 3.9). A cast iron fireplace with marble surrounds is Victorian (see Figure 3.10). The timber floors are carpet finished.



Figure 3.8 Perth House, Room 3 window showing cedar joinery [Source: CM+, October 2004]



Figure 3.9 Perth House, showing floor-mounted air conditioning unit [Source: CM+, October 2004]

3.4.4 Room 4 (Conference Room)

The ceilings and walls are rendered plaster with paint finish. The ceiling is undecorated with no cornice. The polished timber joinery is simpler in profile to the other rooms of the house. The southern wall has cut through part of the window joinery and indicates that the southern wall is a later addition (see Figure 3.11). The cast iron chimneypieces have marble fire surrounds decorated with a brown faux-marble paint finish. The hearth is white marble (see Figure 3.12). The timber floors are carpet finished.

The timber panel ceiling is a skillion. The walls are plaster finish and painted. No timber architraves surround the double-hung sash window (W3). The external door (D3) is timber with panels. The timber door (D9) that interconnects to Room 4 replaces an earlier door. The timber floors are carpet finished.



Figure 3.11 Architraves in Room 4 have a simpler profile to those in the front rooms. The wall is a later addition [Source: CM+, October 2004]



Figure 3.12 Perth House, Room 4 marble fire surrounds and cast iron grate [Source: CM+, October 2004]

3.4.6 Room 6 (Toilet Facilities)

This area was formerly one room and has been subdivided to provide toilet amenities. The skirtings remain in situ in the hall area; however, have been removed in the toilets. A fan-coil air-conditioning system, alarm and distribution board are wall-mounted and hidden within a wall cupboard (see Figure 3.13). The plaster ceiling is undecorated and has no cornice. Ceramic tiles are mounted on the walls to a height of c.1500mm. The timber floors are finished in ceramic tiles. Both the Male and Female toilets have timber double-hung sash windows with intact timber panelling below (see Figure 3.14). The French polish timber architraves are a simple profile similar to those in Room 4.



Figure 3.13 Perth House, distribution cupboard located in Room 6. Room converted to accommodate toilet facilities [Source: CM+, October 2004]



Figure 3.14 Perth House, window in Room 6 – now toilet facility. Windows are smaller in scale than those in the front rooms. [Source: CM+, October 2004]

3.4.7 Room 7

Walls and ceilings are rendered plaster with paint finish. The ceiling has a highly decorative ceiling cornice (see Figure 3.15) and ceiling rose (see Figure 3.16) that would date to the Victorian period. Some cracking is evident in the decorative plasterwork. The two timber frame double-hung sash windows and timber architraves surrounding the doors and windows are polished finish. The profile of the timbers matches those in R1, R2 and R3. The door sash to D12 has been removed (and is stored in the Storage Room, R9).

Two light fittings are suspended from the ceiling and two light fittings are surface-mounted to the ceiling. The Victorian fireplace, located on the southern wall, comprises cast iron chimneypieces with marble fire surrounds. A “Muller” fan coil unit is installed and located in from the eastern wall. The timber floors are carpet finished.



Figure 3.15 Perth House, Room 7 showing decorative plaster cornice detail. [source; CM+, October 2004]



Figure 3.16 Perth House, Room 7 decorative plaster ceiling rose [Source: CM+ October 2004]

3.4.8 Room 8 (Café preparation)

Walls and ceilings are rendered plaster with paint finish. The ceiling has a simple decorative ceiling that matches that of R3. The fireplace located on the northern wall has polished timber fire surrounds that matches the architrave detailing. No grate is installed in the fireplace (see Figure 3.17). Two timber frame double-hung sash windows are located on the southern wall. Both with French polish timber architraves that match that of R4. The timber flooring system with parquetry pattern is a recent addition.



Figure 3.17 Perth House, Room 8 fireplace
[Source: CM+, October 2004]

3.4.9 Room 9 (Storage)

The walls are rendered plaster with paint finish. The ceilings are skillion and rendered plaster with paint finish and no decorative elements. The timber-frame double-hung sash window (W9) is painted finished. The external door (D4) is timber framed with panels. D5 is shown as an external door in plans in the 1989 Conservation Management Plan. This door has since been infilled and is evident in the archaeology of the external wall (see Figure 3.18). Four door leaves are stored in the room.



Figure 3.18 Perth House, Verandah room (R6)
with later door opening infilled [source CM+,
October 2004]

3.4.10 Condition

Externally Perth House is in reasonable condition. Some basic maintenance and management issues need attention such as gutter clearing and water damage to the sandstone flagging from pot plants.

Although the low pipe barriers and bollards do not contribute to the aesthetic significance of the site, they adequately protect the fabric.

3.5 The Stables – Exterior

The two-storey Stables building, located to the rear of Perth House, has sandstone block walls (see Figure 3.19). The gabled roof structure is finished with terracotta roofing. The terracotta tiles replace the original slate roof. The South and North Elevations are constructed in sandstone with no openings. On the upper level of the North Elevation there is a door opening that was formerly used to provide storage access to the hayloft (see Figure 3.20). The East Elevation is the principal one. The larger opening on the ground level would have originally provided access to the horse stalls. All window and door openings have recently installed timber door and window frames. A ventilation shaft is located adjacent to the South Elevation and follows its form.



Figure 3.19 Perth House Stables, East Elevation [Source: CM+, October 2004]



Figure 3.20 Perth House Stables showing North and East Elevations [Source: CM+, October 2004]

3.6 The Stables – Interior

3.6.1. Ground Floor

The walls are constructed in exposed sandstone blocks. Originally the Ground Floor comprised two separate unconnected rooms divided by an internal sandstone wall (see Figure 3.21). One room was used as a coach house, the other as animal stalls. In the 1990s an opening was made to interconnect the rooms. There is evidence of cracking in the mortar above this recent opening in the sandstone. All windows and french doors are timber framed and recent additions.

The northern room has been partitioned with timber frame and plasterboard construction to provide three spaces: Toilet, Kitchenette and Sitting Area (see Figure 3.22). The ceiling is plasterboard and is a recent addition. A timber frame open-tread staircase is located against the northern wall of the southern room (see Figure 3.23). This replaces an earlier ladder stair.

The floor is concrete and covers the original floor of sandstone flagging.

The planning comprises two rooms (see Figure 3.24). The roof structure comprises exposed timber rafters and beams (see Figure 3.25). The sloping ceilings are timber-lined. All windows, including french doors, are timber framed and recent additions. The timber floor is a recent addition and is finished with raffia matting.



Figure 3.21 Perth House stables, Gound floor, showing new opening to the left [Source: MC+, October 2004]



Figure 3.22 Perth House Stables, Ground Floor, recent kitchenette addition in the former animal stall. [Source; CM+, October 2004]



Figure 3.23 Perth House Stables, recent stair addition. [Source; CM+, October 2004]



Figure 3.24 Perth House stables, Upper floor, showing two rooms in former loft [Source: CM+, October 2004]



Figure 3.25 Perth House stables, Upper Floor, showing exposed rafters and roof structure [Source: CM+, October 2004]

3.6.3 Condition

Generally the stables are in good condition. There is evidence of deterioration of the mortars and failure in the sandstone above the recent wall opening on the ground floor. The occupant mentioned possible termite infestation in the Ground Floor and cockroach infestation in the ceilings of the Loft.

3.7 Office Tower

The eight-storey office, designed by Jackson Teece Chesterman Willis & Partners, and constructed in 2001, is set behind a two level colonnade (see Figure 3.26). The below ground car parking levels extend forward towards Perth House, stopping approximately 2.5 m from the edge of its southern verandah.



Figure 3.26 Office Tower, south of Perth House [Source: CM+, October 2004]

3.8 Barrel Drain

For the purposes of this conservation management plan the "Perth House – Historical Archaeology Report" prepared by Damaris Bairstow in September 1989 was reviewed. This reports assesses the convict-built brick barrel drain that dates to 1822-1828, together with the subsurface remains of the former stone and brick kitchen and stone cellar located south of the house. Excavations showed that the top of the arch of the brick barrel drain had been demolished and replaced with concrete slabs, but had otherwise survived in reasonable condition (west of the driveway the drain was in ruins). The drain was recorded photographically and its location plotted (see Figure 3.27).

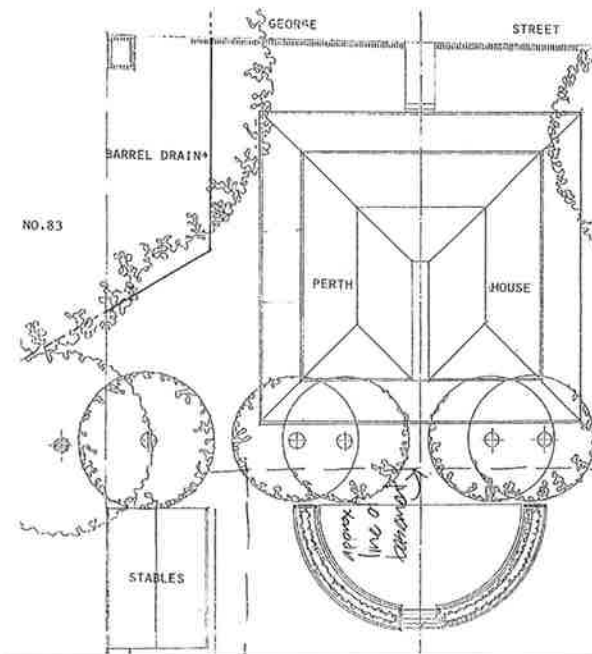


Figure 3.27 Plan of Perth House showing site of convict drain. [Source; D Bairstow, Perth House, Historical Archaeology Report. Figure 30. p.52

4.0 SIGNIFICANCE ASSESSMENT

4.1 Introduction

An assessment of heritage significance endeavours to establish why a place is important. Significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associations with the place, and the response the place evokes in the community or in individuals to whom it is important.

4.2 Methodology for Assessing Significance

Australia ICOMOS *Burra Charter* (1999) has been used as a guideline in assessing heritage significance. Historic Cultural Significance includes values that are social, spiritual, aesthetic, historic and scientific for past, present or future generations. The cultural significance of a place is embodied in its physical form or fabric, its setting and contents in associated documents, its uses, or in people's memory and associations with the place. Historical cultural significance can be complex, varied and at times conflicting, a result of diverse communities and cultures.

Previous assessments and statements of significance prepared for Perth House and Stables for are located in Appendix B.

4.3 Application of Assessment Criteria

The following Gradings of Significance have been adopted from the NSW Heritage Office Guidelines, 2001, for Assessing Heritage Significance. An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria:

GROUP 1	NATURE OF SIGNIFICANCE
Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area); <i>[ie historical]</i>
Criterion (b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area); <i>[ie historical]</i>
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local history); <i>[ie aesthetic]</i>
Criterion (d)	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; <i>[ie social]</i>
Criterion (e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the natural or cultural history of the local area); <i>[ie scientific]</i> .
Criterion (f)	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); <i>[ie rare degree of significance]</i>
Criterion (g)	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). <i>[ie representative degree of significance]</i>

GROUP 2	COMPARATIVE DEGREES OF SIGNIFICANCE CRITERIA
State	Of significance to the State of New South Wales
Local	Of significance to the Local Government area

4.3.1 Criterion (a) – Historical Significance

Perth House is associated with the historic use of the area in central Parramatta, notably its transition from government to private ownership. The house has had numerous uses including owner-occupied residence, private ladies college, boarding house, commercial office, funeral parlour and restaurant. The stables originally provided accommodation for a horse and carriage. With the demise of horse-drawn vehicles it was used for storage and in the past ten years has been adaptively reused as office accommodation. This indicates the way the local area has evolved through various phases from residential to urban patterns of use.

Perth House and its associated outbuilding, the Stables, provide evidence of a range of historical processes and activities relating to the history of Parramatta. Subdivision patterns show that the site was once associated with the government administered Prisoners Barracks and Lumber Yards located to the south. There is evidence of considerable convict activity occurred around the site including the construction of the brick barrel drain that crosses the site.

Early historic development of Parramatta is associated with the site including convict settlement which is associated with the convict built huts that were constructed on the site around 1798-1813. A more substantial convict-built timber residence, Rose Cottage, replaced the huts. Rose Cottage was at one time the residence of William Aird superintendent of Convicts and of Public Works at Parramatta from 1 January 1825. It may also have been the residence of his predecessor, Richard Rouse, superintendent of all government building works in the Parramatta district between 1805 and 1825.

When the Crown subdivided the area for private sale George Oakes, free settler and politician, purchased the site in 1846. Oakes constructed his own residence of a single-storey Georgian style stone house and associated outbuildings including stables, kitchen and cellar on the site.

4.3.2 Criterion (b) – Historical Significance - Persons

Perth House and Stables has associations with George Oakes who owned the property from 1846 until his death in 1881. Oakes was involved in local Parramatta and State politics. He was a member of the first District Council for Parramatta in 1842 and was elected to the Legislative Council in 1848 and re-elected in 1851. From 1856 to 1860, he was a Member of the Legislative Assembly and during the 1870s he served as Member for East Sydney. From 1879 until his sudden death in 1881 he was a member of the Legislative Council.

Perth House and Stables has associations with James Houison, a prominent builder-architect who worked in Sydney in the 1840s to 1850s and was particularly active in the Parramatta area. It is believed Houison designed and built Perth House and Stables for George Oakes after he purchased the property in 1846. James Houison was briefly involved in politics as a member of District Council for Parramatta in 1839. Members of the Houison family lived in Perth House between 1900 and 1904.

Perth House and Stables has associations with William Aird superintendent of Convicts and of Public Works at Parramatta from 1 January 1825, who was at one time the resident of Rose Cottage, formerly located on the site, within the footprint of Perth House.

4.3.3 Criterion (c) - Aesthetic Significance

Perth House is a fine example of the Victorian Georgian style with symmetrical facades and planning and 'reasonable' proportions. Constructed using exposed stonewalling, slate roof and verandahs with slender timber posts. It contains representative characteristics of the style including simple chimney forms, sash windows with twelve panes, louvred timber shutters and doors with six panels and stone lintels.

Perth House is a strong contributory element in the significant George Street, Parramatta urban streetscape. It is a surviving element of a phase of development in Parramatta, when the scale of buildings was one and two storey residential, rather than high rise commercial.

Perth House contains significant interior finishes including the high quality polished cedar door and window timber joinery.

4.3.4 Criterion (d) – Social Significance

No research has been undertaken in relation to an assessment of social significance.

4.3.5 Criterion (e) – Scientific Significance

Archaeological remains of a convict-built brick barrel drain exist beneath the drive of Perth House. These provide evidence of early utilities built by the convicts in the colony in the 1820s.

Perth House contains finishes and structural methods no longer used or rarely practised including cedar joinery, sandstone, and the exposed structural timber joints used in the roofing of the Stables.

4.3.6 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)

There are relative few mid-nineteenth century Georgian style houses in the centre of the city of Parramatta. Therefore, at the local level Perth House is becoming a rare example. Within the last fifteen years Perth House has been conserved and maintained. Its adaptive reuse as a restaurant and office space has provided it with a feasible use which should ensure its conservation in the future.

4.3.7 Criterion (g) - Representative

Perth House is representative of the Victorian Georgian style of house built in Parramatta during the late 1840s. It is possible a prominent architect, James Houison designed the house. Houison was responsible for the design and construction of numerous houses in the local Parramatta area. It is therefore a representative example of Houison's residential buildings in Parramatta.

4.4 Significance of Elements

The significance of the various elements of Perth House and Stables have been assessed and ranked for the purposes of enabling decisions in the future of the place based on an understanding of its significance. The Ranking Criteria has been listed in the following table:

4.4.1 Ranking Criteria

RANKING	DEFINITION
Exceptional Significance	Original extant fabric and/ or spaces/ items of particular historic or aesthetic quality or rarity;
High Significance	Extant fabric from the early phase of construction of Perth House;
Moderate Significance	Fabric which was originally of higher significance, but which has been compromised by later, less significant modifications and yet retains the potential for recovery of significance;
Little/ No significance	Most of the fabric associated with alterations and additions made to accommodate changing requirements. It also includes fabric that has been poorly reconstructed in terms of workmanship and detailing; and
Intrusive	Includes alterations and additions to components which detract from the significance of the place.

See Conservation Policies, Section 6.4.3, for an explanation of the implication each level of significance will have on the treatment of the spaces, fabric and elements.

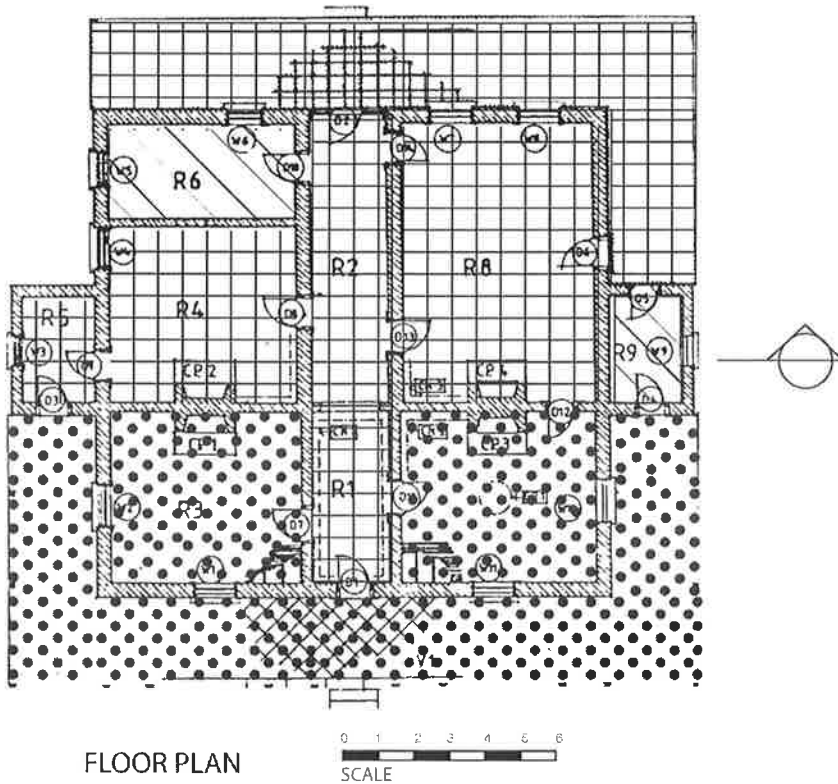
4.5 Significance Analysis of Elements of Perth House and Stables

4.5.1 Significance of External Elements

Element	Level of Significance
Perth House, North Elevation	Exceptional
Perth House, East Elevation	Exceptional
Perth House, South Elevation	Exceptional
Perth House, West Elevation	Exceptional
Perth House, Roof form, slate roof and chimneys	High
Perth House, General planning and layout	High
Perth House – Stables, North Elevation	High
Perth House – Stables, East Elevation	High
Perth House – Stables, South Elevation	Moderate
Perth House – Stables, West Elevation	Moderate
Perth House – Stables, terracotta roof	Little
Carpark ventilation stack, south of the Stables	Little
Office Block, by Jackson Teece Chesterman Willis & Partners	Little/ Intrusive
Landscape element - Moreton Bay figs, on George Street flanking Perth House.	Exceptional
Landscape element - Jacaranda tree	Moderate
Verandah flagging stones	High
Verandah posts	Moderate
Archaeological Remains of Open Drain below paving	Exceptional

4.5.2 Significance of Internal and Verandah Spaces

Figure 4.1 indicates the assessment of the significance of the internal spaces within Perth House and Stables.






-  Exceptional
-  High
-  Moderate

Figure 4.1 Significant spaces of Perth House

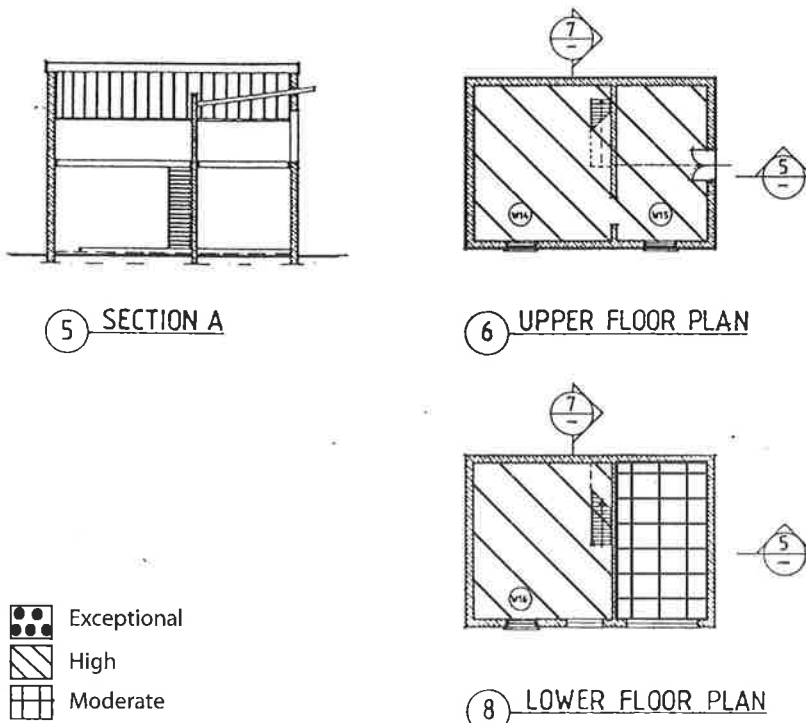


Figure 4.2 Significant spaces of Perth House Stables

4.5.3 Significance of Individual Elements

Perth House: Ground Floor	Level of Significance
Perth House, General planning and layout	High
Perth House, cedar door and window timber joinery in Rooms R1, R2, R3, R7 and R8	Exceptional
Perth House, cedar door and window timber joinery in Rooms R4 and R6	High
Decorative plaster ceiling in R7	Exceptional
Victorian Fireplaces and marble surrounds R3, R4 and R7	High
Victorian Fireplaces and marble surrounds to R8	Moderate
Walling for toilet layout R6	Little
Front and Rear door and entry (D1 and D2)	High
Timber Flooring system in R1, R2 and R6 (recent addition)	Little
Café Counter in R8	Little

Perth House – Stables: Ground Floor	Level of Significance
Flagging stones beneath concrete floor	High
General planning and layout	High
Internal layout of kitchenette, bathroom and sitting room	Little
Open tread stair	Little
Windows	Little
Opening to internal sandstone wall	Little
Ceiling	Little
Concrete floor	Little

Perth House – Stables: Loft	Level of Significance
General planning	High
Exposed structural roofing timbers	High
Timber flooring	Little
Windows and doors	Little

4.6 Summary Statement of Cultural Significance

Perth House and Stables, 85 George Street, Parramatta, a Victorian Georgian residence and outbuilding has rare and early aspects associated with historic, aesthetic and scientific significance at local and State level. The place has historic associations that reflect early development and changing pattern of use in central Parramatta. The earliest phase includes convict built huts and a convict-built brick barrel drain. Rose Cottage, a substantial convict-built timber residence for the superintendent of Convicts and Public Works at Parramatta replaced the convict huts. Perth House with associated outbuildings was constructed in the late 1840s as a private residence and replaced Rose Cottage. Perth House was later used as a private ladies college, boarding house, commercial office, funeral parlour and restaurant.

Perth House and Stables is associated with prominent persons including George Oakes, a local Parramatta and State politician, who first owned and built Perth House; James Houison, a local politician and prominent Sydney builder/ architect active in the Parramatta area and believed to have designed and built Perth House for George Oakes; and William Aird, superintendent of Convicts and of Public Works at Parramatta from 1 January 1825, who lived in Rose Cottage, a former residence on the site.

Perth House has aesthetic significance as a fine representative example of the Victorian Georgian style residence dating from the late 1840s. The house is representative of the style with symmetrical facades and planning, 'reasonable' proportions, exposed stonewalling, slate roof, simple chimney forms, verandahs with slender timber posts, twelve-pane sash windows, louvred timber shutters and significant interior finishes including the high quality polished cedar door and window joinery and fire surrounds. Perth House with flanking fig trees is a strong contributory element in the significant urban streetscape of George Street, Parramatta, and a rare surviving element of early Parramatta.

Perth House has scientific significance associated with the archaeological potential of the remains of convict built huts and cottage located beneath the footprint of Perth House together with the convict built brick barrel drain located under the drive to the west of the house.

5.0 OPPORTUNITIES AND CONSTRAINTS

5.1 Introduction

The conservation planning process established by the guidelines to the *Burra Charter* of Australia ICOMOS (and set out in the NSW Heritage Manual) requires that relevant opportunities and constraints be identified as part of the process for developing conservation policies for places of significance. They are as follows:

- Opportunities identified from the detailed analysis of the history and the fabric;
- Constraints arising from significance;
- Physical constraints of the building;
- External factors, including relevant council statutory and non-statutory controls; and
- Feasible uses and Parramatta City Council requirements.

The following sections are not conclusions, or recommendations, but rather observations relevant to the circumstances of Perth House and Stables and matters that require consideration and resolution. None of these opportunities and constraints in themselves forms conservation policy. Appropriate conservation policy is a result of the careful comparative assessment of the various values and issues represented in the Statement of Significance and the opportunities and constraints.

5.2 Constraints Arising from the Statement of Cultural Significance

Constraints arising from significance establish a premise where the other issues such as physical condition and owner requirements can be considered. As discussed in Section 4.0 Significance Assessment, Perth House and Stables has historic cultural heritage significance through its historical associations, aesthetic and technical/ research values. Future management actions regarding Perth House and Stables must have due regard to its unique heritage significance.

The following general heritage opportunities and constraints arise from the assessed significance of Perth House and Stables as a whole:

- Perth House and Stables is a place of cultural significance that should be conserved and managed in accordance with accepted conservation principles and practices;
- An opportunity exists for the removal or alteration to fabric and features having little significance so as to reveal the greater cultural significance of Perth House;
- Decisions about works to the place, maintenance, repairs or more extensive adaptation works should always take into account the impact on the significance of the place, both as a whole and on individual components; and
- The significance of the place and items within the place should be interpreted to the public.

5.3 Opportunities, Constraints and Issues Arising from the Australia ICOMOS Burra Charter

The *Burra Charter* (the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance) contains principles on conservation of significant places. The Charter provides nationally accepted principles for the conservation of places of cultural significance.

Opportunities and constraints that relate to the *Burra Charter* include:

- The aim of the conservation of the place should be to retain the cultural significance including provision for its security, its maintenance and its future. (Article 2);
- Reconstruction work should further reveal the significance of the building. New work should be identifiable on close inspection. (Article 19);
- The adaptation of the building for a new use should not detract from the cultural significance of the place. (Article 20);
- The adaptation should be limited to that which is essential to a new use for the building. (Article 21);
- Before any intervention of the area, records must be made of the existing fabric to add to the documentary evidence. (Article 23);
- All stages of the work must be supervised by an appropriate professional and a log kept of new evidence and additional decisions recorded for future documentary evidence. (Article 27); and

- All plans and records of the conservations and works to Perth House and Stables should be placed in a permanent archive as part of the history of the place.

Archaeology

Interpretation of areas with archaeological potential, in particular, the barrel drain located underneath the driveway to the west of Perth House.

Landscape Heritage

There is a need to assess existing vegetation and retain significant landscape elements, while removing intrusive elements.

5.4 Opportunities, Constraints and Issues Arising from Statutory Requirements

There are a number of statutory controls which may affect future options for Perth House and Stables. These include the Environment Protection and Biodiversity Conservation Act 1999 and 2003, the NSW Heritage Act 1977, the Environmental Planning and Assessment Act and the Local Government Act.

5.4.1 Environment Protection and Biodiversity Conservation Act 1999 and 2003

In 1997 the Council of Australian Governments (COAG) agreed there was a need for the Australian Government to rationalise the protection of heritage in Australia. The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) came into force on 16 July 2000. The EPBC Act replaced five Commonwealth statutes: the Environment Protection (Impact of Proposals) Act 1974; Endangered Species Protection Act 1992; National Parks and Wildlife Conservation Act 1975; World Heritage Properties Conservation Act 1983; and Whale Protection Act 1980. This led to the Australian Heritage Commission Act 1975, being repealed and replaced with an amended EPBC Act in 2003.

The amended act assigns responsibility for identifying, protecting and managing heritage places to the appropriate level of government. This will ensure:

- heritage management systems are compatible, complementary and streamlined across all levels of government to minimize duplication and provide certainty to property owners, decision makers and the community;
- nationally-significant heritage places are identified and protected;
- facilitation of the protection of places of heritage significance owned or managed by the Commonwealth (other than sites of national significance);
- greater legal protection to a nationally important heritage place.

The Register of the National Estate will be retained in a modified form as a valuable information resource that will provide guidance to the Minister for the Environment and Heritage when making decisions on the impact of an action on the environment under the EPBC Act. The amended EPBC Act came into effect on 1 January 2004. Listing on the Register of the National Estate imposes no legal restrictions, except on Federal authorities which must consult the Commission prior to carrying out any work which will impact on the heritage value of a place in the Register.

Perth House and Stables is registered with the Australian Heritage Commission (1/14/028/0068; Place Identification No 3094). See Appendix B for a listing sheet.

5.4.2 NSW Heritage Act 1977

The purpose of the Heritage Act is to ensure cultural heritage in NSW is adequately identified and conserved. Under Section 57 (2) of the NSW Heritage Act Perth House and Stables is listed as an item on the State Heritage Register (Listing No: 00155). See Appendix B for Inventory Sheet.

The preparation of this Conservation Management Plan is a requirement of the NSW Heritage Office.

Heritage Impact Statement

The Heritage Council and Parramatta Coty Council require a Statement of Heritage Impact be prepared to accompany any development proposal submitted to Council. The statement should:

- Describe the proposed development;
- Describe the heritage significance of the area to be developed (based on the Conservation Management Plan); and
- Assess the extent of impact of the development on the heritage significance and provide justification for the impact.

Minor impacts on the heritage significance of an area are acceptable if undertaken thoughtfully and with adequate reason for doing so.

Exemptions

In 2003 a schedule of Standard exemptions were granted for the property (Gazette No 59, pp4066-4070). Many of the exemptions are associated with general maintenance.

5.4.3 Environmental Planning and Assessment (Amendment) Act 1997

The NSW Environmental Planning and Assessment (Amendment) Act became effective on and from 1 July 1998 and involve amendments of the Environmental Planning and Assessment Act 1979. The broad effect of the reforms are associated with the removal of building and subdivision powers from the Local Government Act 1993 and placed the Environmental Planning and Assessment Act 1979 (EP&A Act) and the regulations under that Act. The stated objectives of the reforms are to streamline procedures and minimise costly delays in the assessment and approval of developments. Under the Act it will be necessary in most cases to submit an Integrated Development Application to the local council and Heritage Office for permission to erect or alter a building, demolish a building; or change the use of an existing building. This does not apply to a building proposal defined as in "Exempt Development".

Six categories of development are defined by the new legislation and include:

- Exempt Development;
- Complying Development;
- Local Development;
- Integrated Development;
- Designated Development; or
- State Significant Development

5.5 Opportunities, Constraints and Issues Arising from Statutory Controls – Local Councils

5.5.1 The Sydney Regional Environmental Plan No 28 – Parramatta (SREP 28)

The objectives of the Plan are:

- (a) to establish regional planning aims for the Parramatta Primary Centre, and
- (b) to recognise the unique and varied nature of each Precinct

Part 3 provides for conditions associated with Precinct 1 – City Centre.

In accordance with Part 1, Section (4), SREP 28 amends the following instruments:

- *Parramatta Local Environmental Plan 1989 (City Centre)*
- *Parramatta Local Environmental Plan No 196*
- *Parramatta Local Environmental Plan 1996 (Heritage and Conservation)*

In accordance with Part 3 – Precinct 1- City Centre Precinct, Clause 15, the aim of this Part is to:

- (c) to ensure development enhances, protects and capitalises on Parramatta's heritage, the river corridors, park systems, public spaces and special areas.

In accordance with Clause 28 Special Areas, Section (2) Development within Special Areas (d) George Street, the following would have an impact on the subject site:

- (i) whether the development recognises the historic role of George Street as a main east-west axis in the City as a prestigious commercial address, and maintains and enhances historic views,
- (iv) whether development around heritage items is sympathetic development, and has due regard to their scale, materials and setting

Objectives for heritage conservation

Part 9 Heritage areas and items, Clause 42 Objectives for heritage conservation outlines the objectives in relation to heritage:

- (a) to conserve the environmental heritage of Parramatta'
- (b) to retain the cultural significance of Parramatta,
- (c) to conserve significant fabric, setting, relics and views associated with the heritage significance of heritage items and heritage conservation areas
- (d) to ensure that any development does not adversely affect the heritage significance of heritage items and heritage conservation areas and their settings,
- (e) to ensure that archaeological sites, potential archaeological sites and Aboriginal places are conserved,
- (f) to ensure that the conservation areas throughout Parramatta retain their heritage significance, in particular with regard to their setting

Protection of heritage items

Clause 43 deals Protection of heritage items, heritage conservation areas and relics (1) states that the following development may be carried out only with development consent:

- (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic or place within a heritage conservation area by making structural or non-structural changes to its exterior, including to the detail, fabric, finish or appearance of its exterior,
- (c) altering a heritage item by making structural changes to its interior,
- (d) moving a relic, or disturbing or excavating any land while knowing, or having reasonable cause to suspect, that the disturbance, or excavation will, or is likely to, result in a relic being discovered, exposed, moved, damaged or destroyed,
- (e) demolishing, dismantling, moving or altering a heritage item,
- (f) erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area

Under Clause 49 it is required that a heritage impact statement be prepared and submitted to council to obtain consent for any work affecting heritage items.

Conservation incentives

Clause 52 nominates Conservation incentives states that outline the following:

"The consent authority may grant consent to the use for any purpose of a building that is a heritage item, or of the land on which a building that is a heritage item is erected, even though the use would otherwise be prohibited by this Plan, if it is satisfied that the retention of the building depends on the granting of consent.

Schedule 6 of SREP – 28 Heritage Items

Perth House Property, Moreton Bay fig tree and potential archaeological site, located in the City Centre Precinct, is listed as a Heritage item in Schedule 6 of SREP – 28.

5.6 Opportunities, Constraints and Issues Arising from Non-Statutory Listings

The following non-statutory listings address Perth House and Stables.

5.6.1 The National Trust of Australia (NSW)

The National Trust Register lists buildings and items of heritage significance in NSW. The organisation, whilst having no statutory power, is an influential force regarding environmental matters in the state. Inclusion on the National Trust Register generally indicates a high level of community support.

Perth House, Parramatta, is listed on an item on the National Trust Register and was approved in 1980. The listing card is located in Appendix B.

5.6.2 Royal Australian Institute of Architects (RAIA)

The RAIA acknowledges that their Register is not a complete record of significant buildings of the period and the NSW Chapter is continually revising and updating the Register and any further recommendations should be forwarded to them for consideration.

Perth House and Stables is not listed on the RAIA Register of 20th Century Buildings of Significance.

5.7 Opportunities, Constraints and Issues Arising from Physical Condition of Perth House and Stables

In the early 1990s a major restoration programme was undertaken of Perth House and the Stables. The built fabric of the exterior of Perth House and Stables is generally in good condition. The interior of the Perth House is generally in good condition. Major alterations have occurred in Room 6 to provide additions of toilet and sanitary facilities for restaurant patron use.

In the early 1990s alterations were made to the Stables to provide sanitary and kitchen facilities for staff leasing the building. At the time of inspection it was reported that there were pest infestation in the roof of the Stables and possible termite activity in the ground floor of the Stables. There was evidence of structural failure in the stonework and mortar above the recent opening in the internal sandstone wall on the Ground Floor of the Stables. This needs to be rectified in the short term and expert advice should be sought from a Heritage Structural Engineer.

5.8 Opportunities, Constraints and Issues Arising from Current Owner Requirements

The current owners are proposing the Strata subdivision of the property. It is proposed to create 41 strata lots on the site with the garden areas owned and maintained by the body corporate. The strata subdivision is primarily a management tool and no subdivision is envisaged as a result of the subdivision. It is proposed to have Perth House and Stables on two separate titles. Responsibility for the future conservation and protection of the exterior fabric of Perth House and Stables will be transferred to the body corporate, while responsibility for the interior fabric will be the responsibility of the future owners of Perth House and Stables.

It is proposed to subdivide the interior of the office tower and underground parking into 39 separate titles. This work will have no impact on the heritage item.

In 2004 a Section 60 approval was granted by the Heritage Council for a Proposed Strata subdivision of the property as prepared by Christopher Thomas Norton (see Appendix C for a copy of the Section 60 Approval). The conditions being that the final Strata Plans make the body corporate responsible for the repair and maintenance of the exterior fabric of the Perth House and Stables Building. In addition, all prospective buyers for each of the lots are responsible towards the repair and maintenance of the exterior fabric of Perth House and Stables building. A maintenance and separate sinking fund towards the work would need to be created.

6.0 CONSERVATION MANAGEMENT POLICIES

6.1 Introduction

The purpose of conservation management policies set out in this section is to provide an in-principle guide to actions to be followed in the development, care, maintenance and long-term use of Perth House and Stables so that its cultural significance is retained and enhanced.

The conservation policies have regard to the significance of Perth House and Stables and the constraints arising from and associated with that significance. They provide the objectives for future planning and management.

6.2 Conservation Principles

The opportunities presented, embrace the following principles:

- Maximise retention of the cultural significance, including functional relationships, spaces, vistas and fabric;
- The conservation/ use to have regard to and be consistent with the relative significance of the whole and individual elements;
- Management which minimises risk;
- The enhancement of significance through interpretation;
- The revitalization of Perth House and Stables to ensure its ongoing use and continuity of use is vital to its future. Therefore some may be necessary;
- Allowing ongoing change, development and repair, whilst retaining key elements of significance;
- Recording for posterity all elements of significance which are affected by change; and
- Observance and compliance with legislative requirements.

6.3 General Conservation Policy

Perth House and Stables, recognised as an item of cultural significance at State level, should be managed and conserved in accordance with the provisions of the Burra Charter of Australia ICOMOS.

6.4 Statement of Policy

Perth House and the Stables should retain a curtilage that identifies the relationship between the two buildings. The significant spatial relationships between the buildings and landscape/ open space elements should be retained.

The policies of this document should be applied irrespective of the future use and ownership of individual allotments of the place. Regardless of use, the care and management of the entire place should be cohesive and the responsibility of a single entity, the Body Corporate.

6.4.1 Use of the Conservation Management Plan Policy

The Body Corporate of Perth House and Stables should adopt the policies outlined in the Conservation Management Plan.

Copies of the endorsed Conservation Management Plan should be lodged with Parramatta City Council Library and the State Library of New South Wales.

The Conservation Management Plan should be available on site for the use of all property managers, trades people and sub-contractors.

The Conservation Management Plan should be reviewed on a 5-yearly basis, and any changes to the place, or new information revealed during this period should be recorded and attached as an amendment to the document.

6.4.2 Feasible Uses

The consideration of feasible uses for the property, or portions of it, has to take into account a number of factors that will allow each proposed use to be assessed. These include:

- Statement of Significance;
- Conservation Policy;
- Economic viability;

- Statutory requirements;
- Consideration of historic use patterns of Perth House and Stables; and
- Interpretation of Perth House and Stables and their history.

6.4.3 Fabric and Setting: Treatment of Fabric of different levels of significance:

Conservation processes appropriate for individual elements (spaces, fabrics, fittings and finishes) will be based upon the relative significance of the elements in accordance with the following policies:

Level of Significance	Treatment
Exceptional	Preserve, restore or reconstruct.
Considerable	Should be preserved, restored, reconstructed or adapted. Some adaptation may be permissible. Any intervention should be archivally recorded.
Moderate	Should preferably be retained in situ, although removal may be permitted to preserve ongoing viability of the place, particularly if it reveals significance of a higher level.
Little	May be retained, recycled, adapted or removed as necessary for adaptive reuse, ongoing viability or in order to reveal significance of a higher level.
Intrusive	Remove or modify in long term to reduce adverse impact.

6.5 New Building Design

All alterations and new work should respect the historical nature of Perth House and Stables and should not visually dominate, compete with or be incompatible in character. Nor should new work mimic the original.

No major alterations should be made to the existing principal external facades of Perth House. Additions to the rear of the house, associated with 1920s and 1960s, were removed from the house more than ten years ago, and the original rear verandah and planning reinstated.

New work should not obscure the interpretation of the original/ significant functional relationships between rooms and the house and the stables.

Where new services are required, these should be introduced discretely to avoid damage to significant fabric and avoid visual impact on significant spaces.

No new work should adversely affect spaces of Exceptional or Considerable significance. New work should be identifiable as new work on close inspection.

6.6 Specific Policies

6.6.1 Interior of Perth House

The spatial configuration of the house should be retained as much as possible, particularly in areas of considerable significance where it remains intact.

The installation of new services should be carried out in a manner which minimises the impact on the significant character and fabric of the building.

Spaces identified as of considerable significance should be conserved or restored wherever possible in order to retain the integrity and legibility of the place.

6.6.2 Decorative Plaster Ceilings

Retain the original intact decorative plaster ceiling in the Room 7 of Perth House. Consultant trades people with suitable qualifications should undertake maintenance and repairs to the plasterwork where there is evidence of deterioration in the decorative plaster ceiling.

6.6.3 Cedar Door and Window Joinery at Perth House

The French polished surfaces should be cleaned using traditional oils and waxes. Timber finishes such as oils and waxes must continue to be used for timber surfaces rather than modern alternative protective coatings such as polyurethane or acrylic which may seal the surface and cause damage.

6.6.4 Curtilage: Boundary and Setting

A boundary and setting should be established to ensure the protection of the heritage significance of Perth House and Stables. The two buildings should be identifiable as a group. Visual links between the two buildings should be ensured.

Because houses from the mid-nineteenth century period of development of Parramatta are endangered, it is imperative that these buildings be visually accessible from George Street. Heights of any proposed buildings in close proximity to Perth House and Stables should not diminish the heritage item. The height, form, scale and setback limits for development within heritage boundaries or adjacent buffer areas and setting.

Perth House and Stables has been dwarfed by the 7-storey Office Tower, designed by Jackson Teece Chesterman Willis & Partners and located to the south of the site. The cement rendered and painted building forms an imposing backdrop to the building. This level of development should not create a precedent for further development either on the site or one the adjoining properties. The existing Morton Bay figs assist in screening some of the development and reinforce a domestic scale. Care should be taken to ensure the longevity of these mature plantings.

Currently, Perth House, Stables and 7-storey Office Tower are under one Title. When the proposed strata subdivision occurs all gardens, external open space and external built fabric should be preserved, maintained and managed by a body corporate.

6.6.5 Adaptive Reuse of Perth House and Stables

The existing adaptive reuse of Perth House as a Restaurant provides the former house with public access to view the heritage significant building.

To ensure its economic feasibility, possibilities for the adaptive reuse of Perth House and Stables need to be developed in accordance with its cultural significance. Possible adaptive reuse includes café, museum, gallery, and offices.

6.6.6 Barrel Drain

The 1822-28 four-foot diameter (1200 mm) convict built brick barrel drain under the driveway on the north-western corner of the site has heritage significance. Should any excavation work occur within the driveway area all work should be monitored by a qualified Historical Archaeologist.

6.6.7 Trees and Landscape Elements

While not located within the legal boundaries of Perth House the Moreton Bay fig does lie within the visual and historic curtilage. This landscape planting is listed as a heritage item. A copy of this Conservation Management Plan should be made available to the owners of the adjoining site on which the Moreton Bay fig is located. To ensure protection of Perth House against falling limbs, maintenance of the tree should occur. An arborist should inspect and assess the tree bi-annually.

6.7 Maintenance

Resources should be allocated for catch-up and cyclic maintenance. A detailed maintenance strategy should be drawn up to ensure the ongoing integrity of Perth House and Stables.

Prepare and implement a Maintenance Strategy with regular cyclical inspection schedules, taking into account the significant fabric in Perth House and Stables, prioritising cations in accordance with need. Damaged or deteriorated fabric of exceptional or high significance should be stabilised and conserved where technological means are available.

Maintain the external fabric of the buildings in accordance with its heritage significance by:

- Preparing and implementing a maintenance plan;
- Undertaking cyclic maintenance;
- Educating maintenance staff in conservation methods; and
- Reviewing the maintenance plan on a regular basis.

The external fabric of the building has been assessed as being of cultural significance. To retain this significance both the external form and the detail need to be conserved. The external fabric of Perth House and Stables requires continual maintenance, which should be carefully planned and undertaken on a regular basis. Funding needs to be allocated on an annual basis and ensure that maintenance is undertaken regularly. The maintenance of elements of "moderate significance" or above should be undertaken according to conservation principles and methodology.

It is recommended that a Maintenance Plan be prepared, which sets out the methods for the maintenance of each significant element. This Maintenance Plan should also include the cycles for each type of maintenance, and any other relevant information, such as whether items are in storage. Details of repairers, manufacturers and suppliers should be included where replacement elements are difficult to obtain or particular profile or type is required.

This Maintenance Plan should be a working document and should be revised on a regular basis.

As part of the preparation of the Maintenance Plan the current maintenance methods should be assessed to determine their impact on the fabric of the building. Any methods deemed to be detrimental to the fabric of the building should be amended. In addition, the staff undertaking maintenance should be trained in appropriate conservation techniques.

6.7.1 Maintenance - Stonework

It is recommended that a separate Maintenance Plan be prepared specifically for the stonework. The maintenance program should include clearly defined objectives for:

Short Term Maintenance

- Cleaning
- Make safe

Long Term Maintenance

- Replacement of defective stones

Ongoing Maintenance

- Annual inspection and condition report
- Annual review of Maintenance Program for sandstone

6.8 Consequence of Conservation Policy

Implementation of this policy will have the following consequences:

- The retention of historical, aesthetic and scientific/ research significant fabric;
- The retention of evidence of the original functional relationships, including public use and access;
- The requirement to retain significant fabric; and
- The requirement to seek expert advice and undertake archival recording.

7.0 IMPLEMENTATION

7.1 General

- Seek Heritage Council endorsement of the Conservation Management Plan
- The Body Corporate to adopt and implement policies in this Conservation Management Plan
- Incorporate implementation recommendations in existing management plans
- Undertake corrective maintenance as scheduled

7.2 Maintenance Strategy

7.2.1 Introduction

A Maintenance Strategy is an integral part of the Total Asset Management for a property. The Maintenance Strategy provides a framework on which to base a Maintenance Plan that takes into account the many variables specific to a site, and ensures the longevity of the assets.

7.2.2 Conservation Principles

Maintenance work to significant fabric should cause minimum intervention to the fabric in accordance with the principles of the ICOMOS Burra Charter, and comply with the policies in the Perth House and Stables Conservation Management Plan, Conybeare Morrison 2004. To retain this significance both the interior and exterior form and detail needs to be conserved and maintained.

7.2.3 Maintenance Plan

A maintenance plan is the most cost effective and efficient way to maintain the value of an asset. The advantages of a plan are:

- Appropriate maintenance of the fabric is defined;
- The property is organised and maintained in a systematic rather than ad-hoc way;
- Building services can be monitored to assist with environmental and cost-efficient use;
- The standard and presentation of the property can be maintained; and
- Subjective decision-making and emergency corrective maintenance are minimised.

7.2.4 Appropriate Maintenance of Extant Fabric

Corrective Maintenance

Work necessary to bring a building to an acceptable standard (often as recommended by a Conservation Management Plan)

Emergency Corrective Maintenance

Work that must be initiated immediately for health, safety, security reasons or that might result in the rapid deterioration of the structure or fabric if not undertaken (for example roof repairs after storm damage, graffiti removal or repair of glazing). An emergency response system, nominating 24 hour response personnel should be prepared²¹.

Planned Maintenance

Work to prevent failure that recurs predictably within the life of the building, such as cleaning gutters or painting.

The complexity and the specialist skill required for individual tasks will determine who carries out the work for both emergency and planned maintenance. Maintenance tasks can be categorised as follows:

Housekeeping Maintenance

Carried out by property managers and staff

Second line Maintenance

Carried out by specialist building trades people with appropriate heritage experience.

²¹ *The Maintenance of Heritage Assets Information Sheet 1.1*, NSW Heritage Office

Funding Budget and Priorities

Regular expenditure of small amounts of funds is more beneficial and more cost effective, than large injections of capital every 20 years. Simple things such as blocked down-pipes and leaking gutters can be corrected and so prevent the need for major repairs.

Adequate ongoing funding must be identified to ensure the success of such preventative maintenance and so avoid accelerating deterioration requiring major repair works and higher repair costs. This relationship is shown in Figure 7.1.

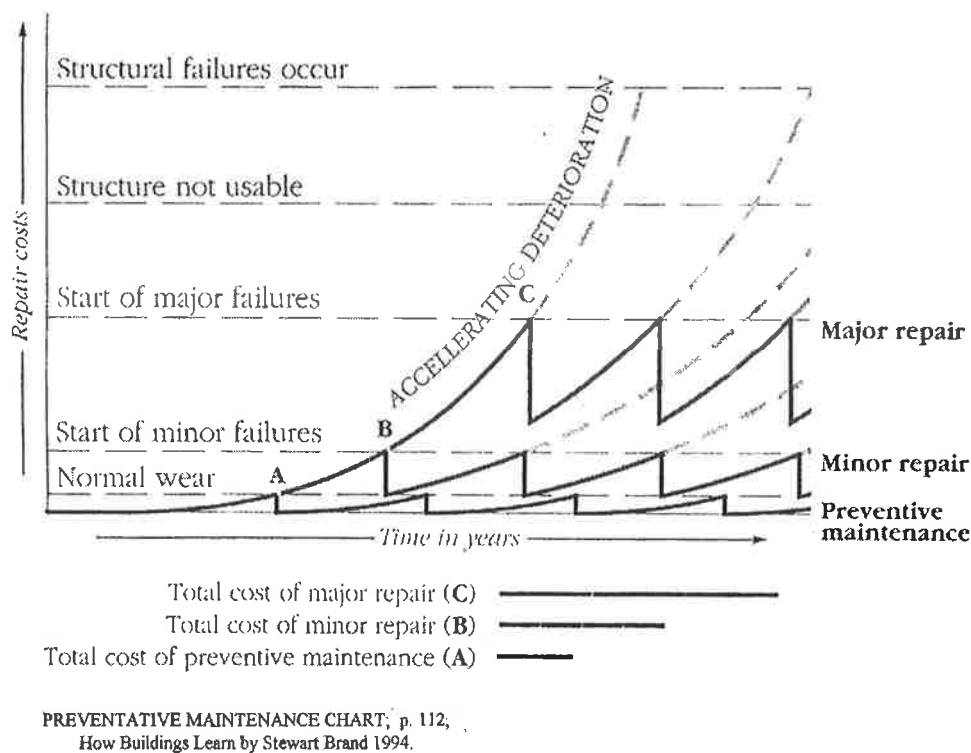


Figure 7. 1 Preventative Maintenance Chart. [Source: Stewart Brand, How Buildings Learn, 1994, p112]

Invariably the cost of desirable works in any one year will exceed the budget. Priorities need to be laid down and are influenced by

- occupational health and safety
- security of premises
- statutory requirements
- vandalism
- increased operating costs
- loss of revenue
- disruption to business operations
- likely failure of critical building fabric
- policy decisions.

Expenditure Categories

Expenditure falls into four main groups:

- Committed expenditure
- Planned maintenance tasks that are known to occur every year such as maintenance contracts for security, cleaning and pest inspection;
- Variable expenditure includes regular tasks such as painting and minor repairs and maintenance that comes under Planned Maintenance; and

- Managed Expenditure that relates to unplanned maintenance works carried out. This includes "Make good" expenditure to bring the structure up to a habitable state prior to occupation (Corrective Maintenance) and emergency expenditure resulting from damage by accident or the elements (Emergency Corrective Maintenance).

7.3 Recording

In order that the buildings or items can be sensibly managed, meaningful documentation is required. Inspect all properties at regular intervals and record in a Diary and Maintenance Log book the dates of inspections, reported defects and work carried out. Include a description of required works, the date of completion, estimated and actual cost, contractor's name and warranties. Where replacement elements are difficult to obtain or a particular profile or type is required include extra details such as repairers, product numbers, manufacturers and suppliers in the record. Removal of graffiti also needs to be carefully recorded and trailed to ensure that the process does not damage the original material. Set up a cross reference system to enable details of treatments such as fungicides, paint types and colours to be readily accessible in the future. As the log-book includes the actual price for work done it is a valuable source for future budgeting.

As optimum maintenance relies on prompt notification it is vital to document an early warning system process including 24-hour emergency contact numbers of maintenance personnel. Adequately disseminate this information and instruct staff on environmental awareness.

7.4 Revision of the Plan

The Maintenance Plan is a working document that should be revised on a regular basis. Monitor and assess current maintenance methods to determine their impact on the fabric annually. Review this information prior to any further work on an item and amend any methods deemed to be detrimental. If the problem is complex or involves substantial change to the fabric, consult a conservation architect.

7.5 Physical Assessment

Constant vigilance and systematic physical inspections of all facets of the site and buildings are vital to control escalating maintenance issues.

Early Warning Systems

It is important to encourage non-maintenance staff to report maintenance issues both large and small. Vigilance by staff on a day-to-day basis can greatly enhance cost and safety outcomes.

Establish an early warning system process including adequate training of all staff on a regular basis in Occupation Health and Safety and environmentally sensitive issues. Ensure emergency 24 hour contact numbers are adequately displayed in the workplace and encourage staff participation in caring for the place. After maintenance staff have resolved the reported issues, advise staff of the outcome so the early warning process is nurtured.

7.6 Regular Inspections

All properties should be inspected at regular intervals to identify any deterioration and required maintenance work including cleaning.

Inspections should be carried out using standard forms to assist comparison with previous inspections. It is desirable to use the same people over a long period to aid continuity with maintenance assessment. It is necessary to develop skills in detecting the first signs of failure. Do not attempt to carry out work or inspections that may expose you or others to danger, and seek the help of relevant specialists if necessary.

Each element of the building should be thoroughly scrutinized. Ensure there is no sign of movement or loose fixings in the structure. Check cladding for loose or raised fixings, sheet edges, cappings and surfaces that are deformed. Look for rust stains around fixings, where sheets are over lapped and around flashing. Check for dissimilar metals at flashings. Loose fixings can indicate batten failure. Confirm vermin are sound.

7.7 General Maintenance Schedule for Perth House and Stables

The following schedule specifies required maintenance and the cycles on which it should occur.

Corrective maintenance relates to the work necessary to bring the buildings up to a habitable state prior to occupation.

Emergency Corrective Maintenance relates to work that must be initiated immediately for health, safety, security reasons or that may result in the rapid deterioration of the structure or fabric if not undertaken.

Planned Maintenance relates to work to prevent failure that recurs predictably within the life of a building. Regular expenditure of

Area	Item	Maintenance Schedule Description of Work	Corrective	Corrective Emergency	Planned
All	All	Breakdowns and damage due to the elements		As they occur	
All	Funding	Establish an adequate ongoing maintenance fund	2004		
All	Maintenance Records	Set up maintenance recording system in accordance with this strategy.	2004		
		Maintain a record of all maintenance methods and modifications to the building and attach an addendum to the Maintenance Strategy.			Continuous
		Review and update recommended maintenance procedures in maintenance strategy.			Bi-annually
Exterior	Stonework	All make safe work should be carried out in accordance with a traditional stonemasonry standard.	2004		
		Inspect stone and brick walls for loose bedding, surface salts and crumbling and compatible mortars.			Annually
		Remove vegetation that threatens stability of stonework. Consult heritage specialist prior to major remediation work being carried out			As required
		Inspect, stone and brick walls for loose bedding, surface salts and crumbling and compatible mortars. Clean and conserve as required.			Annually
		Clear vegetation likely to cause disturbance to bedding.			Annually
		Inspect for damaged surfaces, cracking and spalling.			Annually
		Ensure there is no pooling of water to flagging stones, particularly in close proximity to garden watering systems			Continuous
All	Stonework - Cleaning	Apart from a mild detergent (a non-ionic biodegradable surfactant, up to Ph9) no chemicals should be used for cleaning the exposed surfaces of the sandstone. The façade sandstone should be washed down with clean water, using low pressure and a firm bristle brush. Trial or sample areas of cleaning should be completed for approval before work commences.			As required

Area	Item	Maintenance Schedule Description of Work	Corrective	Corrective Emergency	Planned
Exterior	Roofing – Slate and Terracotta	The slate roof to Perth House is currently watertight. Only experienced specialist slaters, not general roofing contractors, should carry out future repairs of slate and leadwork.			
		Where possible, repairs to the slate roof should be co-ordinated with the sandstone replacement. Slate repair is generally required following stone replacement of this kind.			
		Ensure buildings are watertight. Refix loose or raised fixings and cappings.	2004		
Exterior	Roofing – rainwater goods	Inspect for batten failures, rust and secure fixings			Annually
		Regular inspections should be undertaken of all stormwater goods, downpipes, elbows and box gutters to ensure they are watertight and not eroding the sandstone.	2004		Annually
		Deteriorated gutters and external downpipes should be replaced with items of a similar steel gutter sections and downpipes to match existing material and profile. Replacement elements should bear the date of replacement. Check for dissimilar materials	2004		Annually
		Clean roof of all debris including twigs. Clean out gutters and heads and ensure down-pipes are clear. Check for rust stains and check vermin proofing is sound.			Annually

Area	Item	Maintenance Schedule Description of Work	Corrective	Corrective Emergency	Planned
Exterior	Joinery	<p>Inspect external timber joinery including timber posts to guard against corroding and decay.</p> <p>Generally the condition of the external joinery is in a reasonable and sound state. The external timber joinery has been recently repaired and repainted. Sills should be regularly checked and recaulking should be undertaken where required.</p> <p>It is recommended that a check and repair of the operations of all moving windows and door parts be undertaken. Overhaul, ease and adjust all windows. Modify the detail to any exposed windows should a water penetration problem be identified.</p>			Annually
All	Glazing	Glazing, repairs to broken glass and cleaning of all glazing, and to both sides, on completion of work. Retain original glass wherever possible;		As required	
All	Joinery – Doors and windows	<p>Check and repair the operations of all moving window and door parts.</p> <p>Inspect and repair defective sills, frames, sashes and mullions.</p> <p>Ensure glazing is waterproof, retaining original glass wherever possible and clean all glazing. Repaint previously painted areas where surface is failing.</p> <p>Check sealing of open joints between window frames and stone reveals.</p> <p>Check that hardware operates smoothly, or is loose, inadequate or damaged. Avoid removing original hardware, if necessary install new hardware adjacent.</p>			Annually
All	Structural timber and joinery	Termite checks			Annually

Area	Item	Maintenance Schedule Description of Work	Corrective	Corrective Emergency	Planned
All	Hardware	Repair original hardware. If upgrade is required retain original <i>insitu</i> and install new adjacent.	2004		
All	Painted surfaces	Ensure smooth operation, oil locks, hinges and clean.			Annually
		Explore original paint colours. Encapsulate lead paint unless new use requires removal. Apply rust prevention system to metals, prime and paint.	2004		
		Check paint finishes are in good condition.			Annually
		Touch up as necessary after accidental damage, using an adequate rust prevention system on metalwork.		As required	
Interiors	Floorboards and joinery	Regularly repaint previously painted surfaces. Ensure unpainted surfaces are adequately protected with traditional finishes.			7 years
		Inspect for wear and deterioration from beetle attack and fungal decay.			Annually
		Confirm flooring surface is in good condition and boards are not split or damaged.			
		Check partitioning, furniture and cupboards are stables and surface finish is intact.			
		Check for termite or beetle attack and fungal decay.			
		Where original floorboards exists under carpeting. If necessary, repair or replace sections of split or weak boards in accordance with Heritage Office Information Sheet 5.3, Patching Old Floorboards.	2004		

Area	Item	Maintenance Schedule Description of Work	Corrective	Corrective Emergency	Planned
Interior	Stonework	Research should be undertaken to identify the sandstone used in the house and stables and a sandstone source be identified for a suitable replacement source. The failed sandstone block over the recent opening in the internal wall on the ground floor of the Stables should be rectified as a matter of urgency.	2004		
Interior	Concrete	Inspect concrete pads and render for damaged surfaces, cracking and spalling.			Annually
All	Services	Regularly inspect systems (fire, water, electricity, security, gas) for blockages, leakage, damage, stability and ease of operation.			Annually
All	New Service lines	All new service lines for computers, lighting, water, fire and security should be installed in such a manner so as not to damage the significant fabric including archaeological remains. Install new service lines where possible in existing locations, reusing existing fixing holes. Do not install units in existing window openings. Advice from the Heritage Council of NSW Fire Access and Services Advisory Panel should be sought if government regulations impact on significant heritage fabric.	If required for new use		
		Test and maintain all systems in accordance with manufacturers instructions			As required
All	Cleaning	General cleaning.			Weekly
		Check cleaning contractors and systems are performing appropriately.			Annually
		Graffiti should be removed from surfaces within 24 hours of attack		As it occurs	

Area	Item	Maintenance Schedule Description of Work	Corrective	Corrective Emergency	Planned
All	Moveable Heritage/ historic fixtures and fittings	The items should be catalogued, recorded, safely stored, conserved and maintained on site.			
All	Landscaping - Trees	Inspect to ensure items are safely stored, protected from the elements and vermin.	2004		Annually
Adjoining property	Landscaping - Morton Bay fig	Regular maintenance of trees			As required
Adjoining property	Landscaping - Morton Bay fig	Ensure the owners of the adjoining property have engaged an arborist to inspect and assess the condition of the tree	2004		Bi-annually
All	Landscaping	Arborist to prune potentially dangerous limbs		As required	
		Check pedestrian and vehicle passages for hazardous surfaces and materials. Check for ponding, rubbish collection and soundness of protective barriers.			6 monthly

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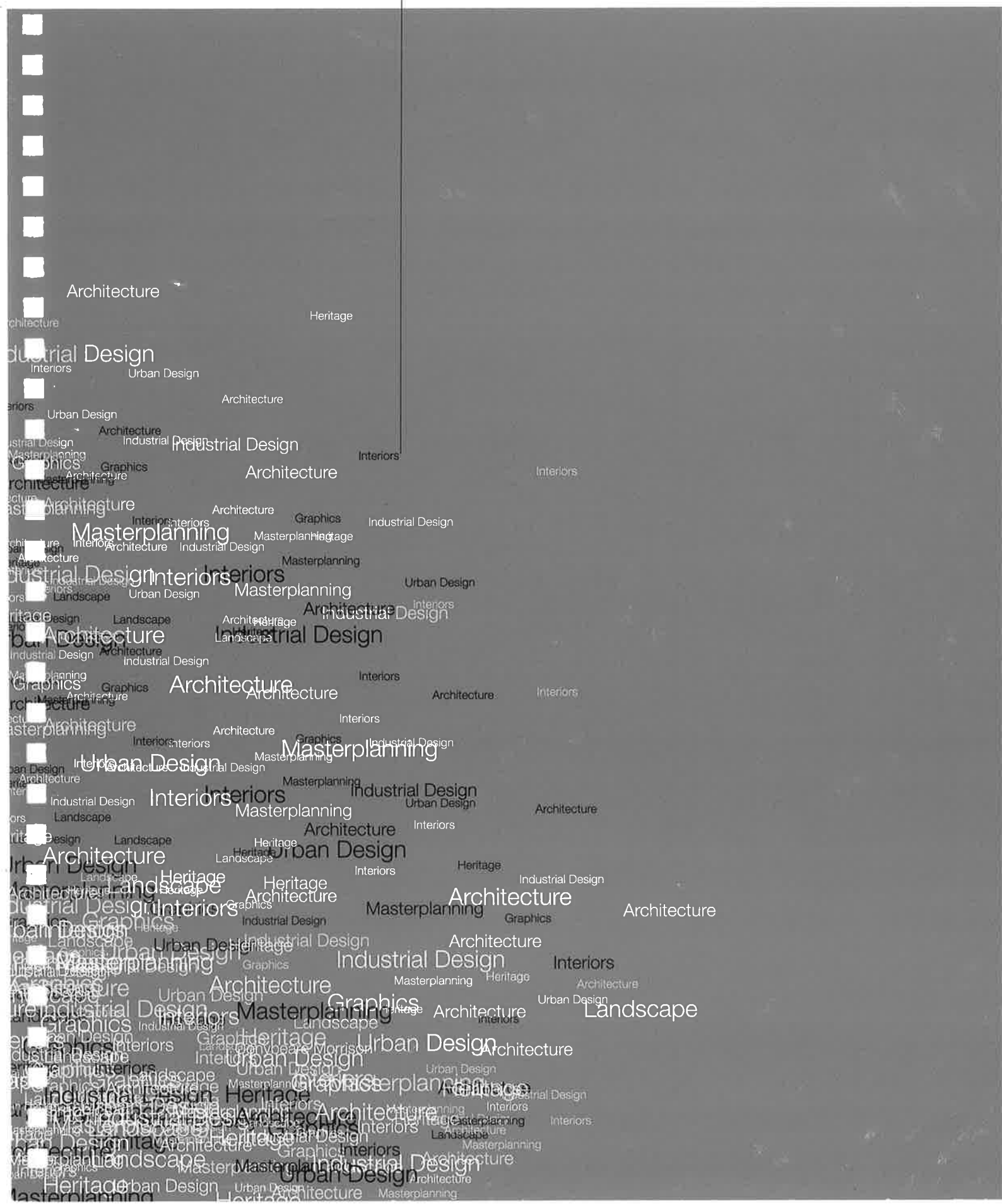
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Conybeare Morrison

Appendix A Certificates of Title



J. H. Hoag

New South Wales SEP 9 1898

APPLICATION TO BRING LANDS UNDER THE REAL PROPERTY ACT, 1900



CAUTION.—Applicants are reminded that by virtue of the provisions of the Crimes Act, 1900, to a fine relation concerning any matter of procedure under the Act, and that the amount for each & every, if the form be filed up by an Auctioneer every particular clause of here in.

Stamp	£	12	11	
Insurance	8	0	0	
Leasehold	1	5	0	
Certificate	1	10	0	
Advertising		5	0	
Office Copy				
Plan				
Total	£	14	12	11

I, ANNA MAY CROUCH of Parramatta near Sydney in the State of New South Wales Spinster

do solemnly and sincerely declare, that I am seized for an Estate in fee simple of

ALL THAT piece or parcel of land situated in the Parish of St John and County of Cumberland being allotments 2 and 3 and part of allotments 5 and 6 of Section 17 Town of Parramatta and being the land described in the plan by Mr Surveyor Alfred John Lines dated the twelfth day of June one thousand nine hundred and thirty and lodged herewith

which land (including all improvements) is of the value of one thousand seven hundred and fifty pounds, or thereabouts, and is situated in the Parish of St John and County of Cumberland being allotments 2 and 3 Section 17 Town of Parramatta

and I further declare, that the said land is now in the occupation of Mrs Annie Weeks Perth House 25 George Street Parramatta as a weekly tenant

and that the owners and occupiers of adjacent lands are as follows:—

And, that there does not exist any mortgage, lien, writ of execution, charge or encumbrance, will or settlement, or any deed or writing, contract, or dealing (other than such lease or tenancy as aforesaid), giving any right, claim, or interest in or to the said land, or any part thereof, to any other person than myself except as follows:—
Mortgage dated ninth day of December one thousand nine hundred and twenty nine registered No. 768 Book 1586 myself to Lena Mary Parker to secure the repayment of One thousand pounds and interest thereon.

and I further declare, that there is no person in possession or occupation of the said land or any part thereof adversely to my Estate or interest therein, and that the said land is now in the occupation of Mrs Annie Weeks Perth House 25 George Street Parramatta as a weekly tenant

and that the owners and occupiers of adjacent lands are as follows:—

State whether on North, South, East, or West	Name	State whether Owner or Occupier	Address
West	Baptist Union of New South Wales	Owner	558 George Street Sydney
do.	Mrs Eliza Crouch Mrs Hannah	Owner	Parramatta Lane Parramatta
do.	Mrs Hannah	Occupier	Barrack Lane Parramatta
South	Macquarie Street State Home Government of New South Wales	Owner	
East	Rev. J. Garboys Frederick Nixon	Owner Occupier	Church Street Newtown 27 George Street Parramatta

*Corrected by the Registrar
Vol 4478 fol 21*

Perkins Stevenson
10-04

I, LENA MARY PARKER being the Mortgagee of the land comprised in the within application under Indenture of Mortgage dated the ninth day of December one thousand nine hundred and twenty nine; registered No. 768 Book 1586 hereby consent to such application and to the Certificate of Title issuing in the name of the applicant Anna May Crouch.

AP DATED this 4th day of September one thousand nine hundred and thirty.

SIGNED in my presence by the said LENA MARY PARKER who is personally known to me: Anna May Crouch } Lena Mary Parker

I declare that I am a person entitled to the land in the said certificate in priority of title to the said land.

I certify that the within application is correct for the purposes of the Real Property Act, 1900.

(Signature) A. Crouch

(RULE UP ALL BLANKS BEFORE SIGNING, EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE)

F E E S.

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

1st.—Where the Applicant is the Original Grantee from the Crown, and no transactions have been registered

Lodgment	£	10	0
Certificate of Title	1	5	0
Add Assurance, $\frac{1}{2}$ d. in the £ on declared value			
Office Copy of Plan (when a Plan is furnished)	0	5	0
Preparation of Plan (when a Plan is not furnished)	0	7	6

2nd.—Where the Applicant is not the Grantee from the Crown, or being the Grantee, the property has been dealt with by any Registered Instrument.

Lodgment	£	10	0
Certificate of Title	1	5	0
Office Copy of Plan (when a Plan is furnished)	0	5	0
Preparation of Plan (when a Plan is not furnished)	0	7	6
Advertisement	1	10	0
Assurance, $\frac{1}{2}$ d. in the £ on declared value			

State to whom all correspondence relating to this Application should be sent, with address, as under, viz.:-

Name Perkins Stevenson & Co.
Occupation Solicitors
Post Town 77 King Street, Sydney
Box 652FF, N.S.W.

SCHEDULE REFERRED TO—(continued).*

(TO BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom Lodged.
				Book.	No.	
6	31/12/34	Mortgage	Percy Simpson to Jacob Josephson	G	826	Held by
7	12/1/35	Release	Percy Simpson et ux to William Rutledge	H	336	Baptist
	13/5/33	of Equity of Redemption				
8	18/4/36	Surrender of Mortgage	Jacob Josephson to William Rutledge	J	683	Union of New South
9	11/9/38	Release	William Rutledge to Patrick Hayes	F	953	Wales
10	4/9/40	Surrender	" " " " "	F	174	
11	11/9/40	Release	Patrick Hayes to William Paisley	F	156	
✓ 12	17/7/50	Release	William Paisley to George Oakes	19	483	To be produced by
✓ 13	5/4/50	Covenant	William Hopkins Carey and others with George Oakes	19	483	F. H. King 10/7/30
<u>AS TO PART OF LOT 6 SECTION 17</u>						
✓ 14	14/6/34	Crown Grant	Hutcheon Bell			Held by
✓ 15	14/4/42	Conveyance	" " to John Solomon	1	19	F. H. King 10/9/30
16	13/8/47	Appointment and Release	John Solomon to Frederick Sigger Chilcott			Executors
17	27/5/49	Mortgage	Frederick Sigger Chilcott to Thomas Sutcliffe mort			of
18	12/3/50	Reconveyance	Thomas Sutcliffe mort to Frederick Sigger Chilcott			Originals
19	17/3/50	Mortgage	Frederick Sigger Chilcott to William Schield			Unknown
20	17/5/50	Further Charge	" " " " " "			
21	9/3/56	Conveyance	William Schield to Frederick Sigger Chilcott			
✓ 22	12/3/50	Conveyance	Frederick Sigger Chilcott to George Oakes	53	727	To be produced by F. H. King 10/9/30
<u>AS TO WHOLE OF THE LANDS IN THE APPLICATION</u>						
23	19/2/76	Will	George Oakes			Office copy lodged
24	6/9/81	Probate	Will of George Oakes in favour of Arthur William Oakes Walter Larry Oakes and John Kerr Stanton			Transmission Application No. 2488.
✓ 25	21/4/85	Conveyance	Arthur William Oakes and others first part Lena Mary Oakes second part and Leslie Stanton Oakes and others third part	508	331	To be produced
✓ 26	21/9/82	Mortgage	Lena Mary Parker to bank of New South Wales	499	405	by F. H. King 10/9/30
✓ 27	18/3/81	Discharge	Endorsed on above mortgage	1305	10	
28			Certificate of Marriage of Lena Mary Oakes			Lodged with Primary Application No. 19529
✓ 29	6/12/29	Statutory Declaration	Declaration of Lena Mary Parker			Lodged here with.
✓ 30	3/7/29	Conveyance	Lena Mary Parker to Anna Lily Crouch	586	767	To be produced by
✓ 31	9/3/29	Mortgage	Anna Lily Crouch to Lena Mary Parker	586	767	F. H. King 10/9/30
32	27/7/30	Deed	Deed by or surveyor Alfred John Lines			Lodged here with.

Recd Abs. 22/10/30
33

A. Crouch
Recd declin only
10/9/30
Indorsement overleaf
Copy forwarded by H.W. S.D. Board

12/3/47/86



STATE OF TITLE

PROPERTY ACT, 1900



15547072

NEW SOUTH WALES

First Title Old System
Prior Title Vol. 6835 Fol. 148



Vol. 15547 Fol. 72

SECTION ISSUED

CANCELLED

15547 Fol. 72

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

(Part I) Vol. 15547 Fol. 72

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act 1900.

[Signature]
Registrar General.



LAND REFERRED TO

1/2 share in Lot 18 in DP379183 at South Parramatta in the City of Parramatta Parish of St. John County of Cumberland.

Title Diagram: DP379183

FIRST SCHEDULE

~~CONDUX CORPORATION LIMITED. 1299768~~
~~Conduco Properties Limited. Mies. Floating. Y567636. Registered 13-9-1988~~
~~Conduco Properties Limited. Mies. Floating. Y567636. Registered 13-4-1989~~

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.

NOTE: ENTRIES REGISTERED THROUGH THIS OFFICE ARE AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL AND CANCELLED

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

~~Westpac Banking Corporation See Dealing 2184947 Registered 9-10-1990~~
 Jiroh Holdings Pty Limited by Transfer 2718285 Registered 19-6-1991



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~2184947 covered by Westpac Banking Corporation Registered 7-9-1990~~
 2184947 Mortgage to Westpac Banking Corporation Registered 9-10-1990
 2953674 easement for overhanging eaves and gutters appurtenant to
 the land above described affecting the part of the land shown as
 bounded in DP 2953674 Registered 18-11-1991



2184947
10-9-1990

DP 814413 Date 15-1-72
 This folio is cancelled as it was the
 only one shown for lot 10
 abovementioned plan.



Registrar General

NOTATIONS AND UNREGISTERED DEALINGS

~~2184947~~
~~2184947~~
~~2184947~~
~~2718285~~
~~2953674~~
 DP 814413

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

APPENDIX B – HERITAGE INVENTORY SHEETS

Australian Heritage Commission: Perth House, 85 George Street, Parramatta

NSW Heritage Office: Perth House and Stables

NSW Heritage Office: Perth House and Stables and Potential Archaeological Site

NSW Heritage Office: Parramatta Archaeological Management Unit 2872

National Trust of Australia: Perth House, Parramatta

Australian Heritage Database

Place Details

[edit search](#) | [new search](#) | [about the Australian Heritage Database](#) | [Heritage home](#) | [Australian Heritage Council home](#)

[Send Feedback](#)

Perth House, 85 George St, Parramatta, NSW



Photographs:

List: Register of the National Estate

Class: Historic

Legal Status: Registered (14/05/1991)

Place ID: 3094

Place File No: 1/14/028/0068

Statement of Significance:

A Victorian Georgian house, complete with its coach house, which is important for its associations with the early development of Parramatta (Criterion A.4). It is one of few houses in Parramatta to survive from this early period (c 1840) (Criterion B.2). The house is architecturally significant as a fine, intact example of the Victorian Georgian style (Criterion F.1). It makes a considerable aesthetic contribution to the townscape (Criterion F.1). The house has historic associations with the original owner, George Oakes, who was one of the first public figures in Parramatta to be involved in the Local Government movement and went on to represent Parramatta in the Legislative Assembly (Criterion H.1).

Official Values: Not Available

Description:

A single storey stone house three bays wide with a hipped slate roof and a separately roofed encircling verandah. It is Victorian Georgian style with twelve pane windows with original shutters and an original six panelled door. Inside there is good cedar joinery. To the west, at rear, is a contemporary stone built coach house and in the grounds is a mature Moreton Bay fig.

History: Not Available

Condition and Integrity:

Good.

Location:

85 George Street, Parramatta.

Bibliography:

AUSTRALIAN DICTIONARY OF BIOGRAPHY (GEORGE OAKES, 1813-81, MLC FOR PARRAMATTA AND SON OF FRANCIS OAKES)

Report Produced: Wed Oct 27 17:20:58 2004



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Listing Heritage Items

> State Heritage Inventory Search Results



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Perth House & Stables

Item

Name of Item: Perth House & Stables
Type of Item: Area/Complex/Group
Group/Collection: Residential buildings (private)
Category: House
Primary Address: 85 George Street, Parramatta, NSW 2150
Local Govt. Area: Parramatta

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
-----------------	-------------------	----------------	-----------------	-------------------

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
85 George Street	Parramatta	Parramatta	St John	Cumberland	Primary
85 GEORGE STREET	PARRAMATTA	Parramatta	St John	Cumberland	Duplicate

Statement of Significance

Association with notable events or people - Houses associated with notable people site possesses potential to contribute to an understanding of early urban development in Parramatta Professional, trade and manufacturing practice - example of an intact house

Date Significance Updated: 15 Jun 98

Note: There are incomplete details for a number of items listed on the State Heritage Register. The Heritage Office intends to develop or upgrade statements of significance for these items as resources become available.

Description

Physical Description:

Single storey Colonial/Victorian Georgian residence with a hipped roof to a central block with encircling verandahs. Constructed of coursed and dressed sandstone blocks with quoins 2 courses deep. The spacing of the Doric moulded square timber verandah posts is unusual. The verandah is paved with stone. Small paned sash windows and a 6 paned door with fanlight. Generous grounds and plantings. Cedar joinery. Two storied stone out-building at the rear. Archaeological Site: AZP
Cross Reference: PC 71

Further Information:

CPS, NTL RNE

History**Historical Notes:**

Built 1841 by James Houston for George Oakes, a landholder of the Parramatta district and State Parliamentarian. Archaeological Site Data Convict Allotments: 1823 return: 'Government'. 1823 Lease: none. Grant: George Oakes. Sec 17 Allot 2. Sites of Buildings: C1792 map: convict allotment?. c1804 map: building. 1823 map: building. 1844 map: building of wood. Extant building: post 1844 building "Perth House" and outbuildings, brick barrel drain.

Assessment of Significance**SHR Criteria a)**

[Historical Significance]

This item historically significant.

SHR Criteria c)

[Aesthetic Significance]

This item is aesthetically significant.

SHR Criteria e)

[Research Potential]

This item is technically or scientifically significant.

SHR Criteria f)

[Rarity]

This item is rare.

SHR Criteria g)

[Representativeness]

This item is representative.

Assessment Criteria

Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan</i>			21 Jul 89	084	4634
<i>Local Environmental Plan</i>			27 Feb 97	20	

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

Source of information for this entry

Name: NSW Heritage Office
Email: watters@heritage.nsw.gov.au
Web Page: www.heritage.nsw.gov.au

Administration

Database Number: 5051398
File Number: S90/05897 & HC 32408

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Listing Heritage Items

State Heritage Inventory Search Results



Print friendly version

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Perth House & Stables

Item

Name of Item: Perth House & Stables
Type of Item: Area/Complex/Group
Group/Collection: Residential buildings (private)
Category: House
Primary Address: 85 George Street, Parramatta, NSW 2150
Local Govt. Area: Parramatta

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	10	-	DP	814413

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
85 George Street	Parramatta	Parramatta	St John	Cumberland	Primary

Statement of Significance

Association with notable events or people - Houses associated with notable people site possesses potential to contribute to an understanding of early urban development in Parramatta Professional, trade and manufacturing practice - example of an intact house

Date Significance Updated: 15 Jun 98

Note: There are incomplete details for a number of items listed on the State Heritage Register. The Heritage Office intends to develop or upgrade statements of significance for these items as resources become available.

Description

Construction Years: 1841 -

Physical Description:

Single storey Colonial/Victorian Georgian residence with a hipped roof to a central block with encircling verandahs. Constructed of coursed and dressed sandstone blocks with quoins 2 courses deep. The spacing of the Doric moulded square timber verandah posts is unusual. The verandah is paved with stone. Small paned sash windows and a 6 panelled door with fanlight. Generous grounds and plantings. Cedar joinery. Two storied stone out-building at the rear. Archaeological Site: AZP
Cross Reference: PC 71

Further Information: CPS, NTL RNE

History

Historical Notes:

Built 1841 by James Houston for George Oakes, a landholder of the Parramatta district and State Parliamentarian. Archaeological Site Data Convict Allotments: 1823 return: 'Government'. 1823 Lease: none. Grant: George Oakes. Sec 17 Allt
2. Sites of Buildings: C1792 map: convict allotment?. c1804 map: building. 1823 map: building. 1844 map: building of wood. Extant building: post 1844 building "Perth House" and outbuildings, brick barrel drain.

Assessment of Significance

SHR Criteria a)
[Historical Significance]

This item historically significant.

SHR Criteria c)
[Aesthetic Significance]

This item is aesthetically significant.

SHR Criteria e)
[Research Potential]

This item is technically or scientifically significant.

SHR Criteria f)
[Rarity]

This item is rare.

SHR Criteria g)
[Representativeness]

This item is representative.

Assessment Criteria

Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

Procedures / Exemptions

Section of Act	Description	Title	Comments	Action Date
57(2)	Exemption to	Standard	If the Minister for Planning pursuant to section 57(2) of the Heritage Act 1977 on recommendation of the	Mar 7

<p>allow work</p>	<p>Exemptions</p>
<p>Heritage Council of New South Wales grant standard exemptions from section 57(1) of the Heritage Act, 1977 described in the schedule gazetted on 7 March 2003, Gaz No. 59 pages 4066-4070. To view the schedule Click Here</p>	
<p>2003</p>	

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Heritage Act - State Heritage Register</i>		00155	02 Apr 99	27	1546
<i>Local Environmental Plan</i>			21 Jul 89	084	4634
<i>Local Environmental Plan</i>			27 Feb 97	20	

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

PLAN
UNDER THE
HERITAGE ACT.
1977

(Click on Thumbnail for Full Size Image and Image Details)

Source of information for this entry

Name: NSW Heritage Office
Email: watters@heritage.nsw.gov.au
Web Page: www.heritage.nsw.gov.au

Administration

Database Number: 5051401
File Number: S90/05897 & HC 32408

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Listing Heritage Items

State Heritage Inventory Search Results



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(Note: If printed page is 'cropped', set printer to landscape)

Perth House and stables and potential archaeological site

Item

Name of Item: Perth House and stables and potential archaeological site
Other Name/s: Rose Cottage, Convict Hut
Type of Item: Area/Complex/Group
Group/Collection: Residential buildings (private)
Category: House
Primary Address: 85 George Street, Parramatta, NSW 2150
Local Govt. Area: Parramatta

Property Description:

Lot/Volume Code LOT	Lot/Volume Number 10	Section Number -	Plan/Folio Code DP	Plan/Folio Number 814413
-------------------------------	--------------------------------	----------------------------	------------------------------	------------------------------------

All Addresses

Street Address 85 George Street	Suburb/Town Parramatta	LGA Parramatta	Parish St John	County Cumberland	Type Primary
---	----------------------------------	--------------------------	--------------------------	-----------------------------	------------------------

Owner/s

Organisation Name Javeh Holdings Pty Ltd	Owner Category Private	Date Ownership Updated 26 Mar 99
--	----------------------------------	--

Statement of

Association with notable events or people - Houses associated with notable people. Site possesses potential to contribute to an

Significance

understanding of early urban development in Parramatta. Professional, trade and manufacturing practice - example of an intact house.

Date Significance Updated: 05 Mar 02

Note: There are incomplete details for a number of items listed on the State Heritage Register. The Heritage Office intends to develop or upgrade statements of significance for these items as resources become available.

Description

Physical Description: Single storey Colonial/Victorian Georgian residence with a hipped roof to a central block with encircling verandahs. Constructed of coursed and dressed sandstone blocks with quoins 2 courses deep. The spacing of the Doric moulded square timber verandah pots is unusual. The verandah is paved with stone. Small paned sash windows and a 6 panelled door with fanlight. Generous grounds and plantings. Cedar joinery. Two -storey stone out-building at the rear. Archaeological Site: AZP Cross Reference: PC 71

Further Information: CPS, NTL RNE

History

Historical Notes:

Built 1841 by James Houison for George Oakes, a landholder of the Parramatta district and State Parliamentarian. Archaeological Site Data Convict Allotments: 1823 return: "Government", 1823 Lease: none. Grant: George Oakes. Sec 17 Allt 2. Sites of Buildings: C1792 map: convict allotment?. c1804 map: building. 1823 map: building. 1844 map: building of wood. Extant building: post 1844 building "Perth House" and outbuildings, brick barrel drain.

Assessment of Significance

- SHR Criteria a)**
[Historical Significance]
This item historically significant.
- SHR Criteria c)**
[Aesthetic Significance]
This item is aesthetically significant.
- SHR Criteria e)**
[Research Potential]
This item is technically or scientifically significant.
- SHR Criteria f)**
[Rarity]
This item is rare.
- SHR Criteria g)**
[Representativeness]
This item is representative.

Assessment Criteria

Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

Source of information for this entry

Name: Local Government
Email: Contact Local Council
Web Page: www.dlg.nsw.gov.au/

Administration

Database Number: 2240211
File Number: HC 32408, S90/05897

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Parramatta Archaeological Management Unit 2872

Item

Name of Item: Parramatta Archaeological Management Unit 2872
Other Name/s: Perth House, Rose Cottage, Convict Hut
Type of Item: Archaeological-Terrestrial
Group/Collection: Residential buildings (private)
Category: Other - Residential Buildings (private)
Primary Address: 85 George Street, Parramatta, NSW 2150
Local Govt. Area: Parramatta

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
-	19718	0	SP	-
Lot	10	0	DP	814413

Boundary: Site fronts George Street; boundary of Lot 10, DP 814413, excluding building at rear

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
85 George Street	Parramatta	Parramatta	St John	Cumberland	Primary

Statement of Significance

This AMU has high archaeological research potential. This AMU contains multiple layers of physical evidence, beginning with a convict hut which occupied the site from c1792 until 1813 when William Aird, Superintendent of Public Works at Parramatta, built Rose Cottage as his own residence. The site was then part of the Government Lumber Yard and by 1841, James Houison built Perth House for George Oakes, a landholder of the Parramatta district and State Parliamentarian. The

physical archaeological evidence within this area may include structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information about all phases of the site's residential and work-related history, relating to major historic themes including Convicts, Cultural Sites, Housing, Townships and Labour. While some physical remains at this site have been totally removed by archaeological excavation, and the construction of Perth House is likely to have disturbed previous remains, evidence is likely to survive intact in some areas. This AMU is of State significance.

Date Significance Updated: 26 Oct 00

Note: There are incomplete details for a number of items listed on the State Heritage Register. The Heritage Office intends to develop or upgrade statements of significance for these items as resources become available.

Description

Physical Description: Perth House today is a single-storey sandstone residence, with a paved-stone verandah, set in generous grounds and plantings. There is a two-storey, stone out-building at the rear (see SHI 2240211).

Current Use: Commercial Offices

Former Use: Residential

History

Historical Notes:

The site was occupied by a convict hut from c1792 to 1813. By c1813, Rose Cottage had been constructed and occupied by William Aird, Superintendent of Public Works at Parramatta. By 1823, the allotment was labelled 'Government'. The site had been part of the Government Lumber Yard. By 1841, Perth House had been built by James Houison for George Oakes, a landholder of the Parramatta district and State Parliamentarian. (The remains of the convict building and Rose Cottage underly Perth House.) In the 1880s, Perth House was rented by Mrs Bell who ran a small private school there (Kass et al 1996: 148). In 1991-2, Perth House was restored as commercial offices, and a large multi-storey building developed at the rear. Open area and test or sample excavation of the yard areas was undertaken by Damaris Bairstow in 1989 in advance of redevelopment. The excavation revealed the remains of the original kitchen (of Perth House) about 1.4m south of the house. The kitchen seemed to have been built of stone, but the brick in demolition layers suggested that there were brick partition walls. The kitchen cellar was filled in the 1930s. The excavation also revealed part of an 1822-28 barrel drain which crosses the northwest corner of the site. The line of drain is shown on the 1844 plan and other sections of it have been recovered during other excavations throughout Parramatta.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
2. Peopling - Peopling the continent	Convict - Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Convict huts -
2. Peopling - Peopling the continent	Convict - Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial	Why is there variability in the convict hut assemblages in Parramatta? What can this tell us about convict life? - Convicts Convict; Control; Consumption

	'convict system': use the theme of Law & Order for such activities	
2. Peopling - Peopling the continent	Convict - Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Convicts/Commercial: To what extent did convicts participate in commercial life? Did they carry out work from home? - Convicts Convict; Control; Production
2. Peopling - Peopling the continent	Convict - Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Convicts/Gender: In the married-convict, unmarried-convict and unmarried-female-convict huts of the 1790s, are there dif - Convicts Convict; Control
2. Peopling - Peopling the continent	Convict - Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	(none) -
2. Peopling - Peopling the continent	Migration - Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements	Peopling the continent - National Theme 2
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation - does not include architectural styles - use the theme of Creative Endeavour for such activities.	Building settlements, towns and cities - National Theme 4
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation - does not include architectural styles - use the theme of Creative Endeavour for such activities.	Town Houses -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation - does not include architectural styles - use the theme of Creative Endeavour for such activities.	(none) -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Leasehold Land after 1823 -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Leasehold Land before 1823 -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	(none) -
5. Working - Working	Labour - Activities associated with work practises and organised and unorganised labour	Working - National Theme 5
5. Working - Working	Labour - Activities associated with work practises and organised and unorganised labour	(none) -
6. Educating - Educating	Education - Activities associated with teaching and learning by children and adults, formally and informally.	Educating - National Theme 6
6. Educating - Educating	Education - Activities associated with teaching and learning by children and adults, formally and informally.	Private education -
6. Educating - Educating	Education - Activities associated with teaching and learning by children and adults, formally and informally.	Public/Private Education: Do public and private education differ in resources and expected outcomes?

		- Education
6. Educating - Educating	Education - Activities associated with teaching and learning by children and adults, formally and informally.	Identity/Imperial: Does the development of education facilities in Parramatta reflect awareness of an imperial identity? - Education
6. Educating - Educating	Education - Activities associated with teaching and learning by children and adults, formally and informally.	(none) -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Developing cultural institutions and ways of life - National Theme 8
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Consumption/Change: How did commerce and consumption patterns change? - Cultural Sites Consumption
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Class: How do people consciously express class identity through material culture? - Cultural Sites Consumption
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	(none) -
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Ways of life 1788-1850 -
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Ways of life 1850-1900 -
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Ways of life 1900-1950 -

Assessment of Significance

SHR Criteria a)

[Historical Significance]

This AMU provides evidence of a range of historical processes and activities relating to the history of Parramatta. Specific historical and associated values have not been assessed.

SHR Criteria c)

[Aesthetic Significance]

The archaeological resources of this AMU have no known aesthetic significance, although it is recognised that exposed in situ archaeological remains may have distinctive/attractive visual qualities.

SHR Criteria d)

[Social Significance]

The potential social values of this AMU have not been assessed. However, some places take on high social values as a result of community interest in archaeological investigations.

SHR Criteria e)

[Research Potential]

The archaeological resources of this AMU provide evidence of past human culture and activity, and therefore have potential to yield scientific and historical information.

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Map		1791	Hawkes River, showing the towns of Parramatta and settlements at Rose Hill, Field of Mars, Toongabbie	
Map	G.C. Stewart	1822	Town of Parramatta Showing Urban Settlement (redrawn 1926 by Campbell)	
Map	Surveyor General's Office, Sydney	1871	Plan of the Environs of Parramatta, County of Cumberland, NSW	
Map	W. Meadows Brownrigg	1844	Plan of the Town of Parramatta and the Adjacent Properties, as surveyed by W. Meadows Brownrigg, Surveyor	
Photograph	Land and Property Information	1951	Aerial photographs	
Photograph	Land and Property Information	1998	Aerial Photographs	
Written	Damaris Bairstow	1989	Perth House: Historical Archaeology Report	
Written	Meredith Walker	1993	City of Parramatta Heritage Study	
Written	Terry Kass, Carol Liston and John McClymont	1996	Parramatta: A Past Revealed	

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

Source of information for this entry

Name: Local Government
Email: Contact Local Council
Web Page: www.dlg.nsw.gov.au/

Administration

Database Number: 2242872

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PARRAMATTA (Town or District)	PERTH HOUSE (the western half is) (now a Funeral Parlour)	85 George Street
Post Code 2150 City of Local Govt Area Parramatta		
Author of Proposal C. Lucas		
Date of Proposal February 1980	(Name or Identification of Listing)	(Address or Location)
Suggested Listing Category CLASSIFIED	Bibliography Australian Dictionary of Biography (George Oakes, 1813-81, MLC for Parramatta and son of Francis Oakes) Robinson's Map of Sydney	Owner and Address Mrs Cassie Marshall, who leases the western half to a funeral director and coffin maker
Committee HBC (Trust Use) SEE OVER		
Council APPROVED CL (Trust Use) 14/4/80		

Description Briefly cover the points on the following check list where they are relevant and within your knowledge.

Style Perth House was erected c1841 for George Oakes (1813-1881) a pastoralist and politician, and member of the pioneer N.S.W. family. It was built and reputedly under the superintendance of the local architect/builder James Houlson. It is a single storey stone house, 3 bays wide with a hipped slate roof and separately roofed encircling verandah. It is Colonial Georgian in character with twelve paned windows which are shuttered and a central 6 panelled door. Inside there is good cedar joinery. To the right at the rear is a contemporary stone built coach house and in the grounds is a mature Moreton Bay Fig. For many years part of the house has been a funeral parlour.

Construction Use

Architect/s

Builder/s

Date of Construction

Present Condition

History

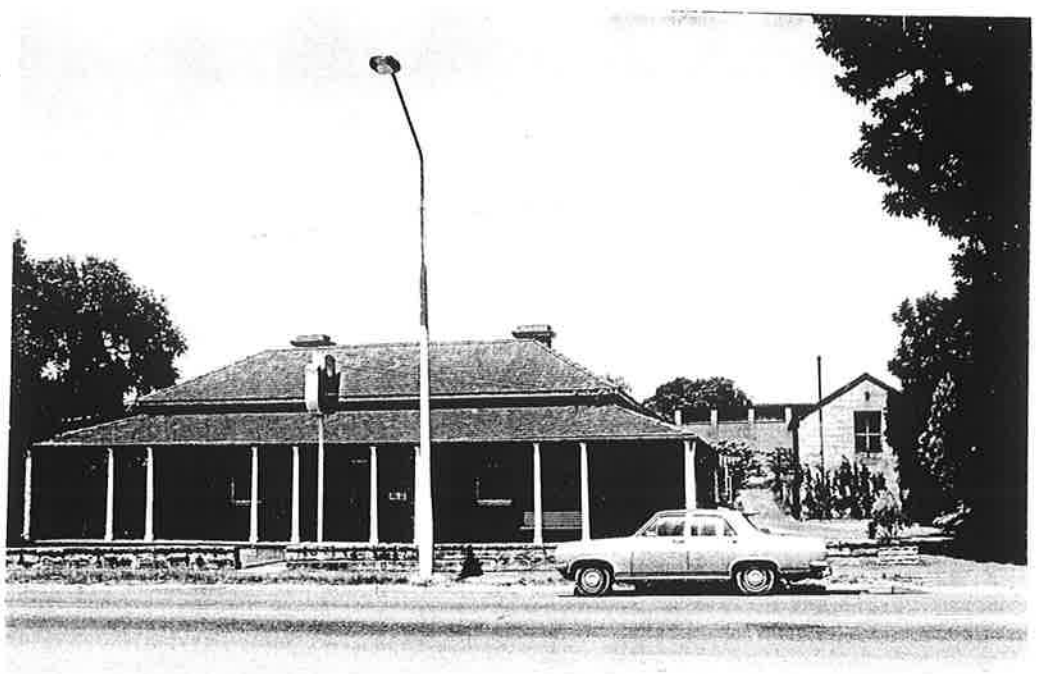
Owners

Boundaries of proposed listing

Reasons for listing

Perth House was amongst many buildings which made George Street (in the 1940's) one of the finest examples in the country, of mid-nineteenth century townscape. It is now almost the sole remnant. However, its architectural quality and historic associations make it a building of considerable importance.

Sketch plan and photos
Attach additional photos if any.

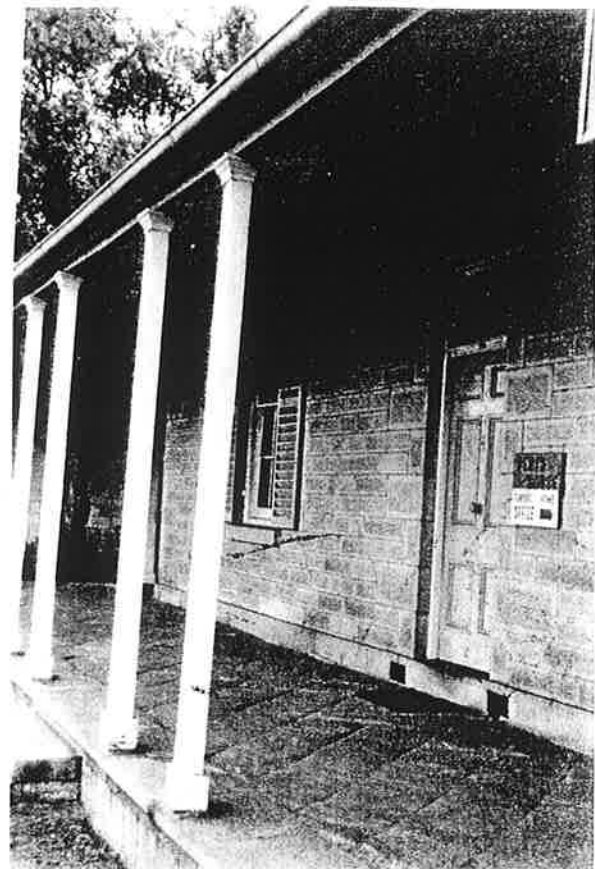
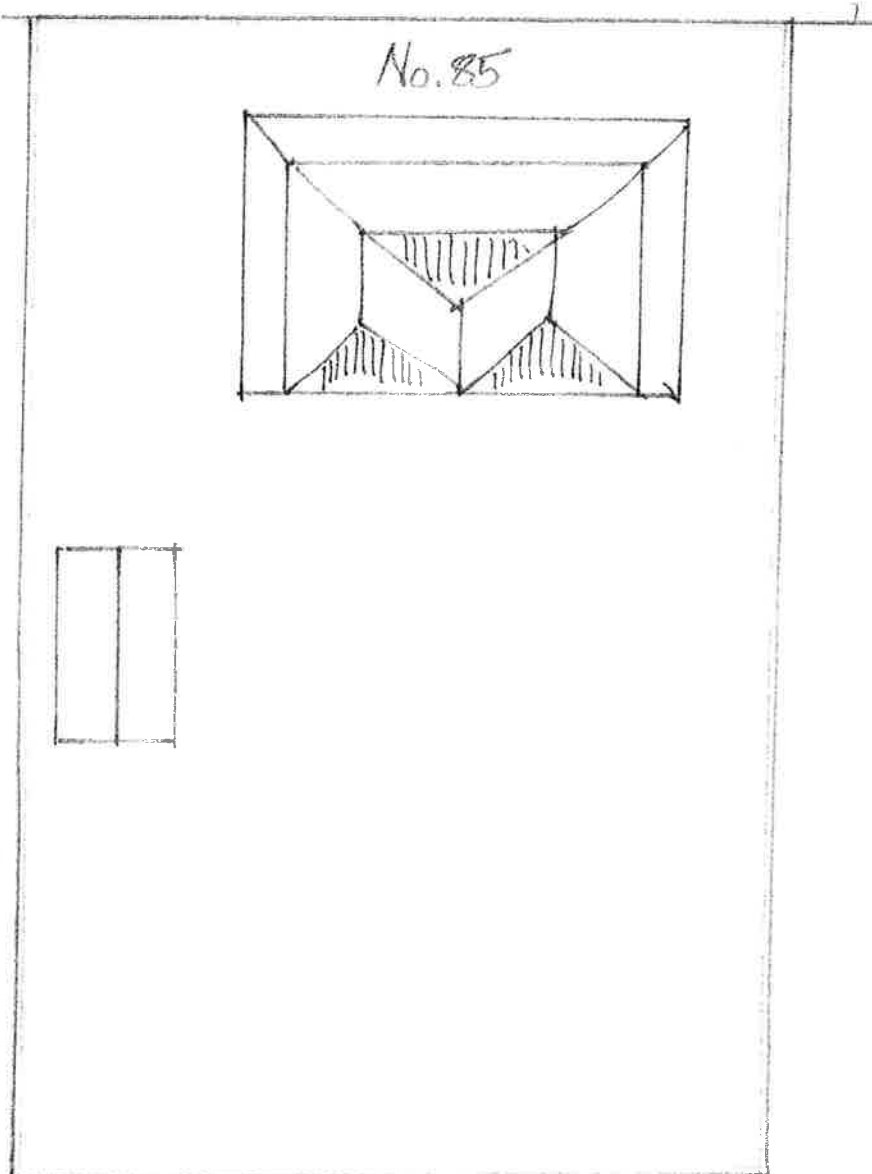


COMMITTEE REFERENCES:

HBC: 20/ 2/68: recommended 'C' category
Council: 6/ 5/68: approved " "
" 31/ 5/76: " RECORD
HBC/256: 3/12/79: prepare CLASSIFY listing proposal (Lucas)
HBC/258: 3/ 3/80: listing proposal approved
Council: 14/ 4/80: approved CLASSIFY
HBC/343 19/8/85: referred to

PARRAMATTA - 85 GEORGE ST
PERTH HOUSE

GEORGE ST



Contact: R.Maini
Telephone: 02-98738592
mainir@heritage.nsw.gov.au
File: S90/05897/002
Our Ref: HRL 31138
Your Ref:

Mr Graham Ison
Stanison Property
4 Oratava Avenue
West Pennant Hills NSW 2125

Attention : Mr Graham Ison

Dear sir,

APPLICATION UNDER S60 OF THE NSW HERITAGE ACT, 1977

RE : PERTH HOUSE - 85 GEORGE STREET, PARRAMATTA

Proposal : It is proposed to strata subdivide the property.

S60 Application no. 04/S60/147

Information received with the s60 application : Draft Strata Plan drawings (12 Sheets) prepared by Christopher Thomas Norton and Revised Heritage Impact Assessment prepared by Conybeare Morrison.

Additional information requested : Non requested

Date additional information received : N/A

As delegate of the NSW Heritage Council, I have considered the above application. Pursuant to Section 63 of the NSW Heritage Act 1977, the Heritage Council hereby informs Mr Graham Ison that approval is granted subject to the following conditions :

1. The development being carried out in accordance with the following documents:
 - a. Draft Strata Plan drawings (12 Sheets) prepared by Christopher Thomas Norton
 - b. Revised Heritage Impact Assessment prepared by Conybeare Morrison

As revised by the following conditions:

2. The final Strata Plans are to be amended to make the body corporate responsible for the repair and maintenance of the exterior fabric of the Perth House and Stables Building. This should be noted clearly on the Strata Plans.
3. Contract documents for the sale of all the lots must include a clause informing any prospective buyers of their responsibility towards the repair and maintenance of the exterior fabric of the Perth House and Stables Building. This should include the creation and maintenance of a separate sinking fund towards this work.
4. This approval shall be void if the activity to which it refers is not physically

commenced within five years after the date of the approval or within the period of consent specified in the relevant development consent granted under the Environmental Planning and Assessment Act, 1979, whichever occurs first

The above conditions have been imposed to ensure compatibility of the proposed work with the existing heritage qualities of the item and to ensure consistency with the Environmental Planning and Assessment Act, 1979. Your attention is drawn to the right of appeal against these conditions.

It should be noted that an approval under the Heritage Act is additional to that which may be required from other Local Government and State Government Authorities. If you have any questions regarding the above matter please contact Rajeev Maini at the Heritage Office on (02) 98738592.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Vincent Sicari', followed by a date '14/10/04'.

Vincent Sicari
Principal Heritage Officer

cc. Parramatta City Council