

19 January 2021

2190947

Mr Jim Betts  
Secretary  
Department of Planning, Industry and Environment  
12 Darcy St  
Parramatta NSW 2150

Attention: Amy Watson (Team Leader, Key Sites Assessments)

Dear Amy,

**Response to Further Agency, Organisation and Public Submissions  
Powerhouse Parramatta – SSD 10416**

This letter is prepared on behalf of Infrastructure NSW in response to the matters raised in relation to the Response to Submissions and further Requests for Additional Information for SSD DA 10416 by government agencies, organisations, and the general public. A detailed response to the matters raised in submissions received from the following agency and organisations is provided in **Attachment 1**:

- Department of Planning, Industry and Environment, including the Environment, Energy and Science Group
- City of Parramatta Council's additional technical feedback conferred at its Ordinary Meeting on 30 November 2020
- Powerhouse Museum Alliance
- National Trust NSW, including the Parramatta Branch
- Save The Powerhouse
- Dharug Strategic Management Group
- CFMEU (NSW Branch)
- North Parramatta Residents Action Group
- The Volunteers of Brislington House
- Submissions received from 370 members of the public

The responses in **Attachment 1** should be read in conjunction with the Response to Submissions and Amended Proposal Report prepared by Ethos Urban and accompanying information dated 8 October 2020, and the further Additional Information Responses prepared by Ethos Urban and accompanying information dated 2 November 2020 and 30 November 2020.

This letter is accompanied by the following:

- **Attachment 1** – summary and response to submissions table
- **Attachment 2** – Architectural Plans capturing the additional information requested
- **Attachment 3** – Landscape Plans capturing the additional information requested
- **Attachment 4** – Willow Grove Conservation Management Plan 2017 prepared by Form Architects
- **Attachment 5** – Flooding Technical Note

## Conclusion

The responses provided in **Attachment 1** and the accompanying documents do not give rise to the need to revise any of the Mitigation Measures for the project. Should you require clarification regarding the above or in relation to any other matter relating to this project, please do not hesitate to contact the undersigned.

Yours sincerely,



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## Attachment 1 - Response to Submissions

Extracts of submissions from public authorities and organisations, including stakeholder and interest groups, received in relation to SSD-10416 and a response to each of these matters has been provided in the sections below. This includes a consolidated response to all submissions from the general public received in relation to the exhibition of the Response to Submissions Report, and the further responses dated 2 November 2020 and 30 November 2020.

A response to DPIE's Environment, Energy, and Science Group and City of Parramatta Council's additional technical response conferred at its Ordinary Meeting on 30 November 2020 has also been provided in **Section 1**. All previous submissions received from public authorities and agencies have been addressed in the former response dated 30 November 2020.

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## 1.0 Public authorities

### 1.1 Department of Planning, Industry and Environment

No.	Extract	Comment
DPIE1	<p>On-site residential accommodation</p> <ul style="list-style-type: none"> <li>Clarify the extent of approval sought for the serviced apartments and dormitories (eg use, fitout etc / future separate applications would be made for detailed approval of these components). If use and fitout forms part of this application provide details, including spatial dimensions, number of occupants, access arrangements and associated facilities.</li> </ul>	<p>Consent is sought for the use, construction and operation of Powerhouse Parramatta including ancillary and related uses which contribute to the operation of Powerhouse Parramatta as a new day-to-night cultural and arts destination. This includes all internal areas with the exception of retail tenancies that will be subject to future tenant fit-out and operation, and the St George's Terrace that is subject to further design development, as confirmed in Mitigation Measures D/O-BF2 and D/O-BF5.</p> <p>The DA seeks approval for the construction and operation of the Powerlab Residences and The Academy, which are not for the purposes of permanent residential accommodation or resale and are fully integrated within the design and operation of Powerhouse Parramatta. This tourist and visitor accommodation will operate 24 hours / 7 days a week and be used by scientists, researchers, artists and students to collaborate, create and research in conjunction with the activities of the museum, as well as accommodating secondary and tertiary students and school holiday programs.</p> <p>The updated floor plans at <b>Attachment 2</b> detail the proposed Powerlab Residences on Level 6 of the western building, and The Academy dormitories on Levels 1, 1.1 and 1.2 of the eastern building, including the capacity, associated amenities, shared facilities, and circulation spaces. The proposal will provide 54 bunks for students, 2 accessible beds for students in separate rooms, 5 rooms for teachers (single beds) as part of The Academy, and 30 serviced apartments of various sizes, including 3 accessible, as part of the Powerlab Residences.</p>
DPIE2	<ul style="list-style-type: none"> <li>The Flood Risk and Stormwater Management Report does not consider the temporary accommodation (serviced apartments and dormitories) in its assessment of flood impacts. Please update the report to include an assessment of the proposed temporary accommodation with regard to flood management, mitigation, evacuation and emergency response.</li> </ul>	<p>Arup has prepared a technical note to summarise the impacts of flooding on the proposed Powerlab Residences and The Academy within Powerhouse Parramatta. As identified in the plans at <b>Attachment 2</b> and the technical note at <b>Attachment 5</b>, the proposed tourist and visitor accommodation is more than 5m above the Peak Maximum Flood (PMF) level and is, therefore, outside of the flood affected areas. In the event of a major flood event, occupants of the tourist and visitor accommodation will be treated the same as other occupants and would be expected to remain within the building.</p> <p>A detailed emergency management plan is to be prepared as part of the detailed design of the proposal. The emergency management plan shall consider safe routes for residents to travel from the accommodation areas on Levels 1 and 6 to the designated refuge areas within Powerhouse Parramatta, all of which will be above the PMF level.</p> <p>This is reflected in Mitigation Measures D/O-FL1 and can inform a condition of consent.</p>

No.	Extract	Comment
DPIE3	<ul style="list-style-type: none"> <li>Consider whether the boarding house requirements of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) and Section 5.1 of the Parramatta Development Control Plan 2011 (PDCP) apply to the proposed dormitory accommodation. In any case, please provide an assessment of the proposed dormitory accommodation against the amenity requirements of the ARH SEPP / PDCP as a guideline.</li> </ul>	No consent is sought for a boarding housing and as such <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> does not apply. The Powerlab Residences and The Academy are defined as tourist and visitor accommodation and will offer temporary, short-term accommodation to scientists, researchers, artists, and secondary and tertiary students associated with the activities of the museum including school holiday programs.
DPIE4	<p>Trees and open space</p> <p>In response to the GANSW's Draft Greener Places Design Guide:</p> <ul style="list-style-type: none"> <li>confirm the existing (prior to tree removal) and proposed tree canopy cover in square metres and as a percentage of the total site area</li> <li>provide a commitment to achieve a specified minimum tree canopy cover percentage across the site</li> </ul>	<ul style="list-style-type: none"> <li>The existing tree canopy cover is 2,300m<sup>2</sup> representing 11.5% of the site.</li> <li>The proposed tree canopy cover is 7,500m<sup>2</sup> representing 37.5% of the site. This exceeds the 15% urban tree canopy cover target nominated for CBD areas, and the 25% urban tree canopy tree cover target for urban medium to high density areas nominated in the GANSW's Draft Greener Places Design Guide.</li> </ul>
DPIE5	<ul style="list-style-type: none"> <li>Confirm the likely number of replacement trees and provide an updated landscaping plan to more clearly show replacement trees.</li> </ul>	It is proposed to plant 120 trees on site, in addition to those trees being retained on the site. The proposed replacement planting is detailed in the landscape plans at <b>Attachment 3</b> .
DPIE6	<ul style="list-style-type: none"> <li>Consider re-introducing the tree planting (removed by the RtS) located above the undercroft on the eastern side of Presentation Space 1 open space.</li> </ul>	As a result of the amended landscape design and inclusion of the sloped lawn between the Terrace and River levels, it is not possible to retain trees in this location. The inclusion of trees in this location would prevent the conveyance of flood water through the undercroft.
DPIE7	<ul style="list-style-type: none"> <li>The Department notes that the increase in the size/extent of the River Lawn (north of the western building) has resulted in existing trees in that location no longer being affected by proposed built form. Consider retaining Trees 2, 3, 4 and 8.</li> </ul>	Whilst these trees are outside of the proposed building footprint, they are planted at a level that does not align with the proposed public domain levels in terms of activation and the conveyance of flood waters. These trees are also bound by a retaining wall which creates a separation of levels between the river pathway and the proposed Powerhouse that could not be removed without impacting the long-term health of the trees.
DPIE8	<ul style="list-style-type: none"> <li>Confirm the amount of public open space (in square metres) proposed as part of the original EIS and as updated by the RtS.</li> </ul>	McGregor Coxall confirms that the extent of open space proposed in the original scheme was 13,550m <sup>2</sup> , while the amended scheme detailed in the RTS Report provides 15,000m <sup>2</sup> of open space, representing a 10.7% increase on the site.
DPIE9	<p>Parking</p> <ul style="list-style-type: none"> <li>Confirm the number of car parking spaces located within surrounding public/council car parks.</li> </ul>	<p>Currently within the Parramatta CBD there are approximately 12,500 car parking spaces available for public use, comprising of:</p> <ul style="list-style-type: none"> <li>Approximately 1,800 on-street car parking spaces</li> <li>Approximately 3,900 car parking spaces in off-street Council owned parking areas</li> <li>Approximately 4,600 car parking spaces in Parramatta Westfield</li> <li>Approximately 2,200 car parking spaces in other privately controlled (and publicly available) parking areas.</li> </ul> <p>Figure 21 of the RTS TIA only shows the major off-street car parks (over 450 spaces) in the vicinity of the site and does not show the smaller car parking areas or the on-street car parking that is available within the Parramatta CBD.</p>
DPIE10	<ul style="list-style-type: none"> <li>Confirm the number of bicycle parking spaces noted in the RtS TIA (78 spaces) is accurate.</li> </ul>	The proposed design makes provision for 78 bicycle parking spaces, including 18 staff bicycle parking spaces (in a secure enclosure) and 60 visitor bicycle parking spaces within the public domain.

No.	Extract	Comment
DPIE11	<p>Drawings and documents</p> <ul style="list-style-type: none"> <li>Provide a copy of the Willow Grove Conservation Management Plan, by Form Architects, 2017 referred to in the Statement of Heritage Impact.</li> </ul>	The Willow Grove Conservation Management Plan is provided at <b>Attachment 4</b> .
DPIE12	<ul style="list-style-type: none"> <li>Update the tree removal/retention plan (Drawing LD_DA_30-03) to take account of the retained tree included in the RtS.</li> </ul>	The tree removal and retention plan is provided at <b>Attachment 3</b> .
DPIE13	<ul style="list-style-type: none"> <li>Confirm the height of the east and west buildings as measured above ground level (and taking account of the RtS).</li> </ul>	<p>The following are proposed:</p> <ul style="list-style-type: none"> <li>East Building – RL 60.8 (57.3m high above ground level)</li> <li>West Building – RL 79.2 (75.7m high above ground level)</li> </ul>
DPIE14	<ul style="list-style-type: none"> <li>Confirm the dimensions of the signage zones and provide justification for their size with reference to Section 5.5 of the PDCP.</li> </ul>	<p>The signage zones are detailed in the building elevations at <b>Attachment 2</b>. These proposed signage zones establish the maximum size and location of future identification signage on the site, ensuring that signage is coordinated with the detailed design of Powerhouse Parramatta. It is emphasised that the signage zones adopt a 'loose-fit' approach, which allows for greater design development and testing to determine the detailed positioning, content, size, and materials in accordance with Mitigation Measure D/O-BF3.</p> <p>An assessment against the provisions of SEPP 64 was provided as Appendix FF of the EIS, noting that the <i>Parramatta Development Control Plan 2011</i> (PDCP) does not apply to SSD DAs. Notwithstanding this, the proposed signage zones are considered to achieve the relevant PDCP objectives and provisions for signage in business zones:</p> <ul style="list-style-type: none"> <li>The two proposed signage zones are for the identification of Powerhouse Parramatta, and do not present visual clutter. The signs are an essential wayfinding tool for those travelling from the ferry wharf and the CBD via the Civic Link. The signs align with the significant civic nature of the site, the sites position at the terminus of the future Civic Link, its high-density and urban setting within the CBD, and its location within Parramatta's developing culture and arts precinct.</li> <li>The proposed signs are compatible with the CBD context of the site, being specifically scaled and located to be visible from and promote wayfinding from the ferry wharf and the CBD via the Civic Link. They are compatible with the context of Parramatta CBD whereby buildings typically provide prominent top of building signs that identify the anchor tenants of buildings and contribute to the visual interest of the skyline.</li> <li>The proposed signage zones are designed to face into the CBD and to the ferry wharf, and do not directly interface with surrounding residences or serviced apartments to the north and west. The signage zones are incorporated into the facades of the building and do not protrude above the roofline.</li> <li>Signage within the proposed signage zones will be designed and constructed from high quality materials. The proposed signage zones have been located to respect important architectural features of the buildings and to provide the best possible opportunity for wayfinding.</li> </ul>

No.	Extract	Comment																								
DPIE15	<ul style="list-style-type: none"><li>Drawing DA200 - the revision number cited in the drawing 'Revision' and 'Revision History' are inconsistent.</li></ul>	An updated Drawing DA200 is provided at <b>Attachment 2</b> .																								
DPIE16	<ul style="list-style-type: none"><li>Confirm the site address including Lot and DP numbers. In particular, the Department notes the following inconsistencies:<ul style="list-style-type: none"><li>EIS page 6 states 30B, 34-54 Phillip Street and 338 Church Street</li><li>EIS page 26 states 30B, 34, 40, 42 and 44-54 Phillip Street, 338 Church Street nos. 36-38 (two storey buildings fronting Phillip St next to Willow Grove) are not cited.</li></ul></li></ul>	<div><div>The following legal descriptions apply, and a summary of street addresses for the applicable lot and DP references. The Applicant notes that there is variance within property databases regarding the street addresses for the Lot. Street addresses from Six Maps and the Planning Portal have been utilised:</div><table><tr><th>Lot</th><th>DP</th><th>Address</th><th>Description of existing use</th></tr><tr><td>1</td><td>128474</td><td>42 Phillip Street, Parramatta</td><td>Substation building</td></tr><tr><td rowspan="5">2</td><td rowspan="5">1247122</td><td>44-54 Phillip Street, Parramatta</td><td>St George's Terrace</td></tr><tr><td>40 Phillip Street, Parramatta</td><td>Two storey commercial building</td></tr><tr><td>36-38 Phillip Street, Parramatta</td><td>Two storey commercial building</td></tr><tr><td>34 Phillip Street, Parramatta</td><td>Willow Grove</td></tr><tr><td>34 Phillip Street, Parramatta</td><td>Riverside carpark</td></tr><tr><td>1</td><td>1247122</td><td>30B Phillip Street, Parramatta</td><td>Land along the Parramatta River foreshore</td></tr></table></div>	Lot	DP	Address	Description of existing use	1	128474	42 Phillip Street, Parramatta	Substation building	2	1247122	44-54 Phillip Street, Parramatta	St George's Terrace	40 Phillip Street, Parramatta	Two storey commercial building	36-38 Phillip Street, Parramatta	Two storey commercial building	34 Phillip Street, Parramatta	Willow Grove	34 Phillip Street, Parramatta	Riverside carpark	1	1247122	30B Phillip Street, Parramatta	Land along the Parramatta River foreshore
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## 1.2 Department of Planning, Industry and Environment – Environment, Energy and Science Group

No.	Extract	Comment
EES1	<p>EES has reviewed the RtS table prepared by Ethos Urban dated 8 October 2020 and has no further comment to make as EES considers that the proposed development has adequately addressed all outstanding flood risk management issues, as identified in the advice outlined in previous correspondence dated 18 June 2020 (Ref DOC20/457448).</p> <p>It is recognised that the proponent will further refine detailed emergency management planning and should update flood modelling taking into account ARR 2019 methodology upon anticipated adoption of Parramatta Council's Cardno Flood Study (in preparation) at later design stages of the proposal. This will validate the current Powerhouse Museum Flood Model.</p>	The acceptance of the flood risk management issue responses is noted.

### 1.3 City of Parramatta Council – Appendix B additional technical feedback on heritage

No.	Extract	Comment
COP1	<p>As noted in Council's original submission, the City of Parramatta values their heritage and feels strongly that Willow Gove and St George's Terraces are integral to the Parramatta history and culture. The community has made it clear to Council that the retention of these significant heritage sites is a high priority, and we maintain our request that the NSW Government make every endeavour to preserve both Willow Grove and St George's Terrace.</p> <p>Council acknowledges the efforts made to respond to the concerns raised in respect of heritage and the proposal to retain St George's Terraces in situ and to relocate Willow Grove as an alternative to its demolition and permanent loss.</p> <p>In relation to Willow Grove, there is insufficient information provided in the response that details the method of relocation, identification of the future location and the impact of the heritage significance of the item to allow for adequate consideration of the impact of relocation. Should the Department of Planning, Industry and Environment (DPIE), in its determination of the State Significant Development Application, give consent to remove Willow Grove, then Council provides its conditional support for the relocation of Willow Grove as a preference to its demolition and permanent loss, subject to the opportunity to respond to the details relating to the methodology of relocation, identification of the future location and the impact of the heritage significance of Willow Grove. Should this be the approach that the DPIE chooses to take then appropriate details of the separate approval process for the relocation of Willow Grove, and conditions relating to the safe removal of the building from the site, should be secured as part of any consent for the Powerhouse Museum.</p>	<p>The methodology for the relocation of Willow Grove will be developed in a framework developed by Create Infrastructure NSW outlining the reconstruction process and the program that would be undertaken prior to the opening of Powerhouse Parramatta. The relocation would be undertaken under the supervision of a heritage specialist and a process of recording and developing sensitive demolition methodologies that will be undertaken prior to any works. The Willow Grove Relocation Framework will also determine the new site for Willow Grove, including opportunities for an appropriate future use for the relocated building and addressing the matters relating to relocation identified in the Addendum Statement of Heritage Impact prepared by Advisian (October 2020). Consultation is to be undertaken with Parramatta Council, the Heritage Council, and the landowners/mangers of the relocation site as well as the local community in preparing the Framework. This is reflected in Mitigation Measures CM-HER3, CM-HER5, and D/O-HE3 and can inform a condition of consent.</p>
COP2	<p>In respect of heritage interpretation, this plays a key role in contributing to achieving the City's cultural ambition to maintain and enrich culture and heritage. Stage 1 of the interpretation planning process is outlined in Appendix G: Heritage Interpretation Strategy Powerhouse Parramatta (the Strategy). The principles and themes identified in the Strategy, as well as the identification of the additional stages and processes required through to implementation, are satisfactory. However, there has not been any significant consultation with Council on this issue and the following actions are recommended:</p> <ul style="list-style-type: none"> <li>• Greater consultation is sought by Council to inform heritage interpretation on the site and along the River corridor, with particular reference to previous planning studies undertaken on archaeology, cultural and heritage values of the River, and existing interpretation plans.</li> <li>• Greater focus on permanent interpretive elements in public spaces that engage people as they move through the corridor. While the intention is not to dominate the corridor with interpretive media, attention should be given to specific high impact, contemporary, interesting and inventive interpretive</li> </ul>	<p>The Heritage Interpretation Strategy submitted as Appendix G to the RTS Report sets out the framework and next steps for finalising the strategy and realising interpretation within the design of Powerhouse Parramatta. The finalisation of the strategy will be undertaken in consultation with stakeholders including City of Parramatta Council with reference to the recommended actions identified by Council and with reference to the City of Parramatta draft Heritage Interpretation Guidelines 2017 (unless superseded). The interpretation strategies identified in the Heritage Interpretation Strategy are examples and are subject to further consultation, study, and coordination with museum programming. This is reflected in Mitigation Measure D/O-HE1 and can inform a condition of consent.</p>

No.	Extract	Comment
	<p>treatments that also provide a collection of 'things-to-do' in the public domain, and that provides people with increased experiences of the River foreshore.</p> <ul style="list-style-type: none"> <li>• That any further interpretation planning be linked with wider approaches for heritage interpretation across the River corridor, to ensure consistency and thematic linkages of important sites, values and locations.</li> <li>• Museum programs and static or interpretation in the public domain should be planned in a coordinated way as part the further work and detailed design on the heritage interpretation strategy. Interpretive design should be integrated with the urban and landscape design, as well as marketing and event programming to achieve coordination.</li> <li>• Clarification is required on the approach to documenting these stories, intended media and locations prior to Stage 2 planning. While the Oral History Project recording of Willow Grove is supported, its position in the archives should be accompanied by accessible interpretive media in the public domain.</li> </ul>	

## 2.0 Organisations

Submissions received from the neighbouring landowner (Australian Unity Office Fund) and Save The Powerhouse have been previously addressed in the response dated 30 November 2020.

### 2.1 Powerhouse Museum Alliance

No.	Extract	Comment
PMA1	More detail is required on the design and operation of the undercroft screens to ensure that their failure to open does not make flooding worse for neighbouring properties and that fail-safe opening mechanisms do not compromise the safety of those opening the screens	As outlined in Appendix J- Flood Risk and Stormwater Addendum to the Response to Submissions, the Emergency Management Plan that will be developed in conjunction with the detailed design of the project will include 'management of undercroft screening/fencing.'
PMA2	More detail is needed on mitigation measures to protect 330 Church Street from increased flood impact if climate change occurs	Appendix J- Flood Risk and Stormwater Addendum to the Response to Submissions outlines that the existing louvre for the Meriton basement would be inundated under a 1% AEP with climate change scenario without the Powerhouse Parramatta project. Further exploration of options to improve this existing condition is committed to as part of Appendix J.
PMA3	A decision needs to be made on an appropriate blockage factor to be applied to underground drainage when designing measures to manage overland flows.	Blockage factors were assessed within Appendix J- Flood Risk and Stormwater Addendum to the Response to Submissions Report at Section 5.8.



No.	Extract	Comment
PMA4	<p>There is still considerable work to be done to demonstrate that the museum's collections can be provided with an appropriate level of flood protection at this site.</p> <ul style="list-style-type: none"> <li>• The decision about drainage network block has implications for the degree of protection afforded to the collections</li> <li>• A decision also needs to be made about the appropriate amount of freeboard to use to take into account modelling uncertainties</li> <li>• Clarity and transparency is required around the standard of climate control planned for the development and whether this is adequate to protect the collections</li> <li>• Clarity is required as to whether the emergency generator and/or other building design features will be able to maintain climate control standards during extreme floods</li> <li>• Clarity is required on the impact of flood events on museum operations</li> <li>• A clearer picture is required of the potential direct and indirect damage which flooding could pose to collections and items</li> <li>• An objective assessment is required of an acceptable probability of loss or damage to categories of Museum contents taking into account their various values</li> <li>• A review of the museum design is required to determine how, if at all, it is possible to provide the collections with the degree of flood protection deemed necessary</li> </ul>	<ul style="list-style-type: none"> <li>• As discussed above, blockage factors were assessed within Appendix J- Flood Risk and Stormwater Addendum to the Response to Submissions Report at Section 5.8.</li> <li>• The flood planning level for the Powerhouse Parramatta project has been set at RL 7.5m in accordance with the Parramatta Development Control Plan 2011, which is discussed in Section 8.2.2 of Appendix J- Flood Risk and Stormwater Addendum to the Response to Submissions Report. The proposed Powerhouse Parramatta museum Finished Floor Levels (FFLs) comply with the performance requirements of the Parramatta DCP 2011 and the NSW Floodplain Development Manual with freeboard added to minimise the risk of surface flooding entering the building where it can cause damage and present a risk to occupants.</li> <li>• Mechanical climate control will be provided as part of the development in accordance with the proposed function of the buildings. Specific mechanical plant and services cannot be confirmed at this time, and will be subject to further design as part of the detailed construction plans. It is however noted that all external substations will be built above the flood planning level in accordance with Endeavor Energy's requirements. Critical electrical infrastructure within the buildings, such as main switchboards and back-up generators are located at Level 1 above the flood level and will preserve the climatic conditions required to house the collections.</li> <li>• An Emergency Management Plan is to be prepared prior to the commencement of operations on the site to detail flood evacuation procedures (as required in Mitigation Measure D/O-FL1). This will confirm the processes and procedures for flood events during the operation of Powerhouse Parramatta.</li> <li>• The potential impact of flooding in relation to the design of the proposed buildings is assessed in and Appendix J- Flood Risk and Stormwater Addendum. This confirms that the likelihood of flood damage to the collections housed in the museum throughout the life of the building would be low, and details the following: <ul style="list-style-type: none"> <li>– The ground floor of the buildings will be able to withstand an approximately 1 in 1000 year flood event (0.1% AEP) with a 0.5m freeboard <sup>1</sup> (i.e. the museum ground floor would remain 500mm above flood waters in this event). In a 1 in 800 year (0.13% AEP) overland flow flood event, there would still be 0.3m of freeboard to the ground floor (i.e. the ground floor would remain 300mm above flood waters). These events are 8 to 10 times rarer than the 1% AEP event. Hence, the probability of ground floor inundation from overland flooding (including an allowance for freeboard) is very low and about 1 in 800 in any year. Alternatively, this risk can be expressed in terms of the design life of the building of 100 years and a probability of 1 in 8 (i.e. 12%) chance of occurring in that period.</li> <li>– The probability of ground flood inundation from Parramatta River is approximately 1 in 1000 in any year (including an allowance for freeboard).</li> <li>– All floors above the ground floor are above these flooding levels and hence there is no chance of flooding for the buildings upper floors which would house the majority of the museum collections.</li> </ul> </li> </ul>

<sup>1</sup> A factor of safety expressed as the height above the design flood level. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as "greenhouse" and climate change.



No.	Extract	Comment
		<ul style="list-style-type: none"> <li>The Powerhouse collection and processes of conservation, storage, restoration and exhibition is not an environmental planning issue. Powerhouse manage their collection in accordance with their legislation and collection management policies.</li> </ul>
<b>Submission No. 2 – Kylie Winkworth</b>		
PMA5	<p>1 No Alternate Locations for the Parramatta Museum were Analysed in the EIS</p> <p>The RTS records that 91% of public submissions on the EIS raised concerns about heritage impacts. It states that the subject site is the most suitable location for the Powerhouse Parramatta as outlined in the EIS. As the attached analysis shows, this is not correct. The EIS does not demonstrate that the Phillip site is the most suitable location for the Powerhouse Parramatta. It does not include an evaluation of any alternate locations for a new museum. Option 2 the alternative location is only a statement that the Phillip St site is the best location. This is an assertion without any explanation or evidence.</p> <p>The location of the museum on the Phillip St site is entirely discretionary. It follows that the demolition of Willow Grove is unnecessary. The failure to consider alternate locations for the museum, such as the Fleet St/ Female Factory Precinct, means the SEARS requirements under 8 Social, and 6 Heritage and Archaeology have not been met; (8 considers all remaining feasible alternatives and comparatively analyses their respective social impacts and benefits; and 6 the EIS shall ...demonstrate attempts to avoid and/or mitigate the impacts on the heritage significance and cultural heritage values of the site). Devastating heritage impacts could be entirely avoided by moving the museum to an alternate location.</p> <p>The NSW Government and INSW must not ignore the overwhelming public criticism of the development on the basis of its heritage impacts. It must investigate other sites for the museum including the Fleet St Precinct as required by SEARS for the EIS.</p>	<p>A site selection process was undertaken by the NSW Government which concluded that the Riverbank site in Parramatta was the preferred site for the new museum, based on a range of criteria including size, existing conditions, location and opportunities to deliver expanded benefits in conjunction with other civic projects (i.e. the Parramatta River foreshore and the Civic Link). The Government confirmed this decision and announced its choice of the Riverbank site in April 2016. The Riverbank site was acquired by the NSW Government to facilitate the delivery of the project in early-2019. The EIS identifies this earlier process and the decisions of the NSW Government. The proposed development is permitted with consent on the site under the <i>Parramatta Local Environment Plan 2011</i> and, as outlined in the EIS and subsequent responses, the site is suitable for the proposed development.</p>
PMA6	<p>2 The SOHI Failed to Investigate and Assess the Significance of Willow Grove</p> <p>The demolition of Willow Grove was justified in the EIS by Advisian's Statement of Heritage Impact (SOHI) and its 'relocation' in the addendum Statement of Heritage Impact. The heritage impact assessment on which their advice was based is seriously deficient in its investigation and assessment of Willow Grove. Any assessment of significance requires independent research and investigation. Assessing significance is not a cut and paste exercise. The methodology outlined in Appendix G relied on copying information from earlier reports and listings, without any apparent research or independent investigation. No effort was made to update information or check the sources of previous research. This is not consistent with the NSW Heritage Manual Guidelines. If there is no investigation of significance the heritage impacts of the proposed demolition or 'move' of Willow Grove cannot be assessed.</p>	<ul style="list-style-type: none"> <li>The Statement of Heritage Impact has assessed the heritage significance of Willow Grove, including investigation of available sources of information and this has been undertaken in accordance with NSW Heritage guidelines and the SEARs.</li> </ul>

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PMA7	<p>The Advisian SOHI does not meet the SEARS requirements under 6 Heritage and Archaeology (<i>assess the heritage impacts of the proposal on the heritage significance of these items, demonstrate attempts to avoid or mitigate the impacts on heritage significance, and demonstrate engagement with appropriate local stakeholders</i>). The SOHI does not meet the SEARS requirements as it has not demonstrated any attempt to avoid the destructive impacts on the heritage significance and cultural values of Willow Grove by considering alternative locations for the museum. The proposed mitigation measures in no way offset the destructive impact of the proposal on the cultural significance of Willow Grove. Furthermore, the company do not appear to be suitably qualified heritage consultants</p>	<p>As discussed above, the EIS identifies this earlier process in response to the SEARs, further analysis of alternative locations is a matter for the NSW Government and is not relevant to this planning assessment process. The proposed development is permitted with consent on the site under the <i>Parramatta Local Environment Plan 2011</i>, and the site is suitable for the proposed development.</p> <p>The assessments undertaken have been prepared by suitably qualified persons.</p>
PMA8	<p>3 Investigating the Heritage Significance of Willow Grove</p> <p>Recognising that the SOHI for Willow Grove was not based on any apparent historical research or proper investigation of significance, the PMA and NPRAG commissioned the eminent public historian Dr Terry Kass to prepare an historical report on Willow Grove, see attached.</p> <p>Dr Kass's historical report has changed our understanding of the significance of Willow Gove. His research has revealed a remarkable history of women's ownership of Willow Grove from Rebecca Ellis who owned the site from 1879-1890, to Annie Gallagher who built Willow Grove in 1891 from the proceeds of her millinery and drapery business, to the matrons and sisters who used Willow Grove as a private hospital under the names Estella (1919-1923); Westcourt; and Aloha Private Hospital (1925-1953). Notably these women in business were providing nursing and maternity services for women, and caring for women's culture. Dr Kass identified the date of Willow Grove's construction, 1891, and the architect, Sydney Moore Green, who practiced for a number of years in partnership with Thomas Rowe. Willow Grove was likely one of his early commissions after going into independent practice. In 1907 became assistant government architect.</p> <p>Terry Kass and the historian Catherine Bishop have confirmed the rarity of Willow Grove as a place owned by and associated with women in business. Annie Gallagher, nee Hanley, started her haberdashery, millinery and drapery business – The Sydney Gem in Church St Parramatta in 1883. When she married Thomas Gallagher in 1884 he married into her business. After just seven years in business she had enough money to buy Willow Grove and finance the construction of a new house on the site.</p> <p>Since Terry Kass's report was completed further research has uncovered more about Willow Grove's history and its occupants. Clive Lucas found a second tender for Willow Grove's construction on the 17 January/ 21 January 1891. The first tender was for the construction for a cottage. The second tender was for the construction of a villa. It seems probable the second tender added another storey to the design of the cottage, turning it into a villa; hence the first level floor plan is</p>	<p>The Revised History of Willow Grove report dated 2 October 2020 is noted.</p>

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	<p>a mirror of the ground floor plan. In a matter of weeks in December 1890 the Gallaghers decided they needed a larger and more impressive house, and had the money to fund it.</p> <p>Within months of moving into Willow Grove in 1891 Annie Gallagher and her husband, newly elected to Parramatta Council, were struck by the Asiatic or Russian flu pandemic then raging in Parramatta. After an illness of ten days Thomas Gallagher died, aged 36. His nurse Maria Swan died a few days later, lauded for her sacrifice and heroism, though only a woman. The pandemic brought a lot of hardship to families in Parramatta including the Gallaghers. Annie Gallagher was left widow with three children, the youngest just 14 months. The 1892 depression that followed the pandemic put pressure on Annie Gallagher's finances. She took out a mortgage on Willow Grove in March 1892. Perhaps some of this money was used to complete the impressive iron palisade and stone fence, the capitals carved with the name Willow Grove. After taking on more debt Annie Gallagher was forced to sell Willow Grove and her stock in trade in 1903. She never got back on her feet in in the haberdashery business.</p>	
PMA9	<p>4 Willow Grove is of State Heritage Significance</p> <p>Far from being an item of local heritage significance Willow Grove meets the threshold for State significance and merits listing on the State Heritage Register.</p> <p>No other city in Australia has such an exceptional range of women's heritage places dating from the foundation of European settlement, spanning all classes and cultures, and including some of the most significant heritage sites in Australia. Willow Grove's history of women in business; and nurses, matrons and midwives caring for mothers and babies; is a rare and important part of this heritage estate at a time when women's history is still not well reflected in heritage places designated as state significant.</p> <p>Most significantly in the remarkable span of women's sites, cultures and histories in Parramatta is the importance of Willow Grove for Dharug women, and the descendants of cultural leaders like Maria Locke. In powerful statements they continue to assert their right to have the value of Dharug places and stories of being, belonging and becoming recognised, respected and protected.</p>	Willow Grove (and potential archaeological site) is listed in Schedule 5 of the <i>Parramatta Local Environment Plan 2011</i> as a local heritage item.
PMA10	<p>5 The Relocation of Willow Grove is the Demolition of Willow Grove</p> <p>There is no heritage justification for the proposal to 'move' Willow Grove to a location possibly near Parramatta Jail in the Fleet St precinct. Neither the SOHI nor the Addendum, properly analyse the landscape setting and context of Willow Grove which is an integral part of its significance. A very basic question for any heritage assessment is 'why is this building where it is?'. That question is not</p>	<p>Appendix F- Addendum Statement of Heritage Impact to the Response to Submissions outlines that:</p> <p>'The physical location of Willow Grove is undoubtedly part of its history and the significant associations and meanings between the local community and the place. Article 9.1 above states that "relocation is generally unacceptable unless this is the sole practical means of ensuring its survival". This exception has been echoed in a number of buildings in Australia which have been successfully relocated.'</p> <p>As outlined in Section 5.2.1 of the Response to Submissions Report, there is no potential to retain the existing building on the site either in part or full in situ while meeting the objectives of</p>

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	<p>answered in the Advisian reports, which has led to a deficient SOHI and now the ludicrous proposal to move Willow Grove.</p> <p>It is monstrous to propose spending \$10m on the demolition and fabrication of a fake replica of Willow Grove when there are heritage buildings all over NSW needing conservation assistance.</p>	<p>the Powerhouse Parramatta project. The sensitive demolition and relocation of Willow Grove is therefore justified for the conservation of the heritage item.</p> <p>The Statement of Heritage Impact recognises that the landscape setting of Willow Grove contributes to its heritage significance.</p>
PMA11	<p>6 Heritage Interpretation is not a Mitigation Strategy</p> <p>It is not correct for either Heritage NSW or the EIS to require heritage interpretation as a mitigation strategy for heritage loss and demolition. I sat on the Heritage NSW Heritage Interpretation Committee that framed the Best Practice Guidelines for Heritage Interpretation. All the expert committee members were clear that interpretation is part of the conservation of place, in line with Burra Charter principles. Interpretation of themes or relics is not an alternative to heritage conservation of the place, nor is it a means of mitigating deleterious heritage impacts and destruction.</p> <p>In relation to conditions of consent the Guidelines note:</p> <p>Conditions of consent The aim of including interpretation as a condition of consent is to provide interpretation of the place in addition to the conservation of the place itself. A requirement to prepare an Interpretation Plan is to facilitate interpretation, and to follow best practice; it is not an end in itself.</p> <p>Heritage interpretation is not a mitigation strategy for heritage destruction. Signs, panels, the keeping of relics, exhibitions and oral histories cannot make restitution for the destruction of a significant heritage place, or remediate the grief and loss of trust that is entailed in a heritage demolition, especially when the community has clearly said they want to keep Willow Grove and see the museum development relocated to another site.</p>	<p>Heritage interpretation is a means of sharing Australian culture and history within communities and with other communities, new citizens, visitors, and people overseas. It is also a means of passing on the knowledge and appreciation of Australian culture to new generations. Interpretation is an integral part of the experience of significant heritage places. Heritage interpretation is considered to be a positive commitment being pursued as part of the detailed design and operation of Powerhouse Parramatta and will be developed in accordance with a range of stakeholders, further research and consideration of any archaeological discoveries on the site, the emerging museum program for Powerhouse Parramatta, the NSW Heritage Office's Interpreting Heritage Places and Items Guideline, the Burra Charter, and Council's Draft Heritage Interpretation Guidelines.</p>
PMA12	<p>7 Heritage Interpretation Strategy</p> <p>The Powerhouse Parramatta Heritage Interpretation Strategy, (PPHIS) appendix G, September 2020 does not meet the basic requirements for heritage interpretation outlined in the NSW Heritage Information series Interpreting Heritage Places and Items, 2005. The PPHIS is deeply confused about the difference between the museum's conceptual framework for a generic future local history exhibition, and the obligations that relate to the high significance of a specific heritage place, and the impacts arising from the demolition and destruction associated with the museum's development ambitions. These are two different things. What suits the Powerhouse when it decides to engage with local history may have little to do with the specific heritage values of the place where the museum is intending to plonk its building, or the resulting heritage impacts, or the ideas of the affected communities about this.</p>	<p>The Heritage Interpretation Strategy submitted as Appendix G to the Response to Submissions sets out the framework and next steps for finalising the strategy and realising interpretation within the design of Powerhouse Parramatta. The strategy as submitted has been prepared in relation to a range of guidelines as outlined in section 6. Furthermore, the finalisation of the strategy will be undertaken in consultation with stakeholders.</p>

No.	Extract	Comment
PMA13	<p>8 Museums do not Destroy Heritage</p> <p>Conserving cultural heritage is the underpinning principle of museums. A museum cannot place its development ambitions above its obligations to conserve cultural heritage in all its forms. It is appalling that the NSW Government has put MAAS in a position where it must be party to the destruction of a heritage place that is highly valued by the Parramatta community and by the Dharug people. All over Australia Aboriginal sites and cultural heritage are being destroyed for mines, dams, roads, and other developments. But a museum is not just any bit of infrastructure. It must place a high priority on actually listening to Aboriginal voices, and be vigilant to prevent destructive and unwanted heritage impacts, especially given there is another location for the museum.</p> <p>It is untenable and hypocritical for MAAS to claim it is placing First Nations culture at the core of the Parramatta museum when its first actions are to ignore the strong objections of the Dharug people. How can there be trust and permission to interpret Dharug stories and culture when the project intends to dig up their culture, cover the site they value in concrete, treat their Nura as terra nullius, and turn their living culture and attachment to this riverside site into dead relics in showcases? If the museum can't listen to, respect and accommodate the objections of the Dharug people in this case, then it is hard to see how it can claim the right to interpret their culture and stories.</p>	<ul style="list-style-type: none"> <li>The EIS acknowledged that there would be an impact resulting from the significant change to the existing conditions of the site, requiring at the time the permanent demolition of locally listed items and other physical changes. This adverse impact was found to be outweighed by achieving the significant positive outcomes resulting from providing a new world-class museum in Western Sydney that provides a number of transformative social and economic benefits for the local Parramatta and broader Sydney community.</li> <li>The amended design enables the retention of St George's Terrace and will deconstruct and relocate Willow Grove. On-balance the proposed development is considered to be in the public interest and can be appropriately managed through the identified mitigation measures and conditions of consent.</li> <li>Consultation with Registered Aboriginal parties is ongoing and will continue throughout the planning, design and construction phases of the project.</li> </ul>
PMA14	<p>3.1 From the outset the whole question of flood risk on this site has been viewed as a building design issue not a matter of public safety and the appropriateness of choosing to build a major community/ education/ museum building in a high risk flood zone. The unexplained location of the museum on this site is entirely discretionary. Contrary to the SEARs requirements, the EIS/ RTS does not demonstrate that it has investigated all remaining feasible alternatives and comparatively analyses their respective social impacts and benefits. There are other sites for the museum in Parramatta, notably the Fleet St/ Cumberland Hospital Precinct. This site would pose minimal risks to the museum's collection, its building infrastructure and visitors.</p> <p>3.3 The appropriateness of selecting this flood-prone site for a museum use has not been explained or addressed in either the EIS or RTS. This is a building that is so exposed to flooding that the undercroft is required for the conveyance of floodwaters, so the floodwaters can flow underneath the museum. Such is the risk and volume of water that the size of the undercroft has been enlarged after the EIS. The undercroft was not part of the competition-winning design. This raises questions about the competence of the early planning and site selection, the design jury's decision, and whether the design for a museum with floodwaters flowing underneath the building constitutes design excellence. Infrastructure NSW has not released the 2016 site selection reports or responded to questions seeking this information during the EIS and RTS phases.</p>	<ul style="list-style-type: none"> <li>The then NSW Premier and Deputy Premier released the <i>Create in NSW: NSW Arts and Cultural Policy Framework</i> and announced the Government's decision to investigate the creation of Powerhouse Parramatta. Following that announcement, Create Infrastructure NSW initiated and led the development of the planning framework for Powerhouse Parramatta. This included a site selection assessment which concluded that the Riverbank site in Parramatta was the preferred site for the new museum, based on a range of criteria including size, existing conditions, location and opportunities to deliver expanded benefits in conjunction with other civic projects (i.e. the Parramatta River foreshore and the Civic Link). The Government confirmed this decision and announced its choice of the Riverbank site in April 2016. The Riverbank site was acquired by the NSW Government to facilitate the delivery of the project in early-2019.</li> <li>The EIS includes a detailed analysis of the site's suitability and project alternatives, in accordance with the requirements of the SEARs and the EP&amp;A Regulation.</li> <li>Analysis of alternative locations has already been undertaken by the NSW Government, resulting in the selection of the subject site as the most suitable, a further analysis of alternative locations is a matter for the NSW Government and is not relevant to this planning assessment process.</li> <li>The design has been assessed by the Jury, confirming that the development is consistent with the design competition winning entry and continues to achieve design excellence in the meaning of Clause 7.10 of the Parramatta LEP.</li> </ul>

No.	Extract	Comment
	The safety of the museum's visitors and collections should have been the highest priority consideration in the site selection and design competition.	
PMA15	3.2 This Powerhouse Precinct building will act as a viewing platform for flood events. People will gather to watch the flood water rushing under the museum through the undercroft. There are few details in the EIS/ RTS on how the museum will keep visitors safe across two highly permeable buildings with multiple doors and open access around the site. Consideration of public risk and flood emergency issues has been deferred until the completion of a Flood Emergency Management Plan (FEMP), kicking the public safety can down the road.	An Emergency Management Plan is to be prepared prior to the commencement of operations on the site to detail flood evacuation procedures (as required in Mitigation Measure D/O-FL1). This will confirm the processes and procedures for flood events during the operation of Powerhouse Parramatta
PMA16	<p>3.4 The Powerhouse Parramatta is required to have a design life of 100 years. Using Arup's modelling the best case scenario is that there is a 12% chance of floodwaters entering the ground floor of the museum over this 100 year period; Appendix J. Using the CoPC modelling, flooding could be as frequent as a 5% AEP (1 in 20) event, or even more frequent, ((MS 4.3.4). A Probable Maximum Flood (PMF) of 11.5 AHD would be 4m deep in the building. A flood with a 1 in 500 chance of occurrence per year has a 1 in 6 chance of occurring in the next 80 years. With climate change driving more variable and extreme climate events it is difficult to understand why the NSW Government is investing \$1b in a new museum on this site, knowing the building will be subject to flooding and put people and the museum's collections at risk.</p> <p>3.8 The risks to collections exposed to a flood of the Powerhouse Parramatta development have not been adequately addressed in the EIS/ RTS. In dozens of reports across thousands of pages, the flood risks to the collections are dealt with in just one paragraph. The museum will house valuable collections. The design of the building has reflected the value of these collections by creating a ground floor level that would have an immunity of approximately 1 in 800 AEP (or 0.12%) including an allowance for freeboard. Only Presentation Space 1 will be located on this ground floor. All other presentation spaces within museum will be located on floors that sit above the PMF level. During flood events, some presentation spaces could be closed so that the humidity of the air in those presentation spaces can be maintained with air conditioning. Given the small fraction of presentation spaces below the PMF level, the warning time available for river flooding and the low probability of flooding of the ground floor, the likelihood of flood damage to the collections housed in the museum would be low. Appendix J, 8.3.2, p. 58.</p> <p>3.13 One of the primary obligations of a museum is the safe custodianship of its collection from one generation to the next. Year on year, the government and the community invests lot of money in keeping collections safe, in good condition, in buildings that we expect to be well designed and fit for purpose. Public confidence in a museum relies in part on its care and management of the collection. The discretionary siting of new museum in a location where the</p>	The project expenditure decision is a matter for the NSW Government and is not relevant to the planning assessment process. The risk of flooding and associated design and management strategies have been developed by Arup and detailed in the technical assessments, and will be continue to be refined and pursued in accordance with the Mitigation Measures and any condition of consent.



No.	Extract	Comment
	<p>ground floor is likely to flood, and the floor below is designed for the conveyance of high velocity flood waters, is contrary to all prudent museum planning. A flood in the museum poses risks to the collection and to the museum's reputation. The impact of these risks on the facility's capacity to host international travelling exhibitions is unknown. Of note, MAAS has had little control over the concept and development of this project from the time it was first proposed that the Powerhouse would be moved to Parramatta. It had no say in the site selection. And it is not the client in this infrastructure project. The development may not actually be a museum. But if it is intended to operate as a museum for the next 100 years, project is taking reckless and unnecessary risks with the \$1b infrastructure investment, and in locating the collection in a flood prone building.</p>	
PMA17	<p>3.5 None of the EIS/ RTS planning reports have addressed public safety with the high intensity uses planned for the Powerhouse Precinct, the 24x7 operation for 2 million visitors a year, a night-time entertainment precinct with young people and alcohol, and up to 10,000 people at any one time across two buildings and terraces, and multiple commercial hire events which add layers of risk and complexity. The EIS did not contain a summary of relevant information from the Stage 2 Design Brief which underpinned the selection of the competition winner, the design and facilities in the building, and which outlines how the building and precinct will be used. The development is no longer the science and innovation museum concept that was endorsed by Cabinet in April 2018. It has undergone a radical shift to a combined arts, education, and entertainment precinct. The primary Ethos Urban EIS report and the Response to Submissions Report do not describe the range of activities, uses and facilities spelt out in the Stage 2 Design Brief.</p>	<ul style="list-style-type: none"> <li>• The proposed design has been assessed by technical experts to confirm it achieves or will achieve the applicable standards for safe and equitable design and operation.</li> <li>• The competition process and outcome of Stage 2 of the process, including the Design Brief and Jury Report, is detailed in the Design Excellence Report provided at Appendix D of the EIS and discussed in the EIS where relevant.</li> <li>• The proposed development and use of the site is for the purposes of and defined as an 'information and education facility', which includes museum exhibition and education spaces. This primary function will be supported by a range of ancillary and related uses which contribute to the operation of Powerhouse Parramatta and creates an active precinct that will host multiple concurrent activities including exhibitions, events, and community and education programs. Each space is to play a distinct role in the precinct, and when working together, create an active precinct. The proposal provides over 18,000m<sup>2</sup> of exhibition and public space as well as spaces to facilitate international exchange programs, lead interdisciplinary research and set a new benchmark for culturally diverse programming.</li> </ul>
PMA18	<p>3.7 There is a serious anomaly between the Stage 2 Design Brief and the EIS/RTS around the climate control requirements in the building. Questions to DPIE and INSW about the proposed climate control standards for each of the presentation spaces have not been answered. The MAAS CEO told the current Legislative Council Museum Inquiry that all the presentation spaces will meet international museum standards for climate control. However the RTS Appendix A, section 3 MS7, p.54 states there would not be any presentation spaces in the museum requiring AA climate control. Presentation Space 5 is the only space with A/B climate control. Either the MAAS CEO is unaware of the planned environmental standards in the building, which is supposed to be a museum, or the RTS/EIS is wrong. It is noted that MAAS is not the client in the Powerhouse Parramatta development. The client is INSW. This raises the question as to whether INSW is building a museum, or the development is designed as a flexible arts, performance and entertainment centre not intended to show the MAAS collections or host international travelling exhibitions.</p>	<ul style="list-style-type: none"> <li>• Mechanical climate control will be provided as part of the development in accordance with the proposed function of the buildings. Specific mechanical plant and services cannot be confirmed at this time, and will be subject to further design as part of the detailed construction plans. Powerhouse manage their collection in accordance with their legislation and collection management policies including the processes of conservation, storage, restoration and exhibition.</li> <li>• Infrastructure NSW is a public authority operating on behalf of and in partnership with Create Infrastructure NSW.</li> <li>• The proposal provides over 18,000m<sup>2</sup> of exhibition and public space as well as spaces to facilitate international exchange programs, lead interdisciplinary research and set a new benchmark for culturally diverse programming.</li> </ul>

No.	Extract	Comment
PMA20	3.9 As noted by Molino Stewart, in the event of floodwaters entering the ground floor and disabling the electrical substations, Appendix J states the building will have backup generator capacity to supply emergency lighting and power services for up to 10 hours. With water in the building, 10 hours of back-up power will not be adequate to maintain climate control systems in the presentation spaces. The submission from the Australian Institute for the Conservation of Cultural Materials (AICCM) to the current Legislative Council Museum Inquiry draws attention to the flood risks for collections and climate control systems. Flood damage to the electrical substations would likely take weeks to repair and leave the museum's collections vulnerable to damage from uncontrolled temperature and humidity fluctuations and possible mould infestations. The suggestion of closing presentation spaces in flood events is unlikely to control damaging spikes humidity and temperature.	Critical electrical infrastructure within the buildings, such as main switchboards and back-up generators are located at ground mezzanine level or above which is above PMF level. The backup generator will, therefore, only act as a contingency in the event of extreme flood events.
PMA21	3.10 The Stage 2 Design Brief specified that the majority of Presentation Spaces should be designed to be above the overland PMF (RL 11.3) to ensure they are suitable for display of some Museum Collection items. Nevertheless the P1 space on the ground floor of the eastern building is designated for the museum's large and very large objects. These may include some of the museum's most significant objects. The finished floor level is just 7.5 AHD. This means it only has flood immunity up to the 1% AEP. This risk may be acceptable for a commercial or residential building with replaceable fittings and fixtures. It is not acceptable for a museum housing irreplaceable collections and expensive infrastructure. The museum's large and very large objects could not be relocated in a major flood event when public safety would properly be the focus of attention. Flood waters in the P1 space may wash large objects off plinths and other items out of showcases.	The objection is noted. The risk of flooding and associated design and management strategies have been developed by Arup and detailed in the technical assessments, and will be continue to be refined and pursued in accordance with the Mitigation Measures and any condition of consent.
PMA22	3.11 Dr John Macintosh notes in his submission to the Legislative Council's 2019 Museum Inquiry, standard contemporary practice uses the assessed line of inundation of the PMF (Probable Maximum Flood) to demarcate the extent of flood hazard. That is, the location must be sited outside the PMF flood extents to avoid flood hazard. The reliance on using the level of a 100 year ARI as a guide to siting or planning a public museum is wrong in terms of visitor safety and the collections. As noted, a PMF would be 4m through the ground floor of the building. More extreme weather events are increasing as the climate warms. A senior SES official has warned that a super cell event over the Parramatta CBD could inundate the area in just nine minutes. Molino Stewart notes the available warning time for an extreme riverine flood event may be as little as two hours, (5.2). There may be virtually no warning of an extreme overland flood event. In a major flood it is difficult to see how the museum could manage thousands of visitors spread across two porous buildings, open terraces, an undercroft and riverbank, with just nine minutes notice. We saw what this means in the searing footage of the supercell flash flood in Toowoomba and Grantham.	The proposed development has been the subject of significant study and assessment by Arup, identifying the flood risk of the site and associated management strategies. An assessment against the relevant Floodplain Risk Management Plan, Flood Studies, or Sub-Catchment Management Plan is provided in the Flood Risk and Stormwater Management Report at Appendix O of the EIS and subsequent additional information at Appendix J of the RTS Report and provided with the responses on 2 November and 30 November 2020.



No.	Extract	Comment
PMA23	<p>3.12 Parramatta Council's Floodplain Risk Management Policy requires that developments with high sensitivity to flood risk (e.g. "critical" and "sensitive" land uses) are sited and designed to provide reliable access and minimise risk from flooding - in general this would not be anywhere within the extent of the Probable Maximum Flood. Sensitive uses and facilities include community and education facilities such as the proposed Powerhouse Parramatta development. In my view the development is not consistent with Parramatta Council's DCP and LEP, nor with Council's Floodplain Risk Management Policy, see 3.6, 3.7, 3.8. Council's Flood Plain Matrix Planning and Development Controls, table 2.4.2.1.2 indicate that a museum use is unsuitable for all three levels of flood risk, part 2.4. The project is obviously a dramatic intensification of the development and use of a high flood risk precinct, contrary to 2.4.2.1, objective 0.5, and 0.8 and Design Principles P.1, and P.3 in the DCP.</p>	<p>The proposed development has been the subject of significant study and assessment by Arup, identifying the flood risk of the site and associated management strategies. An assessment against the relevant Floodplain Risk Management Plan, Flood Studies, or Sub-Catchment Management Plan is provided in the Flood Risk and Stormwater Management Report at Appendix O of the EIS and subsequent additional information at Appendix J of the RTS Report and provided with the responses on 2 November and 30 November 2020.</p>

## 2.2 National Trust NSW

No.	Extract	Comment
NT1	<p>Logistically, Willow Grove cannot be simply picked up and moved wholesale, and the process of dismantling will destroy much of the original fabric. Some other old buildings may be made of solid sandstone blocks, or be of timber or steel construction that can be dismantled and re-erected. Willow Grove however is a cement rendered, brick house, with lath and plaster ceilings and fragile cornices. Any attempt to dismantle these materials results in catastrophic failure. Any "moved" building will of necessity be mostly new materials – the old bricks (should they not crumble) would have to be re-cemented and re-rendered, and the ceilings will all need to be new. No qualified architect or builder would re-install old roofing slates, or re-use any structurally unsound timber. The relocated building would thus be a new building, with perhaps some old verandahs and doors attached. This is not good practice.</p>	<p>The relocation of Willow Grove will be undertaken under the supervision of heritage specialists and in accordance with a detailed feasibility and heritage assessment that will determine the methodology for deconstruction and relocation. This will be completed prior to any deconstruction and relocation works.</p>
NT2	<p>A good deal of the significance of Willow Grove derives from where it is and the associations it has. Moving it from its present site reduces this significance. The proposed relocation site also has its own, very important story as an institutional precinct that is a key part of Parramatta's history. Building a reproduction house (without a connection to the river) would have a severe negative heritage impact on that place and its values.</p>	<p>No site has been determined for the relocation of Willow Grove. The relocation process is covered under proposed mitigation measure D/O-HE3:</p> <p>Create Infrastructure NSW is to develop a Willow Grove Relocation Framework for determining the new site for Willow Grove, including opportunities for an appropriate future use for the relocated building and addressing the matters relating to relocation identified in the Addendum Statement of Heritage Impact prepared by Advisian (October 2020). Consultation is to be undertaken with Parramatta Council, the Heritage Council, and the landowners/mangers of the relocation site as well as the local community in preparing the Willow Grove Relocation Framework. The Willow Grove Relocation Framework will confirm the program for the relocation process, including details of any additional approvals required to reconstruct Willow Grove at the proposed site, and will be submitted to the Secretary for endorsement prior to the issue of an Occupation Certificate for the Powerhouse Parramatta.</p>

No.	Extract	Comment
NT3	The costs associated with such a proposal will be very considerable, and will bring little to no benefit to the heritage and people of Parramatta. The typology of the building (i.e.: a domestic two story house with relatively small rooms and the inability to have compliant access to the upper floor) also make it a troubled proposition in that it will be of little ongoing community use. Several such heritage buildings of course already exist in North Parramatta and have the same ongoing operational disadvantages.	<p>The relocation of Willow Grove is a commitment in response to submissions received during the exhibition of the EIS.</p> <p>The relocation of Willow Grove will be undertaken under the supervision of heritage specialists and in accordance with a detailed feasibility and heritage assessment that will determine the methodology for deconstruction and relocation. This will be completed prior to any deconstruction and relocation works.</p> <p>Mitigation measure D/O-HE3 within commits to a process for the relocation of Willow Grove.</p>
NT4	It is for the above reasons that the NSW Government must strongly consider the heritage impact of the revised museum proposal. The proposal to “relocate” Willow Grove has been identified as being poor heritage practice, and now the partial retention of St George’s Terrace is going to also represent the very worst of contemporary attitudes and responses to heritage. Devoid of meaning, the remaining terraces will look simply like a postage stamp stuck on the corner of this new building – clearly a historical imposition rather than a celebration of Parramatta’s heritage, or indeed a considered component of new museum such as occurred at the Museum of Sydney site.	<p>It is proposed to retain St George’s Terrace on the site and to deconstruct and relocate Willow Grove to another location within the Parramatta area in recognition of the comments regarding the preservation of heritage.</p> <p>The relocation of Willow Grove is identified as being an appropriate outcome where there is no potential to retain the existing building on the site either in part or in situ while meeting the objectives of the Powerhouse Parramatta project. The sensitive demolition and relocation of Willow Grove is therefore justified for the conservation of the heritage item. Appendix F- Addendum Statement of Heritage Impact to the Response to Submissions outlines that:</p> <p>‘The physical location of Willow Grove is undoubtedly part of its history and the significant associations and meanings between the local community and the place. Article 9.1 above states that “relocation is generally unacceptable unless this is the sole practical means of ensuring its survival”. This exception has been echoed in a number of buildings in Australia which have been successfully relocated.’</p> <p>The retention and adaptive reuse of St George’s Terrace has also been addressed in the Statement of Heritage Impact prepared by Advisian dated 2 November 2020 (provided as Attachment E of the Response to Request for Additional Information), which confirms that the retention will maintain the building’s core heritage significance with regard to its high degree of integrity when viewed from Phillip Street. Overall, the new development’s form, siting, proportions and design detailing is responsive and sympathetic to the context and setting and significance of St George’s Terrace.</p>
NT5	<p>In the past, the Trust has objected to unqualified professionals providing heritage advice. For a government project of such importance, the Trust would expect that those responsible for preparing a project brief for such a document would have insisted that the authors of such a document meet the requirements of the NSW Heritage Office’s guidelines relating to the required skills of a heritage advisor.</p> <p>The report has many concerning and/or inadequate assessments of the heritage impact of the proposal, and does not constitute an acceptable assessment.</p> <p>The National Trust request that a legitimate Heritage Impact Statement for the proposal be prepared by a suitably qualified and experienced heritage practitioner that adequately assesses the heritage impact of the proposal.</p>	<p>The project has been accompanied by heritage assessments which have been prepared in accordance with the guidelines in the NSW Heritage Manual and prepared by suitably qualified persons. These comprise by a Heritage Impact Statement (Appendix G of the EIS), Addendum Statement of Heritage Impact (Appendix F of the RTS Report), Heritage Interpretation Strategy (Appendix G of the RTS Report), and Addendum Statement of Heritage Impact – St George’s Terrace (Attachment E of the Response to Request for Additional Information). These assessments have assessed heritage matters including the potential impacts of the construction and operation of the Powerhouse Parramatta on the heritage significance of heritage items, the proposed retention, conservation and adaptive reuse of St Georges Terrace, the proposed relocation of Willow Grove, and a comprehensive strategy for heritage interpretation.</p>

## 2.3 National Trust NSW (Parramatta Branch)

No.	Extract	Comment
<b>Submission No.1</b>		
NTP1	The relocation of the heritage listed Willow Grove from its original site in Phillip Street will remove the building's context and setting and is considered to be totally inappropriate. It is not desirable for a heritage item to be removed from its historical location where its physical and visual setting contribute to the building's cultural significance. This view is in line with The Burra Charter (Australia ICOMOS, 2013) which is judged to provide a best practice standard for managing cultural heritage within Australia.	<p>Appendix F- Addendum Statement of Heritage Impact to the Response to Submissions outlines that :</p> <p>'The physical location of Willow Grove is undoubtedly part of its history and the significant associations and meanings between the local community and the place. Article 9.1 above states that "relocation is generally unacceptable unless this is the sole practical means of ensuring its survival". This exception has been echoed in a number of buildings in Australia which have been successfully relocated.'</p> <p>As outlined in Section 5.2.1 of the Response to Submissions Report, there is no potential to retain the existing building on the site either in part or full in situ while meeting the objectives of the Powerhouse Parramatta project. Accordingly, Powerhouse has developed a comprehensive strategy for heritage interpretation, and is committed to the relocation and conservation of Willow Grove in addition to providing extensive social and economic benefits associated with the delivery of a new world-leading cultural institution.</p>
NTP2	Further, recent comments made by Infrastructure NSW that it is possible to dismantle, relocate and rebuild Willow Grove without destroying its historical fabric are incorrect. Willow Grove is a cement rendered brick building with internal plasterwork and cannot be relocated without enormous damage to its fabric. To compare Willow Grove's relocation to the relocation of two other Parramatta buildings in the past is a false comparison. Both the previous relocated building were of sandstone construction and their physical reconstruction was successful, albeit with the loss of heritage significance, only because of their robust building materials. This will not be the case for Willow Grove and the resultant reconstruction will produce only a poor replica of this highly significant heritage building. To place a reconstructed Willow Grove in a foreign location unrelated to the site where its heritage significance was assessed, does not consider the buildings worth.	The relocation of Willow Grove will be undertaken under the supervision of heritage specialists and in accordance with a detailed feasibility and heritage assessment that will determine the methodology for deconstruction and relocation. This will be completed prior to any deconstruction and relocation works.
NTP3	The RS states that community and special interest groups raised concern about the loss of these two heritage properties yet no sound reasons, nor detailed assessment, has been suggested that demonstrate that the buildings could not be retained or adapted for new uses. In response to these concerns the RTS only states that the chosen site is the most suitable location although no other sites in the Parramatta area were considered as alternate sites.	<ul style="list-style-type: none"> <li>• The EIS includes a detailed analysis of the site's suitability and project alternatives, in accordance with the requirements of the SEARs and the EP&amp;A Regulation.</li> <li>• Analysis of alternative locations has already been undertaken by the NSW Government, resulting in the selection of the subject site as the most suitable, a further analysis of alternative locations is a matter for the NSW Government and is not relevant to this planning assessment process.</li> <li>• Section 5.2 of the RTS Report identifies that there is no potential to retain the existing Willow Grove building on the site either in part or full in situ while meeting the objectives of the Parramatta project. St George's Terrace will be retained and adaptively reused on the site.</li> </ul>
NTP4	Additionally, the Branch in their previous submission identified that the EIS did not consider alternate sites for Powerhouse Parramatta that would conserve the	This is detailed further in the EIS and Section 3.1 and Appendix A of the RTS, noting the following:

No.	Extract	Comment
	two heritage listed items – Willow Grove and St George's Terrace, contrary to the Secretary's Environmental Assessment Requirements (SEARS) in accordance with Section 4.39 of the Environmental Planning and Assessment Act 1979. No response has been given in the RS to this process failure when the EIS was prepared, nor any mention of this issue addressed by Ethos Urban and Infrastructure NSW in the RS.	<ul style="list-style-type: none"> <li>The then NSW Premier and Deputy Premier released the <i>Create in NSW: NSW Arts and Cultural Policy Framework</i> and announced the Government's decision to investigate the creation of Powerhouse Parramatta. Following that announcement, Create Infrastructure NSW initiated and led the development of the planning framework for Powerhouse Parramatta. This included a site selection assessment which concluded that the Riverbank site in Parramatta was the preferred site for the new museum, based on a range of criteria including size, existing conditions, location and opportunities to deliver expanded benefits in conjunction with other civic projects (i.e. the Parramatta River foreshore and the Civic Link). The Government confirmed this decision and announced its choice of the Riverbank site in April 2016. The Riverbank site was acquired by the NSW Government to facilitate the delivery of the project in early-2019.</li> <li>The EIS includes a detailed analysis of the site's suitability and project alternatives, in accordance with the requirements of the SEARs and the EP&amp;A Regulation.</li> <li>Analysis of alternative locations has already been undertaken by the NSW Government, resulting in the selection of the subject site as the most suitable, a further analysis of alternative locations is a matter for the NSW Government and is not relevant to this planning assessment process.</li> </ul>
NTP5	In reviewing the plans for the retention of St George's Terrace, the Branch has significant concerns about the treatment of this local heritage listed item. The form, scale and height Powerhouse Parramatta East wing will overpower and create adverse impacts to the heritage significance of St George's Terrace.	The relationship between St George's Terrace and its future use has been outlined in the Response to Request for Information dated 2 November 2020.
<b>Submission No.2</b>		
NTP6	<p><b>Heritage Issues identified in previous Branch submission</b></p> <p>As stated in our previous submission, the Parramatta Branch adopt the approach that heritage items should not be seen as an inconvenience and heritage buildings provide an exceptional contrast and balance to modern concrete and glass structures and would afford a more hospitable environment for workers and visitors to Parramatta.</p> <p>The majority of submissions received to the Powerhouse Parramatta EIS argued that Willow Grove is a treasured and highly significant heritage item to the community. Its physical location is part of the building's cultural significance and it needs to remain in its historical location where the building has significant associations and meaning for the community.</p> <p>In stating their opposition initially to the destruction of Willow Grove and St George's Terrace as mooted in the EIS, respondents supported the continuing tenure of both of these buildings on Phillip Street Parramatta. The community love for these buildings and their retention as part of the Powerhouse Parramatta development is immense.</p>	<ul style="list-style-type: none"> <li>The Heritage Impact Statement prepared by Advisian and the Social and Economic Impact Assessment prepared by Ethos Urban recognised that the removal of items of heritage and archaeological significance as the site is redeveloped may impact the local community way of life and sense of place. The community is identified as having a particular attachment to Willow Grove, as well as the St George's Terrace.</li> <li>The RTS confirmed that in recognition if the comments regarding the preservation of heritage in Parramatta, it is proposed to deconstruct and relocate Willow Grove to another location within the Parramatta area. The relocation would be undertaken under the supervision of a heritage specialist and a process of recording and developing sensitive demolition methodologies would be undertaken prior to any works. Create Infrastructure NSW will develop a framework outlining the future site of Willow Grove, as well as the reconstruction process and the program that would be undertaken prior to the opening of Powerhouse Parramatta.</li> <li>Design amendment has also further enabled the retention of St George's Terrace as part of the Phillip Street frontage of Powerhouse Parramatta. This will comprise works to integrate the terrace with the renewed site. The relationship between St George's Terrace and its future use has been outlined in the Response to Request for Information dated 2 November 2020.</li> </ul>

No.	Extract	Comment
NTP7	<p><b>Willow Grove</b></p> <p>The RS report states that the option chosen by Infrastructure NSW is their commitment to relocate and adaptively reuse Willow Grove off-site within the Parramatta area.</p> <p>The relocation of the heritage listed Willow Grove from its original site in Phillip Street will remove the building's context and setting and is considered to be totally inappropriate. It is not desirable for a heritage item to be removed from its historical location where its physical and visual setting contribute to the building's cultural significance. This view is in line with The Burra Charter (Australia ICOMOS, 2013) which is judged to provide a best practice standard for managing cultural heritage within Australia.</p> <p>Further, recent comments made by Infrastructure NSW that it is possible to dismantle, relocate and rebuild Willow Grove without destroying its historical fabric are incorrect. Willow Grove is a cement rendered brick building with internal plasterwork and cannot be relocated without enormous damage to its fabric. To compare Willow Grove's relocation to the relocation of two other Parramatta buildings in the past is a false comparison. Both the previous relocated building were of sandstone construction and their physical reconstruction was successful, albeit with the loss of heritage significance, only because of their robust building materials. This will not be the case for Willow Grove and the resultant reconstruction will produce only a poor replica of this highly significant heritage building. To place a reconstructed Willow Grove in a foreign location unrelated to the site where its heritage significance was assessed, does not consider the buildings worth.</p> <p>The RS states that community and special interest groups raised concern about the loss of these two heritage properties yet no sound reasons, nor detailed assessment, has been suggested that demonstrate that the buildings could not be retained or adapted for new uses. In response to these concerns the RS only states that the chosen site is the most suitable location although no other sites in the Parramatta area were considered as alternate sites.</p> <p>Additionally, the Branch in their previous submission identified that the EIS did not consider alternate sites for Powerhouse Parramatta that would conserve the two heritage listed items – Willow Grove and St George's Terrace, contrary to the Secretary's Environmental Assessment Requirements (SEARS) in accordance with Section 4.39 of the Environmental Planning and Assessment Act 1979. No response has been given in the RS to this process failure when the EIS was prepared, nor any mention of this issue addressed by Ethos Urban and Infrastructure NSW in the RS.</p>	<p>These matters are addressed in the responses above.</p>

No.	Extract	Comment
	<p>Similarly, the adaptive reuse of Willow Grove in its current location was given no consideration in either the EIS or Statement of Heritage Impact (SOHI). There continues to be nothing that suggests that Willow Grove is not suitable for adaptive reuse on the Phillip Street site. The demolition of Willow Grove is merely to achieve a pre-determined outcome but given the amount of café and retail activities proposed, Willow Grove is ideally placed to accommodate some of these uses.</p> <p>This pre-determined outcome to demolish Willow Grove, and Infrastructure NSW's subsequent commitment to relocate the building, can only be seen as demolition and a further destruction of heritage items in the Parramatta area. The role of the heritage consultants to the EIS, Advisian was to provide heritage input into the EIS. Given their findings on the heritage significance of Willow Grove they were distracted by the pre-determined outcome that provides only for demolition.</p>	
NTP8	<p><b>St George's Terrace</b></p> <p>The RS identifies the proposed retention of "St George's Terrace (and potential archaeological site) is supported on heritage grounds as the item's significant fabric and conservation values would be conserved within its context and setting" (page 15).</p> <p>In reviewing the plans for the retention of St George's Terrace, the Branch has significant concerns about the treatment of this local heritage listed item. The form, scale and height Powerhouse Parramatta East wing will overpower and create adverse impacts to the heritage significance of St George's Terrace.</p>	<p>The Statement of Heritage Impact prepared by Advisian dated 2 November 2020 (provided as Attachment E of the Response to Request for Additional Information) considers the proposed retention and adaptive reuse of St George's Terrace. It confirms that the retention will maintain the building's core heritage significance with regard to its high degree of integrity when viewed from Phillip Street. Overall, the new development's form, siting, proportions and design detailing is responsive and sympathetic to the context and setting and significance of St George's Terrace.</p>
NTP9	<p><b>Consultation</b></p> <p>Powerhouse Parramatta: Heritage Interpretation Strategy / September 2020 page 22 stated the following written feedback and ideas provided by community and stakeholders during the consultation process.</p> <p>In addition, Ms Havilah reported that 15 community webinars were conducted to seek feedback about the Powerhouse Parramatta proposal. The Parramatta Branch representatives and National Trust members participated in five of these webinars where grave concerns were expressed about the threat to heritage items located on the Powerhouse site.</p> <p>Ms Havilah, in responding to questions asked at the Upper House Inquiry (8 October 2020) into the relocation of the Powerhouse stated that they had only received positive support for the Powerhouse development. When asked about any negative feedback received, and the status of Willow Grove, Ms Havilah hesitated, did not recall any negative feedback received about the development and took the question on notice.</p>	<p>The results of community consultation is outlined in the Consultation Summary Report that formed Appendix Q to the EIS and Addendum Consultation Outcomes Report that formed Appendix D to the Response to Submissions, which outline the views expressed by community members during the consultation process.</p>



No.	Extract	Comment
	<p>Parramatta Branch representatives and National Trust members who attended five of the webinars reported that there was little or no positive feedback given at webinars. As reported, feedback received from participants was that there was overwhelming opposition to any proposal that resulted in the demolition of heritage on this site and that both heritage items, Willow Grove and St George's Terrace, should be retained on the Phillip Street Parramatta site.</p> <p>The Parramatta Branch is disgusted by the erroneous reporting and total disregard for community input into the EIS process that has in no way been acknowledged to inform the RS.</p>	
NTP10	<p>This RS and the previous EIS appear to be merely documents used to support a pre-determined outcome with no acknowledgment of the concerns expressed by heritage experts and the broader community. The assessment of the heritage significance of Willow Grove and St George's Terrace in the SOHI as part of the EIS spoke in glowing terms of the individual heritage significance of these two buildings. Given this, it is difficult to understand how it is then possible to conclude that one of these buildings should be demolished and the other totally compromised in its setting.</p>	<ul style="list-style-type: none"> <li>• The EIS identified and assessed impacts resulting from the proposed development, also defining opportunities to mitigate or manage such impacts, and providing an ultimate recommendation considering the negative, positive, or potentially neutral implications of the development.</li> <li>• The EIS acknowledged that there would be an impact resulting from the significant change to the existing conditions of the site, requiring at the time the permanent demolition of locally listed items and other physical changes. This adverse impact was found to be outweighed by achieving the significant positive outcomes resulting from providing a new world-class museum in Western Sydney that provides a number of transformative social and economic benefits for the local Parramatta and broader Sydney community.</li> <li>• The amended design enables the retention of St George's Terrace and will deconstruct and relocate Willow Grove. On-balance the proposed development is considered to be in the public interest and can be appropriately managed through the identified mitigation measures and conditions of consent.</li> </ul>

## 2.4 Save The Powerhouse

No.	Extract	Comment
SP1	<ul style="list-style-type: none"> <li>• New decisions on a project design described as "world class" should be publicised to a wide audience, not merely to local residents.</li> <li>• A project which received over 1300 submissions of which 95% were opposed, should not be considered for approval.</li> <li>• The modifications made to the design are purely cosmetic and do not change the fundamentals <ul style="list-style-type: none"> <li>(a) The flood dangers on the site have not been addressed. Even if the undercroft is now closed, people could still drown when trying to escape land flood.</li> </ul> </li> </ul>	<p>The objections are noted.</p> <ul style="list-style-type: none"> <li>• The Response to Submissions Report was publicly exhibited in accordance with DPIE processes, and all documents including the Responses to Request for Additional Information are available on the major projects website.</li> <li>• The submissions received have been identified and addressed in the Response to Submissions Report, and in this subsequent further response.</li> <li>• The ground floor (finished floor levels) of the eastern and western buildings will comply with the flood planning level set by the Parramatta Development Control Plan and will be able to withstand riverine flooding and overland flooding events. The probability of overland flooding</li> </ul>

No.	Extract	Comment
	<p>(b) The proposed removal and rebuilding of Willow Grove on another site has been universally derided by experts as “farcical.”</p> <p>(c) All other problems – size, lack of museum curatorial space, etc... and immense costs - remain.</p>	<p>is very low and about 1 in 800 in any year. Expressed in terms of the design life of the building of 100 years, it represents a chance of 1 in 8 (i.e. 12%) of a flood occurring in this period which is within 0.3m of the ground floor level. The chance of ground floor inundation from the Parramatta River flooding is approximately 1 in 1000 in any year. An Emergency Management Plan will be prepared for the site with consideration of Council’s draft <i>Update of Parramatta Floodplain Risk Management Plans</i> consistent with other developments in the surrounding Parramatta CBD.</p> <ul style="list-style-type: none"> <li>Relocation of Willow Grove is proposed to be undertaken under the supervision of a heritage specialist and a process of recording and developing sensitive demolition methodologies would be undertaken prior to any works. Create Infrastructure NSW will develop a framework outlining the future site of Willow Grove, as well as the reconstruction process and the program that would be undertaken prior to the opening of Powerhouse Parramatta.</li> <li>Reference is made to the Response to Submissions Report dated October 2020 in relation to the matters raised during the public consultation process including museum size and curatorial spaces.</li> </ul>

## 2.5 Dharug Strategic Management Group

No.	Extract	Comment
DSMG1	<p>Dharug Strategic Management Group Ltd (DSMG) made a submission to the original exhibition of the EIS in which we made it clear that while we value our relationship with the Museum of Applied Arts and Sciences and will welcome the development of an appropriate new facility in Parramatta, we were deeply concerned that the project under review is not appropriate to the site, nor is its appalling treatment of existing heritage and community values a foundation for developing a major community cultural institution in and for Western Sydney. In reviewing the Response to Submissions Report on the project, our concerns about the project as proposed are amplified rather than addressed.</p> <p>As indicated in our original submission on this project, DSMG is a not-for-profit company and registered charity that operates as an organisation for Dharug people, managed by Dharug people. DSMG was established in early-2018 after more than seven years of community consultation and negotiation about management of the site of the Blacktown Native Institution in Oakhurst in Western Sydney. The BNI site has cultural and historical significance for Dharug people and its return to Dharug ownership in 2018 was the first return of Nura to Dharug care since colonial times.</p>	Noted.
DSMG2	<p>DSMG and MAAS</p> <p>We reiterate that we understand the basis of our contribution to the review of the Powerhouse at Parramatta proposal is developed from the 2020 Statement of Recognition and Understanding between DSMG and MAAS.</p>	<ul style="list-style-type: none"> <li>The EIS includes an analysis of the site’s suitability and project alternatives, in accordance with the requirements of the SEARs and the EP&amp;A Regulation.</li> <li>Analysis of alternative locations has already been undertaken by the NSW Government, resulting in the selection of the subject site as the most suitable, a further analysis of</li> </ul>



No.	Extract	Comment
	<p>Failure to acknowledge the underlying issue – this is the wrong project for the site.</p> <p>As a community organisation, DSMG expresses exasperation that the <i>Response to Submissions Report</i> fails to address the fundamental underlying issues that were raised not only in our submission but in other community submissions that the proposed development is deeply conceptually flawed as a development of a cultural institution at this place.</p> <p>Instead, the <i>Response to Submissions Report</i> <u>assumes</u> that the Department of Planning, Industry and Environment should – and will – approve the development as proposed and amended, even if conditions are required. We think it cannot be approved and that objective assessment of the EIS and this <i>Response to Submissions Report</i> supports that conclusions.</p> <p>DSMG acknowledges that some changes to the proposal have been made with a view to reducing impacts, but the fundamental mismatch between proposal and place remains unacknowledged and unaddressed. The report is simply silent on the foolishness of a project design for a cultural institution that requires destruction of cultural heritage to proceed.</p> <p>Given the clear contradiction between the intended purpose of developing a Powerhouse at Parramatta museum and the project as proposed and given that so many submissions made community concern about that contradiction explicit, it is surely incumbent on the consultants to at least acknowledge that concern as reflecting a fundamental mismatch between the project and the place.</p> <p>DSMG's understanding is that in responding to the EIS and the <i>Response to Submissions Report</i>, that we are involved in an assessment exercise, not a pre-determined approval process. In reviewing the <i>Response to Submissions Report</i>, however, it seems that the consultants and the project developers all assume that this is an exercise of project advocacy not assessment. They fail to address the fundamental criticism of the EIS to consider either a 'no development' option or to report on alternatives.</p>	<p>alternative locations is a matter for the NSW Government and is not relevant to this planning assessment process.</p> <ul style="list-style-type: none"> <li>• Section 5.2 of the RTS Report identifies that there is no potential to retain the existing Willow Grove building on the site either in part or full in situ while meeting the objectives of the Parramatta project. St George's Terrace will be retained and adaptively reused on the site.</li> <li>• The assessment of the Powerhouse Parramatta State Significant Development Application is being undertaken in accordance with standard processes and policies.</li> </ul>
DSMG3	The building design was always wrong	<ul style="list-style-type: none"> <li>• The EIS identified and assessed impacts resulting from the proposed development, also defining opportunities to mitigate or manage such impacts, and providing an ultimate recommendation considering the negative, positive, or potentially neutral implications of the development.</li> <li>• The EIS acknowledged that there would be an impact resulting from the significant change to the existing conditions of the site, requiring at the time the permanent demolition of locally listed items and other physical changes. This adverse impact was found to be outweighed by achieving the significant positive outcomes resulting from providing a new world-class</li> </ul>

No.	Extract	Comment
	<p>Amendment to the building design to respond to issues concerning relationships between the building, the site, the new institution and the place in which it will sit is, in part, an acknowledgement that the original design – despite all the accolades for its international excellence – failed the requirement to be locally excellent and locally relevant. The requirement to demolish in situ heritage values demonstrates this. The proposed retention of St Georges Terrace demonstrates that reformulation of the project to accommodate existing cultural heritage was always possible – so the failure to consider redesign that retains Willow Grove in situ simply reinforces the poverty of understanding of the site and its place in Parramatta in the original design.</p> <p>If 91% of submissions commented on the loss of heritage demanded by the original design, surely that is an indication that the design was wrong from the start. The project advocates (including the consultants preparing the <i>Response to Submissions Report</i>) are simply trying to fool the State and the public by insisting that their view that “The subject site is the most suitable location for the Powerhouse Parramatta” (<i>Response to Submissions Report</i>, p 9) means the design is the most suitable design. Similarly, the further desperate insistence that the <i>two-stage international design competition, in which the competition brief requested that design teams consider aspects of heritage and cultural significance within their submissions, including local heritage items, whilst achieving the functional brief required to be delivered on this important site. The retention of heritage was considered carefully during the judging process, and ultimately the Jury were unanimous in their decision on the final chosen concept by Moreau Kusunoki and Genton (Response to Submissions Report , p9)</i>, excuses the destruction of cultural heritage values on the site is self-justified delusion that is out of step with community values and inconsistent with the usual standards of good practice impact assessment.</p> <p>The design criteria treated the Dharug storying of the site as irrelevant and this meant that only two of the original design teams approached Dharug organisations to better understand the cultural heritage and place value of the site. The jurists, like the design team at Moreau Kusunoki and Genton, were simply ignorant and the refusal to address that ignorance is part of the reimposition of <i>terra nullius</i> thinking into the urban fabric of Parramatta. The complete and abysmal failure of the consultants and proponents to understand this is an amplification of ignorance and a wilful refusal to reconsider how to build a respectful cultural institution in the heart of Parramatta. It invents rather than respects heritage.</p>	<p>museum in Western Sydney that provides a number of transformative social and economic benefits for the local Parramatta and broader Sydney community.</p> <ul style="list-style-type: none"> <li>• The amended design enables the retention of St George’s Terrace and will deconstruct and relocate Willow Grove. On-balance the proposed development is considered to be in the public interest and can be appropriately managed through the identified mitigation measures and conditions of consent.</li> </ul>

No.	Extract	Comment
	<p>This wilful and destructive ignorance must be called out if the review of this proposal is to deliver a critical and objective assessment rather than simply a pre-determined approval. We note that not even all the shortlisted proposals concluded that destruction of existing heritage values in the site was required to meet the competition criteria, so the failure of the EIS or the <i>Response to Submissions Report</i> to consider appropriate alternative to the element of the project that elicited the most clear and coherent criticism is a major failure of good practice.</p> <p>This is classified as a State Significant Project, yet its pre-determination was never part of that classification. The <i>Response to Submissions Report</i> is inadequate in its treatment of this major concern and should not be accepted.</p>	
DSMG4	<p>Conflicts of interest and the EIS</p> <p>We note that many of the supporting submissions fail to address the EIS and instead support the idea of the Powerhouse at Parramatta because it presents economic, commercial or other opportunities that will benefit them or their organisations.</p> <p>The value of the proposed museum is not in its commercial value to private or even other institutional interests, but its value in terms of the cultural role of a museum in telling the stories of being, belonging and becoming. The importance of this institution is in its capacity to display material heritage, explain and amplify cultural heritage, encourage understanding of place and people, and nurturing sustainable understanding of technologies, cultures and relationships. Its purpose is not to bring money into the Parramatta CBD but to bring culture and understanding.</p> <p>Those submissions that fail to address the EIS and instead support the proposal on the basis of their own commercial interests should be called out. They certainly should not be allowed to prevail in the presentation of “new histories” (<i>Response to Submissions Report</i>, p 10) as a justification for destruction of cultural values.</p>	Noted
DSMG5	Willow Grove	<ul style="list-style-type: none"> <li>• The EIS acknowledged that there would be an impact resulting from the significant change to the existing conditions of the site, requiring at the time the permanent demolition of locally listed items and other physical changes. This adverse impact was found to be outweighed by achieving the significant positive outcomes resulting from providing a new world-class museum in Western Sydney that provides a number of transformative social and economic benefits for the local Parramatta and broader Sydney community.</li> <li>• The amended design enables the retention of St George’s Terrace and will deconstruct and relocate Willow Grove. On-balance the proposed development is considered to be in the</li> </ul>

No.	Extract	Comment
	<p>The <i>Response to Submissions Report</i> acknowledges that there are no comparable existing buildings specifically within the context of the Parramatta CBD. But the solution proposed is to “construct and relocate Willow Grove to another location” (<i>Response to Submissions Report</i>, p 9). We have already made clear to the concurrent Parliamentary Inquiry DSMG’s view that relocation to a precinct that is burdened by its violent and destructive history is not just inappropriate, but deeply offensive to Dharug people. Further, the proposal that the building would be transferred to a government instrumentality that has consistently denigrated and denied Dharug people and our historical and contemporary experience as part of a development of a commercial and residential complex in the relocation area is a gross example of the sort of cumulative and repetitive trauma that we referred to in our original submission.</p>	<p>public interest and can be appropriately managed through the identified mitigation measures and conditions of consent.</p> <p>No site has been determined for the relocation of Willow Grove. The relocation process is covered under proposed mitigation measure D/O-HE3:</p> <p>Create Infrastructure NSW is to develop a Willow Grove Relocation Framework for determining the new site for Willow Grove, including opportunities for an appropriate future use for the relocated building and addressing the matters relating to relocation identified in the Addendum Statement of Heritage Impact prepared by Advisian (October 2020). Consultation is to be undertaken with Parramatta Council, the Heritage Council, and the landowners/mangers of the relocation site as well as the local community in preparing the Willow Grove Relocation Framework. The Willow Grove Relocation Framework will confirm the program for the relocation process, including details of any additional approvals required to reconstruct Willow Grove at the proposed site, and will be submitted to the Secretary for endorsement prior to the issue of an Occupation Certificate for the Powerhouse Parramatta.</p>
DSMG6	<p>Cultural Heritage Consultative Processes</p> <p>DSMG notes that many elements of the dissatisfaction with the destruction of heritage values by the project are assumed to be addressed by ongoing community consultation and heritage assessment and management processes. DSMG is a Registered Aboriginal Party for the project and an active participant in the Community Reference Group. We have voiced our concern and dissatisfaction with that process on several occasions. It cannot be allowed to pass without comment that this process is not appropriate as a replacement for solutions that respect and retain heritage values as central to the way the project proceeds.</p>	<p>Noted- consultation with Registered Aboriginal parties is ongoing and will continue throughout the planning, design and construction phases of the project.</p>
DSMG7	<p>Wrong-headed thinking in reaching self-justified conclusions</p> <p>The <i>Response to Submissions Report</i> concludes that <i>On-balance the proposed development is considered to be in the public interest and will not result in any unacceptable social, economic or environmental impacts that cannot be appropriately managed through the identified mitigation measures and conditions of consent (p16).</i></p>	<p>The assessment of the Powerhouse Parramatta State Significant Development Application is being undertaken in accordance with standard processes and policies.</p>

No.	Extract	Comment
	<p>For Dharug people whose views about the importance of the place as part of the storying of Parramatta as a place of belonging, being and becoming not just for Dharug people but for many of our kin whose lives begin and end in the river and across the landscape over spans of time that dwarf the proposed 100-year life of this building, this conclusion is wrong-headed, destructive and deeply offensive. Given how clearly Dharug concerns about the project and the processes involved in its assessment (or, as we have noted above, pre-determined 'approval'), this conclusion simply (and once again) excludes Dharug people as an element of the public interest that is apparently served by the state of NSW and its institutions. Despite the Museum's agreement to act in ways that respect Dharug presence in Nura, this museum will (again) erase it and the state and its self-interested institutions, consultants, economic partners and even its Indigenous agencies will allow this to happen.</p> <p>The <i>Response to Submissions Report</i> should be required to explain how this is even possibly in the public interest for the Dharug public.</p>	
DSMG8	<p>In conclusion DSMG continues to insist that both the EIS and this <i>Response to Submissions Report</i> are flawed because they treat the site as having no inherent value as Nura. Their wilful dismissal of Dharug concerns about heritage and their careless confusion of commercial and public interests, including the offensive exclusion of Dharug values from any consideration as part of the public interest, renders the <i>Response to Submissions Report</i> unacceptable as a basis for any final project approval.</p> <p>Further, the configuration of the process as one that will inevitably lead to project approval renders it is anathema to a proper assessment process. There are serious failures in the EIS and the <i>Response to Submissions Report</i> that are reflected in the absence of 'no development' and 'alternative development' scenarios and this warrants serious consideration in order to preserve the existing heritage values and respect Dharug storying of the site.</p>	Noted.

## 2.6 CFMEU (NSW Branch)

No.	Extract	Comment
CFMEU1	<p>These buildings, dating back to the 1800's are of historical significance, not only to the people of Parramatta but for all Australians.</p> <p>It is disappointing when one sees how other cities around the world preserve and take pride in their architectural history that our Government wants to do the opposite and tear these buildings down. Parramatta may not be centuries and centuries old, but these buildings are some of the earliest structure dating</p>	<p>The objection is noted. It is recognised that the physical location of Willow Grove is part of its history, and that relocation is generally not a means of preservation except in circumstances where there is no practical alternative to retain the heritage item on the site. As has been addressed, the retention of this building in its current location is not possible and therefore relocation is considered to mitigate the effects of its removal. The deconstruction and relocation of Willow Grove in this instance could maintain many of the conservation values of the heritage item and would be subject to undertaking archival recording, completing detailed feasibility and</p>

No.	Extract	Comment
	<p>back to English first settlement and tell an important part of the story of Parramatta. These buildings are important to the people of Parramatta and Australia generally and would be wonderful for tourists to visit, when again people are able to travel, if properly preserved, maintained and incorporated into a proposal for a world class museum and cultural centre.</p> <p>The Willow Grove mansion is of particular importance as it also represents the history of our members. Built by the forefathers of current CFMEU members, many of the skills used to build Willow Grove no longer exist and it would be a crime to eradicate the actual examples of such work permanently. This should be a place of pride and should be retained for future generation to admire and enjoy.</p> <p>We are opposed to the demolition by stealth of the Willow Grove which is the proposition to relocate Willow Grove. There is no doubt that the integrity of the structure and its original features will be damaged and destroyed forever by the move. This will not be a re-building of Willow Grove it will be a poor reconstructed copy.</p> <p>To move Willow Grove will also result in the loss of the connection to its location and grounds.</p> <p>The CFMEU is supportive of a museum being built for the people of Western Sydney and Parramatta.</p> <p>Like many examples in NSW and around the world we believe that a design can incorporate Willow Grove and St Georges Terrace if the Government is determined to build the museum at that location.</p> <p>You only need to look to the recent upgrade to the Australian Museum, the Old GPO in the CBD of Sydney and the Mitchell Library to see that it is more than possible to incorporate a heritage building into a modern structure.</p> <p>It is ironic that the NSW Government is willing to sacrifice a beautiful historical building to make way for a museum.</p> <p>We see no reason why the people of Parramatta and Australia cannot have both.</p>	<p>heritage assessments, and the preparation of a framework for the relocation site. These are addressed in the proposed Mitigation Measures.</p> <p>St George's Terrace will be retained and adaptively reused on the site.</p>

## 2.7 North Parramatta Residents Action Group

No.	Extract	Comment
NPAG1	<p>This RTS is poor attempt to try and mitigate an unpopular project on a problem riddled site that is widely contested by community members of Parramatta and beyond for its intention to destroy the dwindling heritage that remains in our city. By offering to demolish the last remaining Victorian Italianate Villa in Parramatta and the important grounds and gardens it sits in and replace it with a replica beside a convict built gaol at North Parramatta is a joke and shows the massive disrespect this NSW government has for Western Sydney and Australian history and its fast dwindling built and natural heritage.</p> <p>NPRAG and its members strongly condemn this governments proposal to remove Willow Grove from 34 Philip Street where it was built for prominent businesswoman Annie Gallagher and her husband City of Parramatta Alderman Thomas Gallagher in 1880s. Our members and community from all over NSW will physically block any attempt by this state government and its agencies or contractors hired by them to remove Willow Grove from its garden setting.</p> <p>The consultation has been the typical tick box affair that has not even bothered to report the huge dissent registered on the zoom webinar briefings that took place in the height of COVID lockdown- (NPRAG representatives sat on three separate briefings). None of the communities concerns have been addressed in relation to the importance of Willow Grove to Parramatta's social history and moving it to sit beside another entirely different set of historical buildings shows how little this project is about culture if it has no understanding of the existing places that are culturally significant, and loved in Parramatta.</p> <p>The minimal information supplied on the retention of the St Georges Terrace (which was only supplied when Jim Betts from DPIE requested it from INSW) is inadequate and concerning. It shows no detail of the heritage integration of this delicate structure just a basic 3d photo montage that shows little. No architectural drawings to demonstrate how this building will be incorporated in the museum of have its social history interpreted.</p> <p>This project and its design have destroyed the entire engineering of the City of Parramatta's CIVIC LINK to be a large pedestrian walkway to open up to a river vista that planned to incorporate and celebrate Willow Grove – to a narrow walkway in between two tall buildings with Willow Grove a distant memory.</p>	<p>The objection is noted. It is recognised that the physical location of Willow Grove is part of its history, and that relocation is generally not a means of preservation except in circumstances where there is no practical alternative to retain the heritage item on the site. As has been addressed, the retention of this building in its current location is not possible and therefore relocation is considered to mitigate the effects of its removal. The deconstruction and relocation of Willow Grove in this instance could maintain many of the conservation values of the heritage item and would be subject to undertaking archival recording, completing detailed feasibility and heritage assessments, and the preparation of a framework for the relocation site. These are addressed in the proposed Mitigation Measures.</p> <p>The results of community consultation is outlined in the Consultation Summary Report that formed Appendix Q to the EIS and Addendum Consultation Outcomes Report that formed Appendix D to the Response to Submissions, which outline the views expressed by community members during the consultation process.</p> <p>Design amendment has enabled the retention of St George's Terrace as part of the Phillip Street frontage of Powerhouse Parramatta. This will comprise works to integrate the terrace with the renewed site. The relationship between St George's Terrace and its future use has been outlined in the Response to Request for Information dated 2 November 2020.</p>
NPAG2	<p>There are still serious failures from the proponent (the NSW Government Premier and Cabinet department – Infrastructure NSW) to adhere to the SEARS. The EIS shall:</p> <p>1. outline the process leading to the selection of the site and the siting of the new development in the context of the heritage items on the site, including any</p>	<ul style="list-style-type: none"> <li>The EIS includes a detailed analysis of the site's suitability and project alternatives, in accordance with the requirements of the SEARs and the EP&amp;A Regulation.</li> <li>Analysis of alternative locations has already been undertaken by the NSW Government, resulting in the selection of the subject site as the most suitable, a further analysis of</li> </ul>



No.	Extract	Comment
	<p>designs that could facilitate the retention of Willow Grove and the St George's Terrace. FAILED TO PROVIDE</p> <p>2. provide robust justification and analysis of the suitability of the proposal, its heritage impacts and any alternative schemes considered. FAILED TO PROVIDE</p>	<p>alternative locations is a matter for the NSW Government and is not relevant to this planning assessment process.</p> <ul style="list-style-type: none"> <li>The project has been accompanied by a Heritage Impact Statement (Appendix G of the EIS), Addendum Statement of Heritage Impact (Appendix F of the RTS Report), Heritage Interpretation Strategy (Appendix G of the RTS Report), and Addendum Statement of Heritage Impact – St George's Terrace (Attachment E of the Response to Request for Additional Information). These assessments have assessed heritage matters including the potential impacts of the construction and operation of the Powerhouse Parramatta on the heritage significance of heritage items, the proposed retention, conservation and adaptive reuse of St Georges Terrace, the proposed relocation of Willow Grove, and a comprehensive strategy for heritage interpretation.</li> <li>The application has also been prepared in the context of an Addendum Historical Archaeology Impact Assessment (Appendix H of the RTS Report) and Addendum Aboriginal Cultural Heritage Assessment Report (Appendix I of the RTS Report), with further consultation being undertaken at this time.</li> </ul>
NPAG3	<p>The proponent (iNSW) advising that the NSW government made the decision that this was the best site, IS NOT outline the process or providing the robust justification and analysis lade for the suitability of this site over other state government owned land in Parramatta.</p> <p>3. Statement of Heritage Impact (SOHI), prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. FAILED TO PROVIDE</p> <p>Advisian are NOT qualified or industry known heritage consultants. Their disciplines are listed as Environment and Society, Power Specialist Services, Workplace Optimization, Asset Advisory, Geoscience, Safety and Risk Consulting Decommissioning and Restoration, Transport Specialist Services, Energy Transition and Sustainability, Market Services, Water Specialist Services. Nil returns for Heritage search.</p>	<p>As addressed above, the project has been accompanied by heritage assessments which have been prepared in accordance with the guidelines in the NSW Heritage Manual and prepared by suitably qualified persons.</p>
NPAG4	<p>4. addressing any proposed adaptive reuse and measures to minimise impacts on the building demonstrate attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items heritage conservation areas. Demonstrate engagement with appropriate local stakeholders. FAILED TO PROVIDE.</p> <p>No attempts have been made to incorporate Willow Grove into the museum building design or to show how its potential adaptive reuse on the site it has been on for over 140 years could be achieved. It's evident from the large and ongoing 2 year public outcry, and the construction industry union (CFMEU) greenban placed in 2020 - that this Villa must remain on Phillip Street. Its place in the</p>	<p>Consultation undertaken prior to lodgement is detailed in the Consultation Summary Report provided at Appendix Q of the EIS, and during and following the public exhibition of the EIS as detailed in Section 2 of the Response to Submissions Report. The consultation undertaken has included a wide range of stakeholders including government agencies, Councils, local arts and cultural groups, business groups, educational groups, neighbouring businesses, travel and tourism providers and the Parramatta Community Reference Group. Consultation activities were undertaken with a wide range of representatives from the project team, ensuring the appropriate expertise was provided for each relevant event.</p>



No.	Extract	Comment
	<p>history of Parramatta as the second colony where it was built in Phillip Street is important to the largest 'stakeholders' being the community.</p> <p>There has been ZERO engagement with community from Lisa Havilah or the hired gun Kylie Cochrane on the importance of Willow Grove to Parramatta and its people or the people of NSW, there has been NO attempt by any other hired consultants of iNSW or other government departments or employees of trustees of the MAAS.</p>	
NPAG5	<p>This is the wrong site for the museum in Parramatta, a more successful and considered site for a growing city that is supported by heritage organisations, museum experts, urban planners and community would be in the 26ha botanic Cumberland Hospital grounds beside the World Heritage worthy Female Factory and Institutions Precinct. In a post COVID-19 world when open green space has been shown as so important for our physical and mental wellbeing this location would have far greater benefits for large events to be staged and be far more culturally significant than what is being offered by iNSW.</p>	<ul style="list-style-type: none"> <li>The then NSW Premier and Deputy Premier released the <i>Create in NSW: NSW Arts and Cultural Policy Framework</i> and announced the Government's decision to investigate the creation of Powerhouse Parramatta. Following that announcement, Create Infrastructure NSW initiated and led the development of the planning framework for Powerhouse Parramatta. This included a site selection assessment which concluded that the Riverbank site in Parramatta was the preferred site for the new museum, based on a range of criteria including size, existing conditions, location and opportunities to deliver expanded benefits in conjunction with other civic projects (i.e. the Parramatta River foreshore and the Civic Link). The Government confirmed this decision and announced its choice of the Riverbank site in April 2016. The Riverbank site was acquired by the NSW Government to facilitate the delivery of the project in early-2019.</li> <li>The EIS includes a detailed analysis of the site's suitability and project alternatives, in accordance with the requirements of the SEARs and the EP&amp;A Regulation.</li> <li>Analysis of alternative locations has already been undertaken by the NSW Government, resulting in the selection of the subject site as the most suitable, a further analysis of alternative locations is a matter for the NSW Government and is not relevant to this planning assessment process.</li> </ul>

## 2.8 The Volunteers of Brislington House

No.	Extract	Comment
VBH1	<p>To remove this important historic building, brick by brick, and try to rebuild it in another location is beyond belief. This is not a building constructed of large sandstone blocks that can easily be removed with little damage. This may have been done with churches in the past in Parramatta, but this technique cannot be applied to Willow Grove. The plastered walls and rendered bricks are much more delicate and would be totally ruined by moving. Aside from this the disrespect for the site itself being shown by this State Government is incredible!</p> <p>This heritage listed building is one of a few private hospitals where women gave birth in the early to mid-20th Century.</p>	<p>The objection is noted. The relocation of Willow Grove will be undertaken under the supervision of heritage specialists and in accordance with a detailed feasibility and heritage assessment that will determine the methodology for deconstruction and relocation. This will be completed prior to any deconstruction and relocation works.</p>

No.	Extract	Comment
	<p>In 1919, Mrs E.E. Davidson, a matron and midwife, purchased the property. This was the same year the world-wide pandemic of influenza struck Sydney and Parramatta.</p> <p>When Estella Private Hospital (now known as Willow Grove) opened there were 129 private 'lying-in' (or maternity) hospitals recorded in Sydney. The majority were run by trained midwives forming a private maternity hospital system in New South Wales. Prior to this, private homes were often used for birthing. In Parramatta all of these have since been demolished. It was not until the 1950s when a maternity unit opened in the Parramatta District Hospital to cater for the needs of the local population, supported by the State Government. This building therefore represents a significant period in the medical history of the district.</p> <p>Doctors who are commemorated at the local Parramatta Brislington Medical and Nursing Museum, worked at this maternity hospital and encouraged "lying-in care" as well as medical and surgical care for patients. They were on call at all hours and at short notice for emergencies as well as providing routine visits and consultations. Most notably were Drs Waugh and Whiting, who were highly regarded within the community and worked for many years at the Parramatta District Hospital as Resident Medical Officers.</p> <p>Willow Grove is an historical residence associated with a significant phase in development of Parramatta in the nineteenth century. It is associated with locally significant persons: Mrs E. Davidson, midwife and nurse, Matron May Victoria West, and Matron Frances Amy Thompson who, in turn, owned it and ran it as a private maternity hospital and then a nursing facility between 1920 and 1952. The provision of annual licensing and regular inspection at the hospital ensured that standards for midwifery care were greatly improved and untrained staff were eliminated from the medical care of patients.</p> <p>The social significance of Willow Grove was as a maternity hospital for a long period of time, and thus it can be argued that it presents an important place for some older generation residents of the local area. Many people who visit Brislington Medical Museum recall tales of their parents and extended family members being born there and thus feel a bond with the site.</p> <p>The property is significant for the Parramatta Local Government Area for 'historical and aesthetic reasons' and serves as an example of the type of building constructed during an early wave of development in the area. The building's state heritage listing notes that it is "a good example of a Victorian Italianate two-storey villa, readily identifiable as part of historic building stock and strongly contributing to the streetscape in spite of its large setback, partly through its notable fence."</p>	

No.	Extract	Comment
	<p>The listing states that Willow Grove is of significance for historical, aesthetic and representative reasons.</p> <p>Please respect our past.</p>	

### 3.0 Public Submissions

The table below summarises the key issues raised in the 370 public submissions received to date and provides the Applicant's response.

Number of times raised		Response
345	<p><b>Willow Grove</b></p> <ul style="list-style-type: none"> <li>Willow Grove should not be demolished and should be retained in-situ, with the project design either being amended to allow retention of Willow Grove in its setting or that an alternative site to be found for the project to allow for the preservation of Willow Grove.</li> <li>Relocation of Willow Grove to another site is not supported.</li> <li>The proposed relocation methodology is inadequate and will not preserve the heritage significance or original fabric of the building.</li> <li>Expressed concern regarding the cumulative impact of loss of heritage within the Parramatta area.</li> </ul>	<p>As addressed in the Response to Submissions Report, there is no potential to retain the existing Willow Grove building on the site either in part or full in situ while meeting the objectives of the Parramatta project.</p> <p>The relocation of Willow Grove will be undertaken under the supervision of heritage specialists and in accordance with a detailed feasibility and heritage assessment that will determine the methodology for deconstruction and relocation. This will be completed prior to any deconstruction and relocation works. The preparation of a framework for the relocation site, will also consider the setting of the building as well as providing genuine opportunities for an appropriate use, recognising that Willow Grove has an extensive history of adaptive reuses since its original use for residential purposes. The site selection process will ensure there is opportunities for consultation with key stakeholders and the local community to identify and provide feedback on potential relocation sites and adaptive reuse for Willow Grove.</p>
9	<p><b>Flooding</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for the proposed development due to flooding constraints from the Parramatta River.</li> </ul>	<p>As discussed above, the development has been designed such that the risk of flooding to the ground floor level from overland flow and from the Parramatta River is low, being 1 in 800 years and 1 in 1000 years respectively. The design of the proposed development does not present increased risk to public safety or for the people within the building. The development is compatible with the flood hazard of the land.</p>
9	<p><b>Museum Functionality</b></p> <ul style="list-style-type: none"> <li>The proposed configuration and uses within the museum will not be world class.</li> <li>Proposed retail and food/beverage uses are not supported, with these uses already available in Church Street and other locales in the vicinity of the site.</li> <li>Object to reduction in presentation spaces compared to the exhibited Development Application.</li> </ul>	<p>The proposal has been designed to support diverse and flexible exhibition spaces, as a purpose-designed museum and research precinct. The museum comprises six levels and provides over 18,000m<sup>2</sup> of exhibition and public space. The museum has been designed to support large scale exhibitions that feature Powerhouse collections. The proposed food and beverage and retail spaces will support the creation of an active precinct and the operation of a contemporary museum.</p>

Number of times raised	Response
<p>9</p> <p><b>St George's Terraces</b></p> <ul style="list-style-type: none"> <li>Insufficient detail is provided regarding the proposed use and any physical works to the St George's Terraces as a result of the retention and adaptive reuse.</li> <li>The proposed building has a poor physical and visual relationship with the retained St George's Terraces.</li> </ul>	<p>The Response to Request for Additional Information dated 2 November 2020 identifies that consent is sought for and identifies the external physical works to this building as part of the delivery of Powerhouse Parramatta, with the internal fit-out and use to be the subject of a separate and future planning process. The physical relationship between Powerhouse Parramatta and St George's Terrace is assessed in the Addendum Statement of Heritage Impact provided at Attachment E of the response.</p>
<p>4</p> <p><b>Architectural Design</b></p> <ul style="list-style-type: none"> <li>The architectural design of the proposed development is ugly, not in keeping with the area and not suitable for the riverfront and/or heritage setting of the site.</li> </ul>	<p>The proposed development has been designed to exhibit design excellence including by means of the high standard of architectural and landscape design appropriate to the proposed building type and location. The proposed development is the outcome of a two-stage international design competition, which was run in accordance with the requirements of the NSW Government and was formally endorsed by the Australian Institute of Architects.</p>
<p>4</p> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>There is insufficient parking within the vicinity of the site to support the proposed museum use.</li> <li>Parking should be provided for patrons on-site as part of the redevelopment.</li> </ul>	<p>In line with the project's commitment to sustainable travel no car parking will be provided on the site. Powerhouse Parramatta is located in proximity to existing train, bus and ferry transport nodes and will further benefit from transport connectivity through the Light Rail and West Metro projects. There are also a number of surrounding public carparks located within the Parramatta CBD in walking distance of the site. These carparks accommodate over 12,000 parking spaces.</p>
<p>2</p> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>The site should be developed for a River Square or general public open space, rather than for the proposed project.</li> </ul>	<p>The proposed development will deliver significant new public open space in accordance with Council's vision for a new riverside park at the termination of the Civic Link, and public domain areas generally which comprise some 19,270sqm of public open space (representing a 9% increase from the exhibited scheme).</p> <p>The amended development provides two areas of large, level open space outside PS1 and from Dirrabarri Lane, and a sloped open space connecting PS1 to the foreshore. These open space areas have been designed to be open and functional, and work alongside other pedestrian paths along the western and eastern boundaries of the buildings to create a network of connections between the CBD and the river foreshore.</p>
<p>3</p> <p><b>Aboriginal Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>The demolition/relocation of Willow Grove will impact on associations with this building of Aboriginal people.</li> <li>The consultation process with stakeholders in relation to Aboriginal cultural heritage is inadequate/incomplete.</li> </ul>	<p>As outlined in the Aboriginal Cultural Heritage Assessment Report at Appendix H of the EIS, consultation with Registered Aboriginal Parties is ongoing. The Applicant is completing the remaining stages of consultation in accordance with the amended design lodged with the Response to Submissions. The consultation process will be complete in January 2021.</p>
<p>4</p> <p><b>Alternative sites should be considered</b></p> <ul style="list-style-type: none"> <li>Objection to the selected site, with North Parramatta most commonly cited as an alternative potential location.</li> </ul>	<p>As outlined in the Response to Submissions Report, the subject site is the most suitable location for the Powerhouse Parramatta as outlined in the EIS, including the site's iconic location within the CBD of Sydney's Central City, positioned on the Parramatta River foreshore at the terminus of the future Civic Link. Analysis of alternative locations has already been undertaken by the NSW Government, resulting in the selection of the subject site as the most suitable, a further analysis of alternative locations is a matter for the NSW Government and is not relevant to this planning assessment process..</p>

Number of times raised		Response
23	<b>General objection – no specific issue</b> <ul style="list-style-type: none"><li>These submissions objected to the proposed development, but did not provide any specific reasons/basis for the objection.</li></ul>	The objection is noted.
1	<b>Support</b> <ul style="list-style-type: none"><li>Expresses support for the project.</li></ul>	The support is noted.

# POWERHOUSE PARRAMATTA

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PROJECT

**POWERHOUSE PARRAMATTA**

TITLE

**COVER PAGE**

SCALE

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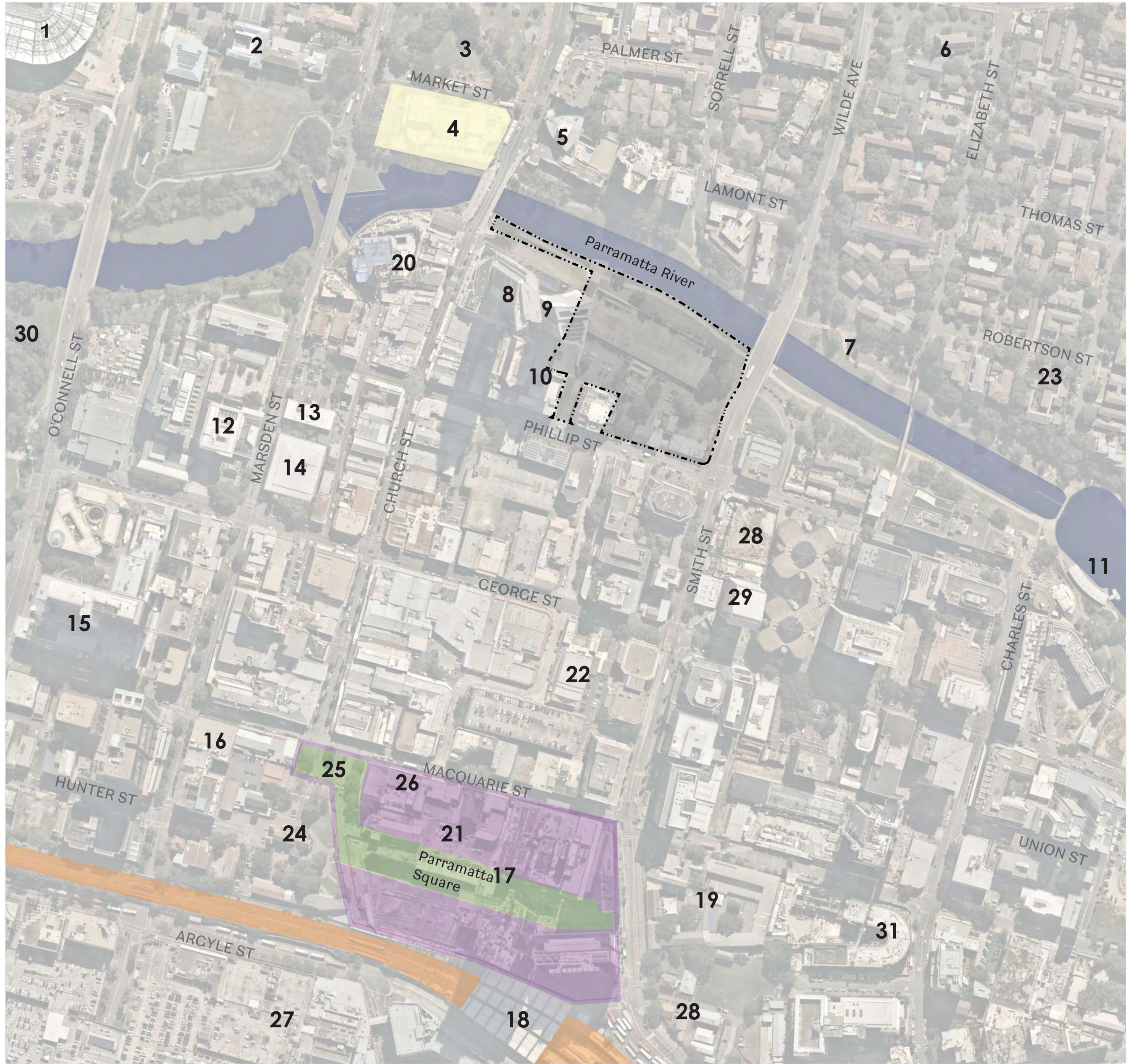
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DA000	COVER PAGE	12	08/10/2020
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DA050	LOCALITY AND CONTEXT PLAN	12	08/10/2020
DA060	EXISTING SITE PLAN	12	08/10/2020
DA061	SITE DEMOLITION PLAN	13	19/10/2020
DA062	PROPOSED SITE MASTER PLAN	13	19/10/2020
DA070	EXCAVATION PLAN	12	08/10/2020
100 GA PLANS			
DA100	LOWER GROUND LEVEL PLAN	12	08/10/2020
DA101	GROUND LEVEL PLAN	13	19/10/2020
DA102	GROUND LEVEL MEZZANINE 1 PLAN	12	08/10/2020
DA103	GROUND LEVEL MEZZANINE 2 PLAN	12	08/10/2020
DA110	LEVEL 1 PLAN	13	12/01/2021
DA111	LEVEL 1.1 PLAN	13	12/01/2021
DA112	LEVEL 1.2 PLAN	13	12/01/2021
DA120	LEVEL 2 PLAN	12	08/10/2020
DA121	LEVEL 2.1 PLAN	12	08/10/2020
DA122	LEVEL 2.2 PLAN	12	08/10/2020
DA130	LEVEL 3 PLAN	12	08/10/2020
DA131	LEVEL 3.1 PLAN	12	08/10/2020
DA132	LEVEL 3.2 PLAN	12	08/10/2020
DA140	LEVEL 4 PLAN	12	08/10/2020
DA141	LEVEL 4.1 PLAN	12	08/10/2020
DA150	LEVEL 5 PLAN	12	08/10/2020
DA160	LEVEL 6 PLAN	13	12/01/2021
DA161	LEVEL 6.1 PLAN	12	08/10/2020
200 GA ELEVATIONS			
DA200	EXTERNAL ELEVATION SOUTH	14	11/01/2021
DA201	EXTERNAL ELEVATION EAST	14	11/01/2021
DA202	EXTERNAL ELEVATION NORTH	12	08/10/2020
DA203	EXTERNAL ELEVATION WEST	12	08/10/2020
250 GA SECTIONS			
DA250	SECTION A	12	08/10/2020
DA251	SECTION B	12	08/10/2020
DA252	SECTION C	12	08/10/2020
300 MATERIALS			
DA300	MATERIALS AND FINISHES	12	08/10/2020
400 SHADOW DIAGRAMS			
DA400	SHADOW DIAGRAMS	12	08/10/2020
500 AREA CALCULATIONS			
DA500	GFA DIAGRAM AND SCHEDULE	12	08/10/2020
DA501	GFA DIAGRAM AND SCHEDULE	12	08/10/2020
DA502	GFA DIAGRAM AND SCHEDULE	12	08/10/2020
DA503	GFA DIAGRAM AND SCHEDULE	12	08/10/2020
DA504	GFA SCHEDULE SUMMARY	12	08/10/2020





Legend

- site boundary
- cultural institution
- Parramatta River
- rail corridor
- Parramatta Square
- public domain

- 1 Bankwest Stadium
- 2 Old King's School
- 3 Prince Alfred Square
- 4 Riverside Theatres
- 5 Novotel Sydney Parramatta
- 6 All Saints Anglican Church Parramatta North
- 7 River Foreshore Reserve
- 8 Altitude by Meriton
- 9 Meriton Suites Church Street
- 10 PARKROYAL Parramatta
- 11 Parramatta Wharf
- 12 Justice Precinct
- 13 Police Station
- 14 Court House
- 15 Federal Government Offices
- 16 Post Office
- 17 Parramatta Square
- 18 Parramatta Station
- 19 Arthur Phillip High School
- 20 The Lennox Parramatta
- 21 Parramatta Town Hall
- 22 Roxy Theatre
- 23 Macarthur Girls High School
- 24 St Johns Anglican Cathedral Church
- 25 Centenary Square
- 26 Leigh Memorial Church
- 27 Westfield Parramatta
- 28 Lancer Barracks
- 29 Western Sydney University
- 30 Parramatta Park
- 31 Parramatta Public School

ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

TITLE

**LOCALITY AND CONTEXT PLAN**

SCALE

@ A1  
0 5 10 15 20 25  
m

NORTH



REVISION HISTORY

No Date Description

12 08/10/2020 SSDA RTS Drawing Set

DATE

08/10/2020

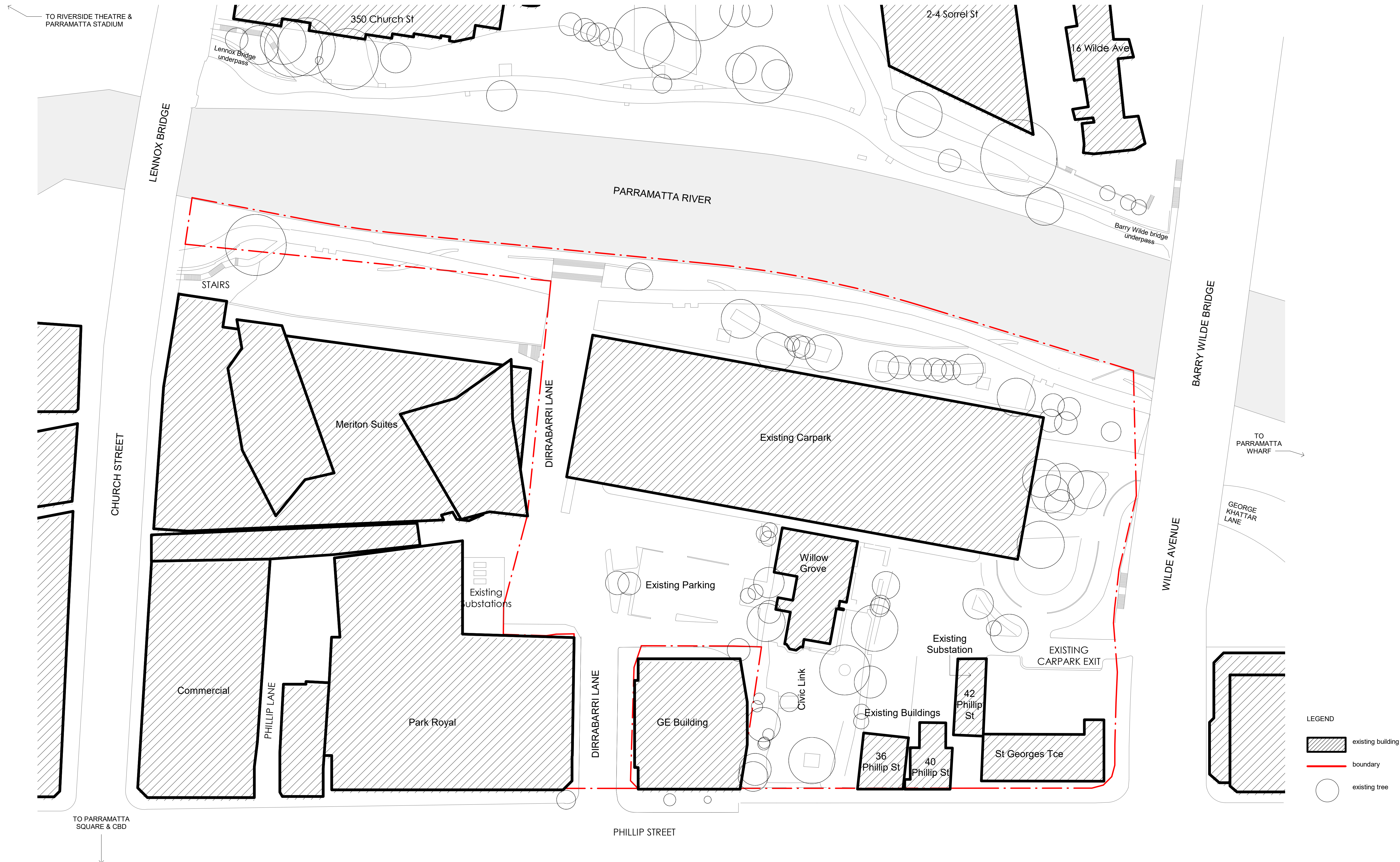
NUMBER

**DA050**

REVISION

**12**





ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

TITLE

**EXISTING SITE PLAN**

SCALE

1 : 500 @ A1  
0 5 10 20 25 30 m 1 : 500

NORTH



REVISION HISTORY

No	Date	Description
12	08/10/2020	SSDA RTS Drawing Set

DATE

08/10/2020

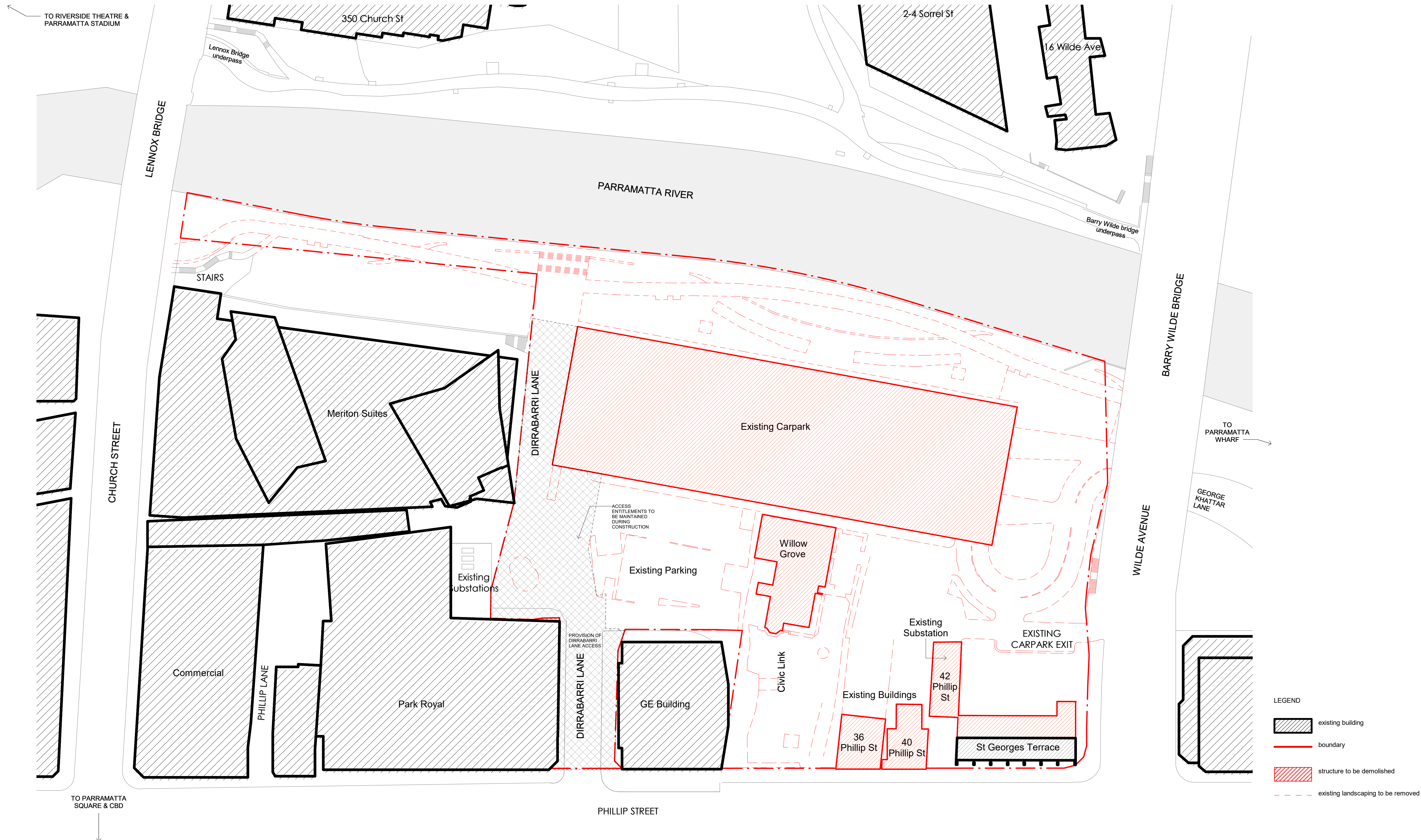
NUMBER

**DA060**

REVISION

**12**





- LEGEND
- existing building
  - boundary
  - structure to be demolished
  - existing landscaping to be removed

ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

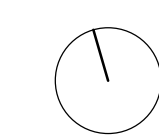
TITLE

**SITE DEMOLITION PLAN**

SCALE

1 : 500 @ A1  
0 5 10 15 20 25 30 m 1 : 500

NORTH



REVISION HISTORY

No	Date	Description
13	19/10/2020	SSDA RTS Updated

DATE

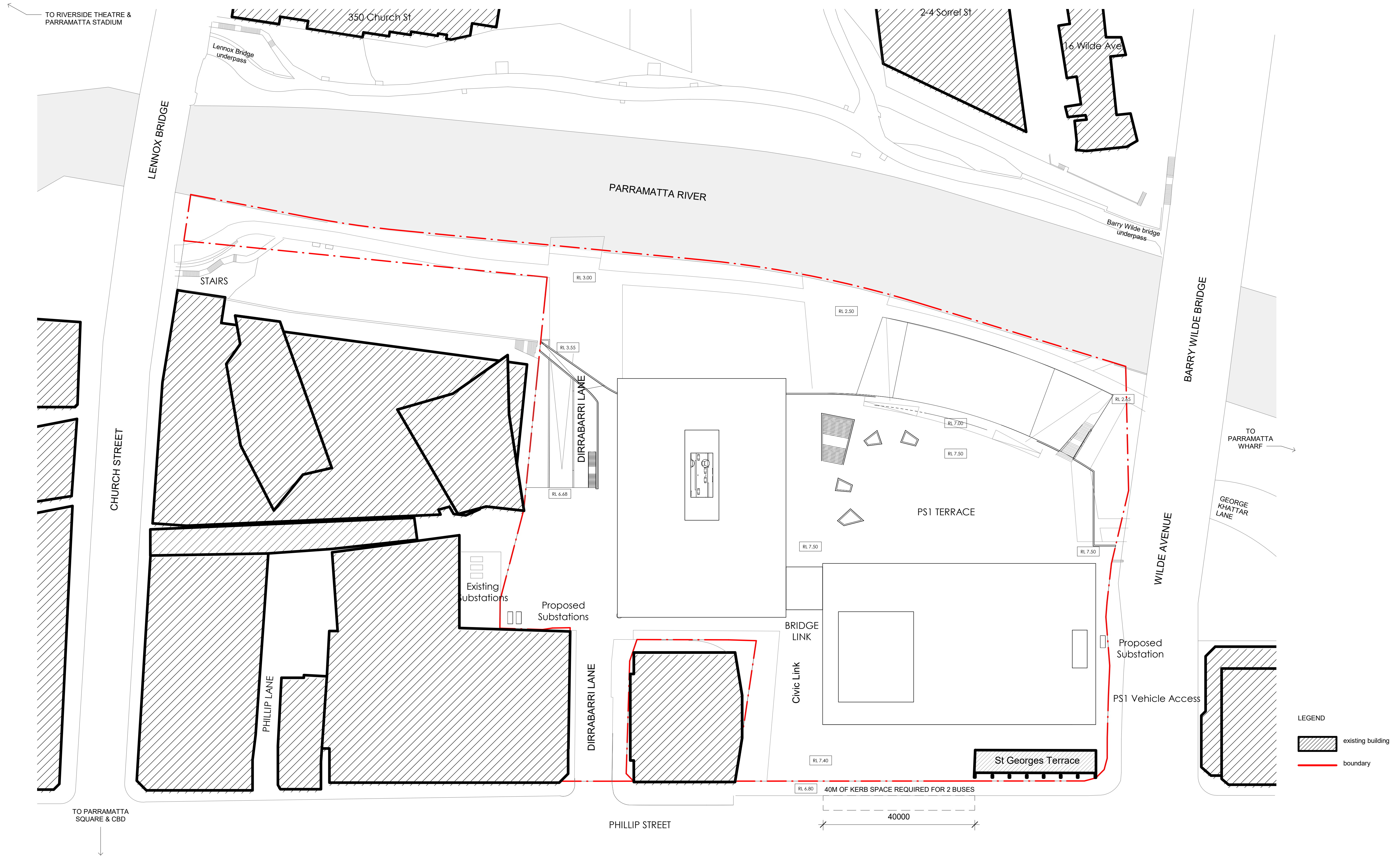
19/10/2020

NUMBER

**DA061**

REVISION

**13**



ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

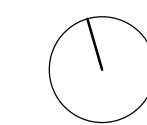
TITLE

**PROPOSED SITE MASTER PLAN**

SCALE

1 : 500 @ A1  
0 5 10 15 20 25 30 m 1 : 500

NORTH



REVISION HISTORY

No	Date	Description
13	19/10/2020	SSDA RTS Updated

DATE

19/10/2020

NUMBER

**DA062**

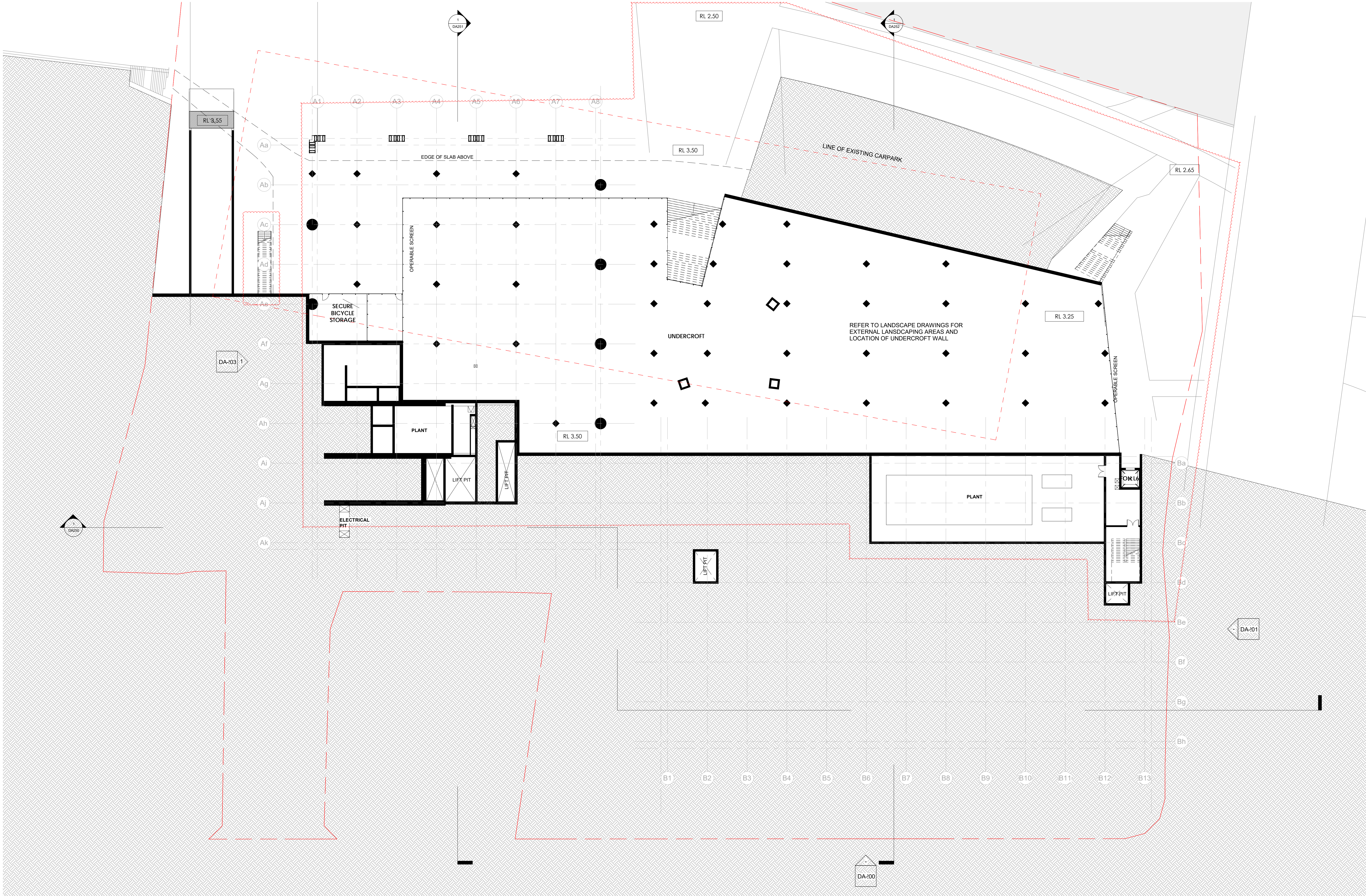
REVISION

**13**

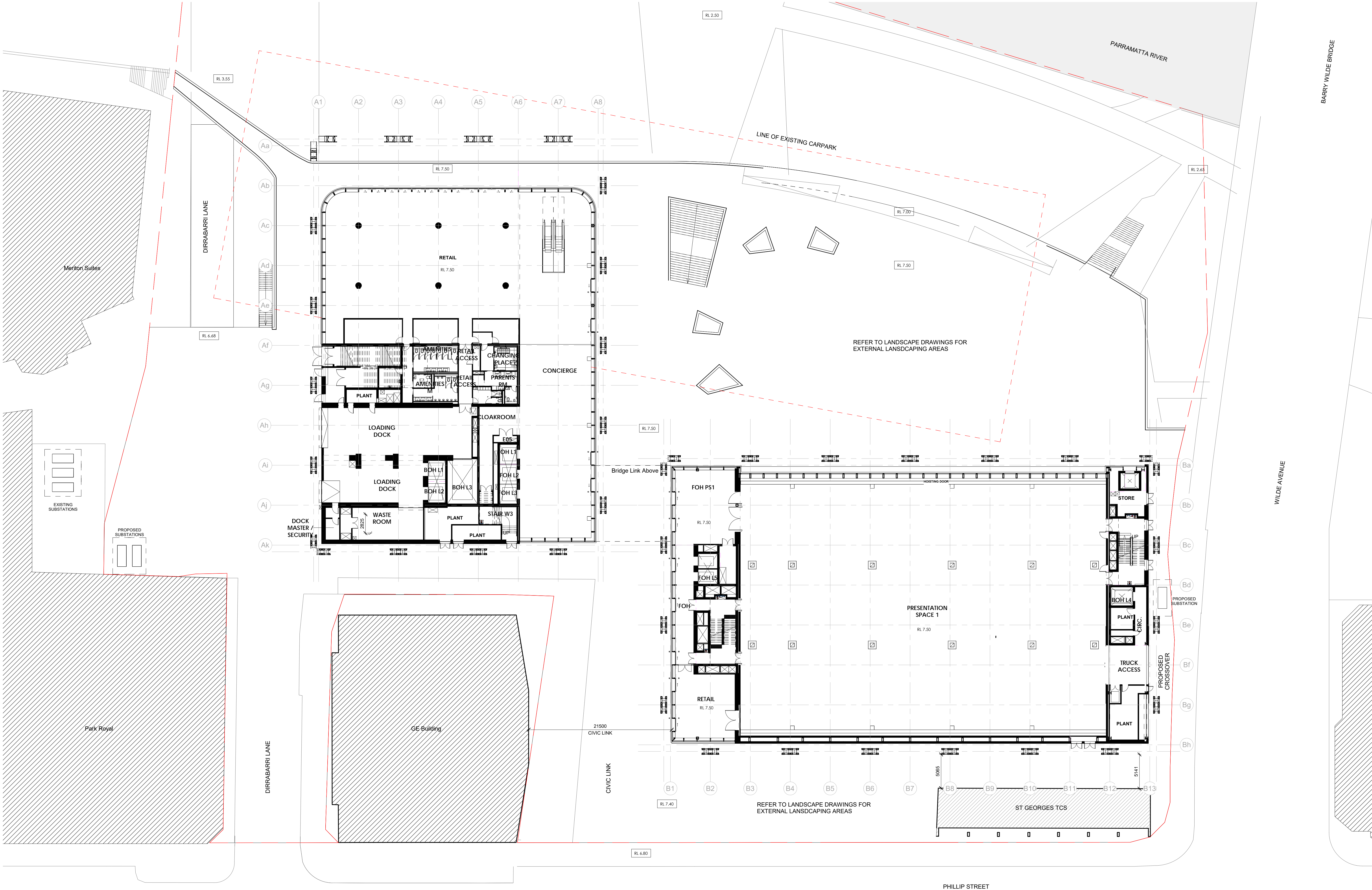




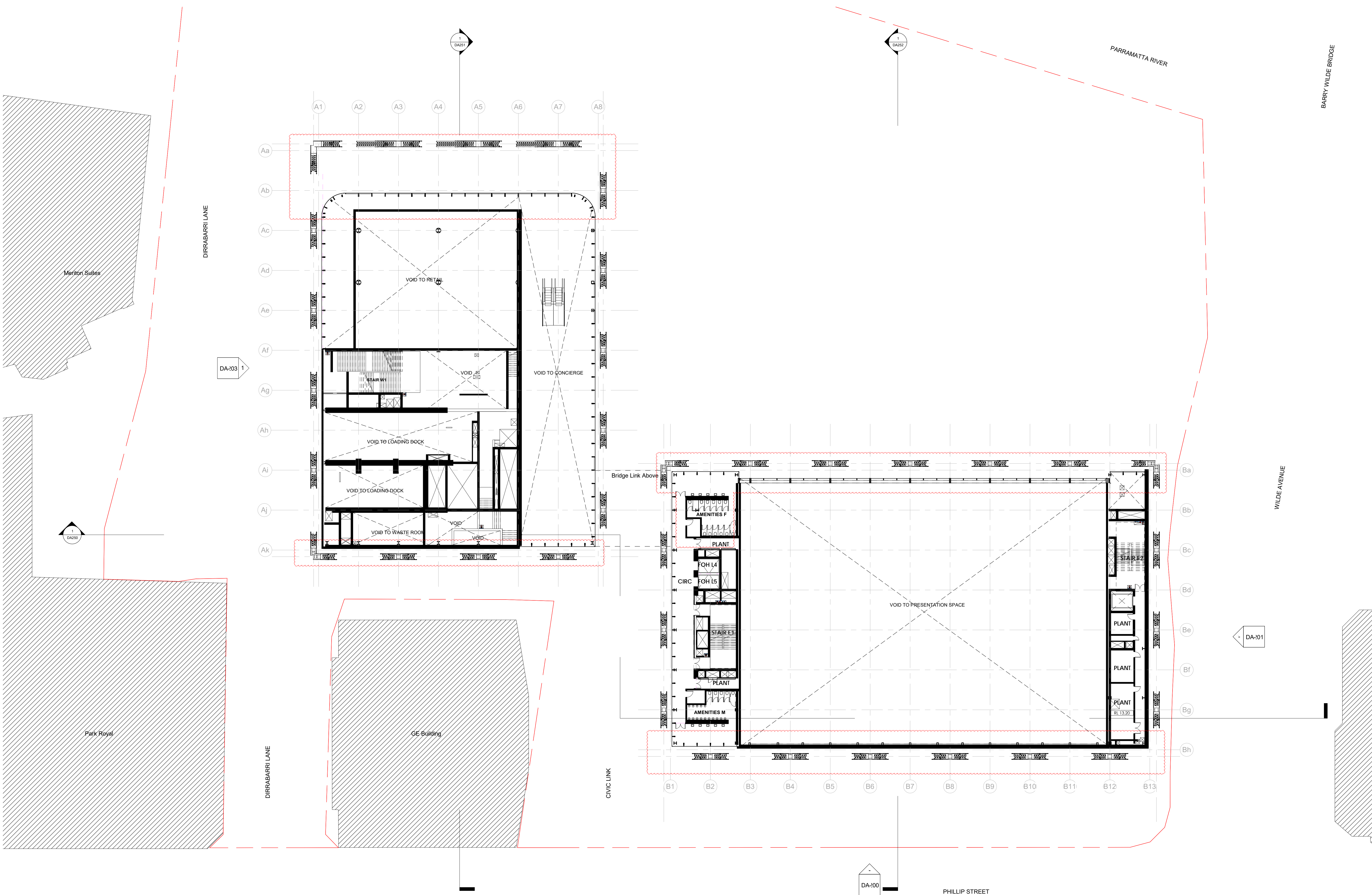


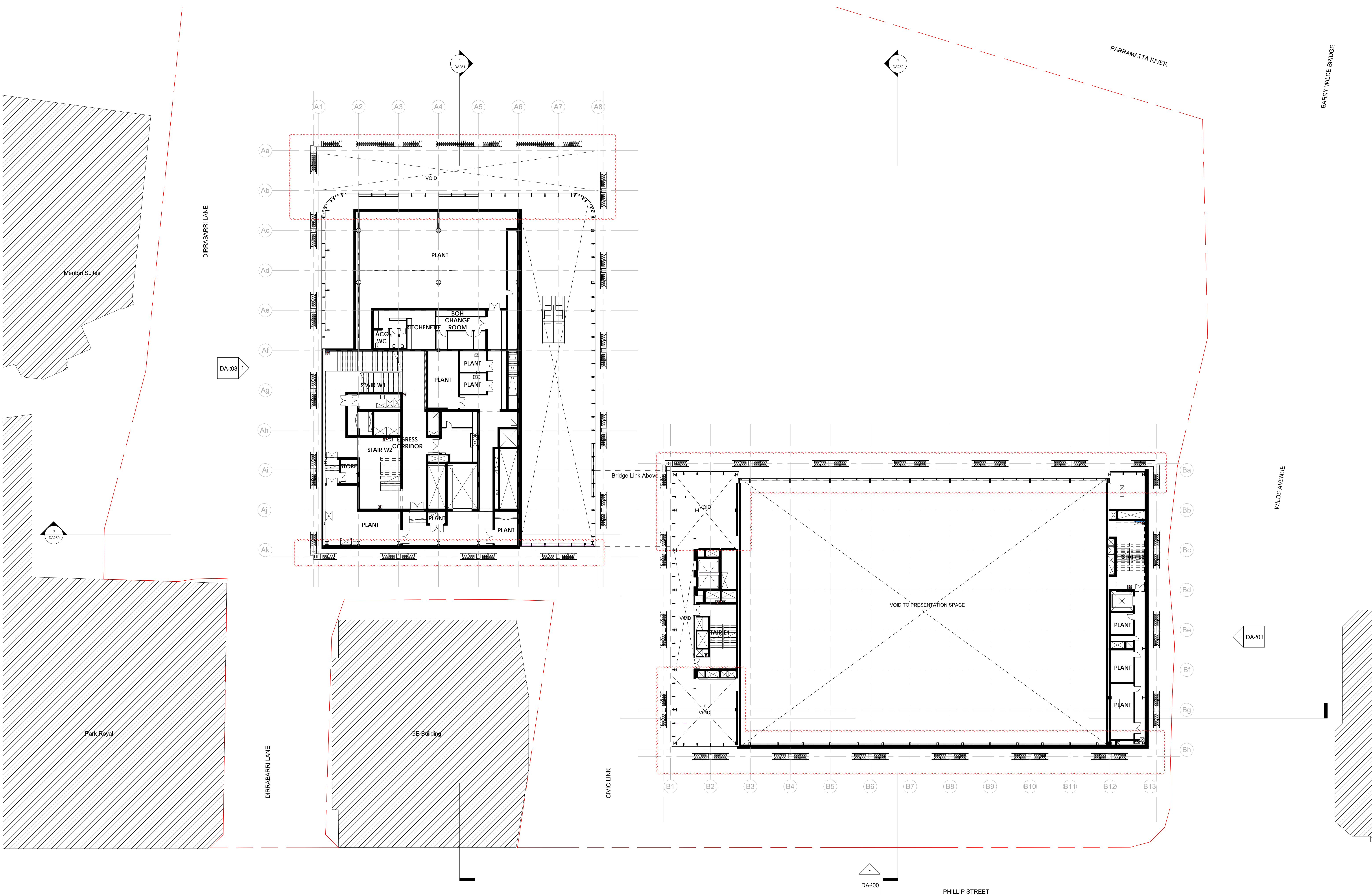




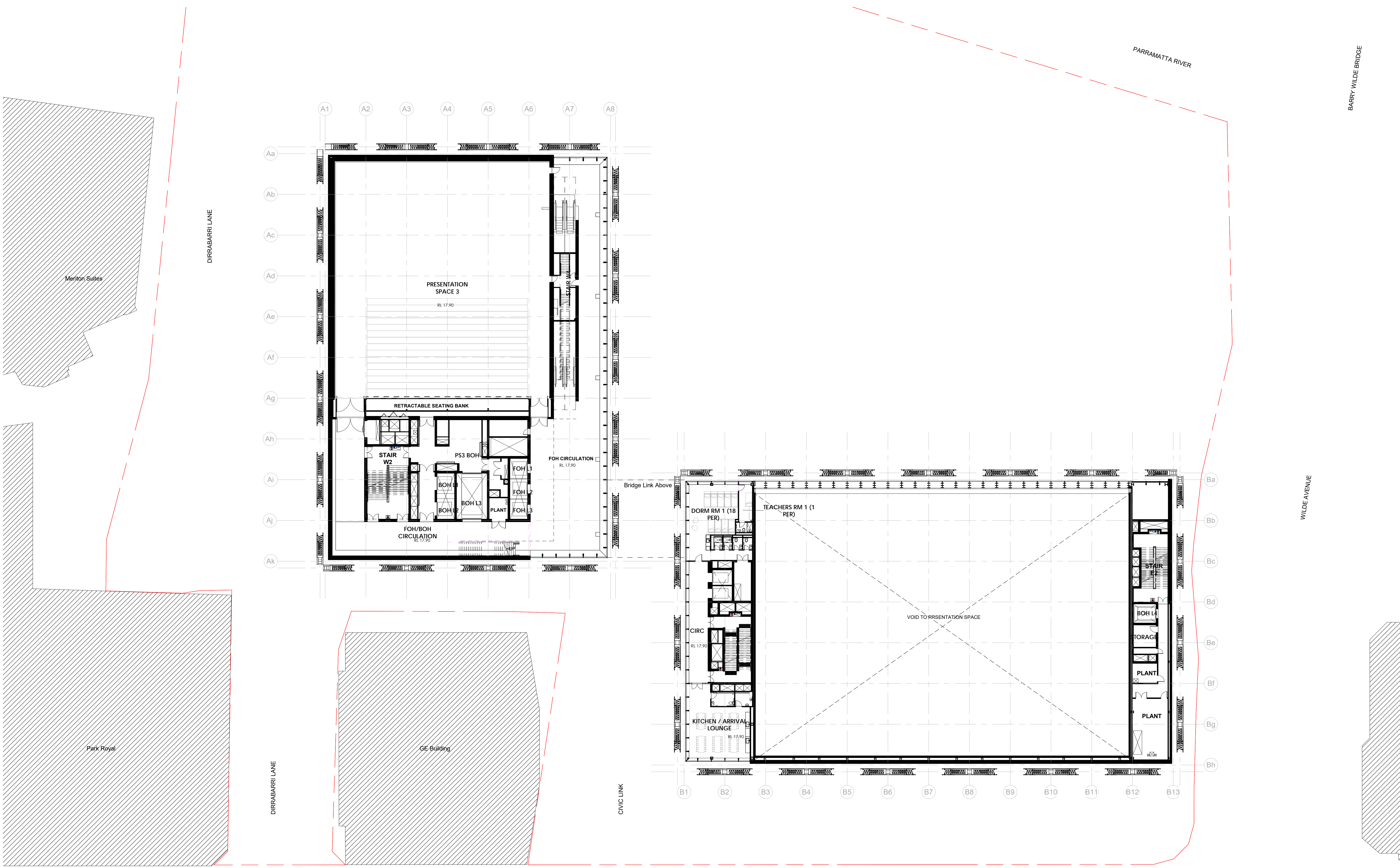


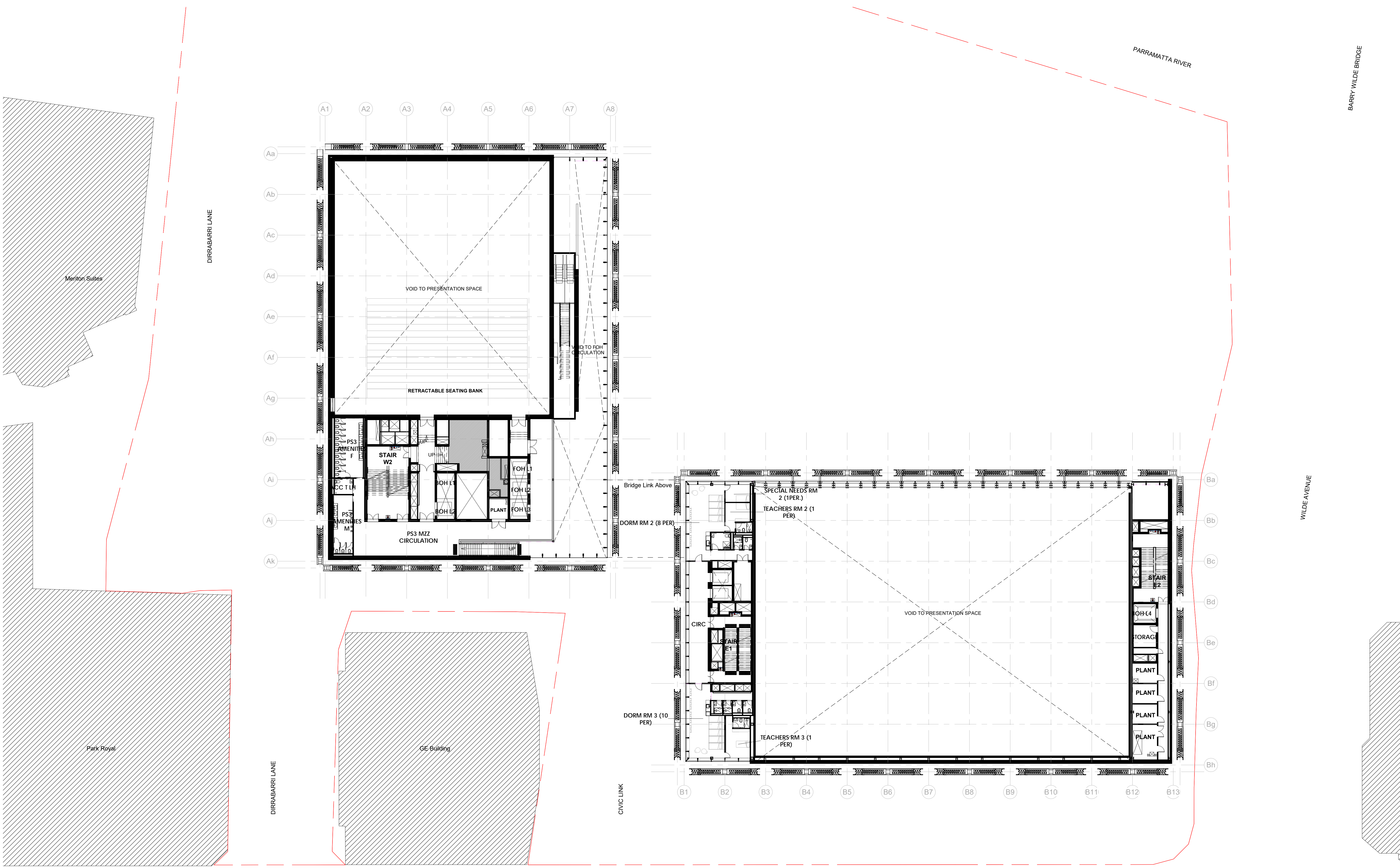




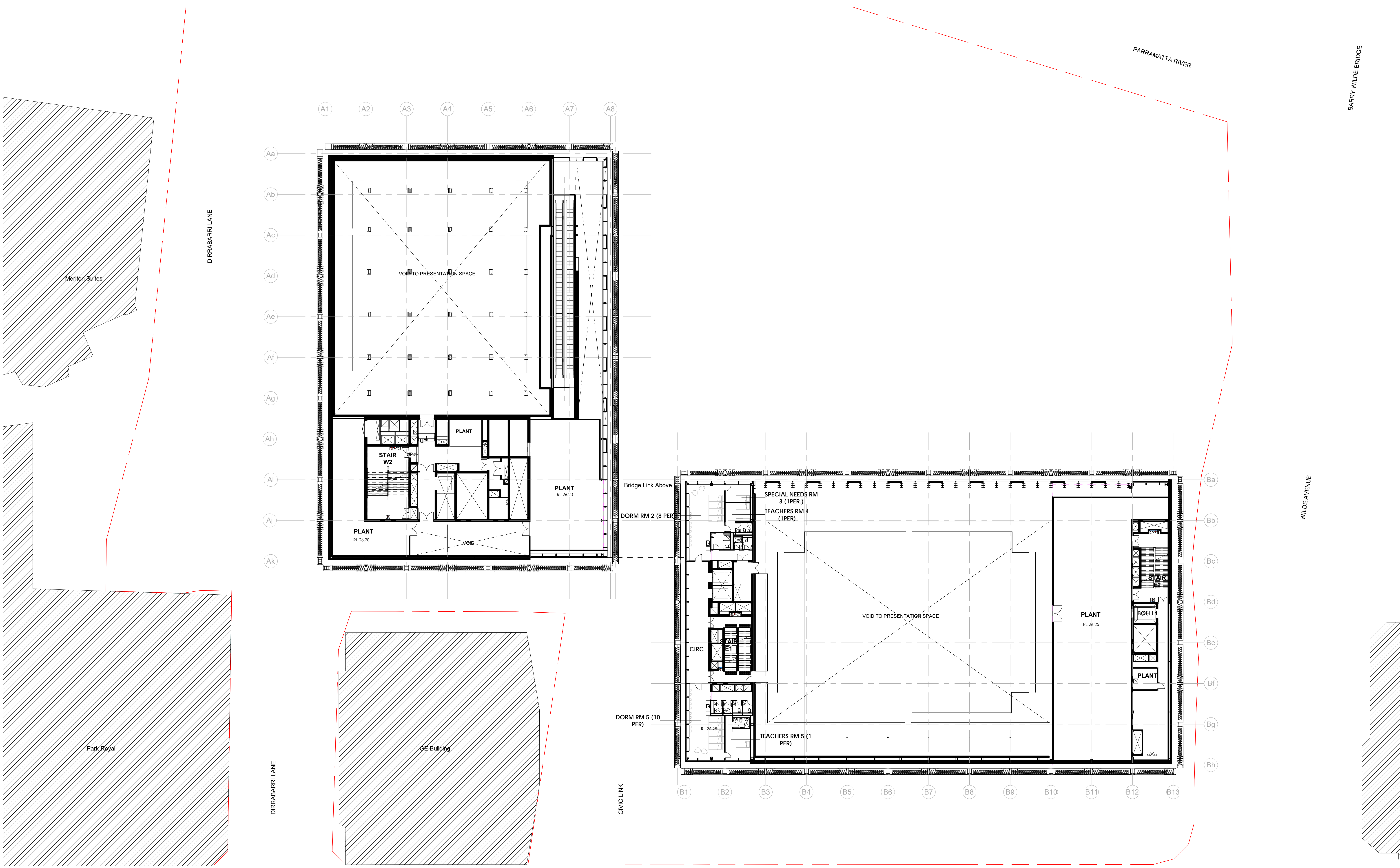


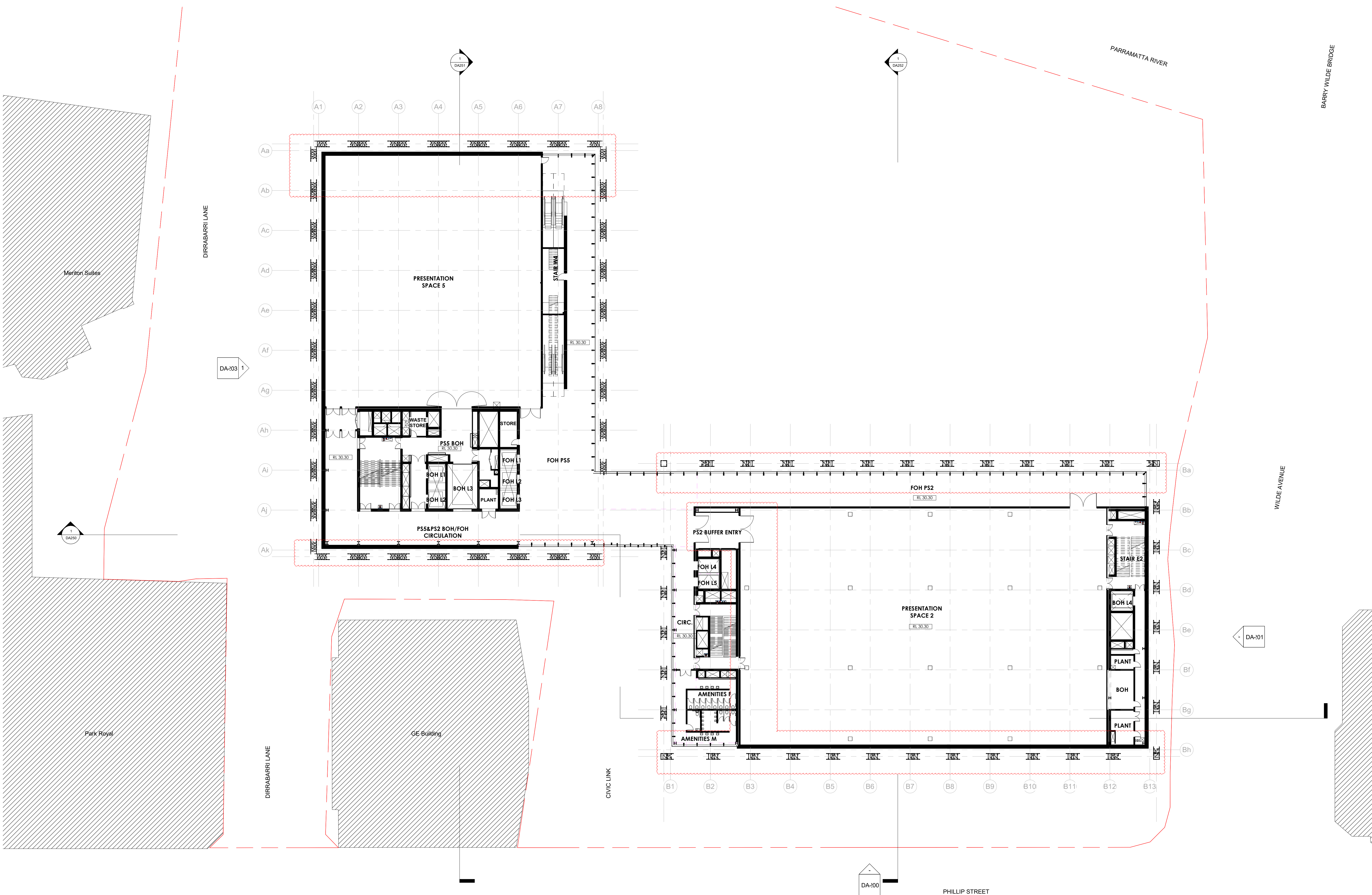








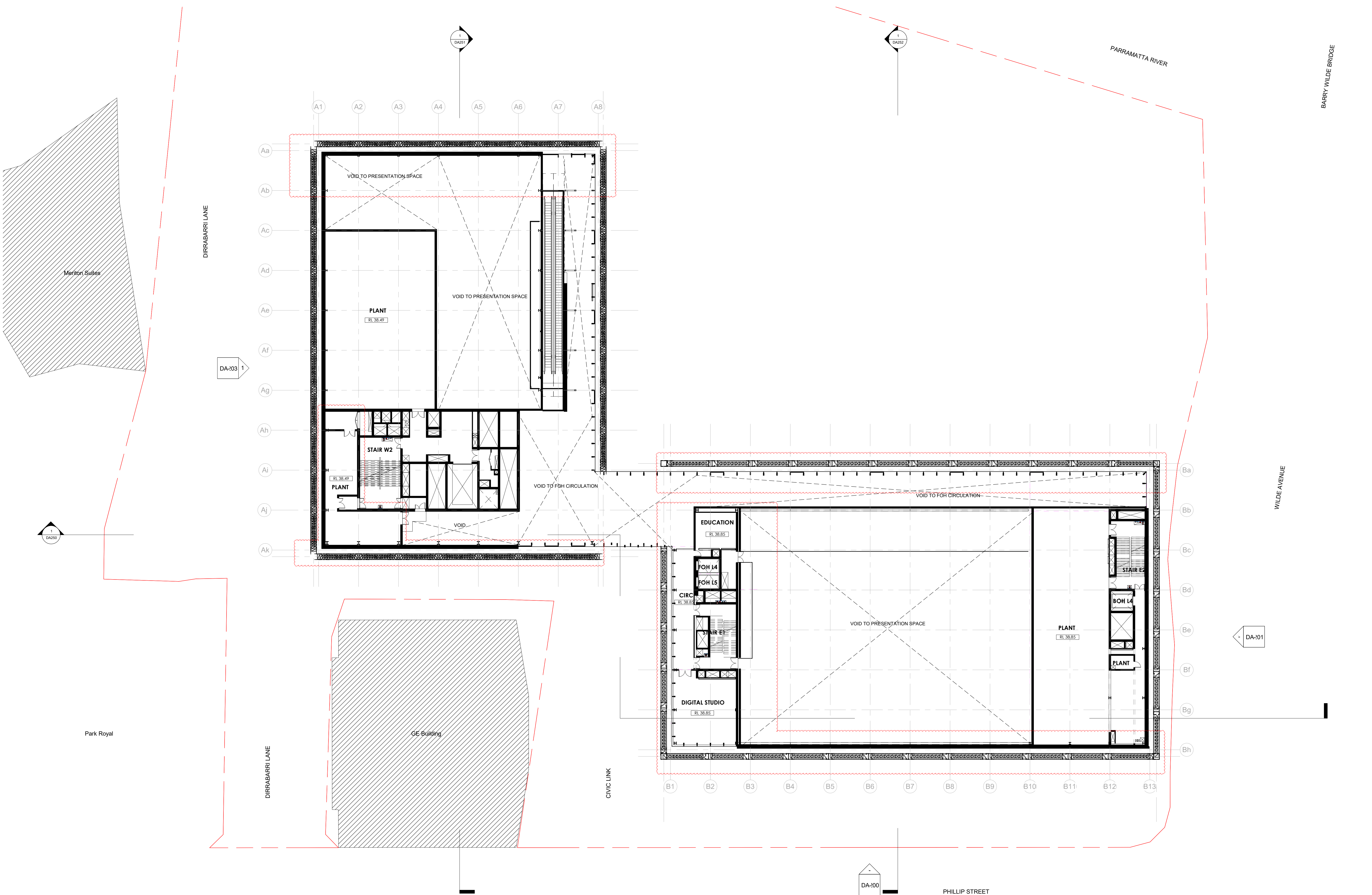






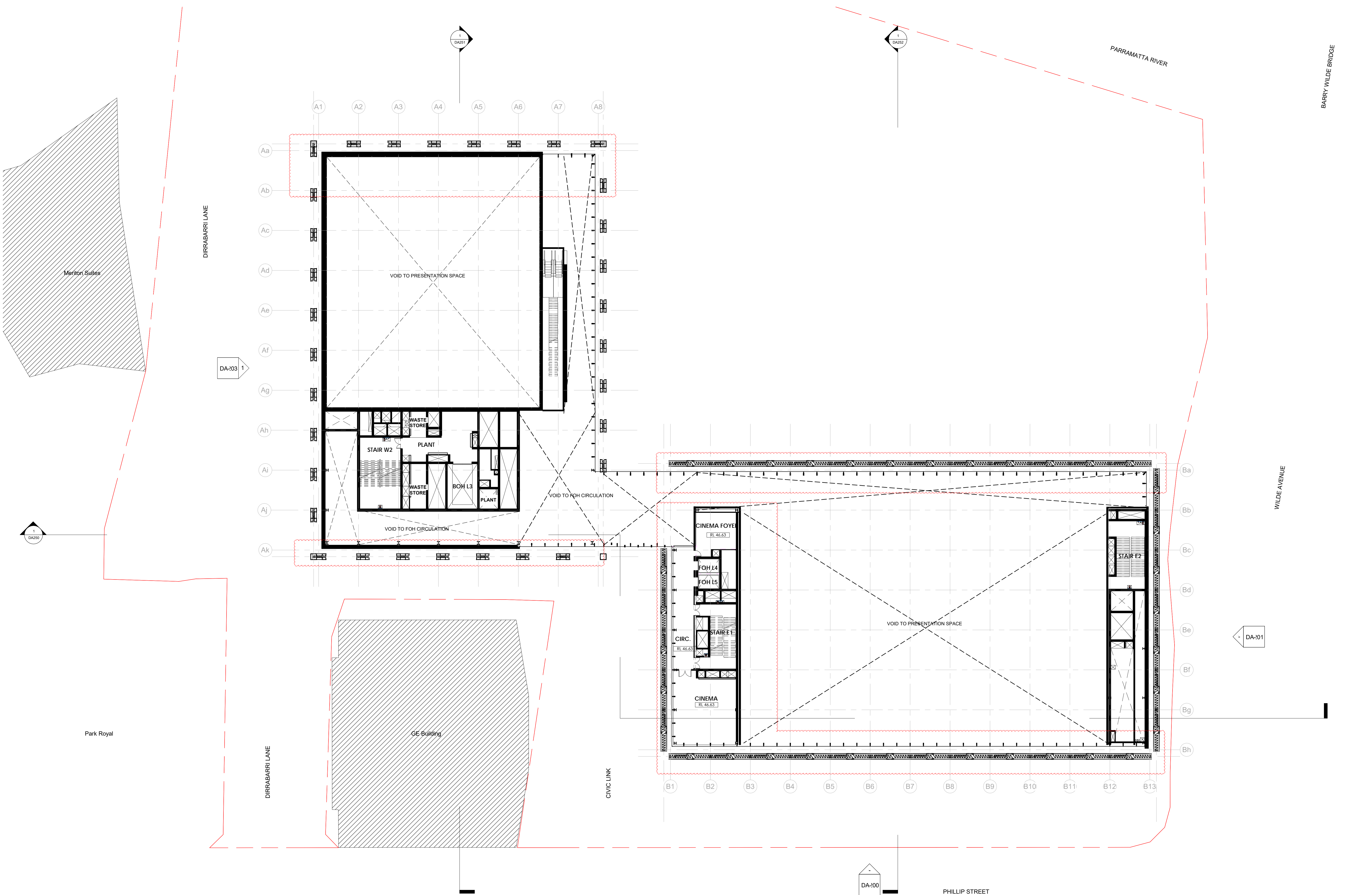


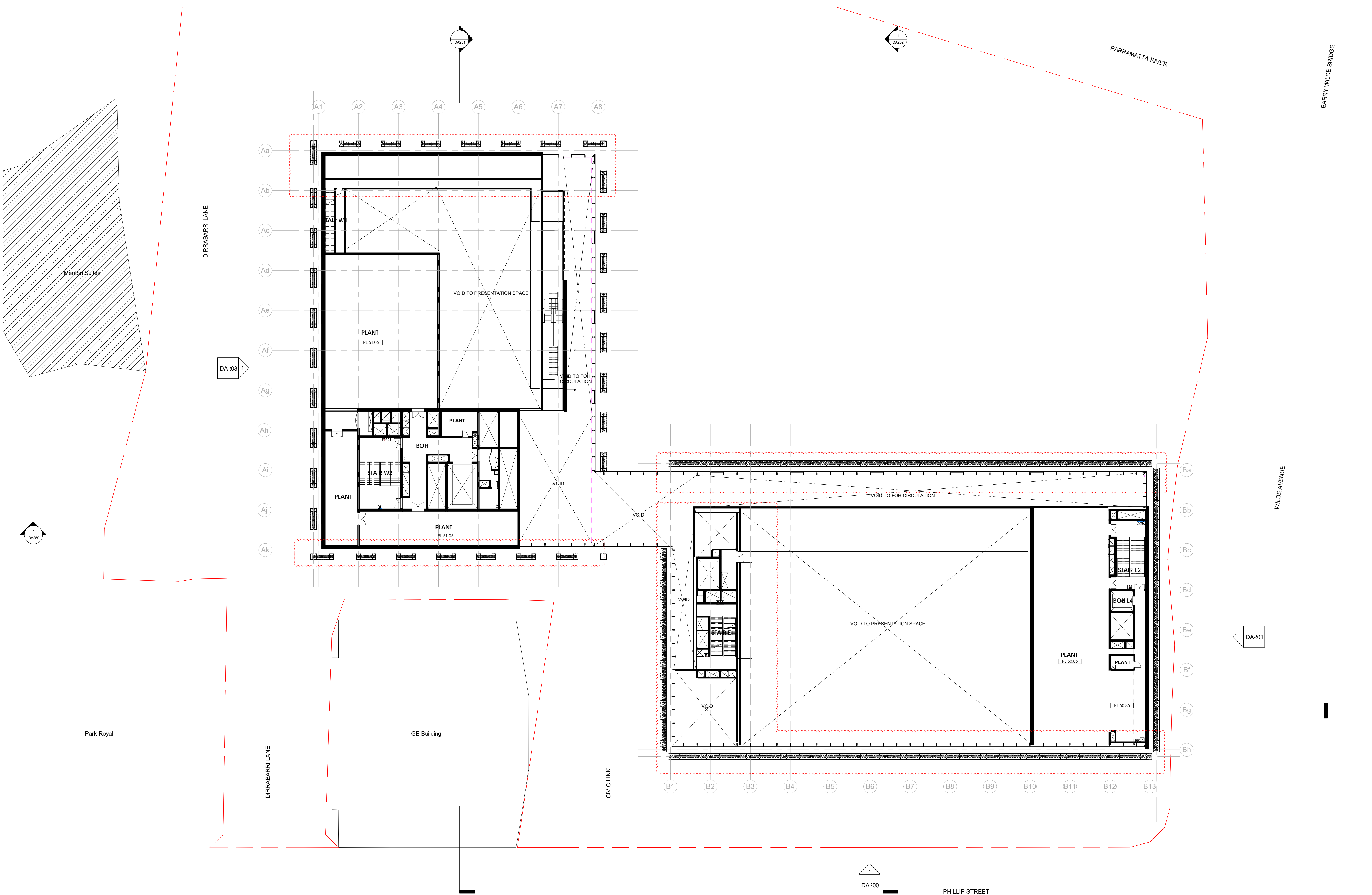






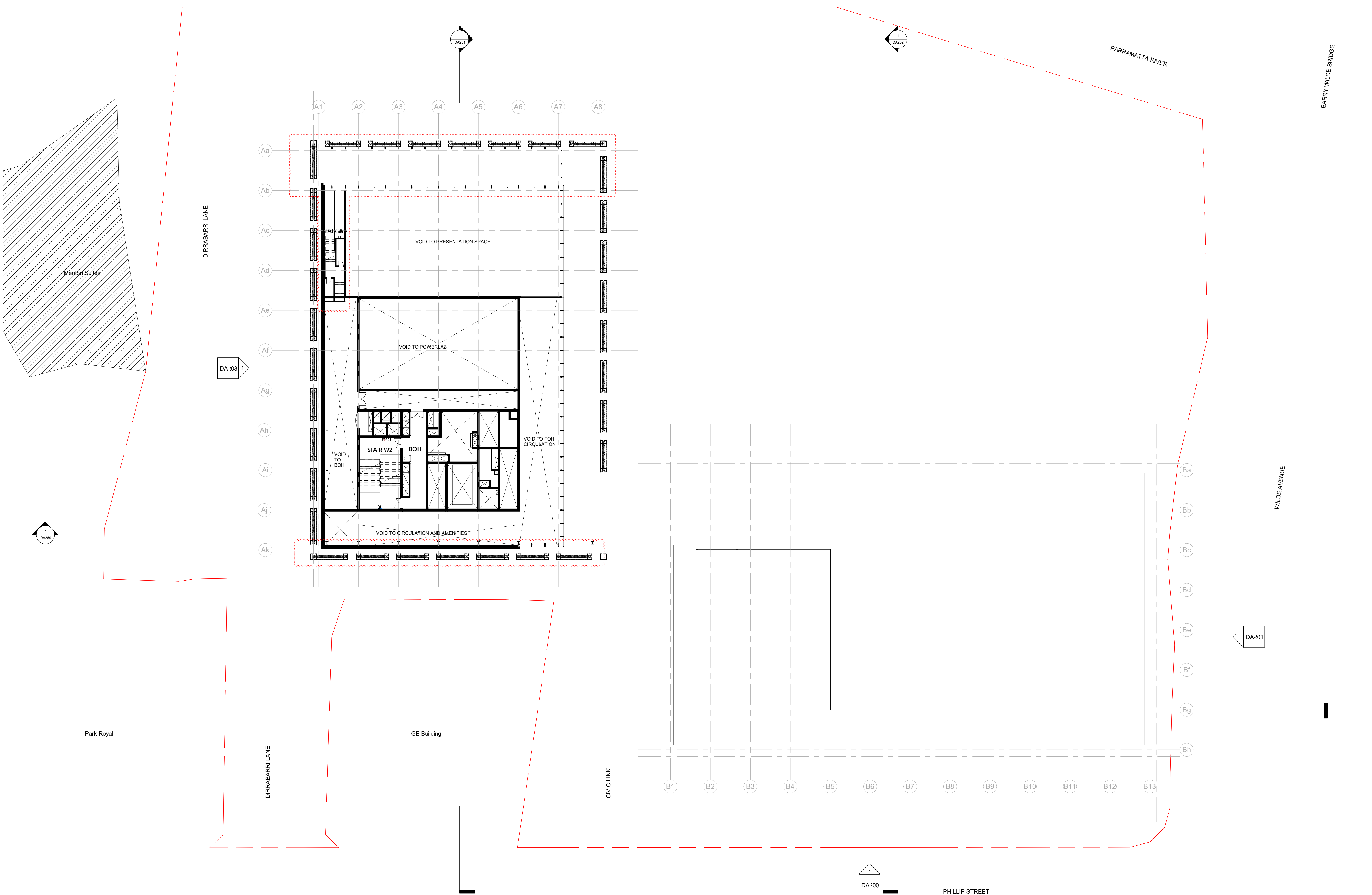






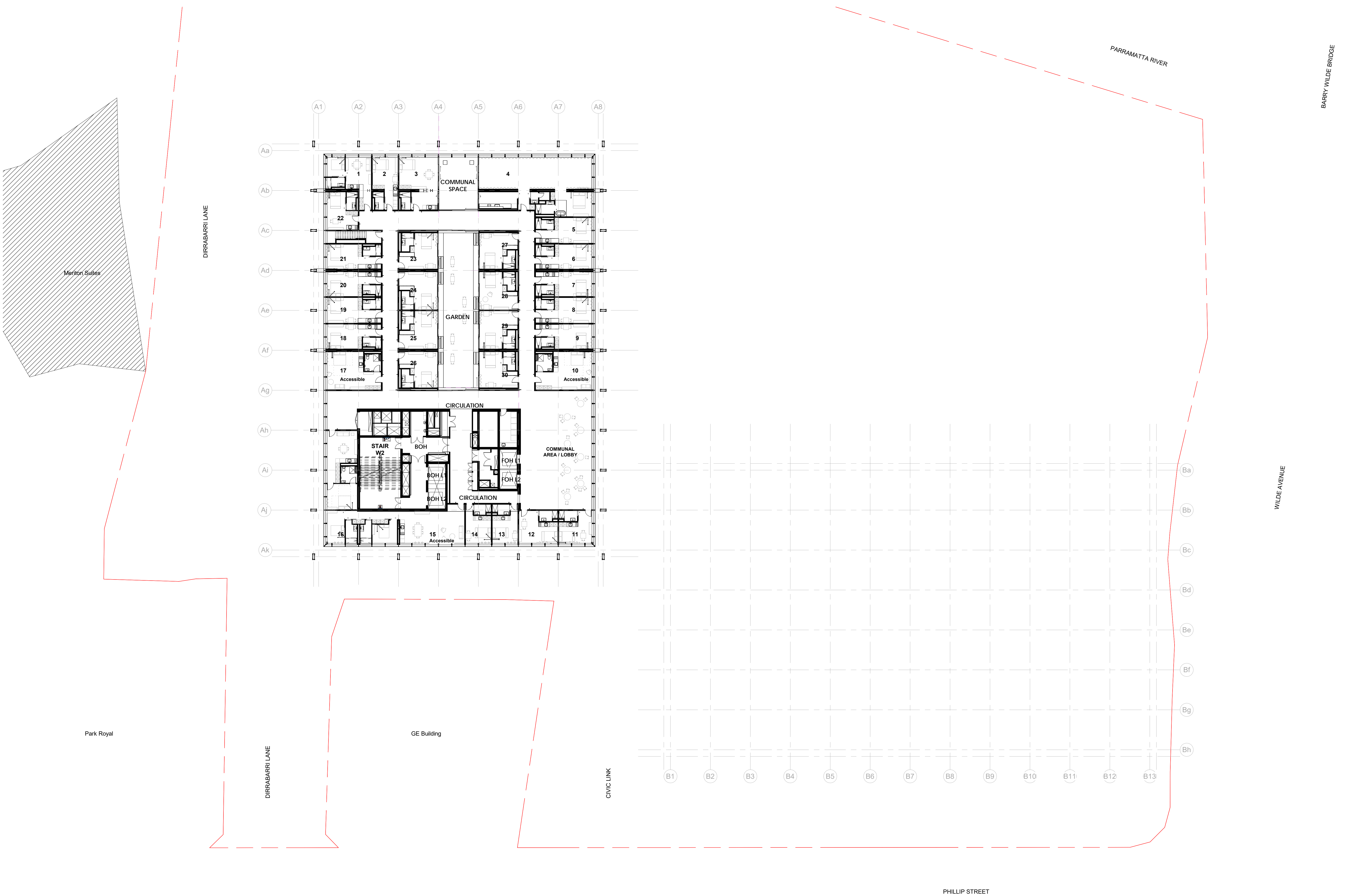


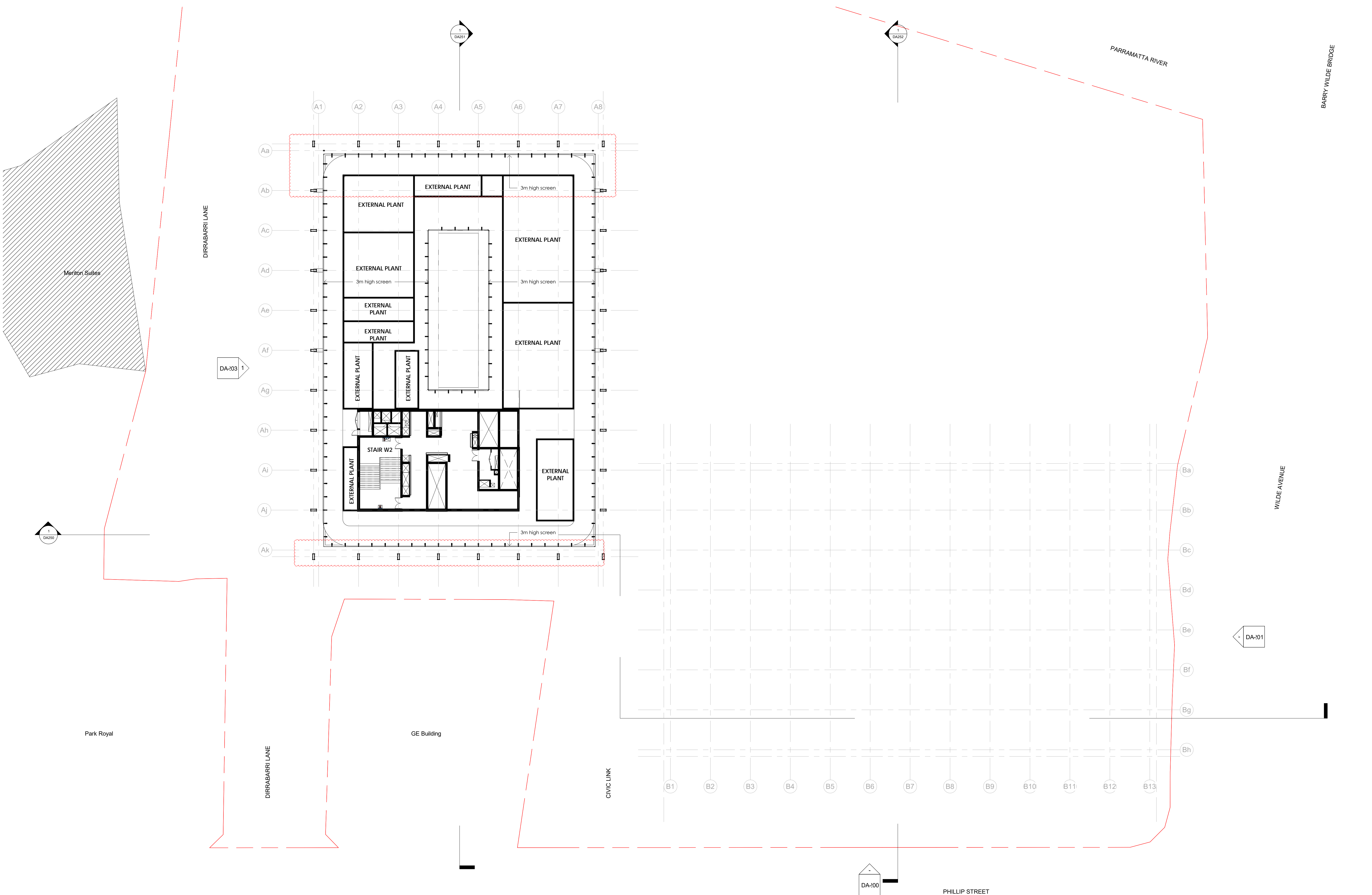




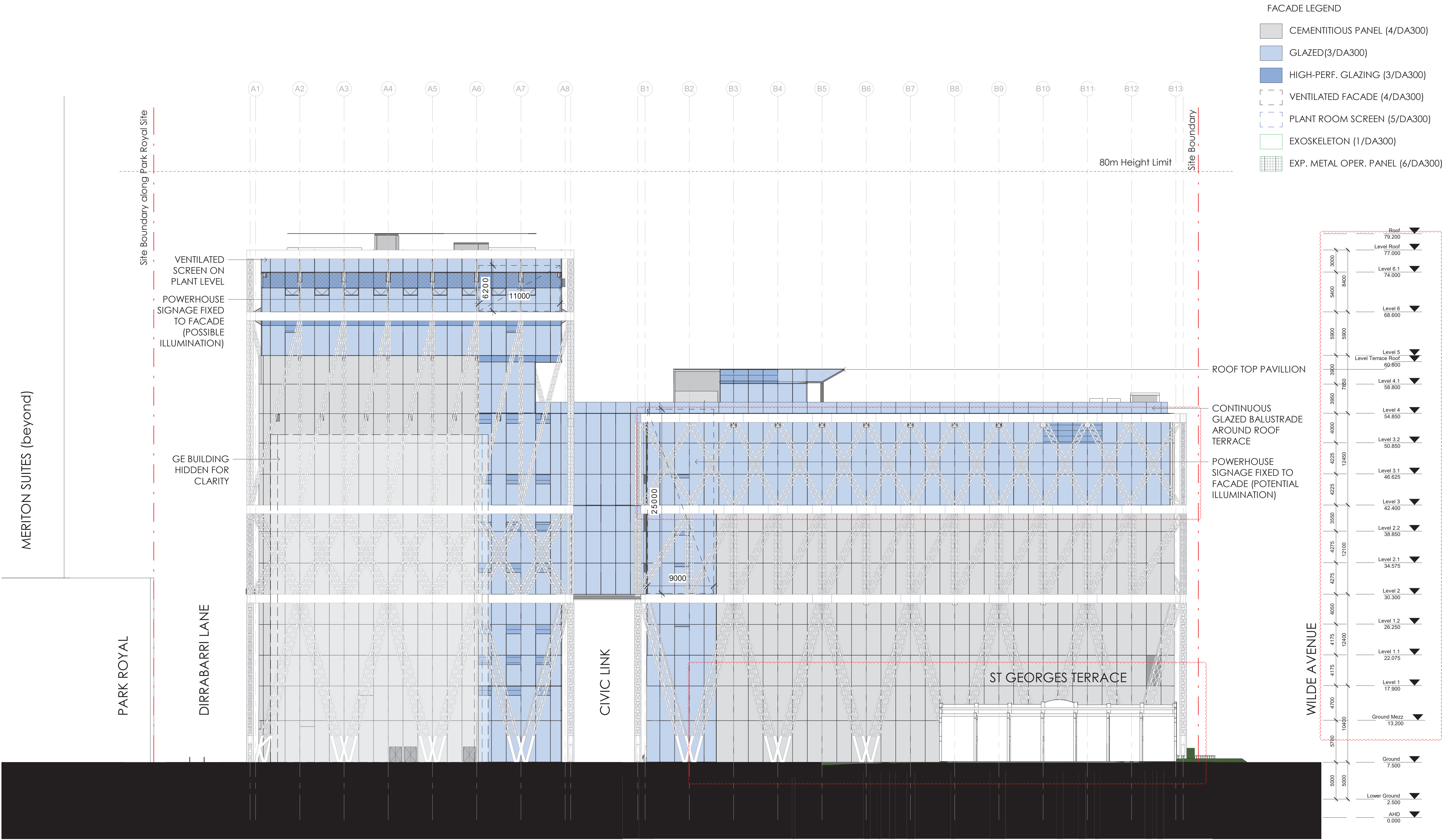












Note: Site Boundary (shown at entry from Phillip Street)

ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

TITLE

**EXTERNAL ELEVATION SOUTH**

SCALE

1 : 250 @ A1  
0 2.5 5 7.5 10 12.5 1500 1:250

REVISION HISTORY

No	Date	Description
14	11/01/2021	SSDA RTS Update

DATE

11/01/2021

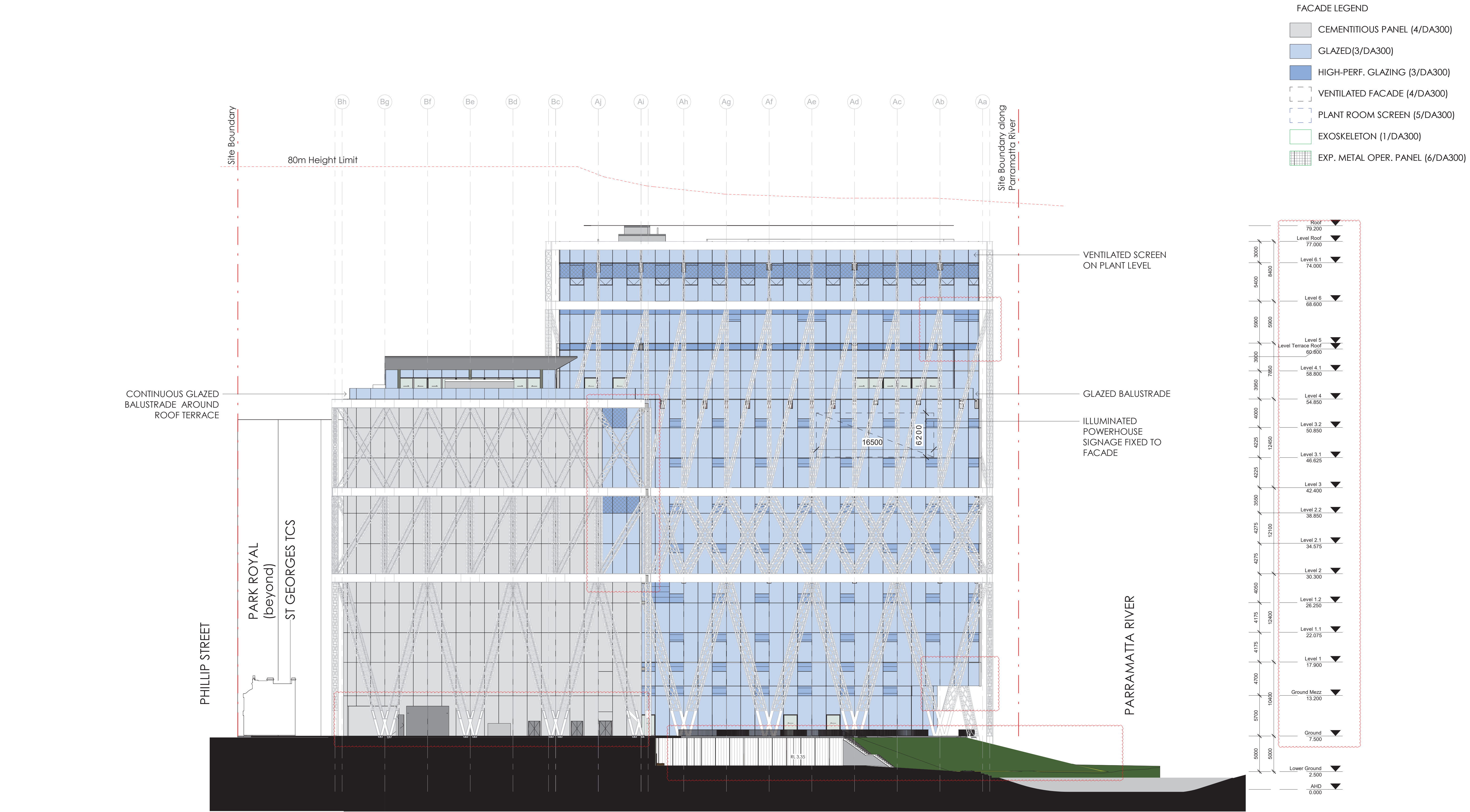
NUMBER

**DA200**

REVISION

**14**





ARCHITECTS

**MOREAU KUSUNOKI**  
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**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

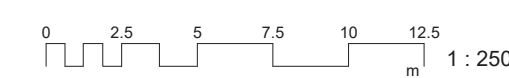
**POWERHOUSE PARRAMATTA**

TITLE

**EXTERNAL ELEVATION EAST**

SCALE

1 : 250 @ A1



REVISION HISTORY

No	Date	Description
14	11/01/2021	SSDA RTS Update

DATE

11/01/2021

NUMBER

**DA201**

REVISION

**14**





ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

TITLE

**EXTERNAL ELEVATION NORTH**

SCALE

**NTS @ A1**

NORTH



REVISION HISTORY

No Date Description

12 08/10/2020 SSDA RTS Drawing Set

DATE

08/10/2020

NUMBER

**DA202**

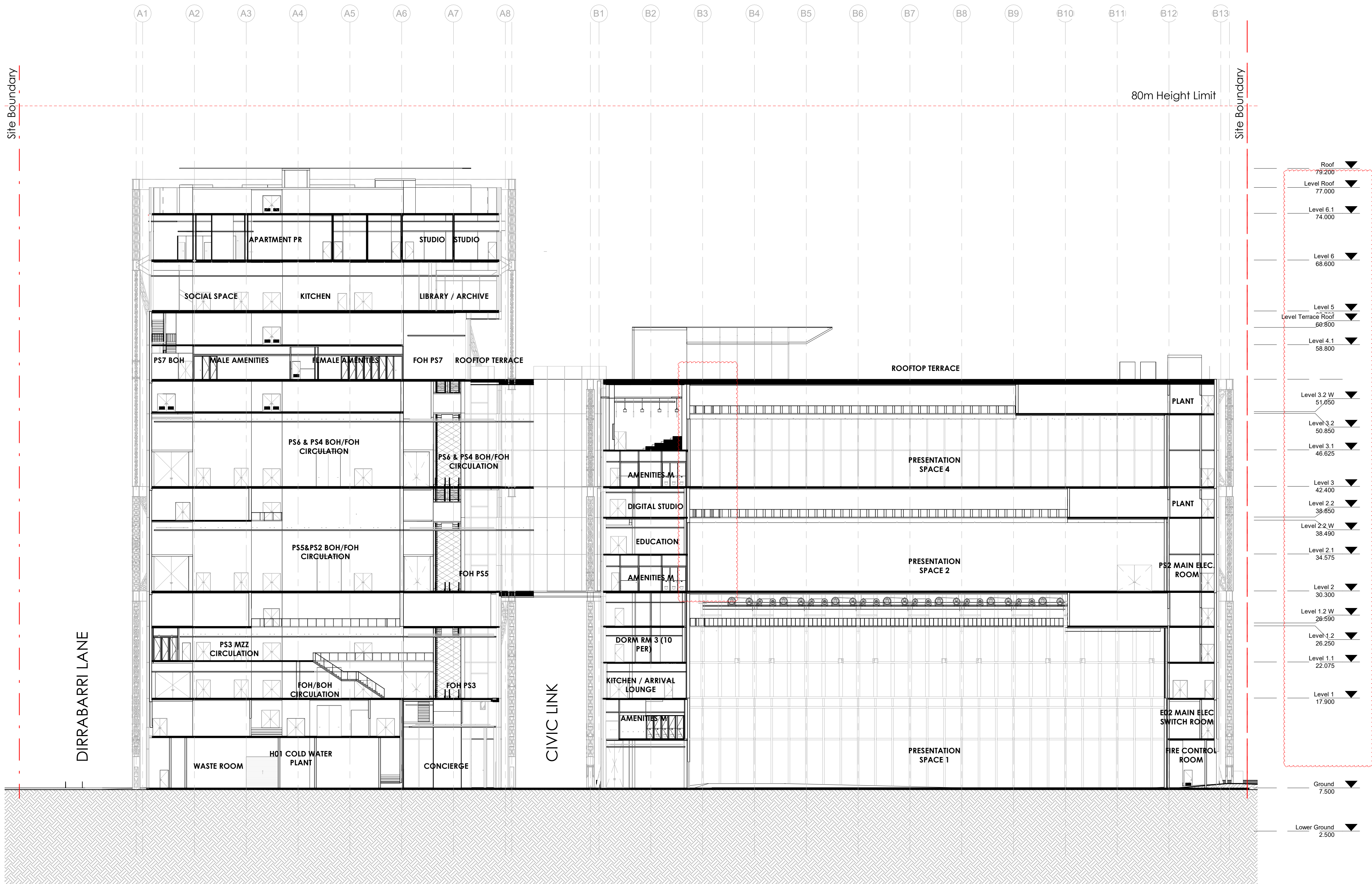
REVISION

**12**









ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

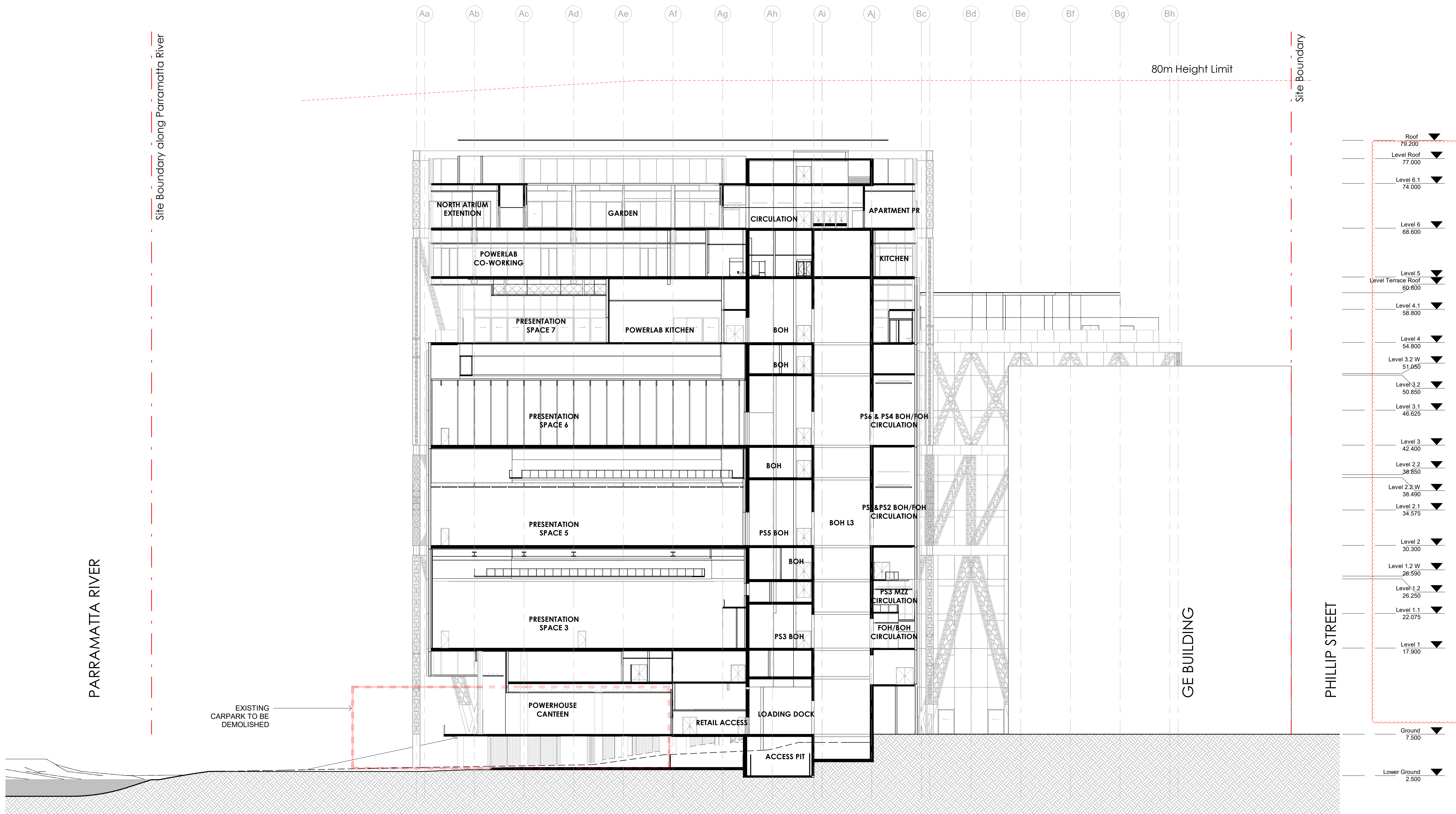
TITLE

**SECTION A**

SCALE

1 : 250 @ A1  
0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5 40 42.5 45 47.5 50 52.5 55 57.5 60 62.5 65 67.5 70 72.5 75 77.5 80 82.5 85 87.5 90 92.5 95 97.5 100 102.5 105 107.5 110 112.5 115 117.5 120 122.5 125 127.5 130 132.5 135 137.5 140 142.5 145 147.5 150 152.5 155 157.5 160 162.5 165 167.5 170 172.5 175 177.5 180 182.5 185 187.5 190 192.5 195 197.5 200 202.5 205 207.5 210 212.5 215 217.5 220 222.5 225 227.5 230 232.5 235 237.5 240 242.5 245 247.5 250 252.5 255 257.5 260 262.5 265 267.5 270 272.5 275 277.5 280 282.5 285 287.5 290 292.5 295 297.5 300 302.5 305 307.5 310 312.5 315 317.5 320 322.5 325 327.5 330 332.5 335 337.5 340 342.5 345 347.5 350 352.5 355 357.5 360 362.5 365 367.5 370 372.5 375 377.5 380 382.5 385 387.5 390 392.5 395 397.5 400 402.5 405 407.5 410 412.5 415 417.5 420 422.5 425 427.5 430 432.5 435 437.5 440 442.5 445 447.5 450 452.5 455 457.5 460 462.5 465 467.5 470 472.5 475 477.5 480 482.5 485 487.5 490 492.5 495 497.5 500 502.5 505 507.5 510 512.5 515 517.5 520 522.5 525 527.5 530 532.5 535 537.5 540 542.5 545 547.5 550 552.5 555 557.5 560 562.5 565 567.5 570 572.5 575 577.5 580 582.5 585 587.5 590 592.5 595 597.5 600 602.5 605 607.5 610 612.5 615 617.5 620 622.5 625 627.5 630 632.5 635 637.5 640 642.5 645 647.5 650 652.5 655 657.5 660 662.5 665 667.5 670 672.5 675 677.5 680 682.5 685 687.5 690 692.5 695 697.5 700 702.5 705 707.5 710 712.5 715 717.5 720 722.5 725 727.5 730 732.5 735 737.5 740 742.5 745 747.5 750 752.5 755 757.5 760 762.5 765 767.5 770 772.5 775 777.5 780 782.5 785 787.5 790 792.5 795 797.5 800 802.5 805 807.5 810 812.5 815 817.5 820 822.5 825 827.5 830 832.5 835 837.5 840 842.5 845 847.5 850 852.5 855 857.5 860 862.5 865 867.5 870 872.5 875 877.5 880 882.5 885 887.5 890 892.5 895 897.5 900 902.5 905 907.5 910 912.5 915 917.5 920 922.5 925 927.5 930 932.5 935 937.5 940 942.5 945 947.5 950 952.5 955 957.5 960 962.5 965 967.5 970 972.5 975 977.5 980 982.5 985 987.5 990 992.5 995 997.5 1000 1002.5 1005 1007.5 1010 1012.5 1015 1017.5 1020 1022.5 1025 1027.5 1030 1032.5 1035 1037.5 1040 1042.5 1045 1047.5 1050 1052.5 1055 1057.5 1060 1062.5 1065 1067.5 1070 1072.5 1075 1077.5 1080 1082.5 1085 1087.5 1090 1092.5 1095 1097.5 1100 1102.5 1105 1107.5 1110 1112.5 1115 1117.5 1120 1122.5 1125 1127.5 1130 1132.5 1135 1137.5 1140 1142.5 1145 1147.5 1150 1152.5 1155 1157.5 1160 1162.5 1165 1167.5 1170 1172.5 1175 1177.5 1180 1182.5 1185 1187.5 1190 1192.5 1195 1197.5 1200 1202.5 1205 1207.5 1210 1212.5 1215 1217.5 1220 1222.5 1225 1227.5 1230 1232.5 1235 1237.5 1240 1242.5 1245 1247.5 1250 1252.5 1255 1257.5 1260 1262.5 1265 1267.5 1270 1272.5 1275 1277.5 1280 1282.5 1285 1287.5 1290 1292.5 1295 1297.5 1300 1302.5 1305 1307.5 1310 1312.5 1315 1317.5 1320 1322.5 1325 1327.5 1330 1332.5 1335 1337.5 1340 1342.5 1345 1347.5 1350 1352.5 1355 1357.5 1360 1362.5 1365 1367.5 1370 1372.5 1375 1377.5 1380 1382.5 1385 1387.5 1390 1392.5 1395 1397.5 1400 1402.5 1405 1407.5 1410 1412.5 1415 1417.5 1420 1422.5 1425 1427.5 1430 1432.5 1435 1437.5 1440 1442.5 1445 1447.5 1450 1452.5 1455 1457.5 1460 1462.5 1465 1467.5 1470 1472.5 1475 1477.5 1480 1482.5 1485 1487.5 1490 1492.5 1495 1497.5 1500 1502.5 1505 1507.5 1510 1512.5 1515 1517.5 1520 1522.5 1525 1527.5 1530 1532.5 1535 1537.5 1540 1542.5 1545 1547.5 1550 1552.5 1555 1557.5 1560 1562.5 1565 1567.5 1570 1572.5 1575 1577.5 1580 1582.5 1585 1587.5 1590 1592.5 1595 1597.5 1600 1602.5 1605 1607.5 1610 1612.5 1615 1617.5 1620 1622.5 1625 1627.5 1630 1632.5 1635 1637.5 1640 1642.5 1645 1647.5 1650 1652.5 1655 1657.5 1660 1662.5 1665 1667.5 1670 1672.5 1675 1677.5 1680 1682.5 1685 1687.5 1690 1692.5 1695 1697.5 1700 1702.5 1705 1707.5 1710 1712.5 1715 1717.5 1720 1722.5 1725 1727.5 1730 1732.5 1735 1737.5 1740 1742.5 1745 1747.5 1750 1752.5 1755 1757.5 1760 1762.5 1765 1767.5 1770 1772.5 1775 1777.5 1780 1782.5 1785 1787.5 1790 1792.5 1795 1797.5 1800 1802.5 1805 1807.5 1810 1812.5 1815 1817.5 1820 1822.5 1825 1827.5 1830 1832.5 1835 1837.5 1840 1842.5 1845 1847.5 1850 1852.5 1855 1857.5 1860 1862.5 1865 1867.5 1870 1872.5 1875 1877.5 1880 1882.5 1885 1887.5 1890 1892.5 1895 1897.5 1900 1902.5 1905 1907.5 1910 1912.5 1915 1917.5 1920 1922.5 1925 1927.5 1930 1932.5 1935 1937.5 1940 1942.5 1945 1947.5 1950 1952.5 1955 1957.5 1960 1962.5 1965 1967.5 1970 1972.5 1975 1977.5 1980 1982.5 1985 1987.5 1990 1992.5 1995 1997.5 2000 2002.5 2005 2007.5 2010 2012.5 2015 2017.5 2020 2022.5 2025 2027.5 2030 2032.5 2035 2037.5 2040 2042.5 2045 2047.5 2050 2052.5 2055 2057.5 2060 2062.5 2065 2067.5 2070 2072.5 2075 2077.5 2080 2082.5 2085 2087.5 2090 2092.5 2095 2097.5 2100 2102.5 2105 2107.5 2110 2112.5 2115 2117.5 2120 2122.5 2125 2127.5 2130 2132.5 2135 2137.5 2140 2142.5 2145 2147.5 2150 2152.5 2155 2157.5 2160 2162.5 2165 2167.5 2170 2172.5 2175 2177.5 2180 2182.5 2185 2187.5 2190 2192.5 2195 2197.5 2200 2202.5 2205 2207.5 2210 2212.5 2215 2217.5 2220 2222.5 2225 2227.5 2230 2232.5 2235 2237.5 2240 2242.5 2245 2247.5 2250 2252.5 2255 2257.5 2260 2262.5 2265 2267.5 2270 2272.5 2275 2277.5 2280 2282.5 2285 2287.5 2290 2292.5 2295 2297.5 2300 2302.5 2305 2307.5 2310 2312.5 2315 2317.5 2320 2322.5 2325 2327.5 2330 2332.5 2335 2337.5 2340 2342.5 2345 2347.5 2350 2352.5 2355 2357.5 2360 2362.5 2365 2367.5 2370 2372.5 2375 2377.5 2380 2382.5 2385 2387.5 2390 2392.5 2395 2397.5 2400 2402.5 2405 2407.5 2410 2412.5 2415 2417.5 2420 2422.5 2425 2427.5 2430 2432.5 2435 2437.5 2440 2442.5 2445 2447.5 2450 2452.5 2455 2457.5 2460 2462.5 2465 2467.5 2470 2472.5 2475 2477.5 2480 2482.5 2485 2487.5 2490 2492.5 2495 2497.5 2500 2502.5 2505 2507.5 2510 2512.5 2515 2517.5 2520 2522.5 2525 2527.5 2530 2532.5 2535 2537.5 2540 2542.5 2545 2547.5 2550 2552.5 2555 2557.5 2560 2562.5 2565 2567.5 2570 2572.5 2575 2577.5 2580 2582.5 2585 2587.5 2590 2592.5 2595 2597.5 2600 2602.5 2605 2607.5 2610 2612.5 2615 2617.5 2620 2622.5 2625 2627.5 2630 2632.5 2635 2637.5 2640 2642.5 2645 2647.5 2650 2652.5 2655 2657.5 2660 2662.5 2665 2667.5 2670 2672.5 2675 2677.5 2680 2682.5 2685 2687.5 2690 2692.5 2695 2697.5 2700 2702.5 2705 2707.5 2710 2712.5 2715 2717.5 2720 2722.5 2725 2727.5 2730 2732.5 2735 2737.5 2740 2742.5 2745 2747.5 2750 2752.5 2755 2757.5 2760 2762.5 2765 2767.5 2770 2772.5 2775 2777.5 2780 2782.5 2785 2787.5 2790 2792.5 2795 2797.5 2800 2802.5 2805 2807.5 2810 2812.5 2815 2817.5 2820 2822.5 2825 2827.5 2830 2832.5 2835 2837.5 2840 2842.5 2845 2847.5 2850 2852.5 2855 2857.5 2860 2862.5 2865 2867.5 2870 2872.5 2875 2877.5 2880 2882.5 2885 2887.5 2890 2892.5 2895 2897.5 2900 2902.5 2905 2907.5 2910 2912.5 2915 2917.5 2920 2922.5 2925 2927.5 2930 2932.5 2935 2937.5 2940 2942.5 2945 2947.5 2950 2952.5 2955 2957.5 2960 2962.5 2965 2967.5 2970 2972.5 2975 2977.5 2980 2982.5 2985 2987.5 2990 2992.5 2995 2997.5 3000 3002.5 3005 3007.5 3010 3012.5 3015 3017.5 3020 3022.5 3025 3027.5 3030 3032.5 3035 3037.5 3040 3042.5 3045 3047.5 3050 3052.5 3055 3057.5 3060 3062.5 3065 3067.5 3070 3072.5 3075 3077.5 3080 3082.5 3085 3087.5 3090 3092.5 3095 3097.5 3100 3102.5 3105 3107.5 3110 3112.5 3115 3117.5 3120 3122.5 3125 3127.5 3130 3132.5 3135 3137.5 3140 3142.5 3145 3147.5 3150 3152.5 3155 3157.5 3160 3162.5 3165 3167.5 3170 3172.5 3175 3177.5 3180 3182.5 3185 3187.5 3190 3192.5 3195 3197.5 3200 3202.5 3205 3207.5 3210 3212.5 3215 3217.5 3220 3222.5 3225 3227.5 3230 3232.5 3235 3237.5 3240 3242.5 3245 3247.5 3250 3252.5 3255 3257.5 3260 3262.5 3265 3267.5 3270 3272.5 3275 3277.5 3280 3282.5 3285 3287.5 3290 3292.5 3295 3297.5 3300 3302.5 3305 3307.5 3310 3312.5 3315 3317.5 3320 3322.5 3325 3327.5 3330 3332.5 3335 3337.5 3340 3342.5 3345 3347.5 3350 3352.5 3355 3357.5 3360 3362.5 3365 3367.5 3370 3372.5 3375 3377.5 3380 3382.5 3385 3387.5 3390 3392.5 3395 3397.5 3400 3402.5 3405 3407.5 3410 3412.5 3415 3417.5 3420 3422.5 3425 3427.5 3430 3432.5 3435 3437.5 3440 3442.5 3445 3447.5 3450 3452.5 3455 3457.5 3460 3462.5 3465 3467.5 3470 3472.5 3475 3477.5 3480 3482.5 3485 3487.5 3490 3492.5 3495 3497.5 3500 3502.5 3505 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4752.5 4755 4757.5 4760 4762.5 4765 4767.5 4770 4772.5 4775 4777.5 4780 4782.5 4785 4787.5 4790 4792.5 4795 4797.5 4800 4802.5 4805 4807.5 4810 4812.5 4815 4817.5 4820 4822.5 4825 4827.5 4830 4832.5 4835 4837.5 4840 4842.5 4845 4847.5 4850 4852.5 4855 4857.5 4860 4862.5 4865 4867.5 4870 4872.5 4875 4877.5 4880 4882.5 4885 4887.5 4890 4892.5 4895 4897.5 4900 4902.5 4905 4907.5 4910 4912.5 4915 4917.5 4920 4922.5 4925 4927.5 4930 4932.5 4935 4937.5 4940 4942.5 4945





ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

TITLE

**SECTION B**

SCALE

1 : 250 @ A1  
0 2.5 5 7.5 10 12.5 15 m 1 : 250

REVISION HISTORY

No	Date	Description
12	08/10/2020	SSDA RTS Drawing Set

DATE

08/10/2020

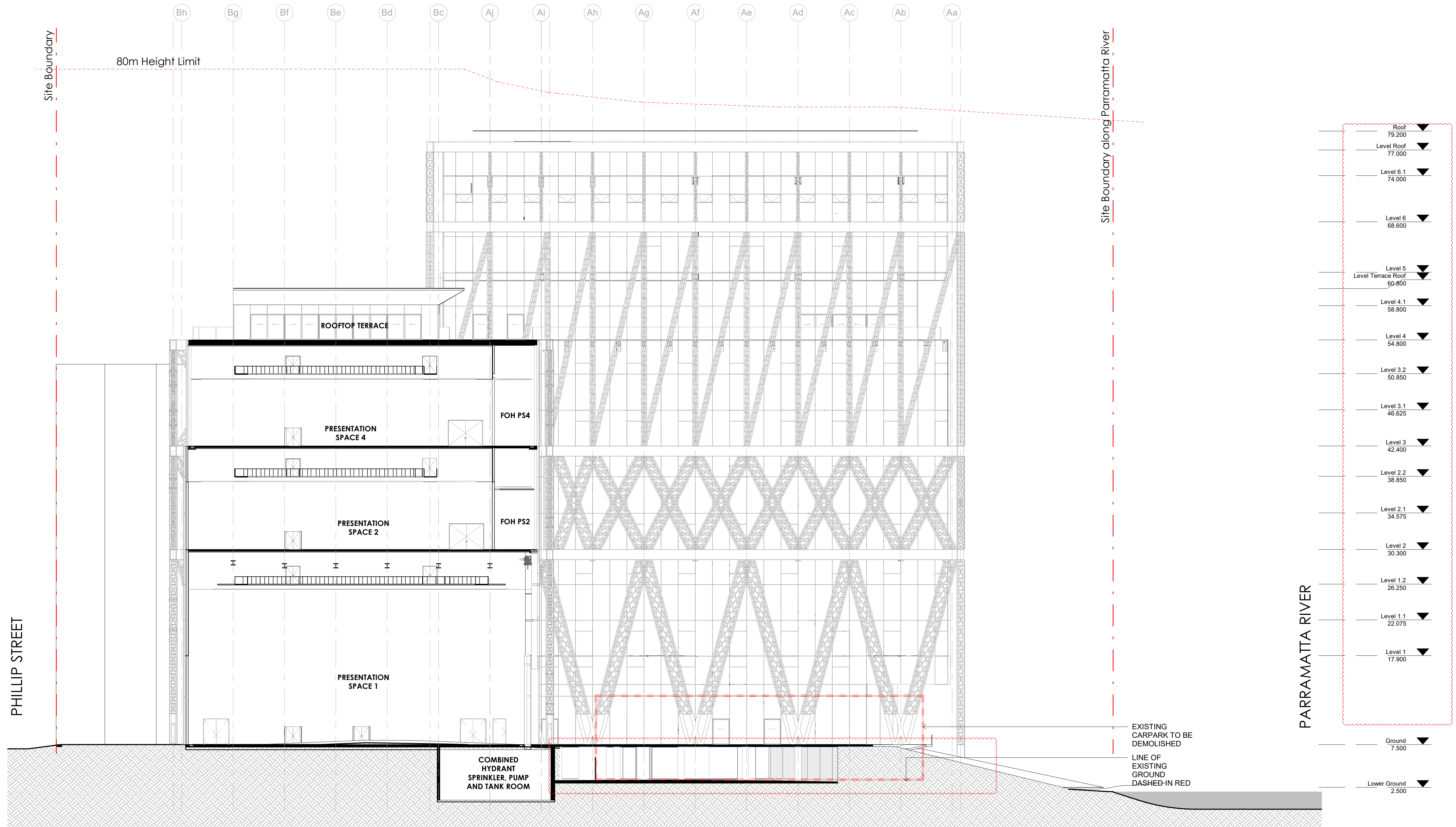
NUMBER

**DA251**

REVISION

**12**





ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

TITLE

**SECTION C**

SCALE

1 : 250 @ A1  
0 2.5 5 7.5 10 12.5 15 m 1 : 250

REVISION HISTORY

No	Date	Description
12	08/10/2020	SSDA RTS Drawing Set

DATE

08/10/2020

NUMBER

**DA252**

REVISION

**12**

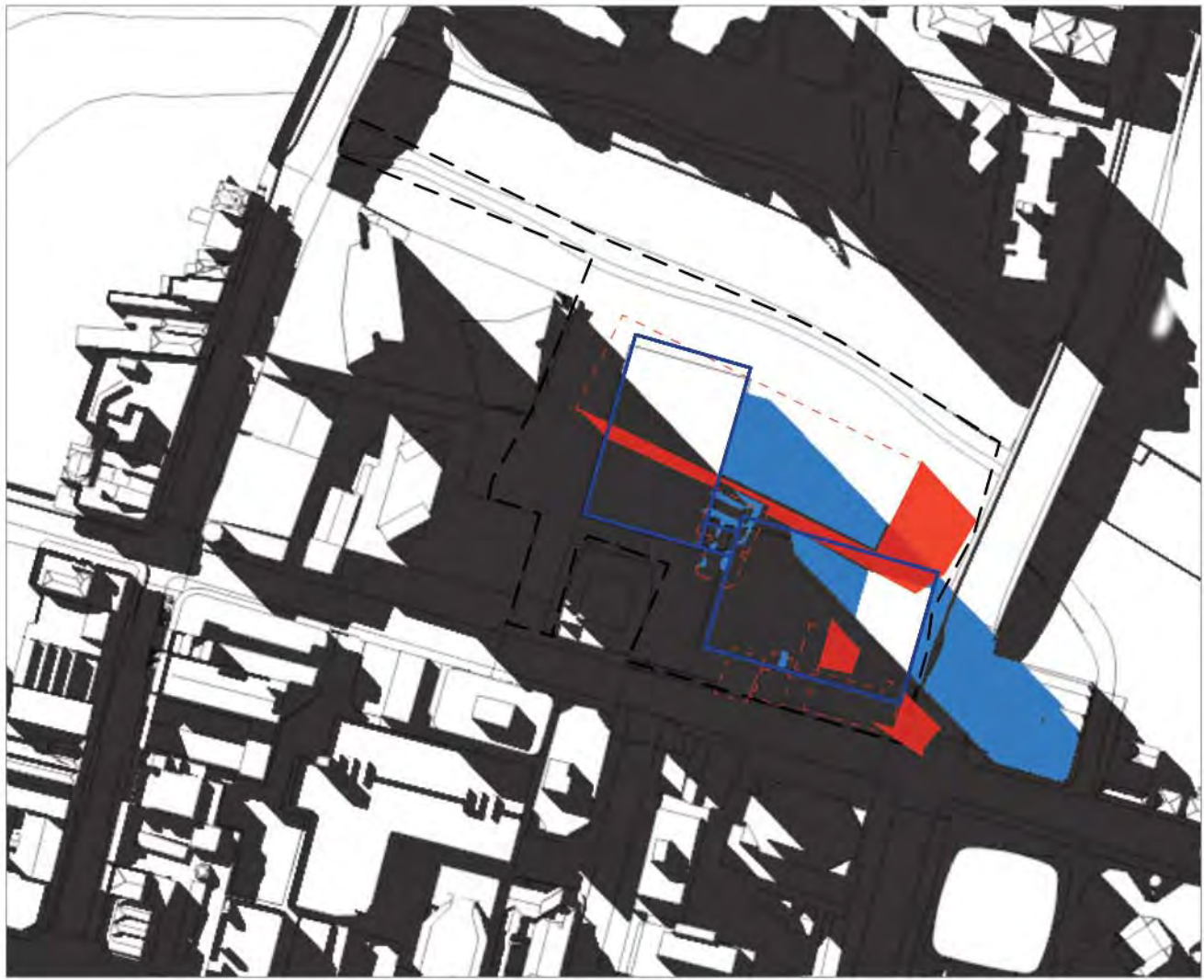
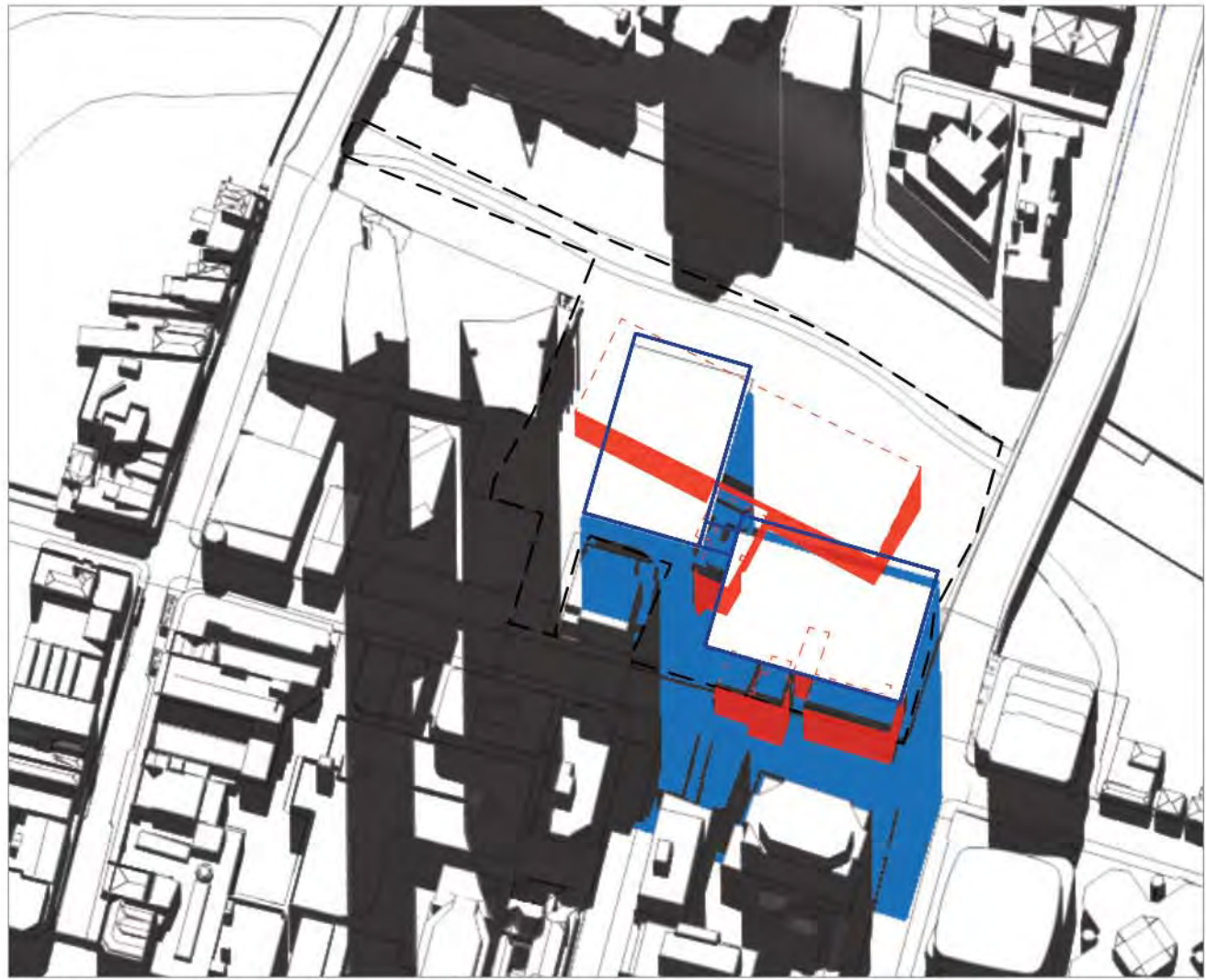
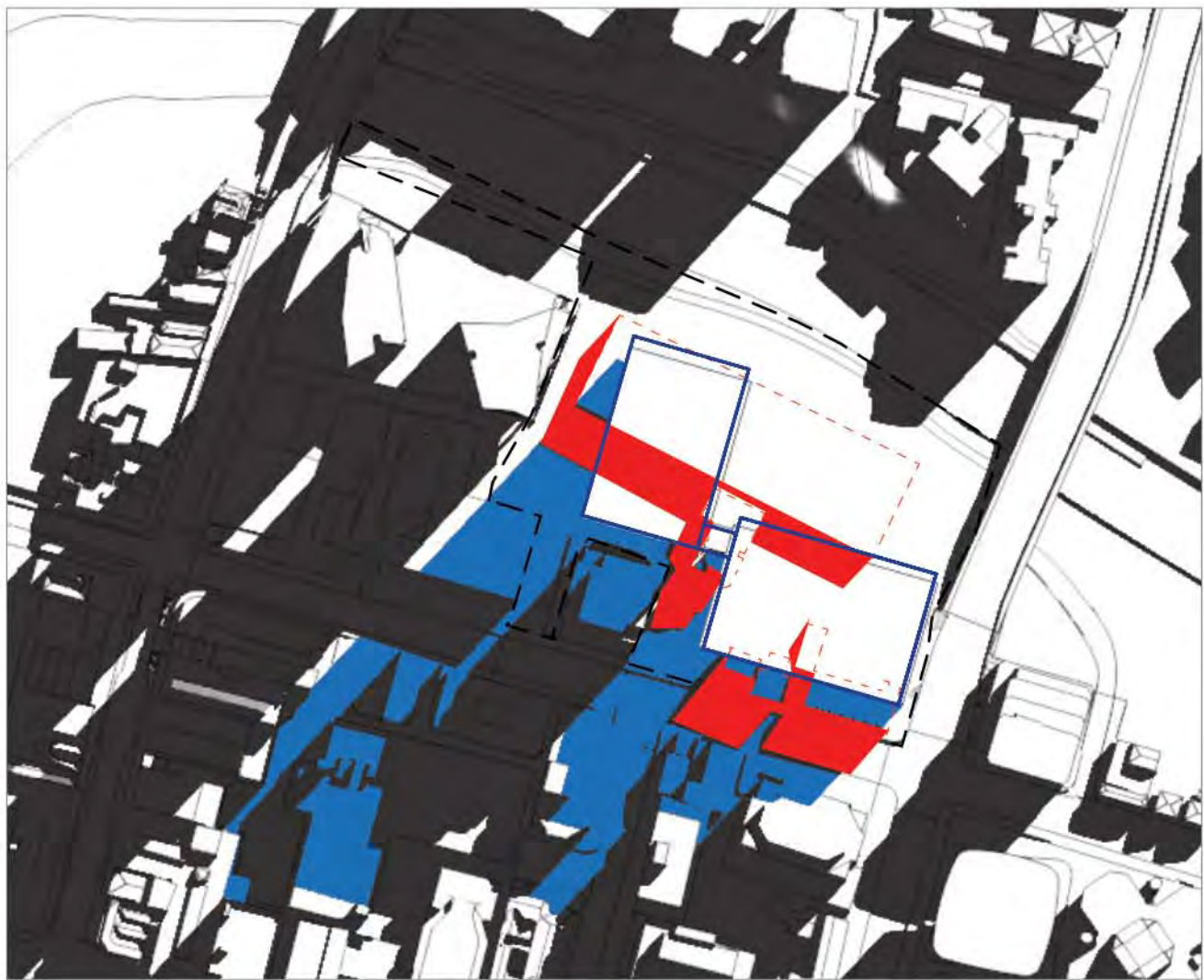
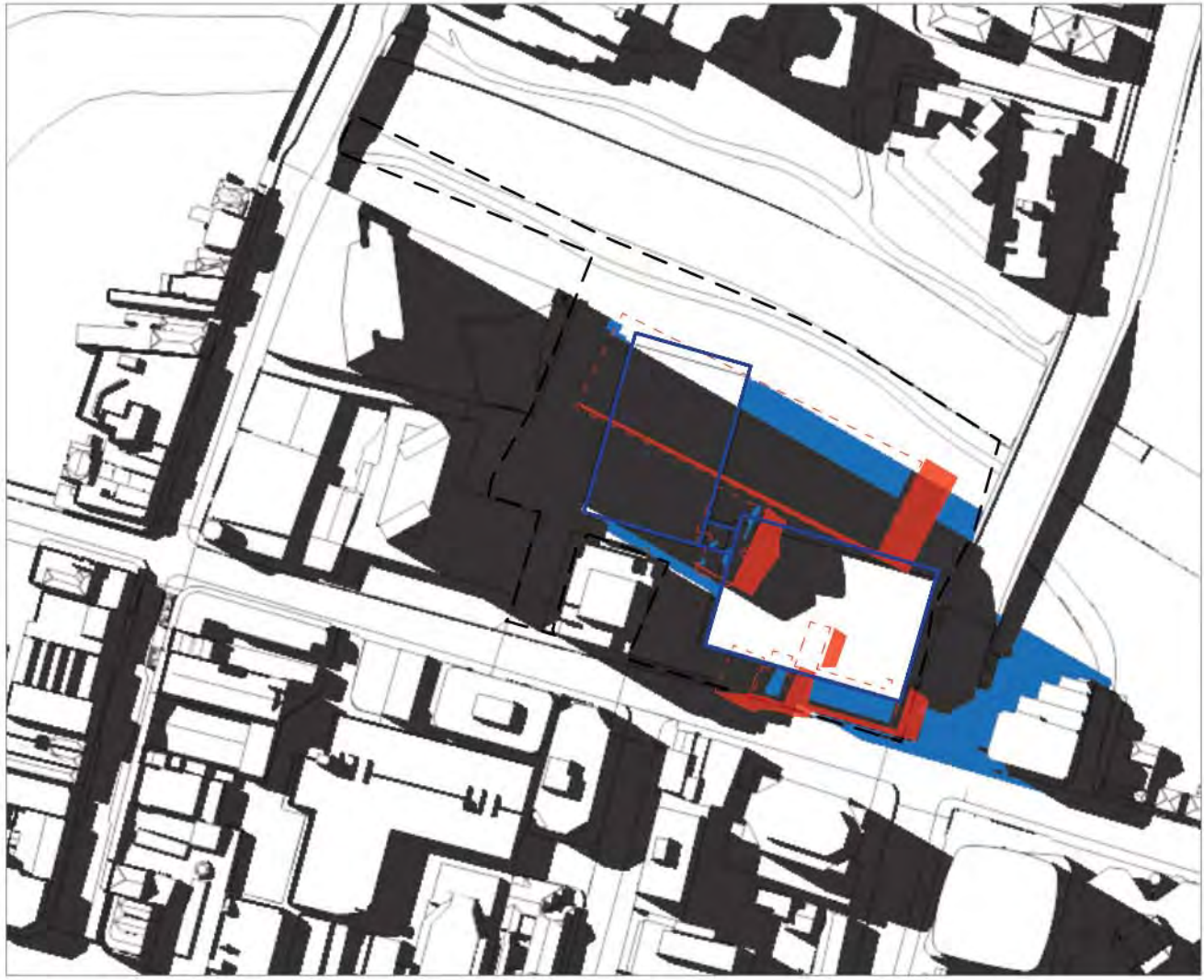
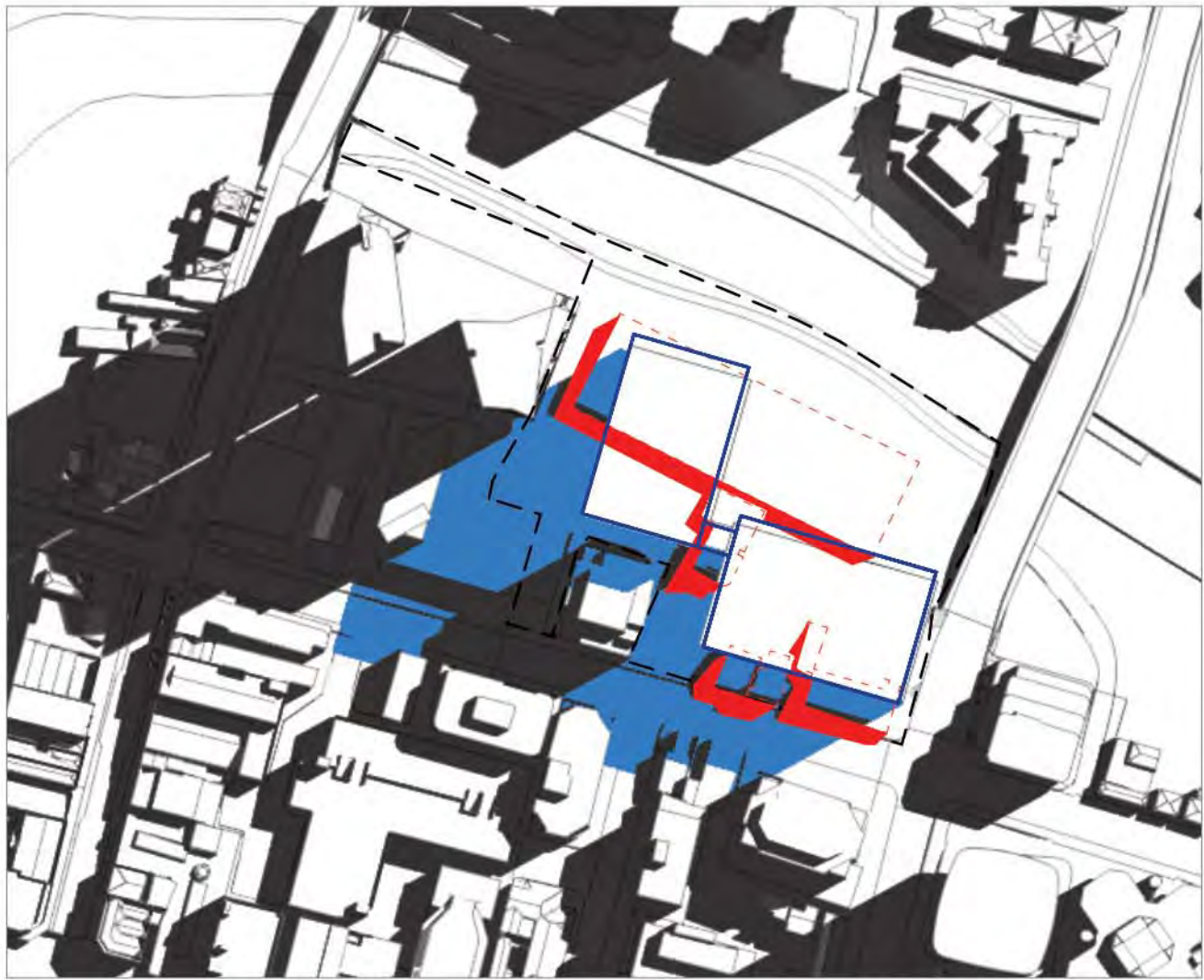


MATERIALS + FINISHES SCHEDULE

LATTICE STRUCTURE - EXOSKELETON	Intumescent paint Color : Dulux Australian Standard AS2700: N14 White (1)
EXTERIOR GROUND WALKWAY	Fine concrete, light grey tones (2)
GROUND LEVEL 01 - 07	(Glazing) Glazed curtain wall facade: aluminum framing (RAL 7038), clear performance glass - DGU (SHGC 0.25 - VLT 70%) (3) (Opaque) GRC facade, quartz concrete with depth and grit to aggregate (non-smooth surface) (4)
PLANT LEVEL	Aluminum expanded metal mesh, powder coated. Color: Dulux Powders Satin Fluorescent Xtreme White (5)







- site boundary
- proposed building
- shadow of proposed building
- shadow of existing building
- demolished building
- shadow of demolished building

ARCHITECTS

**MOREAU KUSUNOKI**  
5 RUE DE NEMOURS 75011 PARIS FRANCE

**GENTON**  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

**POWERHOUSE PARRAMATTA**

TITLE

**SHADOW DIAGRAMS**

SCALE

NTS @ A1

NORTH



REVISION HISTORY

No Date Description

12 08/10/2020 SSDA RTS Drawing Set

DATE

08/10/2020

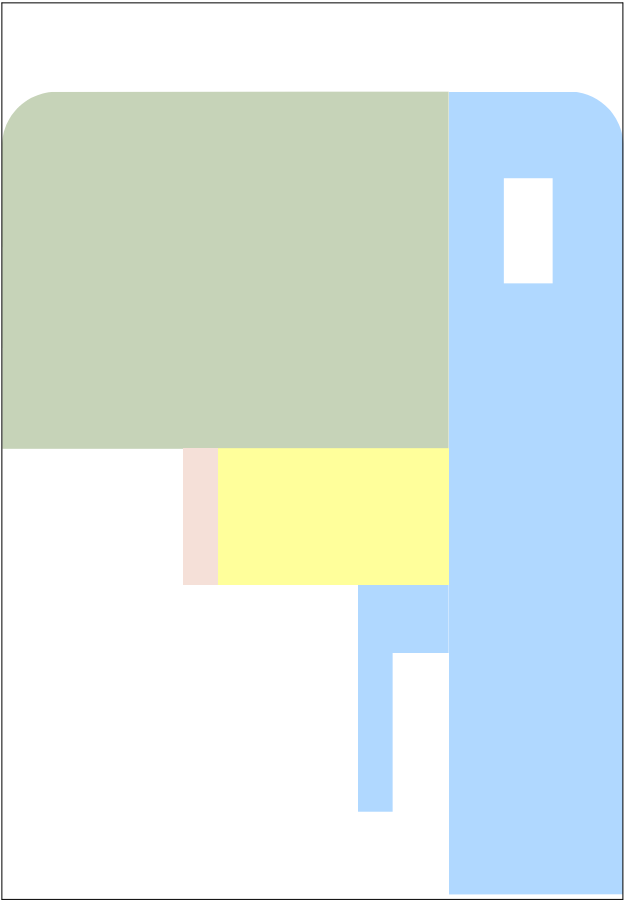
NUMBER

**DA400**

REVISION

**12**

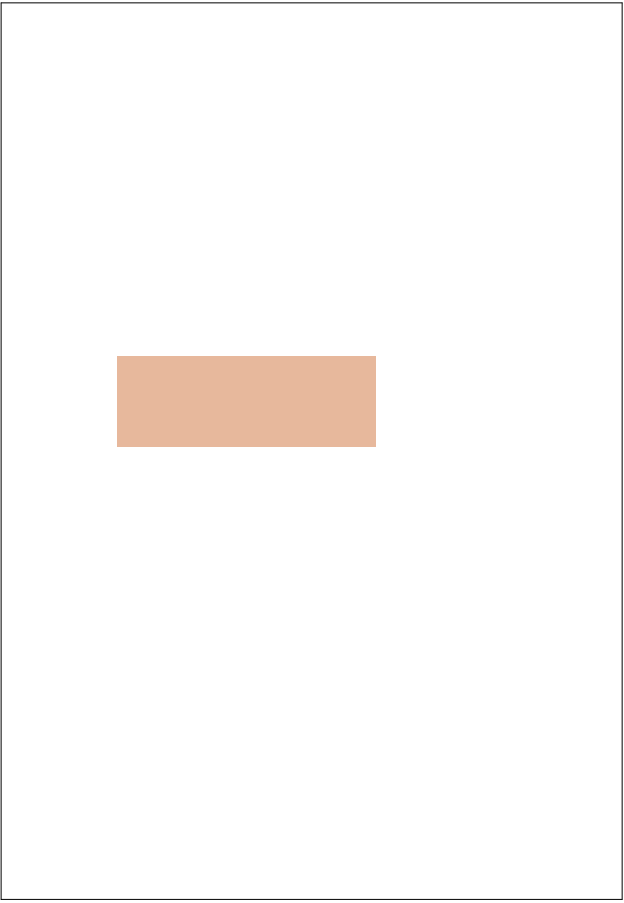




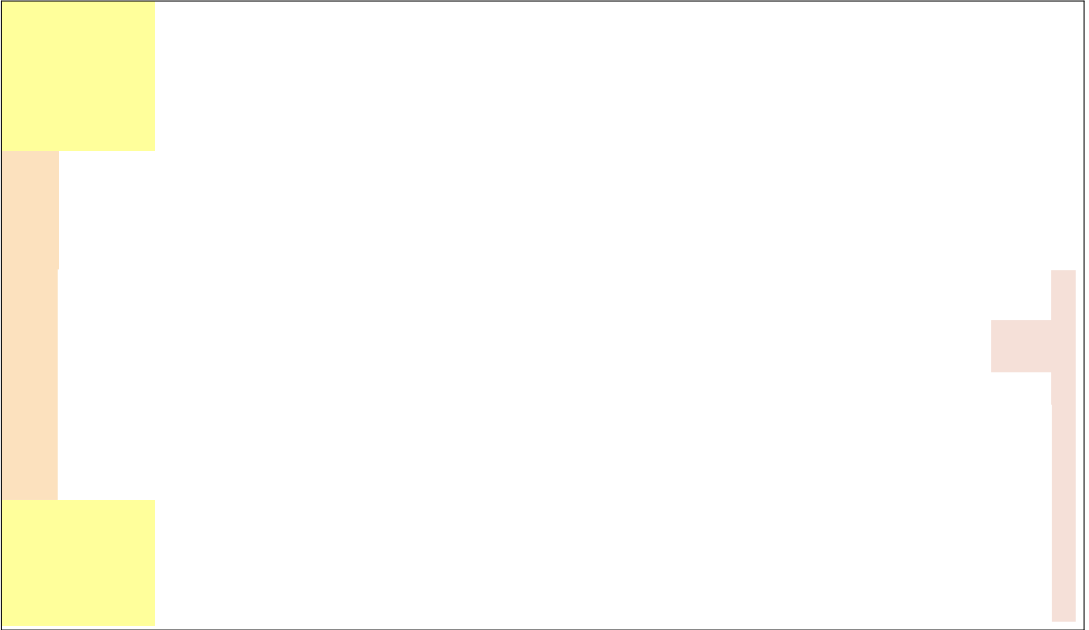
Ground



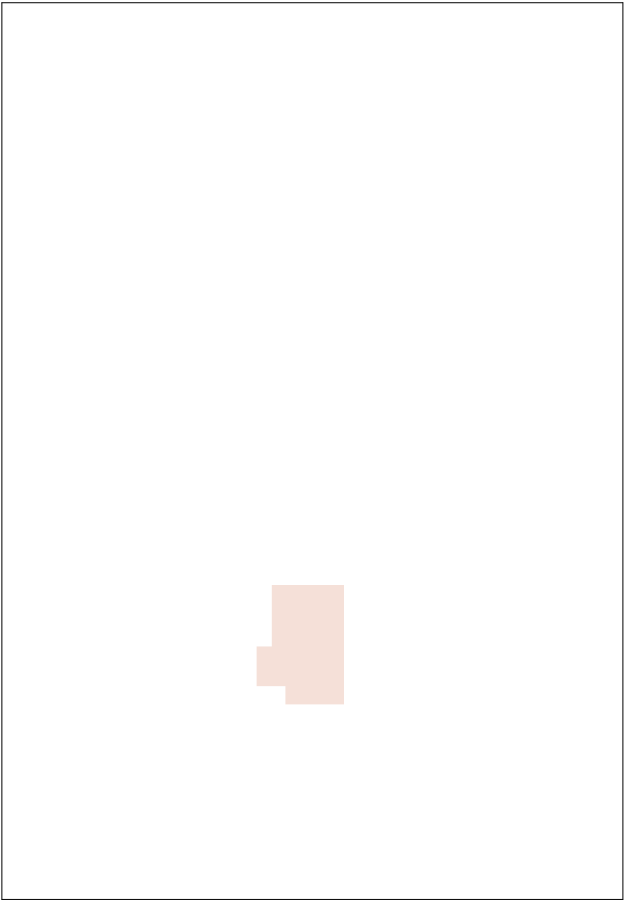
Ground Mezz



Ground Mezz 02



Level 1



Level 1



Level 1

GFA Areas

Ground	
PRESENTATION SPACE	2192 m²
BOH	28 m²
FOH CIRCULATION	184 m²
RETAIL	108 m²
AMENITIES	138 m²
RETAIL	694 m²
FOH OTHER	51 m²
FOH OTHER	587 m²
BOH	21 m²
4004 m²	
Ground Mezz	
AMENITIES	100 m²
BOH	51 m²
FOH CIRCULATION	86 m²
AMENITIES	83 m²
STAFF AREA	103 m²
422 m²	
Ground Mezz 02	
BOH	Not Enclosed
BOH	39 m²
39 m²	
Level 1	
EDUCATION	294 m²
PRESENTATION SPACE	1224 m²
BOH	203 m²
BOH	68 m²
FOH CIRCULATION	463 m²
BOH	19 m²
BOH	45 m²
BOH	17 m²
2332 m²	

GFA Area Legend

- ACCOMMODATION

AMENITIES

BOH

EDUCATION

FOH CIRCULATION
- FOH OTHER

PRESENTATION SPACE

RETAIL

STAFF AREA

\*BOH - BACK OF HOUSE  
\*\*FOH - FRONT OF HOUSE

ARCHITECTS

MOREAU KUSUNOKI  
5 RUE DE NEMOURS 75011 PARIS FRANCE

GENTON  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

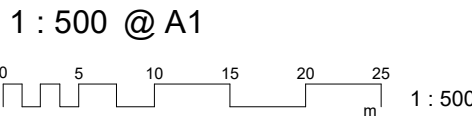
PROJECT

POWERHOUSE PARRAMATTA

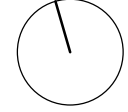
TITLE

GFA DIAGRAM AND SCHEDULE

SCALE



NORTH



REVISION HISTORY

No	Date	Description
12	08/10/2020	SSDA RTS Drawing Set

DATE

08/10/2020

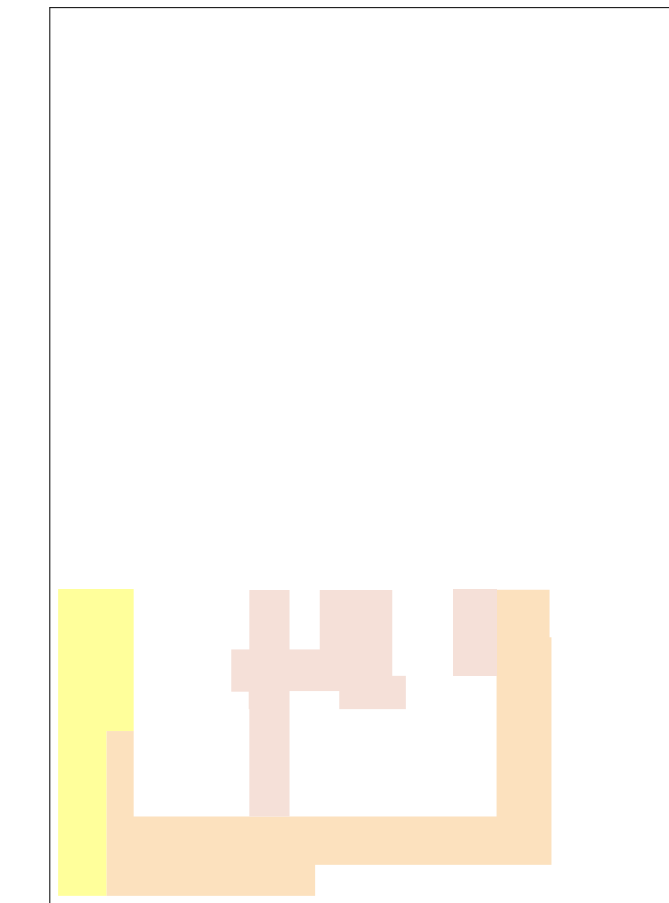
NUMBER

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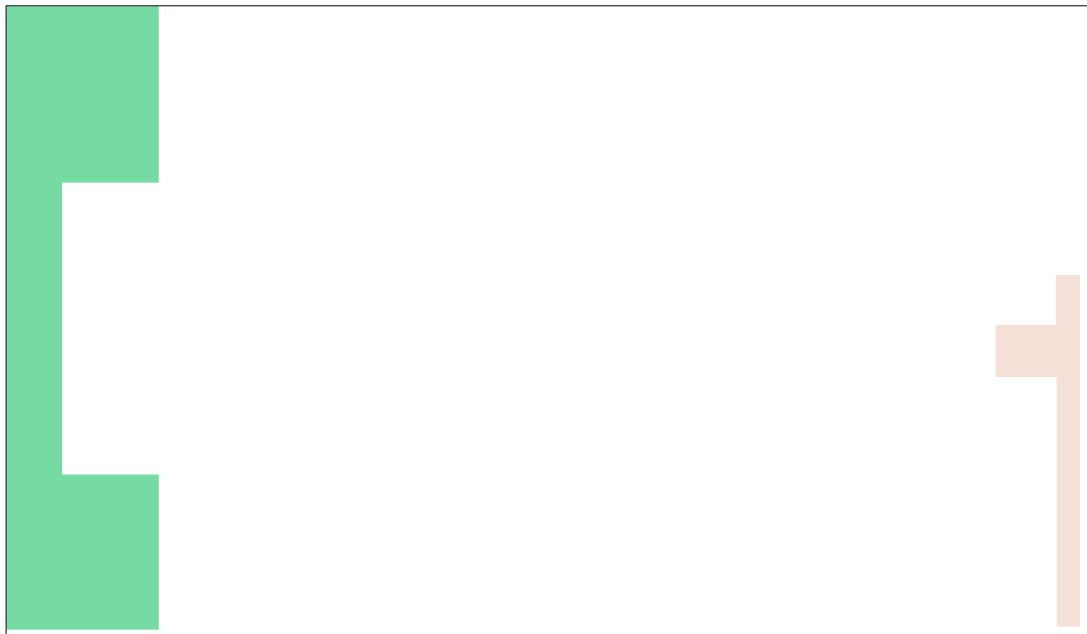
REVISION

12

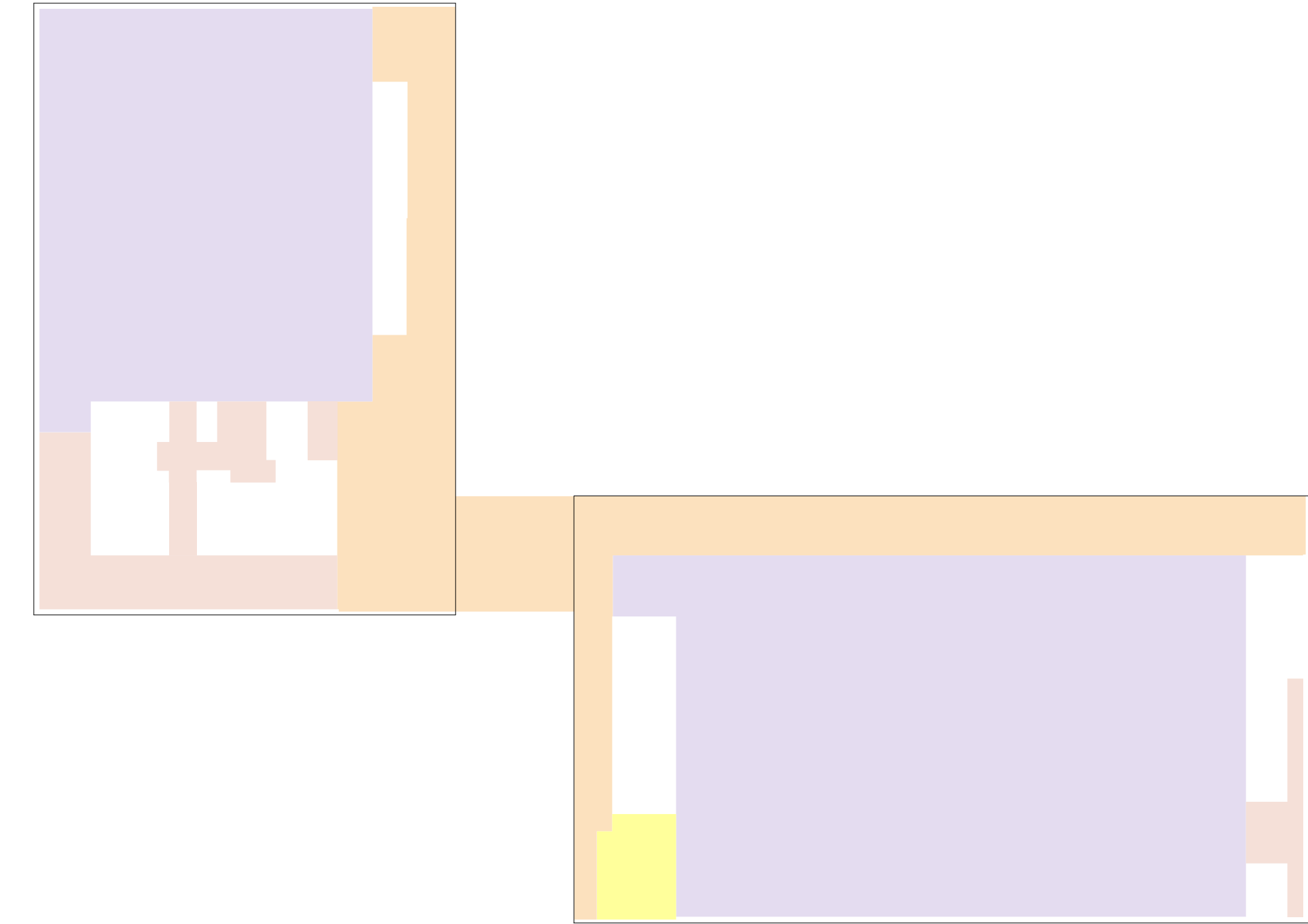
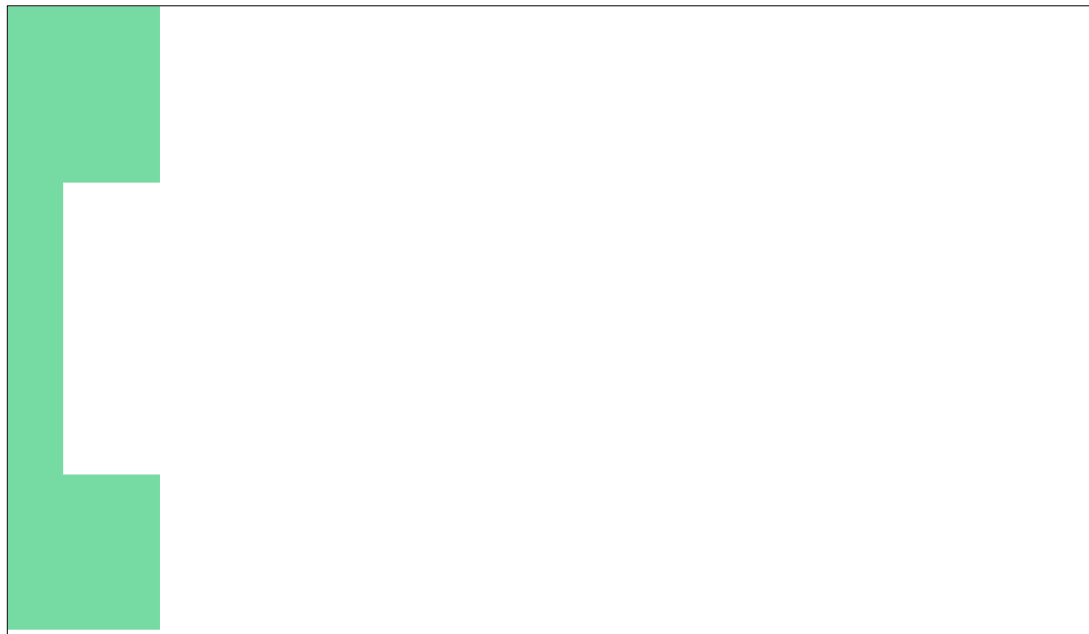
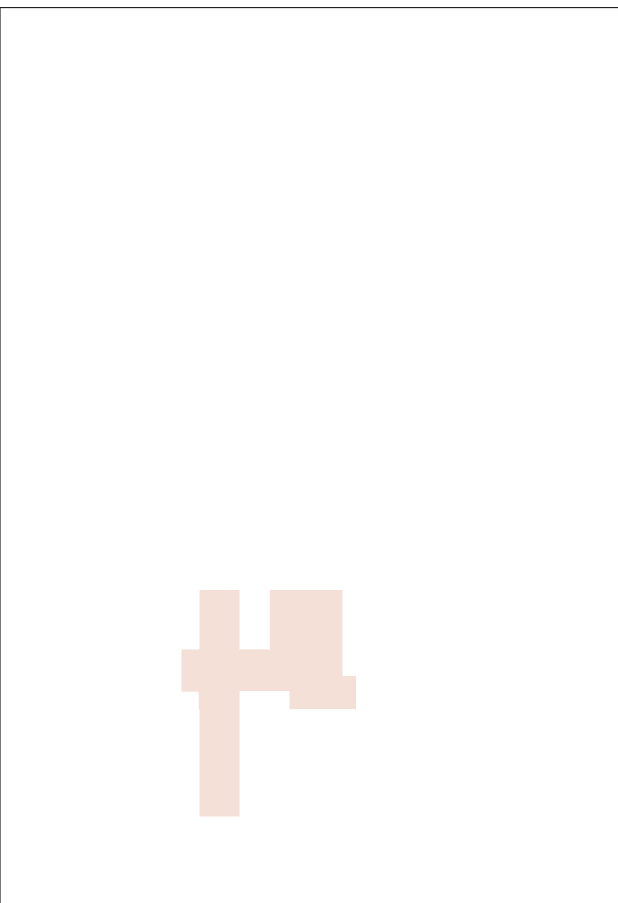




Level 1.1



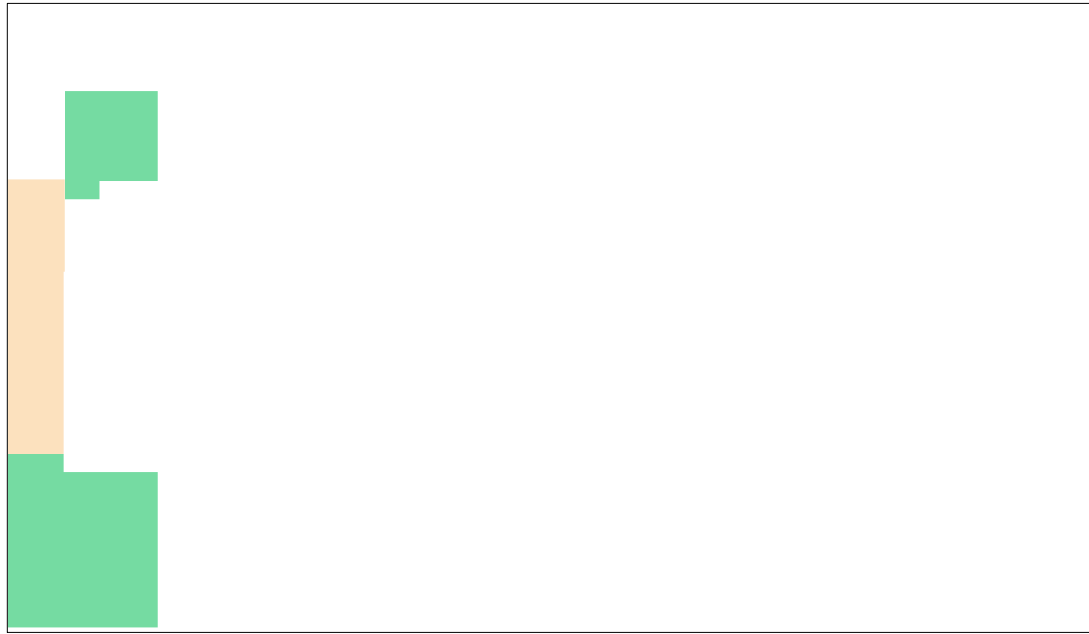
Level 1.2



Level 2



Level 2.1



GFA Areas

Level 1.1	
EDUCATION	292 m²
FOH CIRCULATION	187 m²
AMENITIES	82 m²
BOH	17 m²
BOH	87 m²
BOH	51 m²
	715 m²

Level 1.2	
EDUCATION	292 m²
BOH	87 m²
	379 m²

Level 2	
FOH CIRCULATION	1123 m²
PRESENTATION SPACE	1990 m²
PRESENTATION SPACE	1255 m²
BOH	212 m²
BOH	68 m²
AMENITIES	77 m²
BOH	61 m²
BOH	19 m²
BOH	17 m²
	4822 m²

Level 2.1	
EDUCATION	39 m²
FOH CIRCULATION	68 m²
EDUCATION	106 m²
	213 m²

GFA Area Legend

- ACCOMMODATION

AMENITIES

BOH

EDUCATION

FOH CIRCULATION
- FOH OTHER

PRESENTATION SPACE

RETAIL

STAFF AREA

\*BOH - BACK OF HOUSE  
\*\*FOH - FRONT OF HOUSE

ARCHITECTS

MOREAU KUSUNOKI  
5 RUE DE NEMOURS 75011 PARIS FRANCE

GENTON  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

PROJECT

POWERHOUSE PARRAMATTA

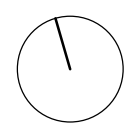
TITLE

GFA DIAGRAM AND SCHEDULE

SCALE

1 : 500 @ A1  
0 5 10 15 20 25 m 1 : 500

NORTH



REVISION HISTORY

No Date Description  
12 08/10/2020 SSDA RTS Drawing Set

DATE

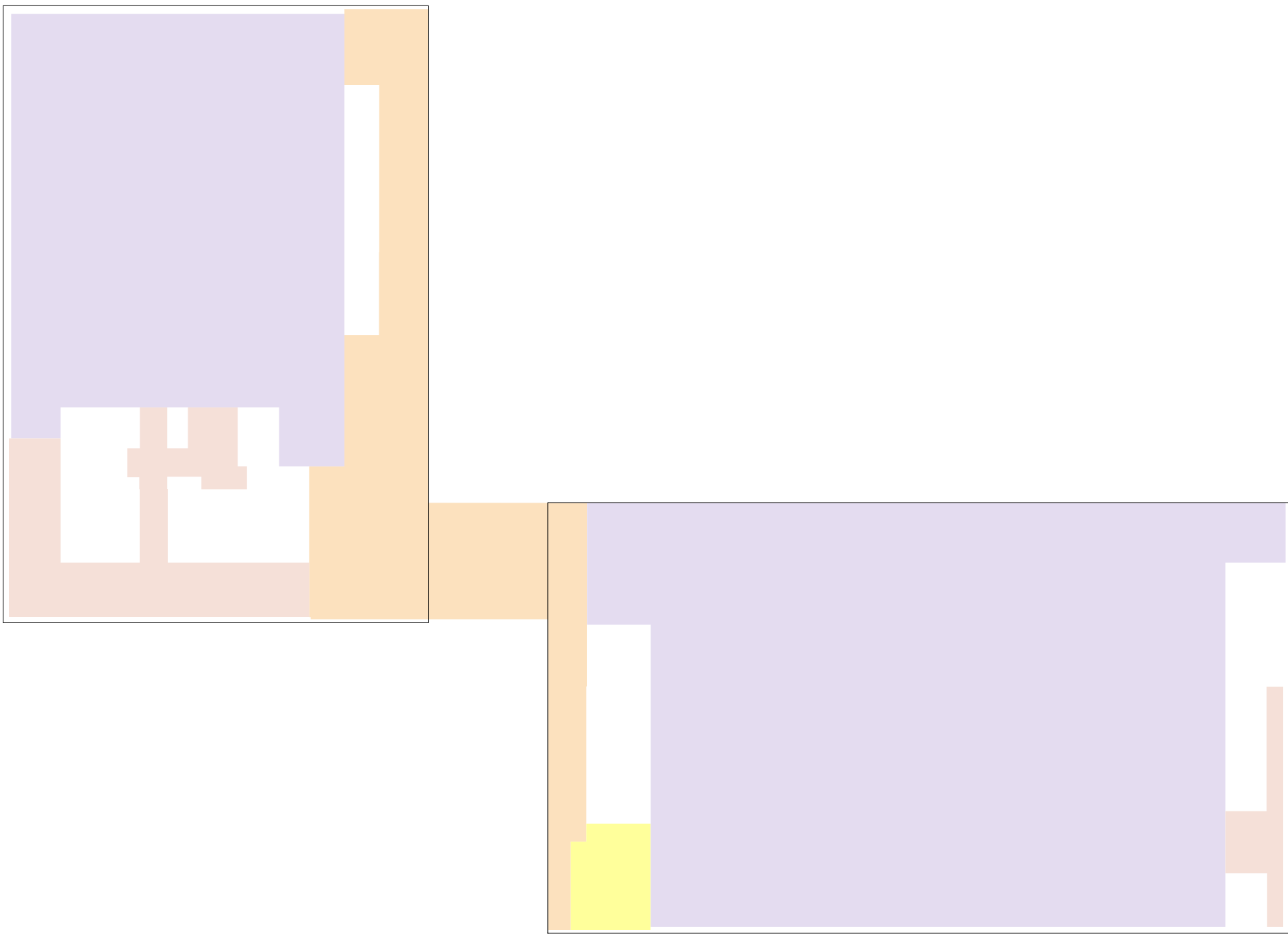
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NUMBER

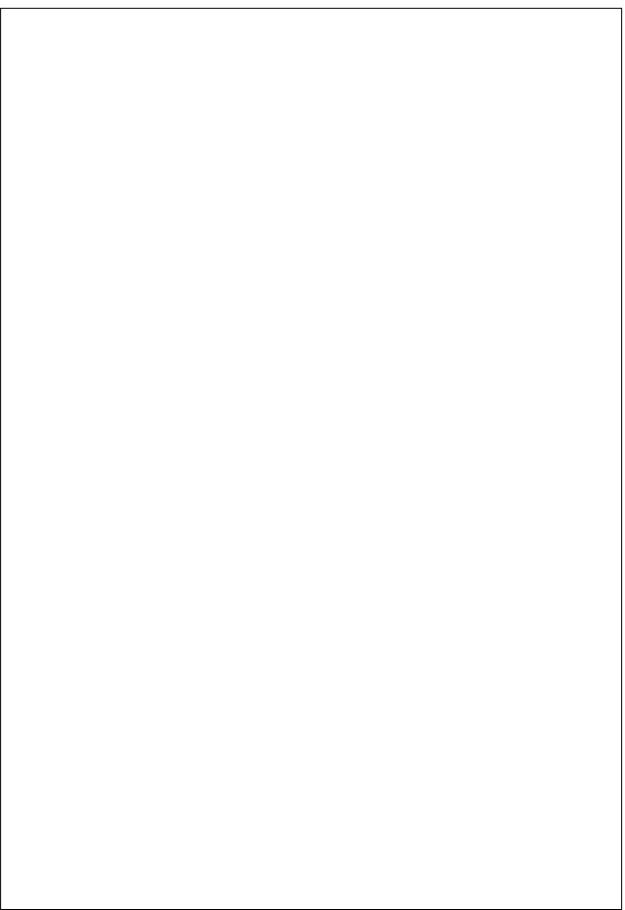
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REVISION

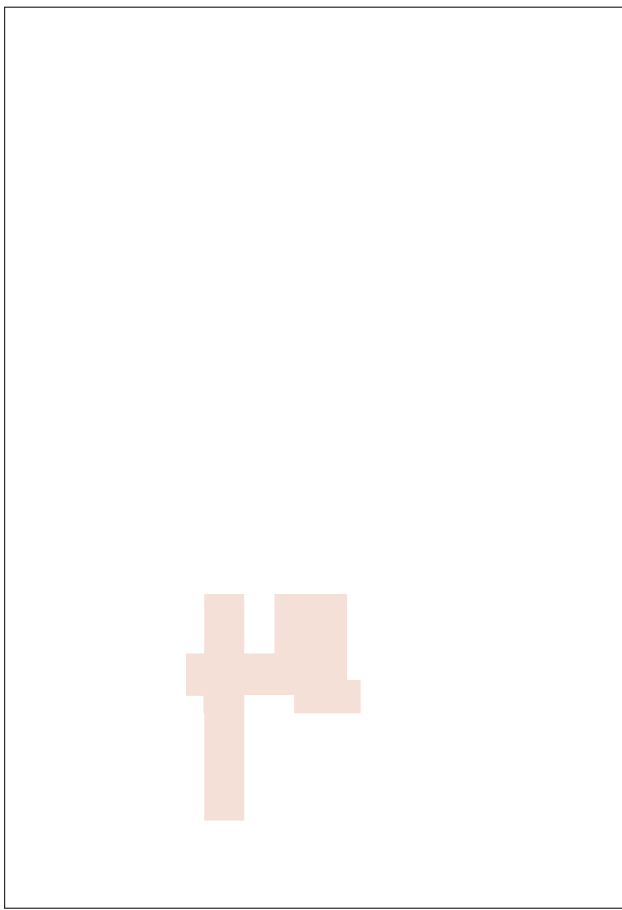
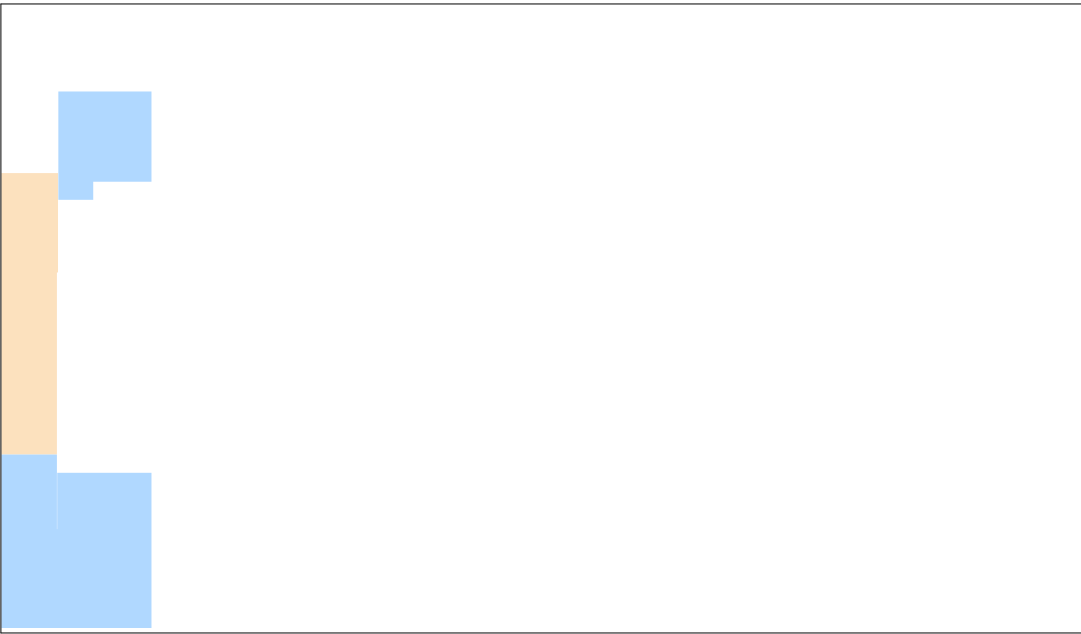
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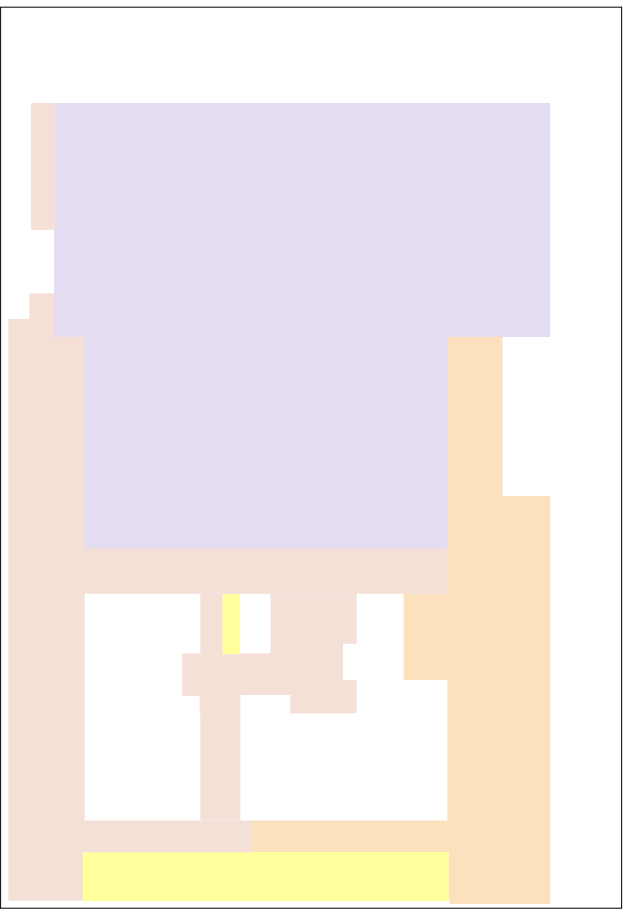
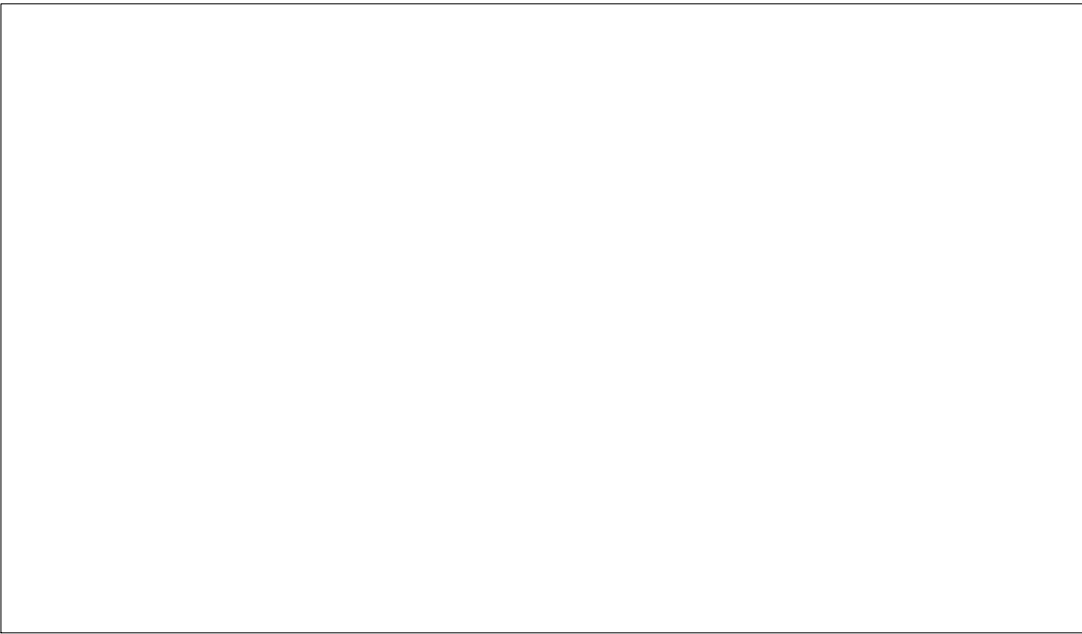
Level 3



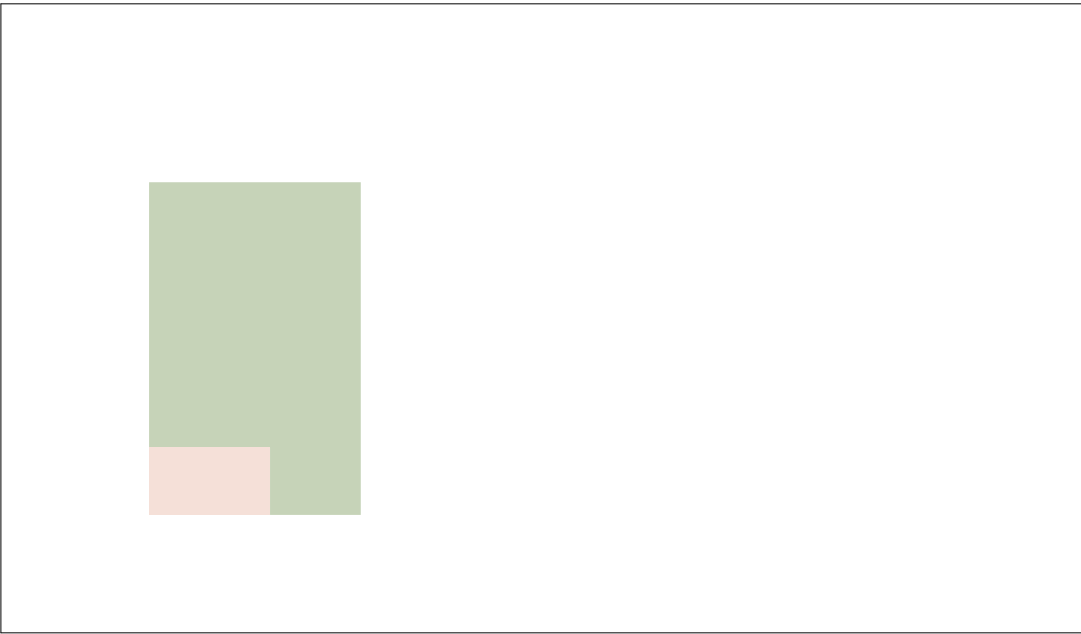
Level 3.1



Level 3.2



Level 4



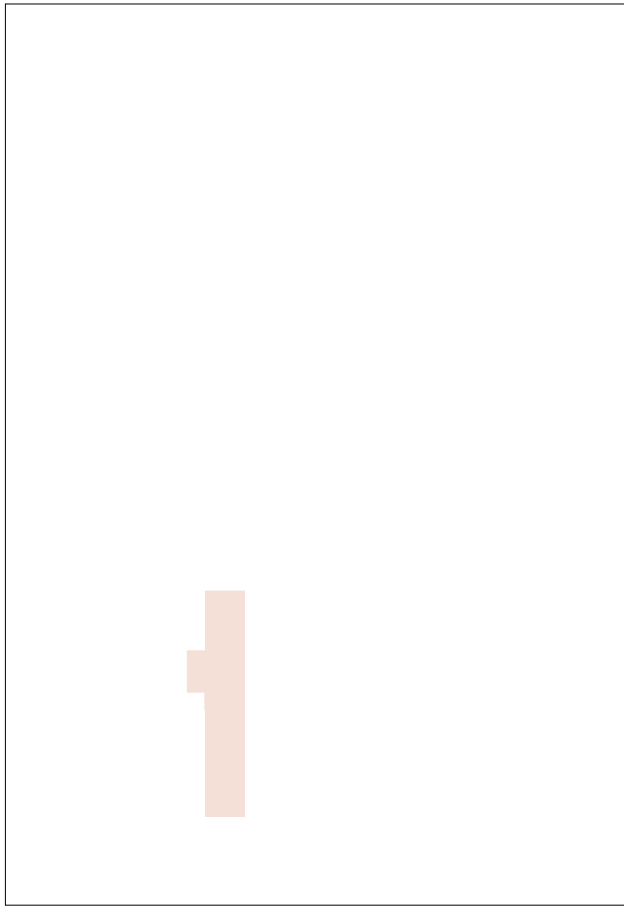
GFA Areas

Level 3	
FOH CIRCULATION	719 m²
PRESENTATION SPACE	2380 m²
PRESENTATION SPACE	1273 m²
BOH	212 m²
BOH	68 m²
AMENITIES	77 m²
BOH	61 m²
BOH	19 m²
4809 m²	
Level 3.1	
FOH CIRCULATION	69 m²
FOH OTHER	106 m²
FOH OTHER	39 m²
215 m²	
Level 3.2	
BOH	87 m²
87 m²	
Level 4	
PRESENTATION SPACE	507 m²
FOH CIRCULATION	265 m²
AMENITIES	77 m²
AMENITIES	5 m²
PRESENTATION SPACE	336 m²
BOH	290 m²
BOH	85 m²
BOH	13 m²
RETAIL	272 m²
BOH	36 m²
1887 m²	

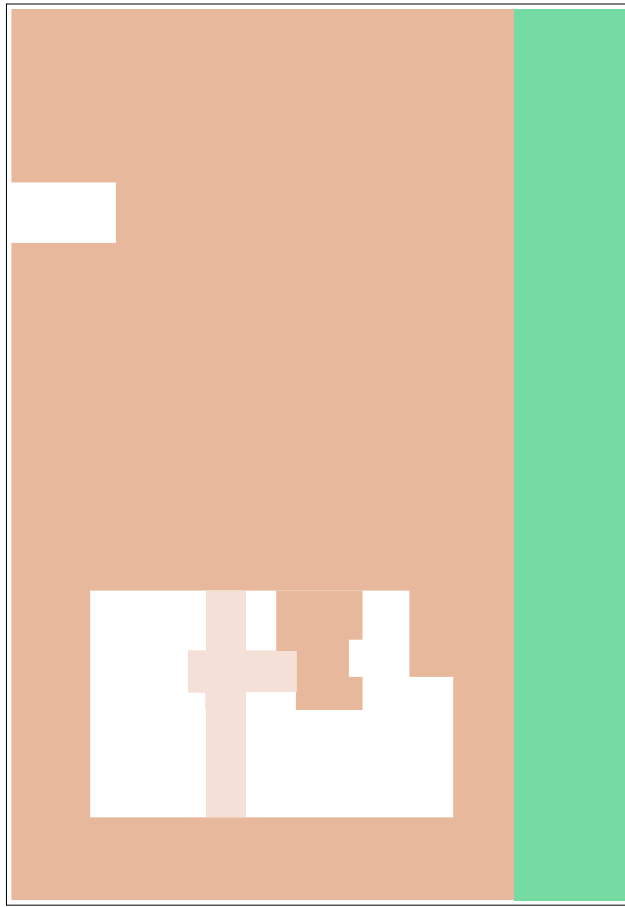
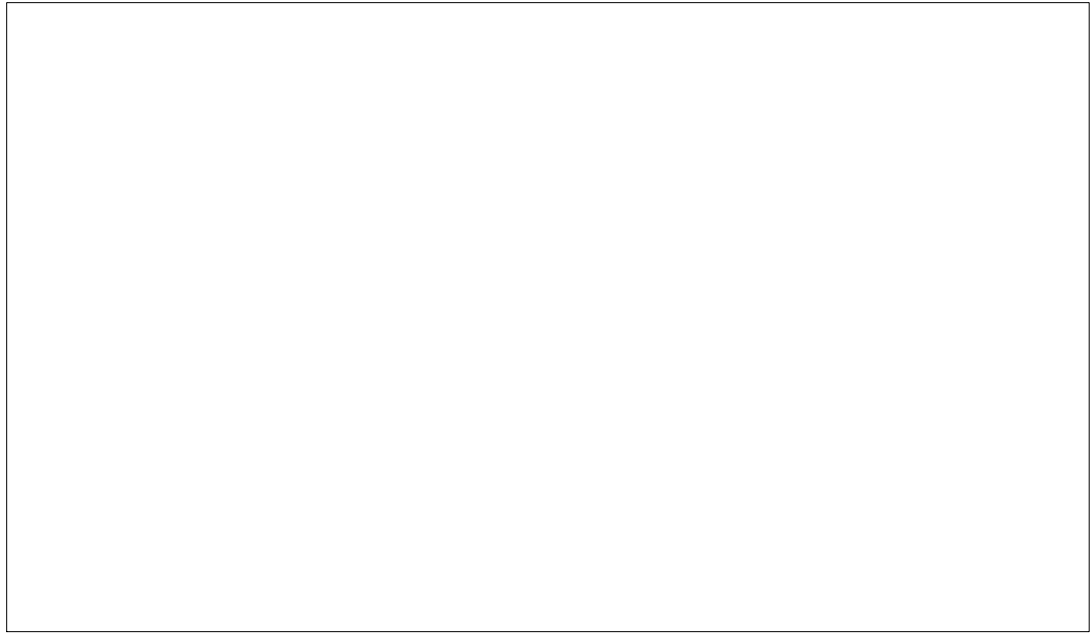
GFA Area Legend

- ACCOMMODATION
- AMENITIES
- BOH
- EDUCATION
- FOH CIRCULATION
- FOH OTHER
- PRESENTATION SPACE
- RETAIL
- STAFF AREA

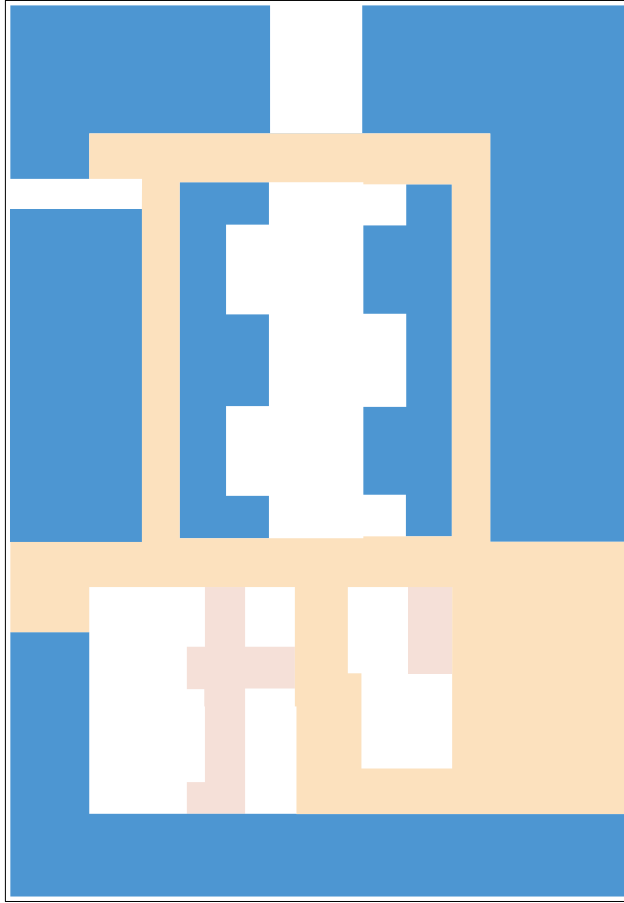
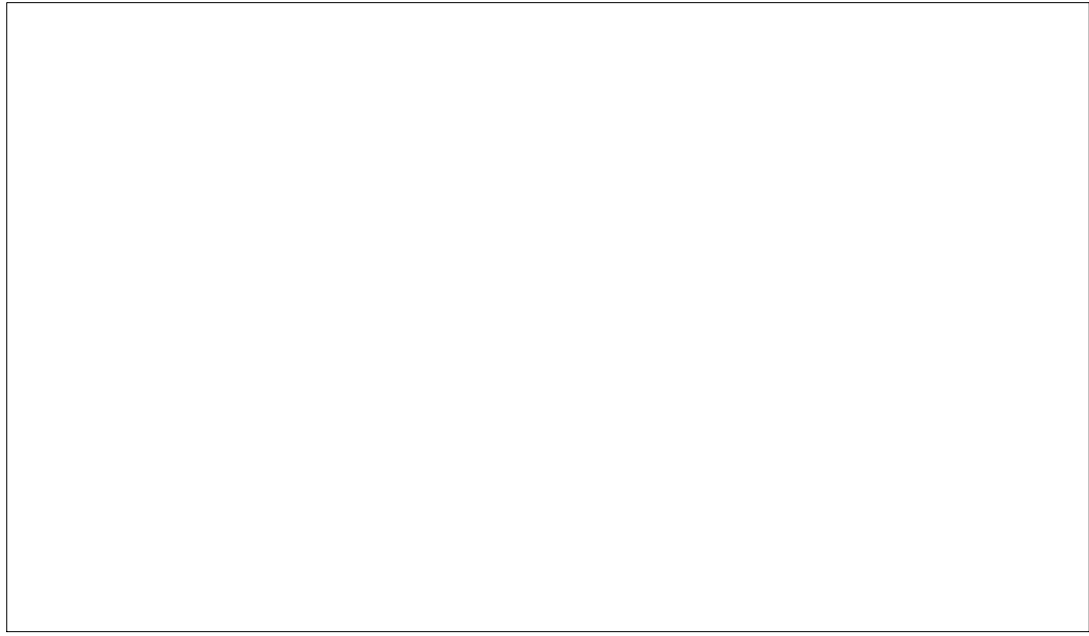
\*BOH - BACK OF HOUSE  
\*\*FOH - FRONT OF HOUSE



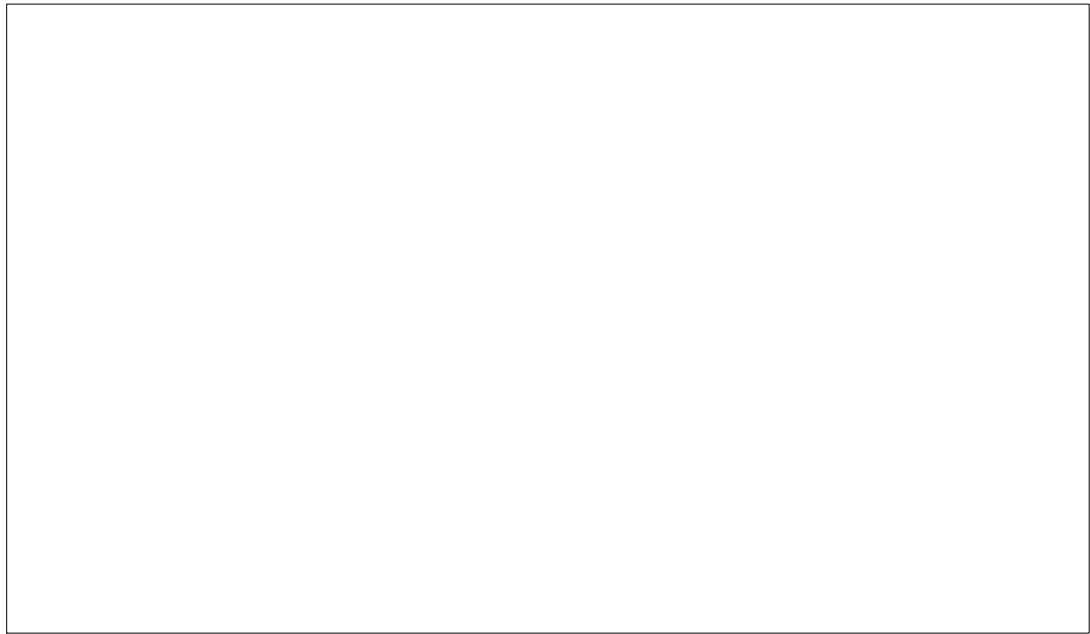
Level 4.1



Level 5



Level 6



GFA Areas

Level 4.1	
BOH	43 m²
	43 m²

Level 5	
STAFF AREA	1590 m²
BOH	52 m²
STAFF AREA	38 m²
EDUCATION	440 m²
	2120 m²

Level 6	
ACCOMMODATION	552 m²
BOH	17 m²
BOH	55 m²
ACCOMMODATION	285 m²
ACCOMMODATION	192 m²
ACCOMMODATION	105 m²
ACCOMMODATION	103 m²
FOH CIRCULATION	599 m²
	1908 m²

GFA Area Legend

- ACCOMMODATION

AMENITIES

BOH

EDUCATION

FOH CIRCULATION
- FOH OTHER

PRESENTATION SPACE

RETAIL

STAFF AREA

\*BOH - BACK OF HOUSE  
\*\*FOH - FRONT OF HOUSE

ARCHITECTS

MOREAU KUSUNOKI  
5 RUE DE NEMOURS 75011 PARIS FRANCE

GENTON  
71 YORK ST SYDNEY NSW 2000 AUSTRALIA

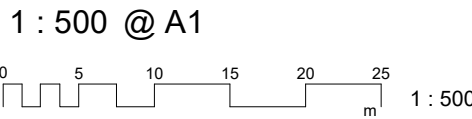
PROJECT

POWERHOUSE PARRAMATTA

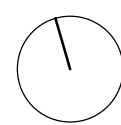
TITLE

GFA DIAGRAM AND SCHEDULE

SCALE



NORTH



REVISION HISTORY

No	Date	Description
12	08/10/2020	SSDA RTS Drawing Set

DATE

08/10/2020

NUMBER

DA503

REVISION

12



Gross Floor Area

Ground	
AMENITIES	138 m²
BOH	49 m²
FOH CIRCULATION	184 m²
FOH OTHER	639 m²
PRESENTATION SPACE	2192 m²
RETAIL	802 m²
4004 m²	
Ground Mezz	
AMENITIES	183 m²
BOH	51 m²
FOH CIRCULATION	86 m²
STAFF AREA	103 m²
422 m²	
Ground Mezz 02	
BOH	39 m²
39 m²	
Level 1	
BOH	352 m²
EDUCATION	294 m²
FOH CIRCULATION	463 m²
PRESENTATION SPACE	1224 m²
2332 m²	
Level 1.1	
AMENITIES	82 m²
BOH	154 m²
EDUCATION	292 m²
FOH CIRCULATION	187 m²
715 m²	
Level 1.2	
BOH	87 m²
EDUCATION	292 m²
379 m²	
Level 2	
AMENITIES	77 m²
BOH	377 m²
FOH CIRCULATION	1123 m²
PRESENTATION SPACE	3246 m²
4822 m²	
Level 2.1	
EDUCATION	146 m²
FOH CIRCULATION	68 m²
213 m²	
Level 2.2	
AMENITIES	54 m²
BOH	133 m²
EDUCATION	263 m²
FOH CIRCULATION	70 m²

Floor Space Ratio

Level 3		521 m²
AMENITIES	77 m²	
BOH	361 m²	
FOH CIRCULATION	719 m²	
PRESENTATION SPACE	3653 m²	
		4809 m²
Level 3.1		
FOH CIRCULATION	69 m²	
FOH OTHER	146 m²	
		215 m²
Level 3.2		
BOH	87 m²	
		87 m²
Level 4		
AMENITIES	82 m²	
BOH	424 m²	
FOH CIRCULATION	265 m²	
PRESENTATION SPACE	844 m²	
RETAIL	272 m²	
		1887 m²
Level 4.1		
BOH	43 m²	
		43 m²
Level 5		
BOH	52 m²	
EDUCATION	440 m²	
STAFF AREA	1627 m²	
		2120 m²
Level 6		
ACCOMMODATION	1238 m²	
BOH	71 m²	
FOH CIRCULATION	599 m²	
		1908 m²
		24516 m²

Site Area	19 438 sqm
Gross Floor Area	24 516 sqm
Floor Space Ratio	1.25 :1

The definition of Gross Floor Area is set out in Parramatta LEP 2011 as:

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

The definition of Floor Space Ratio is set out in Parramatta LEP 2011 as:

(2) The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

The definition of Site Area is set out in Parramatta LEP 2011 as:

(3) In determining the site area of proposed development for the purpose of applying a floor space ratio, the site area is taken to be—

(a) if the proposed development is to be carried out on only one lot, the area of that lot, or

(b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

(4) Exclusions from site area The following land must be excluded from the site area—

(a) land on which the proposed development is prohibited, whether under this Plan or any other law,

(b) community land or a public place (except as provided by subclause (7)).

(5) Strata subdivisions The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.

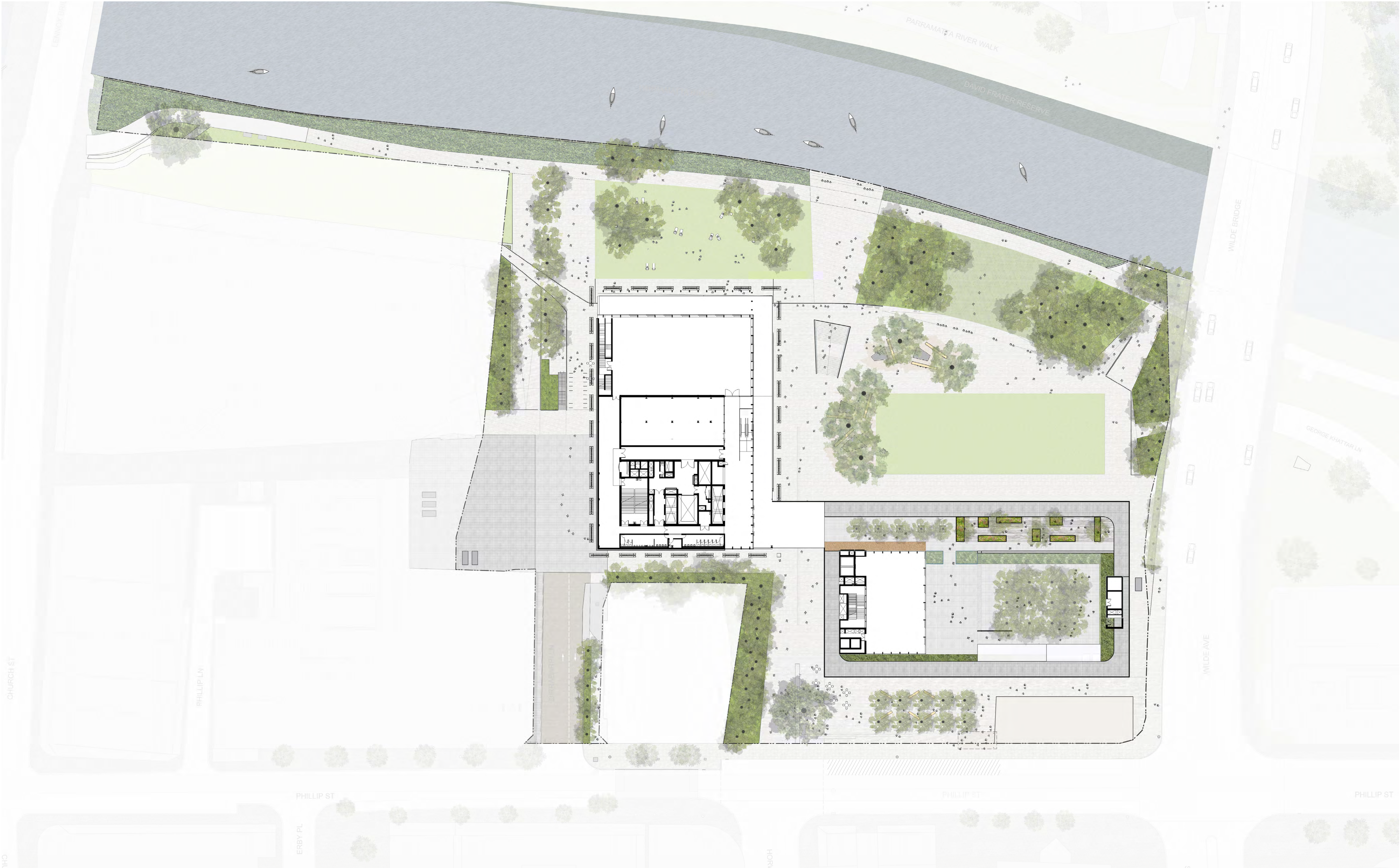
(6) Only significant development to be included The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.

(7) Certain public land to be separately considered For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.









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Project Team  
MOREAU KUSUNOKI  
GENTON

Project Name  
Powerhouse Parramatta  
  
Project No.  
0842SYD  
  
Address  
Parramatta

Key Plan

Issue Log			
A	SSDA Addendum	AM/MS	14/9/20
B	SSDA Addendum	AM/MS	22/9/20
C	SSDA Addendum	AM/MS	14/1/21
Rev	Revision Description	By / Checked	Date

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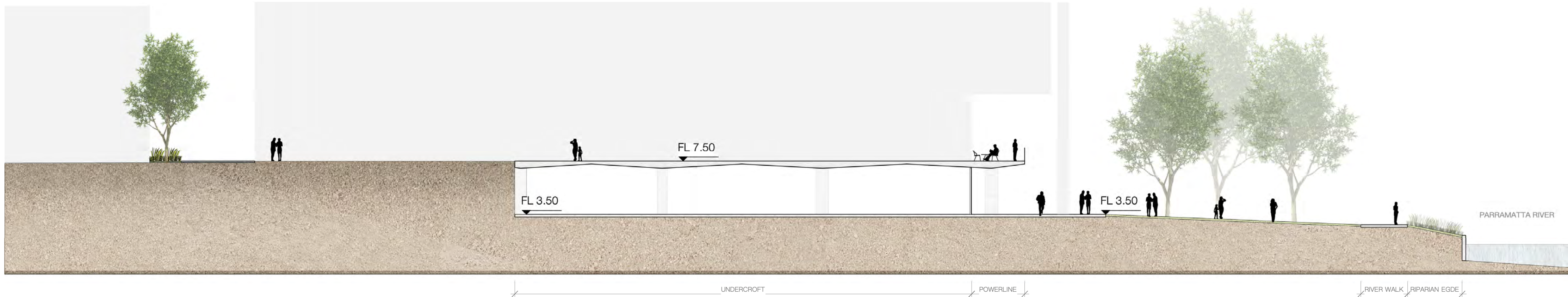
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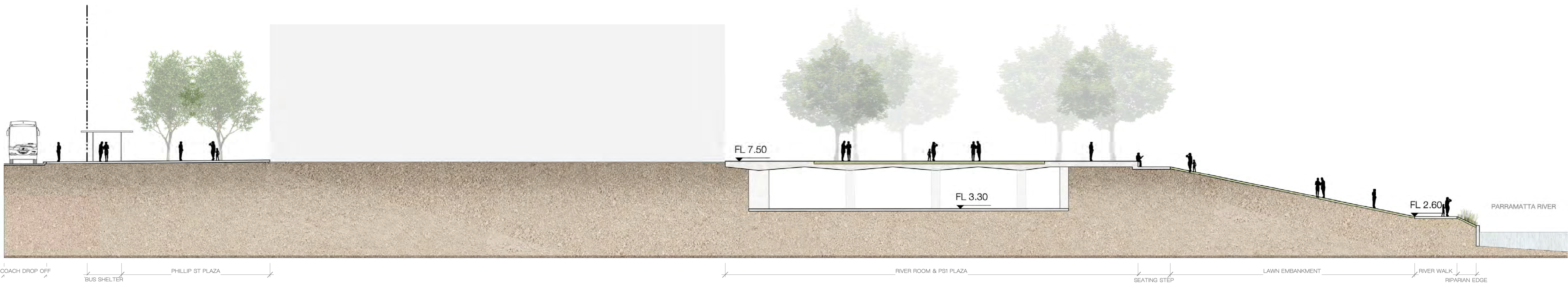
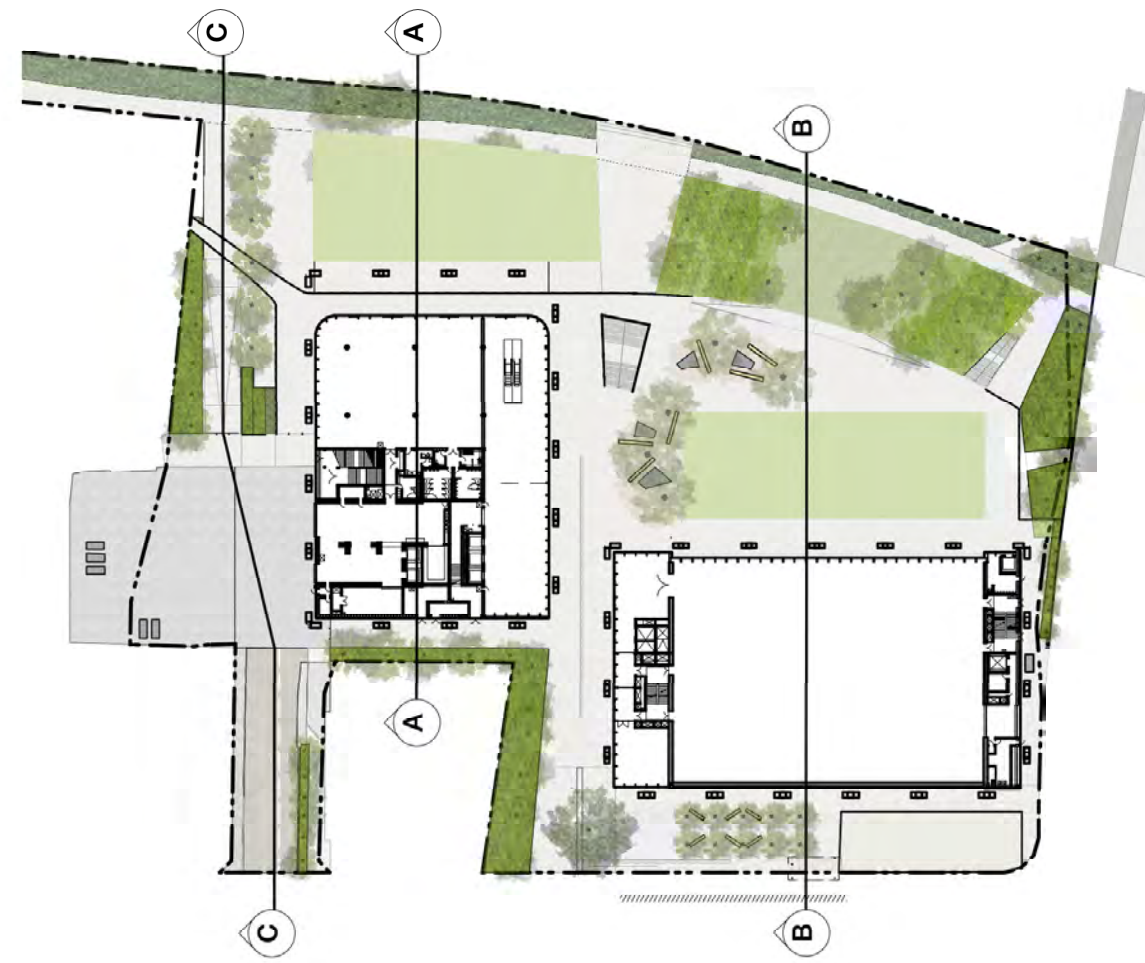
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Design Development  
Sheet Title  
Rooftop Level  
Sheet No.  
LD-DD-03

Rev  
C

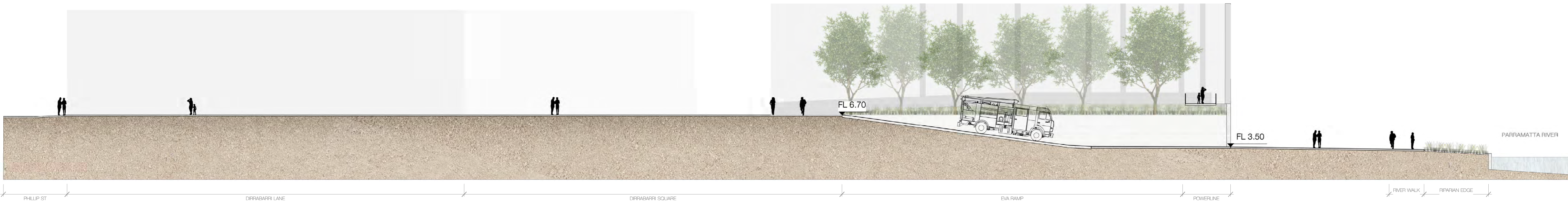




A SECTION AA  
Scale 1:200



B SECTION BB  
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C SECTION CC  
Scale 1:200



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**Project No.**  
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**Address**  
Parramatta

**Key Plan**

**Issue Log**

A	SSDA Addendum	AM/MS	14/9/20
B	SSDA Addendum	AM/MS	22/9/20

**Rev** **Revision Description** **By / Checked** **Date**

**Scale**  
1: 400 @ A1

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**North**



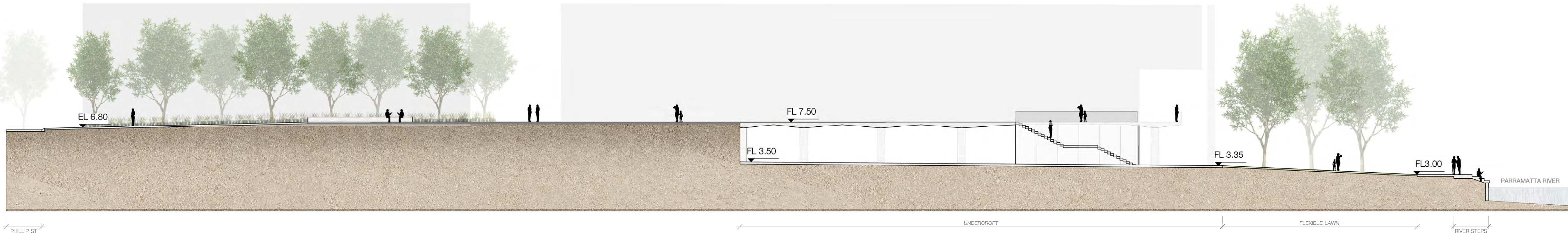
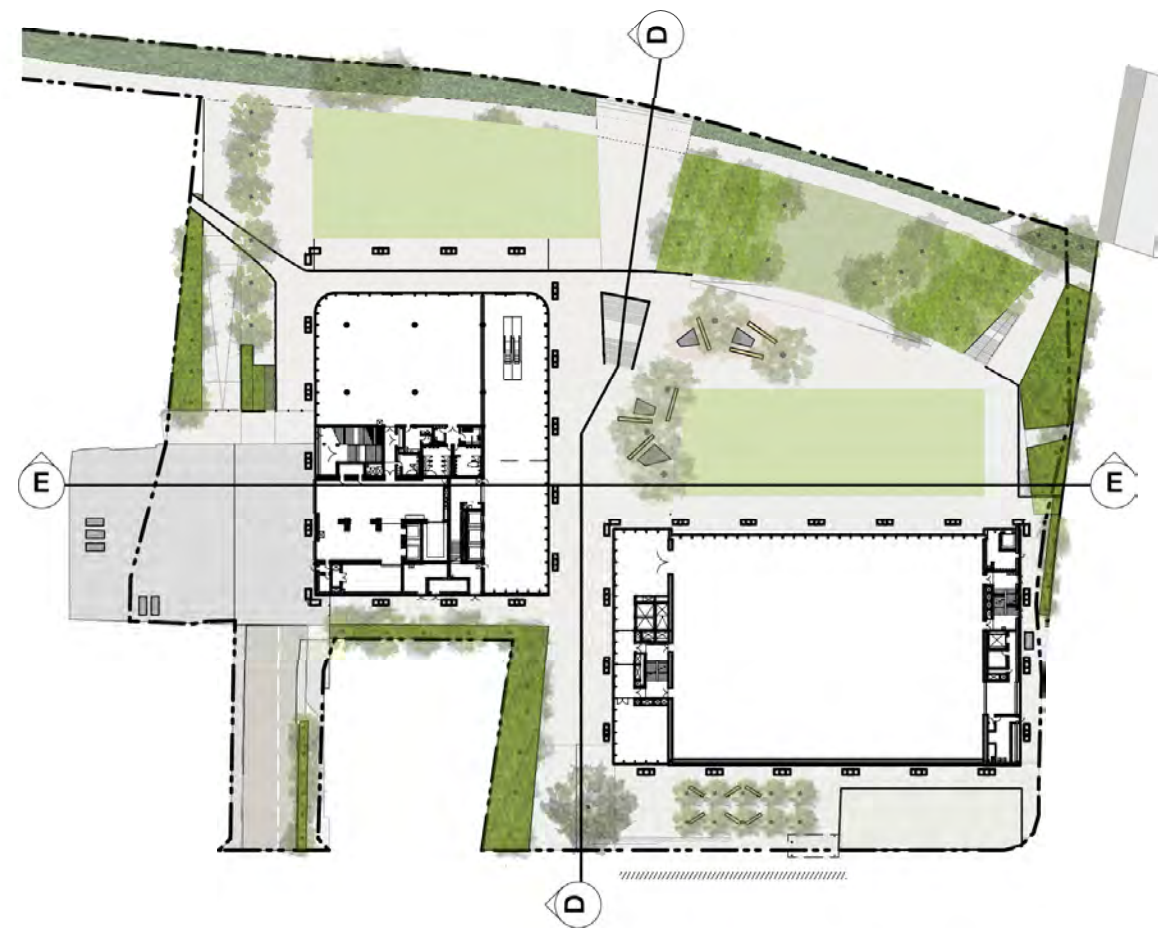
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Design Development

**Sheet Title**  
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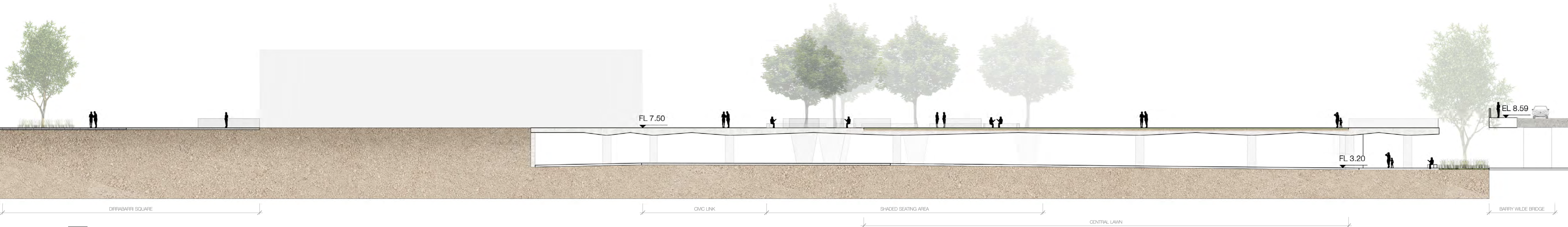
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LD-DD-04

Rev  
B





D SECTION D  
Scale 1:200



E SECTION EE  
Scale 1:200



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**Key Plan**

**Issue Log**

A	SSDA Addendum	AM/MS	14/9/20
B	SSDA Addendum	AM/MS	22/9/20

**Scale**  
1: 400 @ A1

**North**



**Phase**  
Design Development

**Sheet Title**  
SSDA Sections 02

**Sheet No.**  
LD-DD-05

Rev  
B

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- LEGEND
- Existing Tree
  - Tree Protection Zone  
Trees for Retention
  - Tree Number



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**Powerhouse Parramatta**

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Parramatta

Key Plan

Issue Log			
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F	For SSDA Application	UBH	23/04/2020
G	For SSDA Application	MS	20/08/2020

Rev	Revision Description	By / Checked	Date
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Scale	
1: 500 @ A1	

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Phase  
**Schematic Design**

Sheet Title  
**Tree Retention and Removal Plan**

Sheet No.  
LD\_DA\_30-03

Rev  
**G**





# CONSERVATION MANAGEMENT PLAN WILLOW GROVE

34 PHILLIP STREET, PARRAMATTA

FOR  
CITY OF PARRAMATTA COUNCIL

PREPARED BY  
FORM architects (aust) pty ltd

JUNE 2017





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REVISION	DESCRIPTION	AUTHORSHIP	APPROVED/EDITED	DATE
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## EXECUTIVE SUMMARY

### 'WILLOW GROVE' CONSERVATION MANAGEMENT PLAN 2017

This Conservation Management Plan (CMP) was prepared for the City of Parramatta to manage the cultural and historic significance of 'Willow Grove' located at 34 Phillips Street, Parramatta, NSW, 2150 and is located within the City Centre of the City of Parramatta Council Local Government Area, (LGA), in Western Sydney.

'Willow Grove' is scheduled as an item of environmental heritage with local heritage significance. 'Willow Grove' is identified as an item of local significance under Schedule 5 of the current Parramatta Local Environmental Plan (LEP) 2011, as item no. I 737.

FORM architects (aust) Pty Ltd undertook the onsite fabric assessment, historical research, measure drawings, grading of significance and maintenance scheduling in June 2017.

The documentary evidence of the 1987 'Willow Grove' Conservation Strategy remains relevant and is reproduced in the APPENDIX of this CMP.

The CMP Review 2017 identifies and confirms policies that will guide future decisions for the management and maintenance of the property in Section 7 within the following headings:

- Future use of the site
- Adoption of the plan
- Burra Charter - Conjecture
- Change in accordance with Section 5 and 7.5
- Management
- Use of the Conservation Management Plan
- Use and management
- Building management
- Future responsibilities
- Interpretation
- Maintenance
- Detailed policies on conservation of building fabric preservation
- Restoration/reconstruction
- Adaptive reuse
- Physical intervention
- New Work
- New work-building services
- Recording of changes
- New works/alterations and additions
- Junction of old and new
- Management of curtilage
- Archaeological resources
- Treatment of fabric of different grades of significance
- Conservation of significant spaces
- Signs and external lighting

The policy implementation and recommendation clauses are provided to guide the retention of the recognized local cultural significance of the site. A room-by-room summary grading levels of comparative significance is provided in the APPENDIX of this plan.



## 1.0 INTRODUCTION

### 1.1 BRIEF

‘Willow Grove’, is located at 34 Phillip Street, Parramatta, NSW and is two-storey Victorian villa house built in c. 1886. This is the first detailed Conservation Management Plan 2017 for ‘Willow Grove’ and has been prepared by FORM architects (aust) Pty Ltd, it was commissioned by City of Parramatta Council to inform the current heritage status of the site and to establish strategies for the management of its conservation and management.

This document will provide guidance to achieve operational and conservation objectives for the ‘Willow Grove’. It is intended to be the principal guiding tool and reference for policies directing future management of the site.

A conservation management plan details why and how an item has been established to have heritage significance and outlines the policies necessary to retain its significance and establish appropriate economic uses to ensure the ongoing management and maintenance.

The objectives of a CMP include the provision of guidance for establishing sustainable future uses and management of the property by:

- Understanding the heritage item through investigation of its historical, cultural and geographical context, history, physical fabric, and research potential;
- Establishing a Statement of Significance that is derived from analysis of documentary and physical evidence to determine the nature, extent, and degree of cultural significance of the item and its setting in the context of historically comparative properties remaining from the historic development of the community in which it was built;
- Developing conservation policies, arising out of the statement of heritage significance, to guide current and future owners of:-
  - the necessary actions for conservation and ongoing maintenance of ‘Willow Grove’;
  - consideration of the impacts of the development in its vicinity and/or through integration into development of city infrastructure or merging with other properties;
  - and any other constraints and opportunities;
- Considering potential adaptations for re-use or development, and how they should be managed in accordance with the conservation policies;
- Informing the managers of ‘Willow Grove’ of their responsibilities in the maintenance of its conservation through adherence to the policies established in the CMP.

## 1.2 THE STUDY AREA

With reference to the guidelines established in the Australia ICOMOS Burra Charter 2013 edition definitions (refer to section 1.4), the geographical area that defines the place that is the study area, refers to 'Willow Grove' which is located at 34 Phillip Street, Parramatta, NSW. It is located on the north side of Phillip Street, directly opposite Horwood Place west of the intersection of Phillip and Smith Streets, as is identified in the site plan in Figure 1. The property is located within the Central Business District (CBD) and Local Government Area (LGA) of Parramatta City, and lies just south of the Parramatta River.

'Willow Grove' is identified on the State Heritage Register (SHR Listing No. 2240440) as a local heritage item, 'Willow Grove' and Potential Archaeological Site (code - 737). The property that is heritage site has the title description Lot 1 DP 569139 and is within the Parish of St John and the County of Cumberland.



**Figure 1** Willow Grove at 34 Phillip Street, Parramatta, NSW is indicated by the red box and yellow shading.  
Source: Map NSW Sixviewer downloaded 20<sup>th</sup> March 2017.



### 1.3 CONTEXT AND METHODOLOGY

The CMP has been prepared in reference to the methodology proposed in:-

- The 'Conservation Plan' by JS Kerr. 'National Trust of Australia (NSW)' Seventh (partly revised) edition January 2013;
- 'The Burra Charter: The Australia ICOMOS Charter for of Places of Cultural Significance, 2013'and;
- The 'NSW Heritage Manual': Heritage Office, 1996.

The Burra Charter and the Australian National Heritage Charter both provide definitions, principles and processes, for the conservation of items of cultural significance.

The CMP is divided into sections, dealing with:-

- The history of the building and its immediate area, the physical description of the building and its setting;
- Assessment of the building's significance;
- Options for ongoing use of the building including opportunities and constraints and a conservation works schedule;
- Ongoing maintenance strategy.

The 1987 'Conservation Strategy for Willow Grove' should be regarded as a reference documents. To this review, particularly with respect to plantings and landscape and the documentary evidence.

The CMP is followed by site inspection undertaken over three days starting on the 27<sup>th</sup> of March 2017. The site was inspected in detail by Christopher Roehrig, Senior Heritage Consultant. Ron Edgar BArch FAIA and principal of FORM architects (aust) pty ltd was the author of the 1987 document and, also, participated in the inspection of the property and is the editor of the final document.

### 1.4 ABBREVIATIONS

Burra Charter	Refers to the Burra Charter prepared by The Australia ICOMOS Charter for Places of Cultural Significance 2013.
CBD	Central Business District
CMP	Conservation Management Plan
DA	Development Application
DCP	Development Control Plan
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
NLA	National Library of Australia
NT	National Trust

RNE Register of the National Estate

SoHI Statement of Heritage Impact

## **1.5 DEFINITIONS USED IN THE REPORT**

The terminology used throughout the report is defined by, *The Burra Charter 2013* (Appended) as follows:

### **Article 1. Definitions**

- 1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- 1.3 Cultural significance is embodied in the place itself, its fabric, setting, use associations, meanings, records, related places and related objects.
- 1.4 Places may have a range of values for different individuals or groups.
- 1.5 Fabric means all the physical material of the place including elements, fixtures, contents, and objects.
- 1.6 Conservation means all the processes of looking after a place so as to retain its cultural significance.
- 1.7 Maintenance means the continuous protective care of a place and its setting. Maintenance is to be distinguished from repair, which involves restoration or reconstruction.
- 1.8 Preservation means maintaining a place in its existing state and retarding deterioration.
- 1.9 Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of a new material
- 1.10 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
- 1.11 Adaptation means changing a place to suit the existing use or a proposed use.
- 1.12 Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
- 1.13 Compatible use means a use, which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
- 1.14 Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
- 1.15 Associations mean the special connections that exist between people and a place.



1.16 Meanings denote what a place signifies, indicates, evokes or expresses.

1.17 Interpretation means all the ways of presenting the cultural significance of a place.

## **1.6 THE REVIEW TEAM**

This report has been prepared by FORM architects led by Christopher Roehrig, Senior Heritage Consultant, with the assistance of May Willard, Heritage Assistant and Historian, edited and reviewed by Ron Edgar.

## **1.7 LIMITATIONS**

'Willow Grove' CMP 2017, at the request of the City of Parramatta, focuses on the extent 'Willow Grove' building and gardens within the Philip Street setback. The CMP develops policies for the maintenance and conservation of the immediate site and within the curtilage outlined in the 1987 Conservation Strategy prepared by Order Architects.

Historical research has been limited to the investigation of European history of the site. Recommendations have been based on archival plans viewed and inspection of the existing fabric, externally and internally, as well as documentary evidence. Site inspection, photographic record and site measurements were carried out by FORM architects on 27<sup>th</sup> of March 2017, and further coordination site inspections in subsequent weeks.

Unless stated otherwise, all images are the property of FORM architects (aust) Pty Ltd.

## **1.8 ACKNOWLEDGEMENTS**

The authors acknowledge the generous assistance of the following people in the preparation of this review:

- The staff at the Local Studies and Family History Library Parramatta for their assistance;
- Craig Philipp, Project Manager – Buildings & Facilities, City of Parramatta Council for access to the 'Willow Grove' property.

## 2.0 ANALYSIS OF DOCUMENTARY EVIDENCE

The CMP was compiled from information found in the sources referenced in the bibliography. These are the sources that should be consulted for further information including detailed historical, natural and/or economic assessments for 'Willow Grove', in reference to the cultural, social, historical and/or comparative setting of 'Willow Grove'. For further information regarding the legislative and/or conservation framework under which the various elements of the fabric and interpretation of 'Willow Grove' should be managed.

### 2.1 TIMELINE

The historical context of 'Willow Grove' house and coincident development of the Parramatta township and regrow. Events specific to 'Willow Grove' or its property are highlighted in grey, in the table following.

**Table 1. Timeline**

Date	Event
Pre-1788	Aboriginal (Burranattagal) people's living in the area.
1788	Arrival of the First Fleet in Sydney.
24 <sup>th</sup> April 1788	Parramatta chosen as the site of a new settlement by Governor Phillip.
2 <sup>nd</sup> November 1788	Rose Hill (now Parramatta) officially becomes the colony's second settlement. Kings Wharf built on the edge of the river in the same year.
1 <sup>st</sup> November 1789	James Ruse establishes Australia's first private farm in Rose Hill.
4 <sup>th</sup> June 1791	Rose Hill renamed Parramatta.
1793	The first road is constructed between Sydney and Parramatta.
1 <sup>st</sup> December 1821	Sir Thomas MacDougall Brisbane becomes the Governor of NSW.
30 <sup>th</sup> June 1823	Land in Phillip Street (near Smith Street), Parramatta of 1 acre 1 rood and 2 perches is leased by Governor Brisbane to John Wigley.
1828	The first post office is built in Parramatta.
25 <sup>th</sup> February 1843	Benjamin Lee is granted Wigley's land in Phillip Street after paying 106 pounds and 1 shilling.
1843	Parramatta's first newspaper, "The Parramatta Chronicle" is published.
13 <sup>th</sup> October 1852	Lee gained an additional parcel of land, adjacent to the previous on Phillip street, the size of one rood and eight perches for eight pounds.
26 <sup>th</sup> September	First railway line, from Sydney extends to Parramatta Junction (current



Date	Event
1855	Granville) opened.
1850s	William Peisley purchased a one-acre, one rood and a nine and a half perch parcel of land from the Government on the corner of Smith and Phillip Street (near the corner of Smith Street) that backed onto the Parramatta River for 34 pounds, eight shillings and 6 pence.
4 <sup>th</sup> July 1860	The railway line is extended to the current Parramatta train station.
1879	Mr J. Paul secured the parcels of land previously owned by Benjamin Lee and William Peisley.
1883	The construction of Parramatta Town Hall is completed.
1886	'Willow Grove' villa is built whilst Mr J. Paul owns the land.
1890s	'Willow Grove' is home to Mrs Gallagher (relative of Mr J. Paul).
1902	Mrs D. Boltoun (Bolton) purchases the house and property. The land is reduced in size at this time.
1908	Mr Henry D. Melhuish purchases 'Willow Grove'.
1913	Parramatta High School opens.
1915	The first electric light is used in Parramatta.
1919	Mrs E. Davidson purchases the house.
1920	Mrs Davidson turns 'Willow Grove' into a private maternity hospital – 'Estella'.
1923	'Estella' is renamed 'Westcourt Private Hospital'.
1925	May Victoria West purchases the property and renames it 'Aloha' (Allowah in some sources).
27 <sup>th</sup> October 1938	Parramatta is proclaimed a city.
1940s	Matron Frances Amy Thompson develops 'Willow Grove' as a nursing facility.
1948	The first traffic lights in NSW are installed in Parramatta.
1952	Sister Frances sells the river front portion of the property to Parramatta City Council for £650, who constructed a car park in the space.
1953	Department of Interior purchases 'Willow Grove' for £9 000.

Date	Event
1960s	The front fence of the property was moved back four feet (to its current location) to allow for the widening of Phillip Street.
1953-1986	'Willow Grove' building is used as office accommodation for telecommunications installation staff of the Postmaster Generals Department.
November 1986	Messrs Frank and Michael Agostino purchase property with intent of developing a first-class restaurant and restoring the property to its former grandeur.
1987	'Willow Grove' Conservation Strategy is written by Order Architects.
1994	The property was bought by US-based company Forever Living Products owner Rex Maughan, who renovated, restored and operated from Willow Grove.
1996	Forever Living Products restored 'Willow Grove' with extensive renovations and a 300-seat auditorium and atrium were added to the rear of the property, costing approximately \$2 million.
2014	City of Parramatta Council resolved to purchase the property at 34 Phillip Street, Parramatta 'Willow Grove' with acquisition occurring mid 2015.
2015	The Library and Post Office in Civic Square are demolished as part of the Parramatta Square Project.
2017	Conservation Management Plan for 'Willow Grove' is written by FORM architects (aust) pty ltd.

## 2.2 PRE-EUROPEAN SETTLEMENT

The traditional landowners of the Parramatta area are the Darug people who have lived in the area for approximately 40,000 years. The *Burranattagal* peoples (a clan of the Darug people) specifically lived in the area along the upper sections of the Parramatta River. The river around Parramatta was of great significance to the local indigenous people as it was the location of where the salt water of Sydney Harbour met the fresh water of the river, thus a great source of food and fresh water. Shortly after the invasion of New South Wales by the Europeans, Parramatta started to develop as a farming settlement. The invasion and colonisation quickly led to the destruction of the *Burranattagal* people's culture and their displacement. The introduction of small-pox to the population following the European arrival killed many Aboriginal people in the Greater Sydney area, as did other diseases and conflict with Europeans. However, the Darug culture does still survive and there are many Darug people



living in the Greater Western Sydney area, also many culturally significant Aboriginal sites in the area still exist.<sup>1</sup>

## 2.3 PARRAMATTA SETTLEMENT

Governor Phillip chose the site of Parramatta for settlement on the 24<sup>th</sup> April 1788. The same year the first fleet arrived in Sydney. Phillip recognised the agricultural potential of the area and officially named Rose Hill (now Parramatta) as Australia's second European settlement (after Sydney) on the 2<sup>nd</sup> November 1788. Later in 1788 Kings Wharf was established at Parramatta, providing access to Sydney via the Parramatta River.

On the 1<sup>st</sup> November 1789 James Ruse established Australia's first private farm at Rose Hill. Many farms soon developed alongside the river in the new settlement. Between 1788 and 1849 the Parramatta River became essential to the development of the new colony as it allowed for transportation of agricultural goods and products down to Sydney.<sup>2</sup>

On the 4<sup>th</sup> June 1791 Rose Hill was renamed Parramatta, based on the Aboriginal word, Burrumatta or Baramada. In 1793 the first road was constructed from Sydney to Parramatta and continues to be known as the Parramatta Road.

During the mid 1800s Parramatta began to thrive with the first post office being built in 1828 and the first Parramatta newspaper being released in 1843.

On the 4<sup>th</sup> July 1860 the western railway line was extended to the current Parramatta train station and in November of the following year Parramatta was incorporated as a municipality. The creation of the railway line to Parramatta took the area's focus away from the river, as the train line became the new primary mode of transport of goods to and from Sydney.

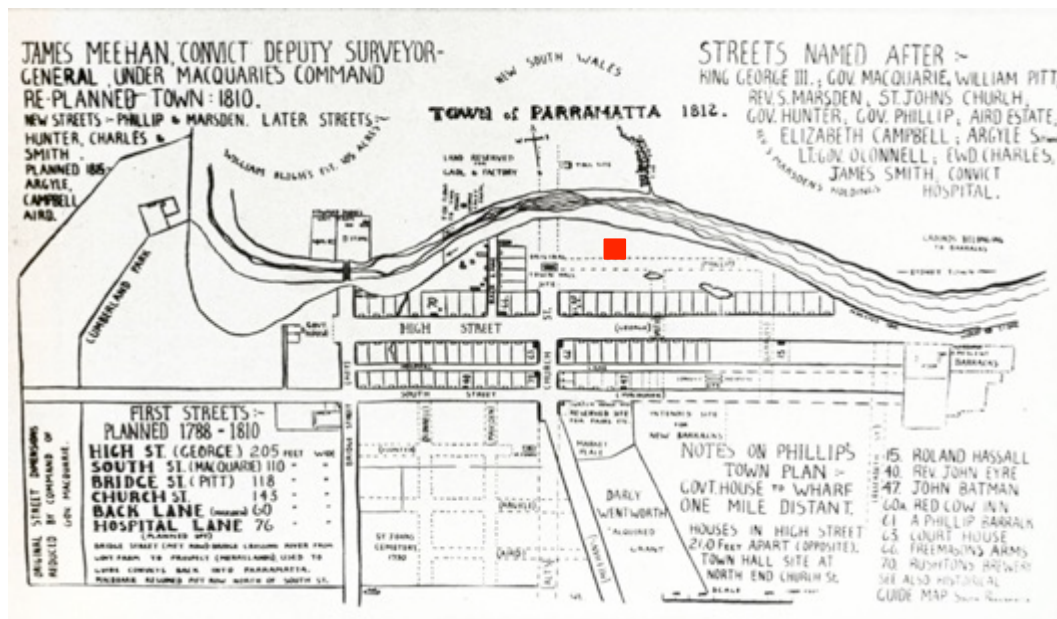
On the 27<sup>th</sup> October 1938 Parramatta was proclaimed a city.<sup>3</sup>

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<sup>1</sup> City of Parramatta, Aboriginal and Torres Strait, accessed 21st March 2017, <https://www.cityofparramatta.nsw.gov.au/living-and-community/aboriginal-and-torres-strait-islanders>

<sup>2</sup> City of Parramatta Council Research Services, *The River Foreshore Parramatta*, accessed 23<sup>rd</sup> March 2017, <http://arc.parracity.nsw.gov.au/the-river-foreshore-parramatta/>

<sup>3</sup> City of Parramatta Council Research Services 2015, *Parramatta Timeline 1788-Present*, accessed 21<sup>st</sup> March 2017, <http://arc.parracity.nsw.gov.au/blog/2015/05/26/parramatta-timeline-1788-present/>



**Figure 2** The image shows an early map of the town of Parramatta from approximately 1812, as drawn by convict deputy surveyor James Meehan under the command of Governor Macquarie. Phillip Street is indicated by dotted lines, located between High (George) Street and the river. The red box shows the approximate location of the 'Willow Grove' site. Source: City of Parramatta Council, Heritage Centre, downloaded 23rd March 2017, [http://arc.parracity.nsw.gov.au/wp-content/uploads/2014/10/Parramatta-Town-Map-1812\\_Meehan\\_LSP00431.jpg](http://arc.parracity.nsw.gov.au/wp-content/uploads/2014/10/Parramatta-Town-Map-1812_Meehan_LSP00431.jpg), overlay M Willard.

## 2.4 PHILLIP STREET, PARRAMATTA

On the 1<sup>st</sup> December 1821 Sir Thomas MacDougall Brisbane became the Governor of NSW. At this time in the new colony approximately 340,000 acres of promised land was yet to be granted. Additionally boundary disputes and quarrels were common due to land transfers occurring without legal title. To alleviate this issue and further the successful settlement of the area Governor Brisbane enlisted multiple assistant surveyors and instilled the rule that each land grantee would have the benefit of one convict labourer for every 100 acres of land.

On the 30th June 1823 Governor Brisbane leased a portion of land fronting Phillip Street, Parramatta to John Wigley and backing onto Parramatta River. The land was one acre, 1 rood and two perches in size. 20 years later, this land was then granted to Benjamin Lee on 25<sup>th</sup> February 1843 after he paid 106 pounds and 1 shilling (Section 25, allotment 43). Approximately a decade later on the 13<sup>th</sup> October 1852 Lee also gained one extra rood and eight perches adjacent to this land on Phillip Street for eight pounds. In the same decade, at the age of 37 years William Peisley purchased land from the government for 34 pounds, 8 shillings and 6 pence, on the corner of Phillip and Smith Street that backed onto Parramatta River. The land was one acre, one rood and a nine and a half perch. Both Peisley and Lee/Wigley's land parcels are indicated in Figure 3.<sup>4</sup>

<sup>4</sup> Order Architects Pty Ltd 1987, Conservation Strategy for the reconstruction and adaptation of 'Willow Grove': 34 Phillip Street, Parramatta, NSW, Parramatta.





**Figure 3** The map extract shows the location of the two parcels of land owned by Benjamin Lee indicated within the red lines, as well as the neighbouring property owned by William Peisley indicated within the blue lines.

Source: Brownrigg, W. (1844). Plan of the town of Parramatta and the adjacent properties / as surveyed by W. Meadows Brownrigg surveyor, downloaded from State Library NSW 21<sup>st</sup> March 2017, <http://archival-classic.sl.nsw.gov.au/album/albumView.aspx?itemID=912861&acmsid=0>, overlay M Willard.

Following the deaths of William Peisley and Benjamin Lee, both in 1879, the two properties, were procured by Mr J. Paul by probate, and would become the 'Willow Grove' property. It is possible that smaller buildings existed on the two Lee portions of the land, as suggested by the small square markings in Figure 3. However, maps from this time do not indicate the existence of any major buildings on any of the properties. The existing building, 'Willow Grove' was constructed during the period the property was owned by Mr Paul.<sup>5</sup>

## 2.5 'WILLOW GROVE' HOUSE, 34 PHILLIP STREET, PARRAMATTA

Most sources point to the construction of the two-storey house as occurring in 1886 under the direction of Mr J. Paul. The house was named "Willow Grove" for the willow trees situated at the back of the property on the river edge. It is believed the extensive garden would have begun to be developed whilst Mr Paul owned the property. Figure 4 shows the front garden of "Willow Grove" and part of the front of the house when it was the residence of Mrs Gallagher (a relative of Mr Paul) in the 1890s. This image is taken from a book titled 'Parramatta & Districts Illustrated' written in 1899.

<sup>5</sup> Order Architects Pty Ltd 1987, Conservation Strategy for the reconstruction and adaptation of 'Willow Grove': 34 Phillip Street, Parramatta, NSW.

Another section of the book which focuses on the stately homes in Parramatta at the time describes the building as follows, “The beautiful homes of... and of Mrs. Gallagher, are other examples of substantial domestic architecture picturesquely set in an arboreal frame” (Parramatta and Districts Illustrated 1989 p. 18).<sup>6</sup>



**Figure 4** The image is of the Willow Grove house and its front garden circa 1890's when it was the home of Mrs Gallagher. Source: Parramatta and districts illustrated: with a review of chief municipal, electoral, industrial and commercial factors of Parramattan progress, 1899 downloaded 23rd March 2017, <http://nla.gov.au/nla.obj-392011587>

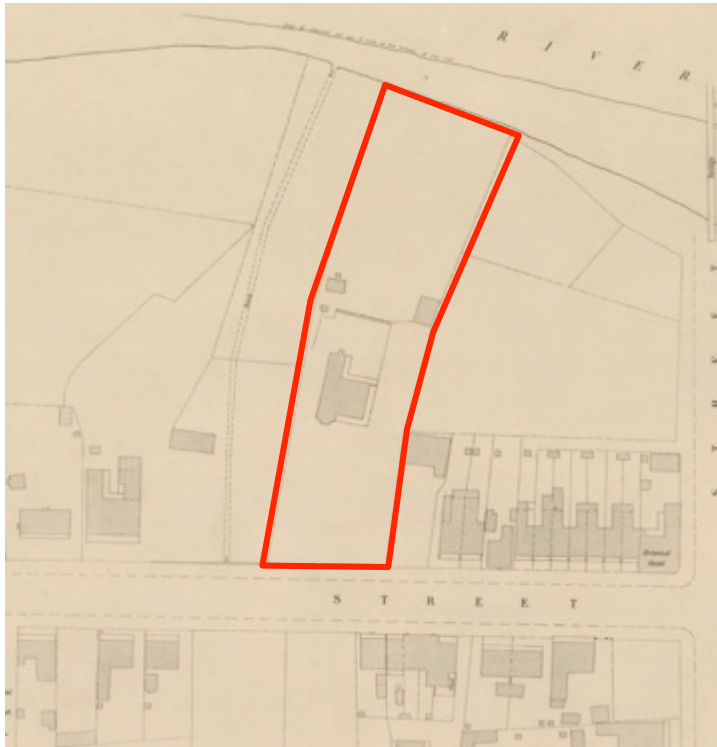
Figure 5 shows the property of 'Willow Grove' at the time that it was owned by Mr Paul. The property stretches from Phillip Street back to the river. The bigger grey building indicates the two-storey house and the stonewall is indicated by the fine lines. Additionally multiple smaller outbuildings can be seen in the map extract. Water, and sewer and electricity lines were connected to the 'Willow Grove' house in 1894. Records indicate that Mr J. Paul remained the owner of the property until it was sold to Mrs D. Boltoun (Bolton) in 1902, who lived there until approximately 1907. By this time the property had been reduced down to two acres, three rood and ten perches in size. In 1908 the property was purchased by Mr Henry D. Melhuish, who lived there until 1919, when Mrs E. Davidson purchased the house. Local newspaper announcements indicate a Hoffman family also lived at the house in approximately 1915 to 1917.<sup>7</sup> Whilst the property was owned by Henry Melhuish a paddock existed at the rear of the property, which stretched down to the Parramatta River, as, can be seen in Figure 5.<sup>8</sup>

<sup>6</sup> 1899, Parramatta and districts illustrated: with a review of chief municipal, electoral, industrial and commercial factors of Parramatta progress, Cumberland Argus, Parramatta, N.S.W, accessed 23<sup>rd</sup> Marcy 2017, <http://nla.gov.au/nla.obj-392011587>

<sup>7</sup> Order Architects Pty Ltd 1987, Conservation Strategy for the reconstruction and adaptation of 'Willow Grove': 34 Phillip Street, Parramatta, NSW.

<sup>8</sup> 1985 'Willow Grove donated to council', Parramatta Advertiser, 26 June.





**Figure 5** The map extract shows within the red lines the Willow Grove parcel of land, at the time it was owned by Mr Paul. The drawings within the red square shows the main building of Willow Grove, as well as a few smaller buildings towards the back of the property. Source: New South Wales. Department of Lands. (1895). Parramatta Sheet No.[...] ... [cartographic material] / Lithographic Branch, Department of Lands, Sydney N.S.W. 1895. Sydney: Dept. of Lands, NSW State Library, downloaded 23rd March 2017, <http://archival-classic.sl.nsw.gov.au/album/albumView.aspx?itemID=861856&acmsid=0>

## 2.6 'WILLOW GROVE' IN THE 20<sup>TH</sup> CENTURY

As a matron and midwife, Mrs E. Davidson converted the house into a private maternity hospital in 1920, which ran under the name 'Estella' until it was changed to Westcourt Private Hospital in 1923, and then again to 'Aloha' (referred to as 'Allowah' in some sources<sup>9</sup>) in 1925 following the purchase of the property by May Victoria West. The building was owned by West until 1939 and continued to run as a maternity hospital. Whilst the building was in use as a hospital an annexe on the block was used as the nurse's quarters.<sup>10</sup> In the early 1940's Matron Frances Amy Thompson, who developed the building as a nursing facility, purchased the building. In 1952 Sister Frances sold the river-fronting portion at the rear of the property to Parramatta City Council for 650 pounds, where the council created an open space and car park. In 1953, the Department of Interior purchased the property for 9 000 pounds and it became the location for the Post Master General's Department the same year. Between 1953 and 1986 the 'Willow Grove' building was used as office accommodation for

<sup>9</sup> Willow Grove and Potential Archaeological Site, Office of Environment & Heritage NSW Government, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240440>, downloaded 21<sup>st</sup> March 2017.

<sup>10</sup> 1985, 'Willow Grove donated to council', *Parramatta Advertiser*, 26 June.

telecommunications installation staff of the Post Master Generals Department. Records indicate that in the 1960s the front fence of the property was moved back four feet to allow for the widening of Phillip Street.



**Figure 6** The 1943 aerial image of the 'Willow Grove' site shows the area before the river fronting portion of the lot was sold to the council. The 'Willow Grove' property as indicated within the red lines stretches from Phillip Street to the Parramatta River. Smaller auxiliary buildings are seen on the property, which were likely used as nurses' quarters whilst the main building was in use as a hospital. Source: Sixviewer NSW 1943 Map, overlay M Willard.

In 1977 in the New South Wales Government Gazette 'Willow Grove', 34 Phillip Street as an interim heritage item that was exempt from demolition.<sup>11</sup> 'Willow Grove' is first listed a heritage item of regional importance in the 1996 Parramatta Local Environmental Plan.<sup>12</sup>

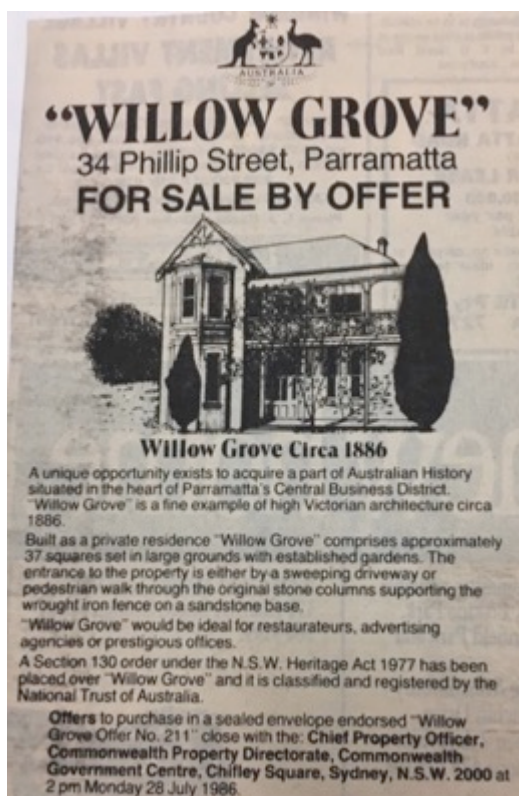
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<sup>11</sup> 1979, 'Heritage Act, 1977 (Section 130)', *New South Wales Government Gazette* No. 84, 22 June, p. 3036.

<sup>12</sup> 1997, 'Parramatta Local Environmental Plan 1996', *Government Gazette of the State of New South Wales* No. 20, 21 February 1997, p. 899.



'Willow Grove', 34 Phillip Street, Parramatta was advertised for sale by offer in the Parramatta Advertiser in July 1986. The building was described as a "part of Australian History situated in the heart of Parramatta's Central Business District.... high Victorian architecture", see Figure 6.<sup>13</sup> In November 1986 Messrs Frank and Michael Agostino, restaurateurs of the Copper Canyon restaurant in Church Street, purchased the property with the intention of restoring the house and garden to their former grandeur and to create a first-class restaurant and add a new reception wing for functions. It was the Agostino Bros Pty Ltd who commissioned the creation of a conservation strategy for the reconstruction and adaptation of 'Willow Grove' in October 1987<sup>14</sup>.



**Figure 7** The image shows an advert from a 1986 Parramatta newspaper advertising the sale of "Willow Grove". Source: 1986, 'Willow Grove' 34 Phillip Street, Parramatta sale by offer', *Parramatta Advertiser*, 2 July, p. 68.

In 1994 the cosmetics company, Forever Living Products who converted the house into their Australian headquarters, bought the property. Forever Living Products, a company primarily focused on the sale of Aloe Vera, spent approximately \$2 million-plus restoring 'Willow Grove' to its former grandeur. At this time a 300 seat auditorium and atrium was added to the rear of the property, behind a courtyard. The extensive renovations and additions to the property were completed in December 1996.<sup>15</sup> In 2003 at the inaugural Parramatta Heritage Awards, Parramatta City Council granted merit to 'Willow Grove', for Forever Living Products' conservation and adaptive reuse of the

<sup>13</sup> 1986, 'Willow Grove 34 Phillip Street, Parramatta for sale by offer', *Parramatta Advertiser*, 2 July, p. 68.

<sup>14</sup> Order Architects Pty Ltd 1987, *Conservation Strategy for the reconstruction and adaptation of 'Willow Grove': 34 Phillip Street, Parramatta, NSW*.

<sup>15</sup> 1997 'History Alive', *Parramatta Advertiser*, 30 July, p. 7.

site, within the Urban Building Category. The council praised Forever Living Products' extensive conservation program on the property and its surrounding gardens, including; the conservation of materials, re-landscaping and a rear extension that kept in with the traditional styles of the heritage property.<sup>16</sup>

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<sup>16</sup> Parramatta City Council 2003, *Heritage Judges Astounded at Diversity*, accessed 21<sup>st</sup> March, [http://pandora.nla.gov.au/pan/39086/20031202-0000/www.parracity.nsw.gov.au/news/20030409\\_217.html](http://pandora.nla.gov.au/pan/39086/20031202-0000/www.parracity.nsw.gov.au/news/20030409_217.html)



## 3.0 ANALYSIS OF PHYSICAL EVIDENCE

### 3.1 LOCATION

The current property 'Willow Grove' is contained within Lot 1 DP 569139.

The 'Willow Grove' building is sited on a, roughly, rectangular plot of land fronting Phillip Street, Parramatta. Today it is bounded along the northern side by a parking facility that addresses the edge of the Parramatta River. To the west of the land is 'GE Money' Parramatta office building, to the east is a two-storey building housing a massage parlour and a real estate agency. The site is bounded on the southern side by Phillip Street. A driveway from Phillip Street runs along the east side of the property, providing vehicular access to the property.

The 'Willow Grove' Site contains the:

- Two storey villa; c.1887
- Rear 1990s glazed courtyard;
- Auditorium extension;
- Gravel driveway; and
- Garden.



**Figure 8** The photograph taken from the northern side of Phillip Street, facing north towards the property shows in the foreground the cast iron fence, and then beyond the garden the 'Willow Grove' house. Source: May Willard 6 April 2017.

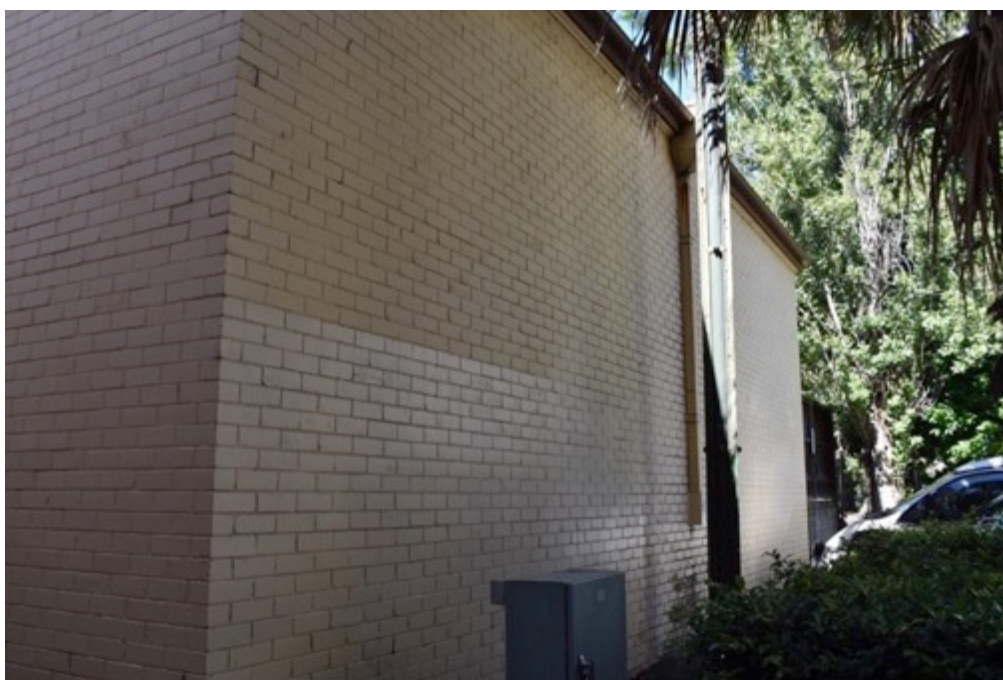


**Figure 9** Taken in the front garden of the property facing north, the photograph shows the front elevation of 'Willow Grove'. The extension at the rear of the property is not visible as it sits below the roofline. Source: May Willard 6 April 2017.





**Figure 10** The photograph shows part of the eastern side elevation of the house. The image shows double hung windows on both the side and front of the house. Also visible is the bullnose awning over the upper level of the verandah. Source: May Willard 6 April 2017.



**Figure 11** The photograph was taken in the car park to the north west of the property facing back towards the house. Seen in the image is the brick sidewall of the auditorium extension, which has been painted to tie in with the main house. Source: May Willard 6 April 2017.



**Figure 12** The photograph was taken in the car park to the north east of the property. Visible in the image behind the gates is the extension portion of the property. Above the extensions roofline part of the main villa can also be seen on the left of the image. Source: May Willard 6 April 2017.



## 3.2 THE BUILDINGS

### 'Willow Grove' Main Villa

'Willow Grove' is a two-storey Victorian Italianate villa with modern additions. The stucco rendered brick walls extend the two storeys of the building. The slate roof is hip construction with a projecting gable on the left of the front façade. The gable features a timber gable screen, with finials and decorative bargeboards. Below the gable the façade features a small pyramidal slate roof, above projecting bay windows with decorative masonry pieces between the windows of each floor. The windows in the faceted bay feature Victorian moulded arches and rendered cornices, and sills with recessed niches below, whereas other windows have plain moulded sills. Both levels of the house have a wrap-around verandah along the southern and eastern sides. The lower verandah features original cast iron columns and frieze. Whereas the upper level features recent cast aluminium columns and frieze. The upper level verandah also has cast aluminium lace balustrade and a bullnose roof painted in stripes and tiled floor. The upper level verandah floor is timber with dentil cornices. There are two tall rendered brick chimneys with cornice decoration on the edge of the eastern side of the house. The two primary exterior doors on the front façade of both levels feature sidelights, the ground floor front door also has transom light above a late Victorian panelled door. The large addition of an auditorium at the rear of the house is kept below the roof level and thus not visible from the front of the house.<sup>17</sup>

Today, the interior remains two levels within the primary house, and a modern ground level auditorium at the rear of the house. The ground floor of the main house has four primary rooms with timber flooring (with laminate floating flooring over), accessed from the main hallway. These were used as offices by the most recent occupants. Additionally, behind the staircase is a smaller storeroom. The ground floor also has a small kitchenette and three toilets, accessible from within the rear-glazed courtyard. The layout of the first floor is very similar to the ground floor, with four main timber floored office rooms located off the hallway. A fifth carpeted office space is also located at the rear of the level behind a bathroom.

### Outdoor Features

The front fence of the property on Phillip Street is integral to the interpretation of the site. It is a spearhead palisade wrought iron fence set in a plinth between large rendered, brick posts with cast decorative tops. There is decorative iron scrollwork on the iron gate. Two of the fence's elaborate sandstone gateposts, either side of the pedestrian gate have the words WILLOW and GROVE engraved into them. The double gate on the fence leads onto a gravel driveway that allows for vehicular access to the property from Phillip Street.

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<sup>17</sup> Willow Grove and Potential Archaeological Site, Office of Environment & Heritage NSW Government, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240440>, downloaded 21<sup>st</sup> March 2017.

### **3.3 DETAILED INVENTORY**

A revised detailed inventory for each room is included at the appendices to this document.

### **3.4 DEVELOPMENT OF THE PROPERTY AND ANCILLARY BUILDINGS**

The 'Willow Grove' villa was built as a residence in 1886. During the late 1800s the property was renowned throughout the colony as an example of an elegant residence with extensive gardens. The building was used as a maternity hospital facility between 1920 and 1952, and it is likely that during this time, internal alterations would have occurred.

Records indicate that in the 1960s the front fence of the property was moved back four feet (1.2 metres) to allow for the widening of Phillip Street. Photographs of the property show that a pedestrian path once ran from the small gate at the front of the property to the entrance to the house, however this path has since been removed/hidden. An inventory of the grounds of the property done at the time of writing the 1987 conservation strategy indicated that a stone retaining wall existed at the rear of the property, possibly being the remnant of a wall of a garden terrace. Additionally, a circle of stones flush with the ground level in the front garden indicate the previous existence of either an ornamental wall, fountain or garden bed.<sup>18</sup>

### **3.5 STREET AND STREETSCAPE**

'Willow Grove' is located on Phillip Street, Parramatta, within the City Centre of the City of Parramatta. Phillip Street and the immediate vicinity features a variety of buildings, ranging from heritage listed sites such as 'Willow Grove' and the nearby St George's Terraces through to contemporary multi storey office buildings. The LEP zoning for the precinct is 'B3 business' meaning that the majority of buildings in the vicinity of the property are dedicated for office, retail or hospitality use to meet the demands of the busy city. As the site is also considered part of the river foreshore area, due to its proximity to Parramatta River, some nearby areas are dedicated to recreational activities and greening of the city. Walking paths and cafes, restaurants and Parramatta's 'Eat Street' precinct in Church Street, are all located in close proximity to 'Willow Grove'.

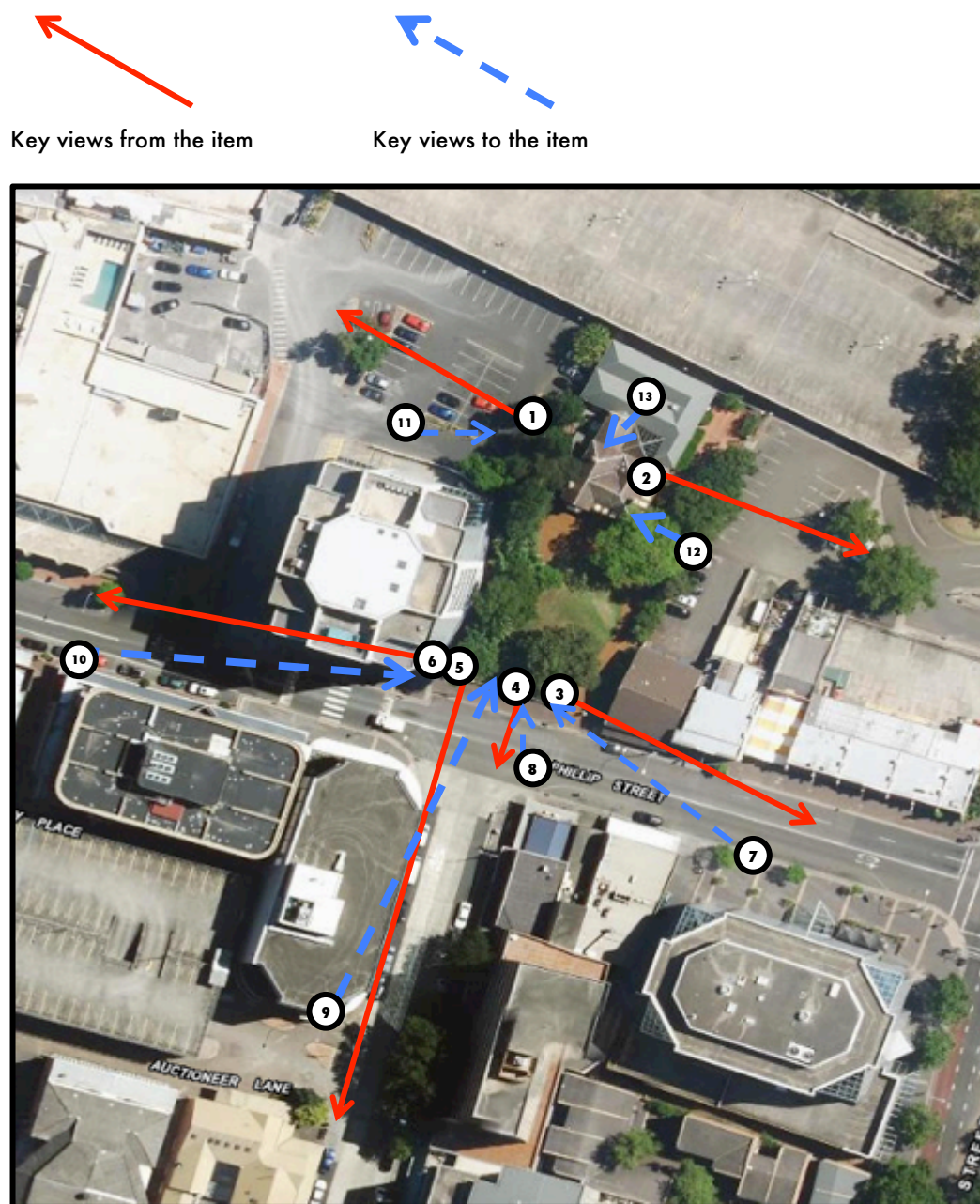
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<sup>18</sup> Order Architects Pty Ltd 1987, Conservation Strategy for the reconstruction and adaptation of 'Willow Grove': 34 Phillip Street, Parramatta, NSW.



### 3.6 CRITICAL VIEWS AND VISTAS ANALYSIS

The following view analysis illustrates images of the principal views and vistas to 'Willow Grove'. The images illustrate key vistas from within the curtilage of the property and the streetscapes that contribute to its setting and heritage significance. This graphic analysis identifies key view points from the front of 34 Phillip Street looking south across Phillip Street to Horwood Place, east and west along Phillip Street, from each side of the property into the properties adjacent including car parks, and from the rear of the building.



**Figure 13** The aerial map has been overlaid with arrows indicating the key views and vistas to and from the site.  
Source: Sixviewer NSW Map 2017, overlay M Willard.

### 3.6.1 Views from the Site



**View 1:** The photograph is taken from the northwest corner of the property facing west towards the adjacent car park, and beyond that the Meriton 'Aspire' development. Source: May Willard 6 April 2017.



**View 2:** The photograph is taken from the northeast corner of the property facing east, looking at the adjacent City of Parramatta car park and beyond to Smith Street and the river's edge. Source: May Willard 2017.





**View 3:** The photograph is taken from the southeast corner of the property, looking east up Phillip Street. Visible on the left of the image is the shopfront for a massage clinic and real estate agency. On the right of the image are office buildings on the south side of Phillip Street. Source: May Willard 6 April 2017.



**View 4:** The image is taken from the front of the property on Phillip Street, facing south towards the other side of the street. Multiple retail outlets of different heights line this portion of Phillip Street directly opposite the site. Source: May Willard 6 April 2017.



**View 5:** The photograph was taken at the front of the property on the northern side of Phillip Street. Visible in the image is the intersection of Phillip Street and Horwood Place, and further south up Horwood Street. Source: May Willard 6 April 2017.



**View 6:** The photograph was taken at the southwest corner of the property facing west down Phillip Street. Visible on the right of the image is the front façade of the GE Money Office Building, which sits next to 'Willow Grove'. Source: May Willard 6 April 2017.



### 3.6.2 Views to the Site



**View 7:** The photograph was taken on the south west corner of the intersection of Phillip and Smith Streets, facing northwest. The pillars of the fence at the front of 'Willow Grove' can be seen, as can some of the mature trees, in the front garden. The house is not visible from this vantage point. Source: May Willard 6 April 2017.



**View 8:** The photograph was taken on the southeast corner of the intersection of Phillip Street and Horwood Place, facing north towards the 'Willow Grove' site. Behind the front fence and trees the main house of 'Willow Grove' can be seen. Source: May Willard 6 April 2017.



**View 9:** The photograph was taken at the north-west corner of the intersection of Horwood Place and Auctioneer Lane facing north. Visible on the far side of Phillip Street is the front fence of 'Willow Grove' and beyond that a portion of the main building can be seen. Source: May Willard 6 April 2017.



**View 10:** The photograph was taken on the southern side of Phillip Street where it intersects with Dirrabarri Lane, facing northeast. Visible on the left of the image, beyond the high-rise office building is the front fence of 'Willow Grove' and part of the trees from the front garden. The main house is not visible from this angle. Source: May Willard 6 April 2017.





**View 11:** The photograph was taken from the car park to the west of the property (off Dirrabarri Lane), facing east. Seen beyond the car park and trees on the right of the image is the side of the main villa of 'Willow Grove' and to the left of the image the side elevation of the extension is visible. Source: May Willard 6 April 2017.



**View 12:** The photograph was taken from the car park to the east of the property (off George Khattar Lane), facing west. Seen through the double gate are the driveway and the side of the extension portion of the property. To the left of the image through the trees the north wall of 'Willow Grove' is visible. Source: May Willard 6 April 2017.



**View 13:** The photograph was taken from the top level of the Riverbank Car Park that resides at the rear (north) of the property. Visible on the right of the image is the rooftop of the auditorium extension at the rear of the site. Beyond that the rear and sidewalls, and roof of the main house of 'Willow Grove' is visible. Source: May Willard 6 April 2017.



### 3.7 PHYSICAL DESCRIPTION

#### 3.7.1 Exterior



**Figure 14** The photograph was taken from the car park to the south west corner of the building. Visible in the image is the western side elevation of the main building. Both floors feature double hung windows with green painted timber window frames. The walls of the main building are rendered brick and the roof, slate tiles. The later lean to extension is painted brick with metal corrugated roof sheeting. Source: May Willard 6 April 2017.



**Figure 15** The photograph was taken in the car park at the north west corner of the property. Visible in the foreground is the western wall of the auditorium extension. Beyond the roof part of the main building can be seen. Source: May Willard 6 April 2017.



**Figure 16** Taken in the car park to the north west of the building the image shows the rear (northern) wall of the auditorium at the rear of the property and a footpath that runs alongside it. Source: May Willard 6 April 2017.





**Figure 17** The photograph was taken in the car park at the north east corner of the property. Seen beyond the gate is the side of the extension portion of the property. Just visible through the foliage in the left tope corner of the image is the north wall of the Willow Grove. Source: May Willard 6 April 2017.



**Figure 18** Photograph of the eastern side elevation of the main building. Both the ground and first floor of the building have a verandah that wraps from the eastern side, round to the front of the building. The frieze of the awning and the balustrade of the upper floor balcony are made of painted green cast aluminium. Source: May Willard 6 April 2017.



**Figure 19** The photograph shows the eastern side elevation of both the main building and the extension. A small doorway entry in the middle of the image is the joining point between the older main building and the newer extension at the rear of the property. Source: May Willard 6 April 2017.



**Figure 20** The photograph was taken on the ground floor veranda facing towards the rear of the main building. Seen in the image are the tessellated floor tiles with a recent plain terracotta border edge, as well as the recessed window sills. The windows frames are green painted timber. The green painted cast iron columns extend from the floor to the underside of the upper level. Source: May Willard 6 April 2017.





**Figure 21** Seen in the photograph is base of one of the windows on the ground floor level. The window frame shows deterioration and flaking paint. Source: May Willard 6 April 2017.



**Figure 22** The photograph shows the doorway on the eastern side of the property, which is at the junction of Willow Grove and the 1990s extensions leads into the glazed courtyard. To the left of the doorway is the rear wall of the main building. The extension added in the 1990s. Source: May Willard 6 April 2017.

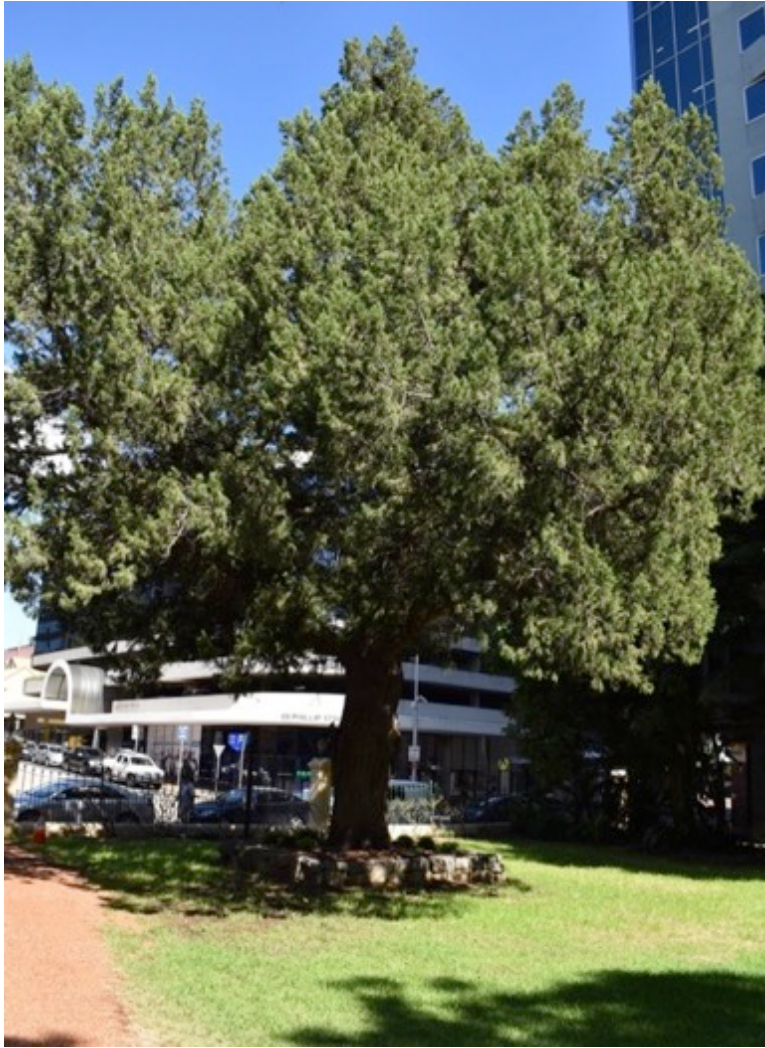


**Figure 23** Seen in the photograph is the roof of the ground verandah, which acts as the floor for the upper balcony. There is extensive lace detailing in the cast aluminium balustrade (upper level) and frieze (both levels). Source: May Willard 6 April 2017.



**Figure 24** Seen in the photograph is the north wall of the Willow Grove. Two of the buildings chimneys illustrate corbelled chimney tops with chimney terracotta pots visible on the eastern side of the roof. Source: May Willard 6 April 2017.





**Figure 25** Shown in the photograph is one of the mature conifer trees (*Cupressus* spp.) situated in the front garden of the property. Visible beyond the tree is Phillip Street. Stones surround the base of the tree, forming a garden bed that was originally the location of a fountain. Source: May Willard 6 April 2017.

### 3.7.2 Interior

Note: Refer to measured drawings attached as an appendix for location of rooms.



**Figure 26** This photograph was taken in G.1 facing towards the front (south) of the property. Seen in the image are three double hung windows with curtains that are not original fabric. Also visible is detailed cornicing and skirting boards. The edge of the chimneybreast is also seen on the left of the photograph. Source: Christopher Roehrig 30 March 2017.





**Figure 27** The photograph was taken within the G.1 facing towards eastern side of the property. Seen on the right of the image is part of the chimney breast. The polished timber flooring is, actually, a laminated 'floating floor' installed over the original timber floor. Source: Christopher Roehrig 30 March 2017.

## **GROUND FLOOR**



**Figure 28** The photograph was taken within the G.1 facing towards the main hallway. Visible is the four panelled timber door with operable transom over, which leads into the hallway. Seen at the top of the image is a five light chain pendant light fixture. Source: Christopher Roehrig 30 March 2017.



**Figure 29** The photograph was taken within G.2, facing the front of the house, to the south. The double hung window seen in the image sits in the faceted bay section at the front of the house. Visible in the image is a semi elliptical white plastered archway. Source: Christopher Roehrig 30 March 2017.



**Figure 30** The photograph was taken within G. 2 and illustrates the projected bay at the front of the house. Three double hung windows with curtains are seen within the externally protruding bay. The polished timber flooring is, actually, a laminated 'floating floor' installed over the original timber floor. Source: Christopher Roehrig 30 March 2017.





**Figure 31** The photograph was taken within G.2 facing towards the western side of the building. Seen on the left of the image is a double hung window and on the right an open-hearth fireplace sits in a protruding chimneybreast. The fireplace features ornamental tiles around the cast iron insert. Source: Christopher Roehrig 30 March 2017.



**Figure 32** The photograph is a close view of the open-hearth fireplace located in G.2. The moulded skirting board continues around the side and top of the fireplace, framing it within the chimneybreast. Coloured ornamental glazed tiles can be seen around the firebox. Source: Christopher Roehrig 30 March 2017.



**Figure 33** The photograph was taken within G.2 facing towards the hallway and adjoining ground floor room three. The opening on the left of the image leads into G.3. The four panelled timber door with operable transom above leads into the main hallway of the ground floor. Source: Christopher Roehrig 30 March 2017.





**Figure 34** The photograph is taken at the opening leading from G.2 into G.3. The image illustrates a double hung window and part of a fireplace and chimneybreast. The floor within these spaces are laminated floating floor over timber boards. Source: Christopher Roehrig 30 March 2017.



**Figure 35** The photograph illustrates a three bulb pendant lighting fixture connected on a plaster ceiling rose located in G.3. Source: Christopher Roehrig 30 March 2017.



**Figure 36** The photograph was taken within G.3. Seen through the opening on the right is ground floor room two. The four panelled timber door with operable transom glass highlight above it on the left of the image leads into the main hallway. Source: Christopher Roehrig 30 March 2017.

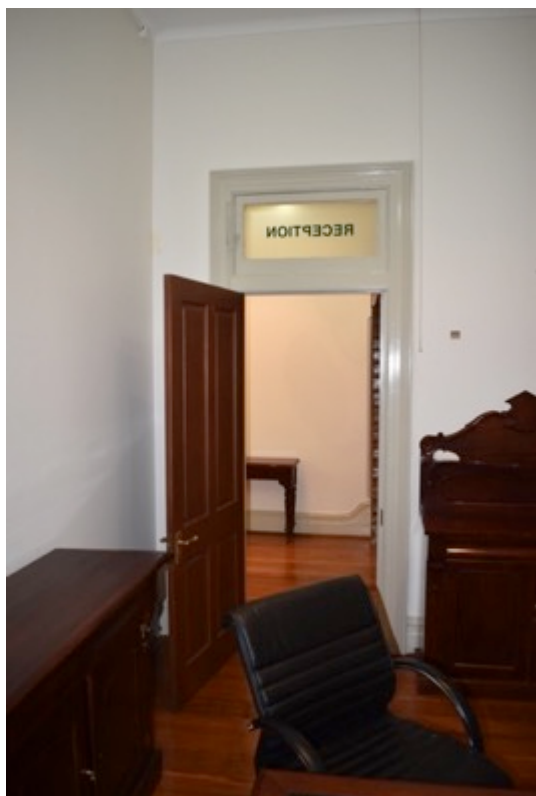


**Figure 37** The photograph was taken within G.4 facing the east side of the building. Visible is the chimneybreast portion of the wall, which would have previously held a cast iron insert with decorative tiles. To the right of this is a double hung window. Source: Christopher Roehrig 30 March 2017.

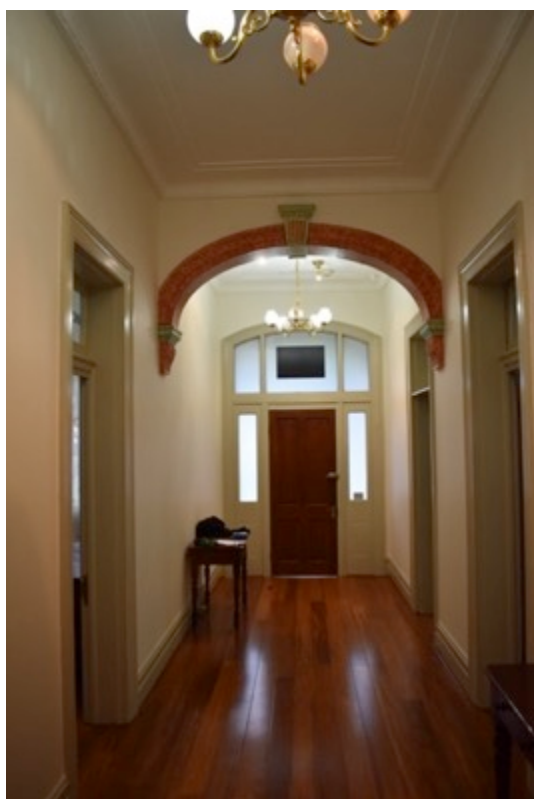




**Figure 38** The photograph was taken within G.4 looking east out of the double hung window. Visible through the window is the tessellated tiled floor of the verandah. Source: Christopher Roehrig 30 March 2017.



**Figure 39** The photograph was taken within G.4 facing back into the main hallway which is visible through the doorway. The same laminated floating flooring continues throughout the room and hallway. Source: Christopher Roehrig 30 March 2017.



**Figure 40** The photograph was taken at the rear of the main hallway on the ground level, facing south towards the main entry door. A decorative, coloured semi elliptical arch can be seen, and beyond that the wood panelled front door. Transom and sidelight frosted glass windows are seen around the door. The polished timber flooring is, actually, a laminated 'floating floor' installed over the original timber floor. Source: Christopher Roehrig 30 March 2017.

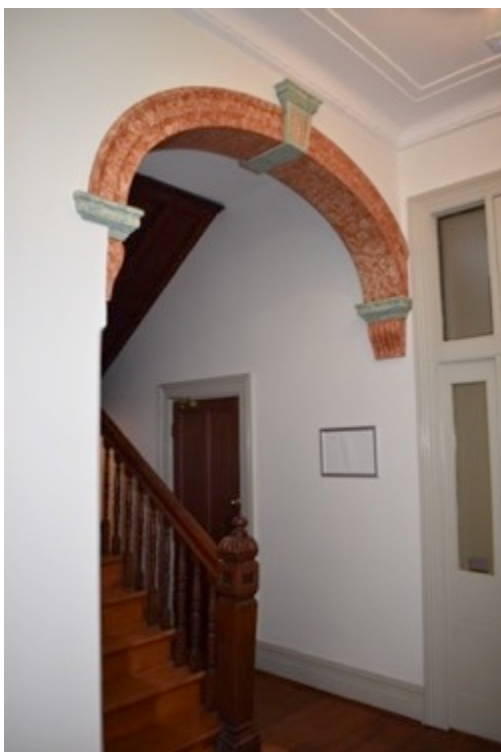




**Figure 41** The photograph is taken at the front of the ground floor hallway looking through the open front door to the front (south) of the property. The doors have been trimmed to accommodate the laminated floating floor placed over the original flooring. Visible is the tiled ground floor veranah, the gravel driveway, lawn and beyond the fence is Philip Street. Source: Christopher Roehrig 30 March 2017.

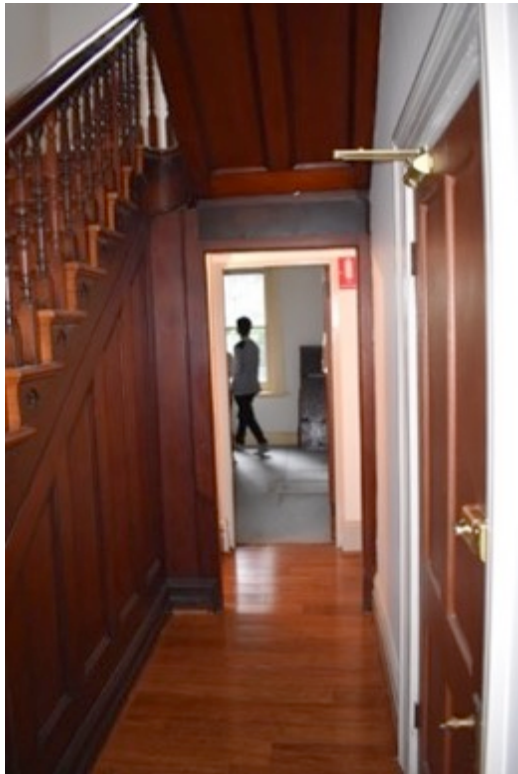


**Figure 42** The photograph was taken at the front of the ground floor hallway facing north, towards the rear of the property (north). Displayed in the image is the semi elliptical arch, as well as multiple doorways leading off the hallway. At the end of the hall the open door leads into the glazed, covered courtyard and rear extension of the property. Source: Christopher Roehrig 30 March 2017.



**Figure 43** Taken within the ground floor hallway, this photograph views the wooden staircase leading to the upper levels through the semi elliptical arch. Behind the staircase is a four panelled timber door. Source: Christopher Roehrig 30 March 2017.





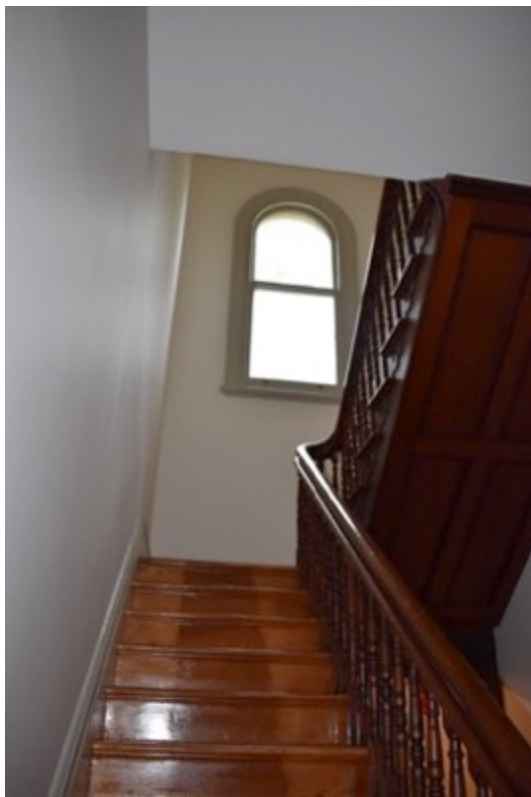
**Figure 44** The photograph was taken within the hallway to the ground floor looking towards room G.6 store room. Visible on the left of the image is the wooden balustrade of the staircase, which turns to the right at the landing. Seen at the top of the image is the wooden panelling of the underside of the next flight of stairs. Source: Christopher Roehrig 30 March 2017.



**Figure 45** The photograph taken at the entry to G.6 (store) illustrates a small-carpeted room with yellow skirting boards and window frames. The double hung window looks to the western side of the property. The timber architraves to the window surround are of the Inter-war California Bungalow style. Source: Christopher Roehrig 30 March 2017.



**Figure 46** The photograph was taken at the entry to G.6 (store) looking east towards the main hallway.  
Source: Christopher Roehrig 30 March 2017.



**Figure 47** Taken at the base of the staircase, the photograph faces up the stairs to the first landing. Indications of the original carport runner remain visible on the stair. Visible on the landing is a semi circular arched double hung window, with a pale green window frame. The dark wooden balustrade curves from the first flight of stairs and continues onto the second flight of stairs. Source: Christopher Roehrig 30 March 2017.





**Figure 48** The photograph, taken on the staircase landing illustrates both the staircase leading down onto the ground floor and the stairs as they continue to the first floor. Both the main sections of the ground floor and first floor are laid with laminated floating floor covering. Source: Christopher Roehrig 30 March 2017.

### **1990s ADDITIONS**

The following photos are of the 1990s additions to the building.



**Figure 49** The photograph was taken within the courtyard facing the western side of the property. To the right of the image is the rear extension of the auditorium. The door on the right of the image within the arch leads back into the main portion of the building. The two smaller doors to the right of the image with glass transoms lead into bathrooms. As seen a pitched glass roof covers the entire courtyard. Source: Christopher Roehrig 30 March 2017.



**Figure 50** Photograph taken in the courtyard at the rear of the main building facing southeast. Through the green door in the image is the gravel driveway at the side of the building. Source: Christopher Roehrig 30 March 2017.



**Figure 51** The photograph was taken in G.8, the entry to the amenities. Seen through the doorway in the image is one of the rooms containing a toilet and washbasin. Source: Christopher Roehrig 30 March 2017.





**Figure 52** The image illustrates the cream, ceramic sink and cupboard below located in G.9. The splashback features square white tiles and above this a frameless mirror is attached to the wall. Source: Christopher Roehrig 30 March 2017.



**Figure 53** The photograph shows the small kitchenette located in G.10. There is a single, stainless steel sink fixed into a white counter top. Dark wood cupboards and drawers can be seen under and above the kitchen bench. Source: Christopher Roehrig 30 March 2017.



**Figure 54** The photograph is taken in one of the toilet cubicles (ground floor room eleven) facing back towards the courtyard, which sits beyond the wooden panelled door. To the left of the image is a white ceramic sink and white paper towel dispenser attached to the wall. The floor is laid with square ceramic tiles. Source: Christopher Roehrig 30 March 2017.



**Figure 55** The photograph is taken in the courtyard facing east towards the side portion of the extension. Visible in the image is a servery window and to the right a screen door which leads to the driveway on the eastern side of the house. Source: Christopher Roehrig 30 March 2017.





**Figure 56** The photograph is taken in the courtyard facing north towards the rear extension auditorium. The two sets of green double doors with glass transoms lead into the auditorium. The auditoriums, including the doors are not original features as they were added in the 1996 renovations and additions. Source: Christopher Roehrig 30 March 2017.



**Figure 57** The photograph looks through a set of green double doors with patterned glass panels into the auditorium space. The lights visible in the room appear to match the lighting features in the main house. Source: Christopher Roehrig 30 March 2017.



**Figure 58** Photograph is taken in the auditorium extension at the rear of the property facing west towards the front of the room. At the end of the room there is a slightly elevated stage area. Multiple white painted beams intersect on the ceiling. Source: Christopher Roehrig 30 March 2017.



**Figure 59** The photograph was taken in the auditorium facing south back towards the courtyard and beyond that the main house. The auditorium is floored with carpet. Source: Christopher Roehrig 30 March 2017.



## **FIRST FLOOR**



**Figure 60** This photograph was taken within the F.1 facing south towards the front of the property. Beyond the three sets of double hung windows the top of the balustrade for the upper balcony can be seen. The underside of the bullnose awning for the balcony can also be seen. The walls, windowsills and skirting boards are identical to the rooms on the ground floor. Source: Christopher Roehrig 30 March 2017.



**Figure 61** The photograph is taken within F.1 facing the eastern side of the building. Seen in the image is a cast iron insert with decorative tiles remain to the fireplace. To the left of the chimneybreast is a doorway leading onto the upper level balcony. To the right of the chimneybreast is a double hung window. Source: Christopher Roehrig 30 March 2017.



**Figure 62** Shown in the image is the fireplace located within F.1. The cast iron insert with decorative tiles or original and intact, although the fireplace hearth has been replaced with a timber architraves. The original mantle pieces were stolen during the transfer of ownership between Telstra (PMG) and Michael and Frank Agostino in 1986. Source: Christopher Roehrig 30 March 2017.



**Figure 63** The photograph is taken within F.1 and looks out the doorway into the hallway. The laminate timber floor matches the ground floor and is consistent throughout each level. Source: Christopher Roehrig 30 March 2017.





**Figure 64** The photograph is taken within F.2 looking south towards the front of the property. Visible are the double hung windows that form the projecting bay at the front of the house. Source: Christopher Roehrig 30 March 2017.



**Figure 65** The photograph looks south out of the double hung bay windows in F.2 towards the front of the property. Source: Christopher Roehrig 30 March 2017.



**Figure 66** Taken in first floor room one, the photograph looks towards the western side of the building. Visible on the right is a double hung window, and to the left a cast iron fireplace inset with decorative tiles. Note the timber architecture is recent. Source: Christopher Roehrig 30 March 2017.



**Figure 67** The image illustrates remnant cast iron fireplace inset, although the tiles to the fireplace hearth , located with room F.01. Source: Christopher Roehrig 30 March 2017.





**Figure 68** The photograph taken within F.3, looks out two double hung windows towards the western side of the property. Source: Christopher Roehrig 30 March 2017.

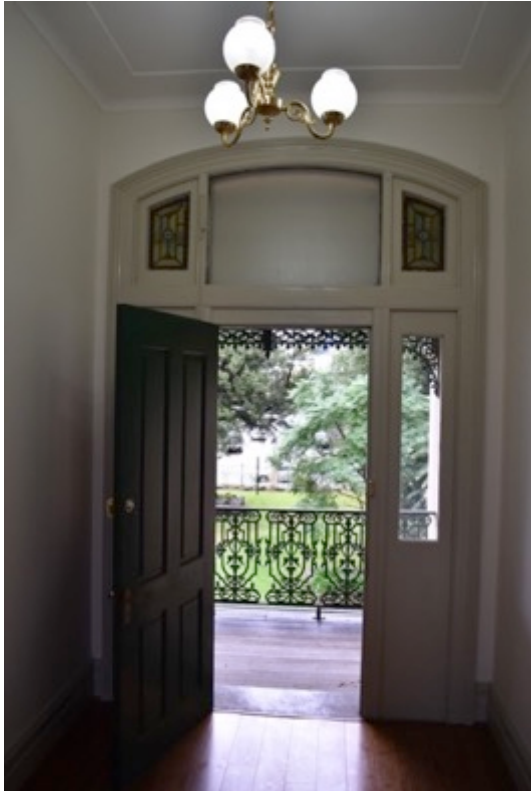


**Figure 69** The photograph is taken within F.4 facing the rear of the property. Source: Christopher Roehrig 30 March 2017.



**Figure 70** The photograph is taken at the rear of the first floor hallway, looking south towards the front of the house. Beyond the semi elliptical arch the main external door to the upper verandah is visible. Transom and sidelight glass surround the timber four panelled door. Source: Christopher Roehrig 30 March 2017.





**Figure 71** The photograph looks from the upper hallway through the main external door onto the upper verandah. The first floor veranda has timber flooring and decorative cast aluminium balustrade. The decorative freize can also be seen through the doorway. Source: Christopher Roehrig 30 March 2017.



**Figure 72** The photograph at the rear of the first floor hallway looks out a double hung window north towards the rear of the property. Visible through the window is the glazed canopy of the courtyard. Water marks are visible on the skirting board below the window. Source: Christopher Roehrig 30 March 2017.



**Figure 73** The photograph was taken looking out a window on the first floor to the courtyard. The external window sill shows deterioration and cracked paint. Source: Christopher Roehrig 30 March 2017.



**Figure 74** At the rear of the first floor hallway the photograph is taken looking west towards the staircase. Source: Christopher Roehrig 30 March 2017.





**Figure 75** The photograph was taken at the top of the staircase facing down towards the landing. The stair retains traces indicating the original carpet runner. Source: Christopher Roehrig 30 March 2017.



**Figure 76** The photograph was taken on the staircase landing between the two flights of stairs, facing north towards the rear of the building and facing towards room F.9. Source: Christopher Roehrig 30 March 2017.



**Figure 77** Shown in the photograph is F.8. Seen is a white sink and cabinet, and beyond the partition wall is a toilet cubicle. The floor is tinted with large grey tiles. Source: Christopher Roehrig 30 March 2017.



**Figure 78** The photograph looks through the window of the first floor toilet cubicle (F.8) towards the eastern side of the property. To the right of the image the external brick rendered wall of the main house can be seen. To the left is a portion of the glass pitched roof covering the courtyard. Source: Christopher Roehrig 30 March 2017.





**Figure 79** The photograph taken in F.9 illustrates a double hung window that overlooks the glazed canopy covering the courtyard. The pale yellow windowsill matches the colour of the skirting board. Curtain and pelmet are not original fabric. Source: Christopher Roehrig 30 March 2017.



**Figure 80** Portion of the ceiling of F.9 illustrates flaking paint and deterioration due to the ingress of water. Source: Christopher Roehrig 30 March 2017.



**Figure 81** The photograph is taken within F.9, looking south back towards the staircase landing. The blue carpet of the room meets the timber floor of the landing at the wood panelled doorway. Source: Christopher Roehrig 30 March 2017.



### 3.8 CONDITION AND INTEGRITY

Willow Grove is a two-storey building designed to be a residence with later alterations and additions to the rear of the original structure. The additions include:

- A large storage area;
- Glazed courtyard and;
- Auditorium to seat 300 people.

Generally, the original building requires a minimal amount of maintenance to maintain the building back to a sound condition but requires substantial work to reconstruct missing elements, to reinstate original floors and finishes. The later additions are in a sound condition and only minor maintenance is required. The condition of the external fabric to the Victorian residence is as follows:

ITEM	CONDITION
Roof covering	Fair
Timber fascia's, barge boards, verandah beams brackets and the like	Fair
Timber windows throughout including: sashes, frames, window sills	Fair
Timber doors including frame	Good
Masonry walls including water course	Fair
Verandah lower	Good
Verandah upper	Fair
Landscaping	Good
Front Fence	Good

The building is, generally in good condition but requires adherence to a Maintenance Plan, and a Preventative Maintenance Schedule. The building's external elements can be returned to a sound interpretive condition. All external elements except for the first floor verandah roof, timber doors, replicated cast aluminum posts; brackets and valences are highly intact. A later, Inter-war, skillion addition was added to the south side of the building. The original two-storey addition attached to the southeast side of the building abuts the auditorium and is in fair condition. Several door and window openings have been added at the lower level.

Remnant internal elements remain including:-

- Door frames with transoms and opening mechanisms;
- Lathe and plaster ceilings with a centralized ceiling rose;
- Timber floor boards encapsulated below floating laminated floor boards covering at both levels;

- Detailed timber staircase including: turned newel post, balusters and milled handrails;
- Detailed plaster archways at ground and first floor hall ways;
- Cast iron fireplace with tiled inlays and hearths.

### **SUMMARY**

External Integrity: High, Condition overall Good.

Internal Integrity: Moderate, Condition Overall Good.



## 4.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used, and how people lived their daily lives. Archaeology is not just about objects and remains; it is also about culture, landscapes and links between sites.

'Willow Grove' is identified as a potential archaeological research item in the City of Parramatta LEP 2011. More information and research could be required to ascertain the potential for the 'Willow Grove' site retaining archaeological potential. However as previously stated an archaeological assessment of the subject site is not included in the scope of this CMP.

However, evidence from the 1844 map identifies a small building (likely to be a wooden cottage or sled) existing on the property prior to the construction of 'Willow Grove'. Figure 84 shows an overlay of the 1844 map (which shows the small building), the 1895 map (which shows the current house outline on the large property) and a current Six Maps viewer (which shows the house as it is now on the smaller portion of land) to estimate the location of where the original small building may have been located. The red dashed circle shows the location of the original structure on the site and the overlay, shows that any archaeological remnants from this building would be located underneath the 1990s rear extension and courtyard.



**Figure 82** The image is a composite overlay of three maps from 1844, 1895 and current, seen previously in Figure 1, 3 and 5, respectively. The overlay of the maps indicates the approximate location of any remains from an older structure on the site would be located beneath the rear extension and courtyard of the current property. Sources: See Figure 1, 3 and 5. Overlay M Willard.

## 5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

### 5.1 INTRODUCTION

The Statement of Significance as contained in the SHR listing (APPENDIX A) is relevant and included in Section 3.3.

Assessment of heritage significance endeavors to establish why a place is considered important and is valued by the community. Different heritage agencies use a range of similar techniques for the evaluation and definition of heritage significance. Most approaches to significance emphasise the shared community value of the place for current and future generations.

The Heritage Council of NSW recognises four levels of significance for heritage in NSW being:

- Local
- State
- National
- World

The identified levels of significance recognise the places and objects worth keeping. All the levels of significance are important however; their levels of significance are not about ranking but about the context.

‘Willow Grove’ is reported as having significance at a local level, which reflects the level of listing relevant to managing its conservation in NSW. The site as illustrated in Figure 2 has been recognized as an item of Local significance and the Heritage Division listing is appended to this report. However, ‘local significance’ has to be understood in the context of the history and significance of Parramatta as the second oldest colony in Australia.

### 5.2 ASSESSMENT OF SIGNIFICANCE

Heritage or ‘cultural’ value is a term used to describe an item’s value or importance to our culture and is defined, in The Australia ICOMOS Burra Charter, adopted 31.10. 2013, published by Australia ICOMOS (Article 1.0) as:-

‘ICOMOS (International Council on Monuments and Sites) is an international non-government organisation primarily concerned with the philosophy, terminology, methodology and techniques for the conservation of cultural heritage. Their mission is to lead the way for cultural heritage conservation by raising awareness of conservation principles, standards and by encouraging a strong debate within the industry to drive innovation amongst its members and the greater community. As a result, the ICOMOS Burra Charter 2013 was adopted by Australia ICOMOS to establish guidelines and principles for the conservation of places that contain and display cultural significance.’



*Cultural Significance means aesthetic, historic, scientific, social, or spiritual value for past, present, or future generations.*<sup>19</sup>

### 5.3 MANAGING SIGNIFICANCE

The contents in this Conservation Management Plan (CMP) analyses the significance to 'Willow Grove' and the associated setting in its current form. It has already been determined within the existing Parramatta Council LEP 2011, Schedule 5 listing that the site is of local significance for its historic, aesthetic, research, rarity and for its representative values. In meeting the threshold for determining the significance of the place, an obligation is placed on the owner, occupiers (tenants) and other users of the building and any other unidentified stakeholders to maintain the building in a good working order. It is also prescribed that cyclical maintenance is carried out on a regular basis to preserve the remaining external and internal fabric that best describe the place. The preservation includes external and internal elements as identified in Section 5.8 of the Heritage Significance Assessment. The building fabric that best describes the place should be preserved, the cultural heritage assessment as well as the listed policies and provision found with this CMP (the document).

### 5.4 NEW SOUTH WALES HERITAGE OFFICE METHODOLOGY

'Willow Grove', has been evaluated in accordance with the assessment criteria established by the NSW Heritage Office, published in the New South Wales Heritage Manual, 2000. This methodology is generally accepted for evaluations of heritage significance. The criteria are part of the system of assessment that is centered on The Burra Charter, The Australia ICOMOS Charter for Places of Cultural 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);
- 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);
- 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 area);
- Criterion d) an item has strong or special association with a community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons;
- Criterion e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

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<sup>19</sup> Australia ICOMOS 2013, Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance, downloaded 6th March 2017, <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

- 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);
- 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.

## 5.5 EVALUATION OF HERITAGE SIGNIFICANCE

The following assessment against the established criteria set by the Department of Planning; NSW Heritage Branch discusses how each criterion relates to the subject site. The assessment has been extracted from the State Heritage Listing No. 1737 (noted in italics only)<sup>20</sup>: The plain text is the component of the assessment carried out by the author of this report and only the highlighted areas noted in the inclusion and exclusion relate to the listing.

### 5.5.1 CRITERION (A): Historical Evolution

AN ITEM IS IMPORTANT IN THE COURSE OF, OR PATTERN, OF THE LOCAL AREA'S CULTURAL OR NATURAL HISTORY.

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human activity	Has incidental or unsubstantiated connections with historically important activities or processes
Is associated with a significant activity or historical phase.	Provides <b>evidence</b> of activities or processes that are of dubious historical importance
Maintains or shows the continuity of a historical process or activity	Has been so altered that it can no longer provide evidence of a particular association

*'Willow Grove' was a notable residence of high Victorian Italianate quality in Parramatta, constructed in the nineteenth century.*

*The building's external features are mainly original surviving from the nineteenth century. Although modifications and replacement of original fabric have taken place, the streetscape appearance has*

<sup>20</sup> Willow Grove and Potential Archaeological Site, Office of Environment & Heritage NSW Government, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240440>, downloaded 21<sup>st</sup> March 2017.



been retained within a garden setting and front fence; however, the fence has been relocated 1.2 metres to its current location due to the widening of Phillip Street.

#### 5.5.2 CRITERION (B): Historical Associations

AN ITEM HAS STRONG OR SPECIAL ASSOCIATION WITH LIFE WORKS OF A PERSON, OR GROUPS, OF IMPORTANCE IN THE NSW'S CULTURAL OR NATURAL HISTORY (OR THE CULTURAL OR NATURAL HISTORY OF THE LOCAL AREA).

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human occupation	Has incidental or unsubstantiated connections with historically important people or events
Is Associated with a significant event, person, or group of persons	Provides evidence of people or events that are of dubious historical importance
	Has been so altered that it can no longer provide evidence of a particular association

It is not evident from the on-site assessment and/or documentary research that a particular significant person, event, or group of persons have an association with the building, therefore 'Willow Grove' does not meet this criterion.

### 5.5.3 CRITERION (C): Aesthetic Values

AN ITEM IS IMPORTANT IN DEMONSTRATING AESTHETIC CHARACTERISTICS AND/OR A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT IN THE LOCAL AREA.

Guidelines for Inclusion	Guidelines for Exclusion
Shows or is associated with, creative or technical innovation or achievement	Is not a major work by an important designer or an artist.
Is the inspiration for a creative or technical innovation or achievement	Has lost its design or technical integrity
Is aesthetically distinctive	Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.
Has landmark qualities	Has only a loose association with a creative or technical achievement
Exemplifies a particular taste, style or technology	

*Willow Grove - "Good example of a Victorian Italianate two-story villa, readily identifiable as part of historic building stock and strongly contributing to the streetscape in spite of its large setback, partly through its notable fence"*



#### 5.5.4 CRITERION (D): Social Value

AN ITEM HAS STRONG OR SPECIAL ASSOCIATION WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP IN THE AREA OF SOCIAL, CULTURAL OR SPIRITUAL REASONS

Guidelines for Inclusion	Guidelines for Exclusion
Is important for its association with an identifiable group	Is only important to the community for amenity reasons
Is important to a community's sense of place	Is retained only in preference to a proposed alternative

It is not evident from the on-site assessment and/or documentary research that a particular community or cultural group have an association with the building, therefore 'Willow Grove' does not meet this criterion.

Although designed as a residence, Willow Grove has been other uses for most of the time, including:-

- Maternity hospital;
- Telecommunications depot and workshop;
- Headquarters to a cosmetics firm.

#### 5.5.5 CRITERION (E): Technical and Research Value

AN ITEM HAS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF THE AREA'S CULTURAL OR NATURAL HISTORY

Guidelines for Inclusion	Guidelines for Exclusion
Has the potential to yield new or further substantial scientific and/or archaeological information	The knowledge gained would be irrelevant to research on science, human history or culture
Is an important benchmark or reference site or type	Has little archaeological potential
Provides evidence of past human cultures that is unavailable elsewhere	Only contains information that is readily available from other resources or archaeological sites

Historical evidence suggests that there is the possibility of uncovering archaeological remains that relates to early European building footings (likely wooden cottage) to the north east of the current residence located within the courtyard and along the boundary. It is likely that the footings of the additions to Willow Grove destroyed the relics.

#### 5.5.6 CRITERION (F): Rarity

AN ITEM POSSESSES UNCOMMON, RARE OR ENDANGERED ASPECTS OF THE AREA'S CULTURAL OR NATURAL HISTORY

Guidelines for Inclusion	Guidelines for Exclusion
Provides evidence of a defunct custom, way of life or process	Is not rare
Demonstrates a process, custom or other human activity that is in danger of being lost	Is numerous but under threat
Show unusually accurate evidence of a significant human activity	
Is the only example of its type	
Demonstrates designs or techniques of exceptional interest	
Shows rare evidence of a significant human activity important to a community	

The comparative analysis suggests that 'Willow Grove' Villa is significant as a rare survivor of Victorian Italianate style within this area of Parramatta Central Businesses District (CBD), which is now being taken over by modern commercial expansion.

Comparative examples not in the Parramatta CBD include:-

- Linnwood, Guildford West;
- Roseneath, O'Connell Street, Parramatta;
- Murphy House, Marist Place, Parramatta;
- Norfolk House, corner Windsor Road and Albert Street, Parramatta.



### 5.5.7 CRITERION (G): Representativeness

AN ITEM IS IMPORTANT IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF A CLASS OF THE AREAS CULTURAL OR NATURAL PLACES; OR CULTURAL OR NATURAL ENVIRONMENTS

Guidelines for Inclusion	Guidelines for Exclusion
Is a fine example of its type	Is a poor example of its type
Has the principal characteristics of an important class or group of items	Does not include or has lost the range of characteristics of a type
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique, or activity	Does not represent well the characteristics that make up a significant variation of a type
Is a significant variation to a class of items	
Is part of a group which collectively illustrates a representative type	
Is outstanding because of its setting, condition or size	
Is outstanding because of its integrity or the esteem in which it is held	

‘Willow Grove’ represents, on a regional level, a surviving Victorian Italianate Villa from the late nineteenth century located within the Parramatta Central Business District (CBD). The setting to the villa incorporates several earlier plantings including the notable mature conifer trees (*Cupressus* spp.) providing a picturesque garden setting of a substantial size and in good condition.

## 5.6 STATEMENT OF SIGNIFICANCE

*'Willow Grove', Victorian Italianate villa located at 34 Phillip Street is of significance for the local area for historical, aesthetic, research, rarity and representativeness values. Built c.1870s, it is a good example of a Victorian Italianate two-storey villa, readily identifiable as part of historic building stock and strongly contributing to the streetscape in spite of its large setback, partly through its notable fence, although the front fence has been relocated due to the widening of Phillip Street.*

'Willow Grove' is rare example of one of the earliest notable Victorian style houses within the Parramatta region, most notably and within the Parramatta Central Business District (CBD).

There is the possibility of uncovering archaeological information that relates to European occupation of the site prior to the construction of 'Willow Grove'. Documentary evidence suggests that a small wooden cottage once stood to the north east of the cottage within the courtyard and/or along the boundary.

The established vegetation and notable mature *Cupressus* spp. provides a picturesque garden setting to the Villa and the garden planting is in good condition.

Date significance updated: 07 Mar 02, May 9<sup>th</sup> 2017



## 5.7 THE NSW STATE HISTORICAL THEMES

Thirty-five historical themes have been identified as relevant to New South Wales. The following state historical themes, indicated in red are attributed to 'Willow Grove'.

**Table 2** NSW State Historical Themes

Australian Theme	NSW Theme	Local Theme	Example
3 Developing local, regional and national economies	Industry	Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	Hospital, sanatorium, asylum, surgical equipment, ambulance, nurses quarters, medical school, baby clinic, hospital therapy garden, landscaped grounds, herbalist shop, pharmacy, medical consulting rooms.
4 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.	Town plan, streetscape, village reserve, concentrations of urban functions, civic centre, subdivision pattern, abandoned town site, urban square, fire hydrant, market place, abandoned wharf, relocated civic centre, boundary feature, municipal Coat of Arms
8 Developing Australia's cultural 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.	Opera house, theatre costume, film studio, writer's studio, parade tableau, manuscripts, sound recording, cinema, exemplar of an architectural style, work of art, craftwork, and/or public garden, bandstand, concert hall, rock art site, rotunda, library, public hall; and/or a particular place to which there has been a particular creative, stylistic or design response
9 Marking the phases of life	Birth and Death	Activities associated with the initial stages of human life and the bearing of children, and with the final stages of human life and disposal of the dead.	Birth control clinic, maternity hospital, nursery, baby clinic, baptism register, circumcision equipment, and Hospice, nursing home, funeral parlour, grave furnishings, cremation site, cemetery, burial register, disaster site

## **5.8 GRADED AREAS OF SIGNIFICANCE FOR THE PROPERTY AND BUILDING FABRIC**

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building, its various elements, and its curtilage. In general, good conservation practice encourages the focusing on change, or upgrading of, an historical building/site to those areas or components, which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

'Willow Grove' 34 Phillip Street, Parramatta has been carefully assessed to determine a relative grading of significance into five levels. This process examines several factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft, or construction process.

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

### **5.8.1 A. Fabric/Forms of Exceptional Significance**

Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

### **5.8.2 B. Fabric of High Significance**

Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction.

### **5.8.3 C. Fabric of Moderate Significance**

Includes building fabric and relationships which were originally of higher significance, but have been compromised by later, less significant modifications.

### **5.8.4 D. Fabric of Little Significance**

Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.



### 5.8.5 E. Intrusive Elements

Recent fabric, which adversely affects the significance of the site.

**Table 3** Grading and justification table

Ranking	Grading	Justification	Status
A	Exception (E) illustrated as yellow on the plan	Recent fabric, which adversely affects the significance of the site.	Fulfil criteria for local or state listing.
B	High (H) illustrated as red on the plan	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or state listing.
C	Moderate (M) illustrated as green on the plan.	Altered or modified elements. Elements with little heritage value, but which contributes to the overall significance of the item.	Fulfil criteria for local or state listing.
D	Little (L) illustrated as blue on the plan.	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state listing.
INT	Intrusive (I) illustrated as white on the plan.	Damaging to the item's heritage significance.	Does not fulfil criteria for local or state listing.

### 5.8.6 Schedule of Significant Elements

Various elements of 'Willow Grove' have been graded below in relation to their contribution to the site's overall heritage significance. The definition of the below grading are provided in the table below. Elements include structure, facades, detailing and equipment that are located within the site's curtilage.

**Table 4.** External Significant Element

Ranking	Element Prefix	Description	Rating	Colour
B	FF	Front Fence to Phillip Street (including rendered columns, palisade fence and gates)	High	Red
C	BF	Boundary Fences, various including masonry	Little	Blue

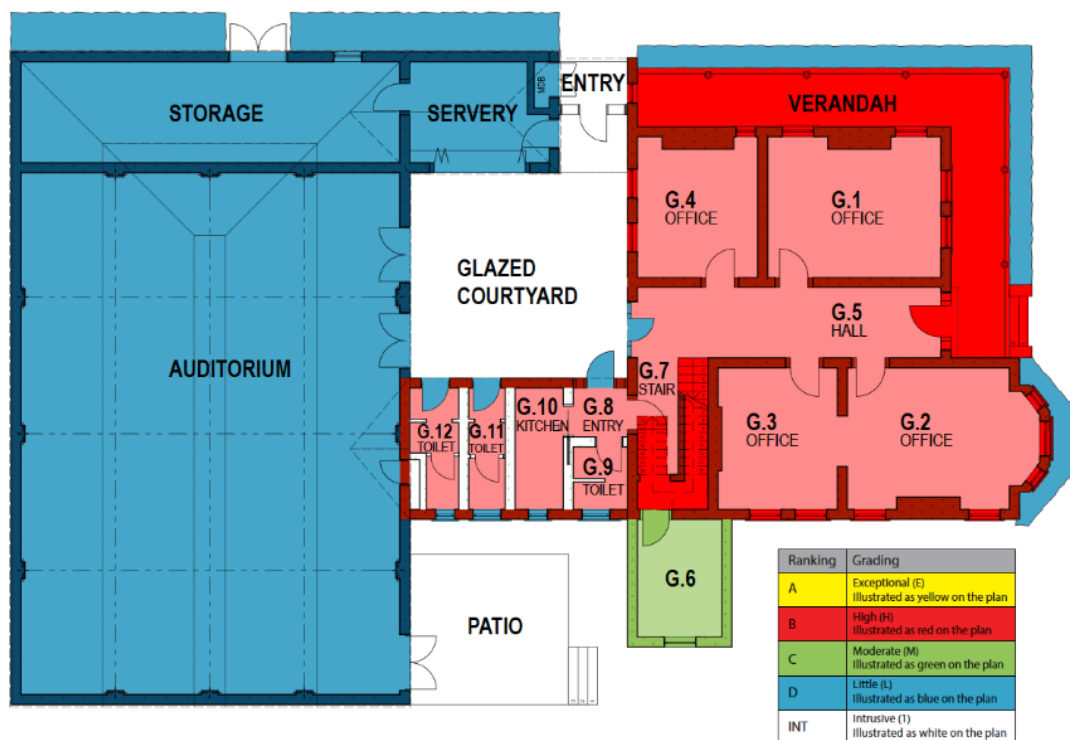
Ranking	Element Prefix	Description	Rating	Colour
		to northern boundary		
B	LS1	Established landscaping: Trees: Conifer, Jacaranda, Poplars and Camphor laurel, refer to early landscape plan for full details.	High	Red
C	LS2	Infill landscaping	Little	Blue
C	LS3	Landscaping bordering to raise beds (remnant sandstone)	Moderate	Green
B	RC	Roof covering (residence and verandah)	High	Red
B	Chm	Chimney including, pots	High	Red
B	Rpw	Rendered painted walls	High	Red
B	Dhw	Double hung windows	High	Red
B	FDr	French doors with transom	High	Red
B	Edr	Entry doors with fixed highlights	High	Red
B	TFI	Tessellated tile floor covering (terracotta edge border-Moderate)	High	Red
C	LT	Lean-to extension southern façade, single room	Moderate	Green
D	Rp	Raised concrete platform to auditorium, southeast of room	Little	Blue
INT	GCp	Glazed canopy (external and internal envelope) to courtyard including, fixing fixings into original wall structure. Paving units to courtyard ranking (D) Little (blue)	Intrusive	White
B	FV	Front verandah including cast iron columns, decorative frieze timber structure to upper floor	High	Red
D	Aud	Auditorium (external and internal envelope) including fixings and flashings to western end of original two store extension	Little	Blue
D	Str	Storage building attached to northern side of	Little	Blue



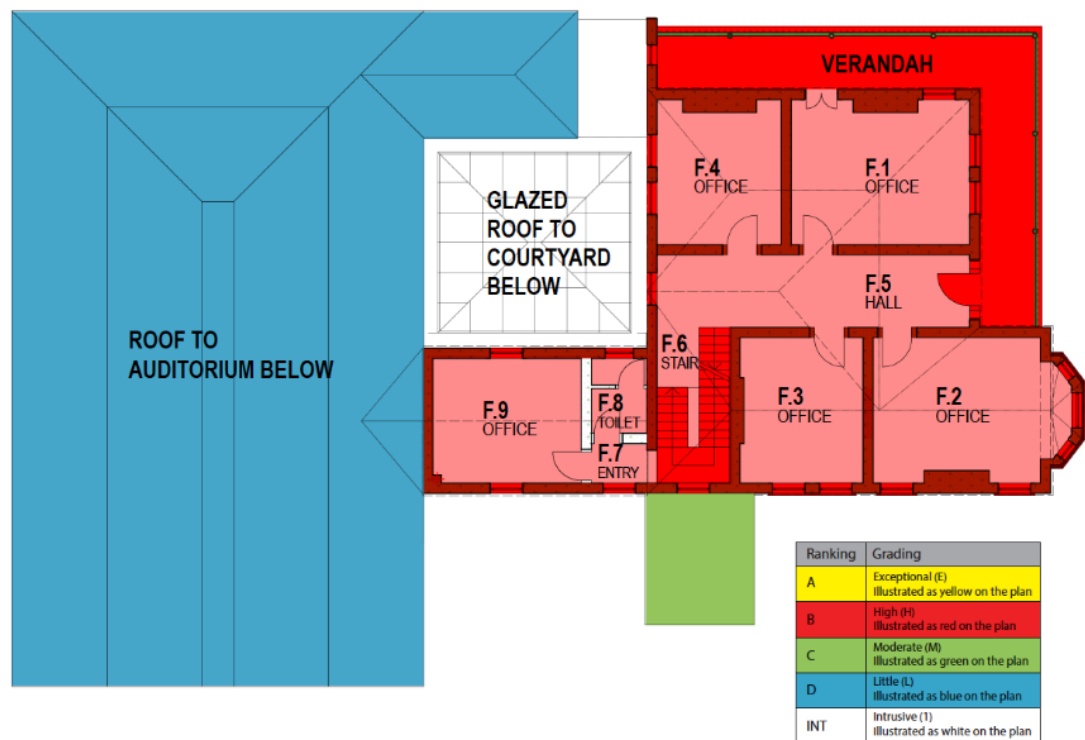
Ranking	Element Prefix	Description	Rating	Colour
		Auditorium and Glazed courtyard		

**Table 5.** Internal Significant Element

Ranking	Element Prefix	Description	Rating	Colour
B	Spa	Spatial arrangements of original residence	High	Red
INT	Fcv	Floor covering to all original spaces, i.e. floating laminate floor.	Intrusive	White
B	Dcl	Decorative ceiling including Rose	High	Red
B	RPW	Rendered painted walls	High	Red
B	Tar	Timber architraves and skirting	High	Red
D	Pbc	Plasterboard ceiling	Little	Blue
B	Drp	Internal door opening including original operable transom window and mechanisms	High	Red
D	Dr	Internal four panels door and hardware	Little	Blue
Int	Op	Internal opening between rooms	Intrusive	White
Int	Ptw	Internal partitions walls (masonry/plasterboard) to amenities spaces	Intrusive	White
Int	Ftm	Internal fitments to bathroom and kitchen spaces	Intrusive	White
B	Fp	Internal fireplace surround, including cast iron insert, remnant times around insert and to hearth	High	Red
B	Stc	Internal timber staircase, including newel post, balustrades, handrail, skirting, timber infill below stairs and treads/risers	High	Red
B	Dar	Decorative arch leading to stairs	High	Red
D	LT	Pendant light (x4 bulb or other)	Little	Blue
D	Wco	Window covering (curtains/blinds)	Intrusive	White

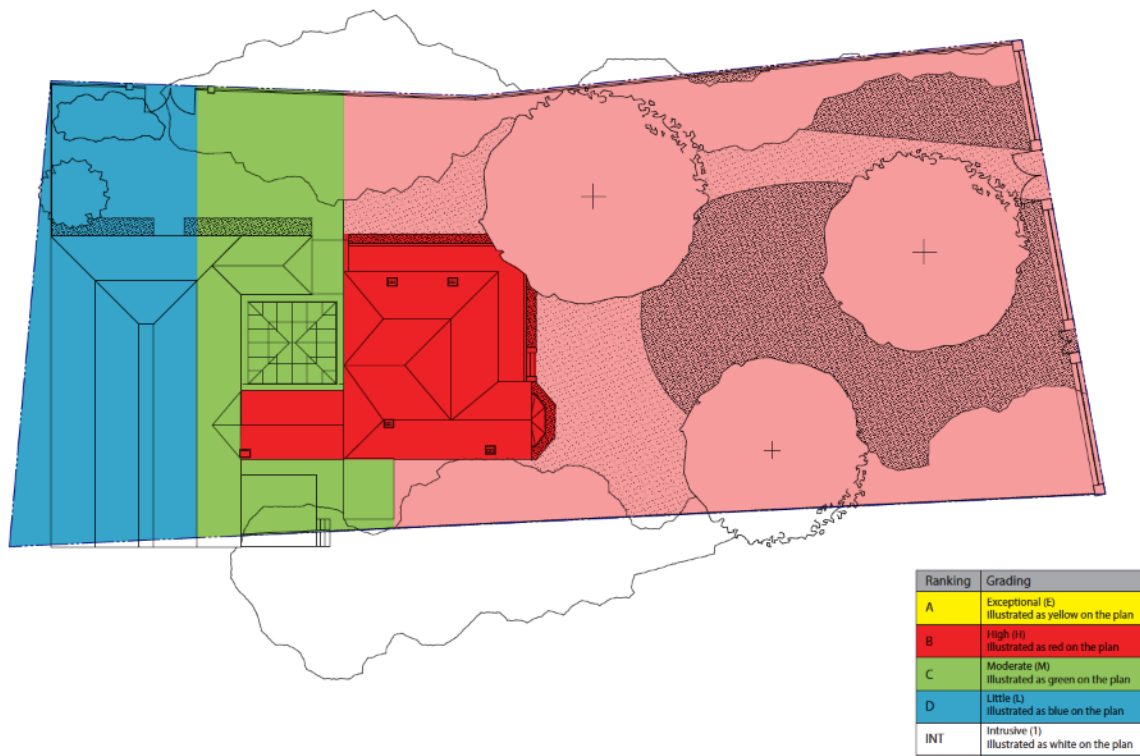


**Figure 83** The diagram illustrates the schedule of significant elements on the ground floor of Willow Grove.



**Figure 84** The diagram illustrates the schedule of significant elements on the first floor of Willow Grove.







**Figure 85** The diagram illustrates the schedule of significant elements of the entire Willow Grove property.



## 5.9 VISUAL ASSESSMENT

### 5.9.1 Exterior




Item	Location/Element	Rank	Comments
c.1887 Residential Villa. All Photographs were taken in March/April 2017.			
001		B	This photograph shows the front fence (including rendered columns, palisade fence and gates) (FF), as well as the established landscaping: Tree (LS1)
002		D	The photograph shows an example of the various boundary fences (BF) that surround the property.





003		C	<p>The photograph shows an example of the infill landscaping (LS2), in particular the hedge that runs alongside the auditorium.</p>
004		C	<p>Landscaping bordering to raise beds (LS3)</p>

005		B <p>This photograph shows the roof covering of the residence and verandah (RC). The residence roof covering is slate tiles and the verandah, a stripe painted bullnose corrugated iron roof. The photograph also shows the chimneys (Chm).</p>
006		B <p>This photograph shows the rendered painted walls (Rpw) of the main building as well as some of the double hung windows (Dhw).</p>



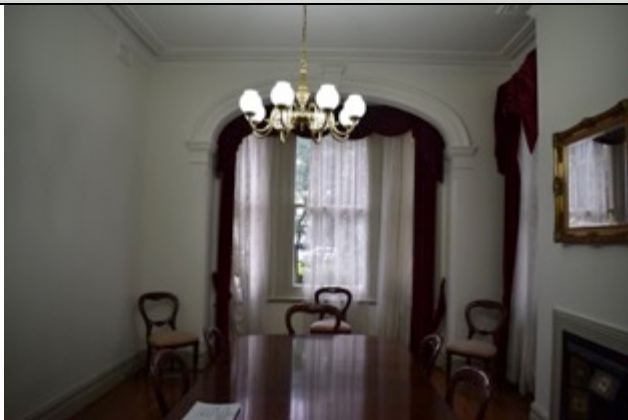
007		B  The photograph shows the French doors with transom (FDr) and the entry doors with fixed highlights (Edr).
008		The photograph displays the corner of the ground floor verandah, which shows the tessellated tile floor covering (TFl). The terracotta edge border is only of moderate rating.
009		C  The photograph shows the single room lean-to extension on the western façade (LT). Beyond the extension the raised

			concrete platform to the auditorium, southwest of room (Rp), which has little significance, is visible.
010		INT	Glazed canopy (external and internal envelope) to courtyard including, fixings into original wall structure. Paving units to courtyard ranking (D) Little (blue) (GCp).
011		B	The photograph shows the front verandah including cast iron columns, decorative frieze, timber structure to upper floor (FV).








012		D Auditorium (external and internal envelope) including fixings and flashings to western end of original two- store extension (Aud).
013		D The photograph shows the storage building to the eastern side of the Auditorium and Glazed courtyard (Str).



### 5.9.2 Interior

Item	Location/Element	Rank	Comments
c.1886 Residential Villa. All photographs were taken in March 2017.			
101		B	Spatial arrangements in original residence (Spa)
102		INT	This photograph shows the intrusive floating timber floor covering to all original spaces, i.e. floating laminate floor (Fcv).




103		B	The photograph shows a portion of the decorative plaster and ceiling cornices and Rose (Dcl). The pendant light (X8 bulb or other) (LT) is also seen in the image has a 'little (D) significance' rating.
104		D	This photograph shows a section of plaster ceiling (Pbc) and also an example of an intrusive window covering (curtains/blinds) (Wco).
105		B	The photograph shows one of multiple internal door openings including original operable transom 'hopper' window with remote control mechanism (Drp). However the four panel internal door and hardware, as seen in the image is of little (D) significance rating (Dr). As they are replacement for original doors stolen in 1986.

106		INT	Internal opening between rooms (Op).
107		INT	The photograph shows some of the internal partition walls (masonry/plasterboard) to the amenities spaces (Ptw) As well an example of internal fitments to bathroom and kitchen spaces (Ftm) is visible in the image.

108		B	The photograph shows one of multiple internal fireplaces, including surround of cast iron insert, remnant tiles around insert and to hearth (Fp). The original mantle piece was stolen in 1986.
109		B	The photograph shows the internal timber staircase, including balustrades, handrail, skirting, timber infill below stairs and tread/risers (Stc). The newel post is just out of sight on the upper landing.




110		B	Decorative arch with cost plaster corbels and keystone, leading to the staircase (Dar).
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## 5.10 COMPARATIVE ANALYSIS

The following comparative analysis considers selected examples of several grand, 19<sup>th</sup> Century era houses in the Parramatta area built within the period of 1841 to 1886. Within this typology, the comparison is further limited to the characteristic of houses that are two stories in height, built originally as residences (villas). Apart from 'Willow Grove' house, none of the buildings in the analysis were inspected internally. Norfolk House was restored by FORM in 2007.




**Figure 86** The map illustrated the location of the heritage listed items that form part of this comparative analysis. The subject sites include; Norfolk House as indicated by the red arrow, Willow Grove by the orange arrow, Tara by the yellow arrow, Comfort Lodge by the green arrow and Camden by the blue arrow. Source: Google Maps 2017, overlay M Willard.

Site	Date	Statutory Listing	Significance, integrity, and other details	Image
'Willow Grove' and potential archaeological site located at 34 Phillip Street, Parramatta.	Constructed circa 1886.	City of Parramatta LEP 2011, Schedule 5: Heritage Item 1737. Locally listed	<p>Victorian Italianate two-storey villa, original features include:</p> <ul style="list-style-type: none"> <li>- Fence of cast iron spikes and painted sandstone gate posts,</li> <li>- Slate roof on rendered, margined and lined brick walls,</li> <li>- Projecting gable front with decorative timber gable screen and finial and decorative barge boards,</li> <li>- Rendered brick chimneys, with decorative coping and capping,</li> <li>- Two-storey verandah with bullnose roof</li> <li>- Ground floor cast iron columns, frieze and balustrade</li> <li>- Windows in faceted bay have rendered corniced sills with recessed niches below and Victorian label mould arches</li> <li>- Front door has transom light above.</li> </ul> <p>External Integrity: High, Condition overall Good.</p> <p>Internal Integrity: Moderate, Condition Overall Good.</p> <p>Locally significant for its historic, aesthetic, research, rarity and for its representative values.</p>	




<p>'Comfort Lodge' 62 Prospect Street, Rose Hill.</p>	<p>Constructed circa 1880.</p>	<p>City of Parramatta LEP 2011, Schedule 5: Heritage Item 100283.  State listed.</p>	<p>Victorian Italianate two-storey villa, original features include:</p> <ul style="list-style-type: none"> <li>- Gabled corrugated iron roof</li> <li>- Stuccoed brickwork</li> <li>- Projecting gable front</li> <li>- Two-storey verandah with bullnose roof</li> </ul> <p>Condition: Good Integrity: High Significance: historically, aesthetically and representative.<sup>21</sup></p>	
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<sup>21</sup> Comfort Lodge, Office of Environment & Heritage NSW Government, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051410>, downloaded 27 April 2017.


<p>'Camden' 60 Prospect Street, Rose Hill.</p>	<p>Constructed circa 1883.</p>	<p>City of Parramatta LEP 2011, Schedule 5: Heritage Item 100250. State listed.</p>	<p>Victorian Italianate two-storey villa, original features include:</p> <ul style="list-style-type: none"> <li>- Gabled corrugated roof</li> <li>- Stuccoed brickwork</li> <li>- Projecting gable front</li> <li>- Two-storey verandah with bullnose roof</li> </ul> <p>The villa has been divided into two self-contained flats (one on each level).</p> <p>Condition: Good</p> <p>Integrity: High</p> <p>Significance: Historically and representative.<sup>22</sup></p>	
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<sup>22</sup> Camden, Office of Environment & Heritage NSW Government, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051408>, downloaded 27 April 2017.

<p>'Norfolk House' and potential archaeological site located at 467-469 Church Street, North Parramatta</p>	<p>Constructed circa 1841.</p>	<p>City of Parramatta LEP 2011, Schedule 5: Heritage Item I346. Locally listed.</p>	<p>Colonial Georgian two-storey house (restored in 2007), original features include:</p> <ul style="list-style-type: none"> <li>- Stuccoed brick with hipped corrugated iron roof</li> <li>- Two rendered brick chimneys</li> <li>- Windows have sills of rendered brick, and flat arches of painted soldier bricks</li> <li>- Front door has transom lights</li> <li>- Fence is low rendered brick with brick piers connected by galvanised pipes</li> </ul> <p>Verandah and its features were added at a later date.</p> <p>Condition (according to National Trust): Fair</p> <p>Integrity: High</p> <p>Significance (according to heritage listing): historically, level of association, aesthetically, technically/scientifically and rare.<sup>23</sup></p>	
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<sup>23</sup> Norfolk House and Potential Archaeological Site, Office of Environment & Heritage NSW Government, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240127>, downloaded 21 April 2017.



<p>'Tara' (aka Ellengowan) House located at 153 George Street, Parramatta</p>	<p>Constructed in 1872.</p>	<p>City of Parramatta LEP 2011, Schedule 5: Heritage Item I483. Locally listed</p>	<p>Old Colonial Georgian style two-storey house, original features include:</p> <ul style="list-style-type: none"> <li>- Painted brickwork</li> <li>- Rendered corniced chimneys</li> <li>- Skillion ground floor verandah supported by cast iron columns with cast iron frieze in between timber rails</li> <li>- Windows have sloping rendered brick sills and Victorian label mould arches with decorative stops.</li> </ul> <p>Condition (according to National Trust): Fair</p> <p>Integrity: Moderate</p> <p>Significance (according to heritage listing): historically, aesthetically and representative.<sup>24</sup></p>	
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<sup>24</sup> Tara, Office of Environment & Heritage NSW Government, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240213>, downloaded 21 April 2017.

## 5.11 SUMMARY OF COMPARATIVE FINDINGS

'Willow Grove' is one of the earliest notable Victorian style houses within the Parramatta region and within the central part of the Parramatta CBD. All four other houses compared were constructed earlier than 'Willow Grove'. 'Camden' and 'Comfort Lodge' houses which sit alongside each other in Prospect Street, seem to have identical front facades to 'Willow Grove' and were likely designed by the same architect. Both 'Camden' and 'Comfort Lodge' are listed as state heritage items, whereas 'Willow Grove' is only listed as a local heritage item. However, 'Willow Grove' is situated within the Parramatta CBD and is thus unique for withstanding the modern development around it, whereas 'Camden' and 'Comfort Lodge' are situated within the more suburban area outside of the CBD in Rosehill. The 'Camden' villa has been divided into two self-contained flats, thus would have likely lost many internal original features. However, as no buildings other than 'Willow Grove' were examined internally it is difficult to fully compare the integrity of internal structures.

Whilst 'Norfolk House' and 'Tara' differ in design from 'Willow Grove' and were built many years early they are also examples of the grand houses of the 19<sup>th</sup> Century within the Parramatta region. Both properties are well maintained and are in fair condition, 'Tara' however has a substantial amount of original fabric and reduces the integrity level in comparison to 'Willow Grove'.

Like 'Willow Grove', 'Norfolk House' is listed as a potential archaeological site, however archaeological investigation is outside the scope of this CMP.

## 5.12 SUMMARY OF FINDINGS

It is evident from the comparative analysis that there remain several later 19<sup>th</sup> century grand residences within the Parramatta City Council area, however 'Willow Grove' is rare as one of the last remaining grand villas that is retained within the central part of the Parramatta City Centre. All buildings are in good conditions with several that retain a high degree of integrity.

The three villas ('Willow Grove', 'Camden', and 'Comfort Lodge') are also constructed with matching gable roof form, projecting bay and open verandah. 'Willow Grove' roof covering is slate with lead capping, while the two remaining villas roof covering have been replaced with painted corrugated roof covering.

'Willow Grove' - in the last decade, reconstruction works have led to the reinstatement of fabric that best describes the place including: the upper verandah cast iron post, fringe and frieze. However, the replacement closely matches to the existing material and is in accordance with the earlier Conservation Strategy completed by Order Architects.

The two Rosehill villas are worthy of state listing, whereas 'Willow Grove' is locally listed. All three are highly intact, in good condition and must be retained to maintain the continuity of Parramatta cultural and social heritage amongst the diminished interpretive capacity of the streetscape.

## 6.0 CONSTRAINTS AND OPPORTUNITIES

The conservation planning process established by the guidelines of the Australia ICOMOS Burra Charter (refer Article 6 which defines the Burra Charter Process) requires that relevant constraints be identified as part of the process for developing conservation policies for places of significance. These constraints include:

- Obligations arising from the cultural significance of the place;
- Physical constraints of the place, including environmental factors and the physical condition of the fabric;
- Relevant statutory and non-statutory controls;
- Owners' needs, resources and other external constraints;
- Obligations involved in undertaking research, maintaining records and communicating the heritage values of the place.

The assessment of the following specific constraints and opportunities will result in appropriate policies for 'Willow Grove'.

### 6.1 CONSTRAINTS ARISING FROM THE STATEMENT OF SIGNIFICANCE

This CMP provides an analysis of the significance of 'Willow Grove' in its present form. It has been determined that the building is of local heritage significance for *historical, aesthetic, research, rarity and representativeness* values and is a fine example of a highly intact Victorian Italianate two-storey villa, located within the Central Parramatta Business District (CBD).

This places an obligation on owners, occupants and users of the building and any other stakeholders responsible for or involved in the maintenance and management of the building to conserve the building for future interpretation. This includes internal and external fabric, individual spaces, elements and structures of the building as identified in Section 5. All significant original and early components of the site, as identified in Section 5 Grading of Significance, should be retained and conserved in accordance with the principles of *The Burra Charter*. Any future proposed changes to the building must be undertaken in accordance with the City of Parramatta LEP 2011 and DCP 2011, the Burra Charter and with reference to the provisions of this CMP. The significance of the site is summarised in Section 5 Assessment of Cultural Significance.

Considering the Statement of Significance, the following issues need to be addressed in the conservation guidelines:

- The Statement of Significance and detailed significance analysis should be accepted as the primary guide for the future use and management of the site.



- General constraints in relation to the elements, fabric and spaces of heritage significance as outlined in Section 5, Assessment of Significance, Subsection 5.8 and 5.9 Grading of Significant Elements and Spaces and Visual Assessment. Components of high significance must be preserved, maintained and subject to minimal physical change. Components of moderate significance should desirable be conserved, especially where they contribute to understanding of significance of the place. Changes may be permissible subject to careful consideration.

## 6.2 CONSTRAINTS ARISING FROM THE CONDITION OF THE BUILDING AND SITE

The early Victorian Italianate building retains a high or moderate degree of significance. Externally the building is in sound condition requiring a small amount of maintenance works to bring the building back to a sound condition and good working order. Although there has been a small amount of original fabric that has been lost from the original phase of construction, the external replacement materials in some instances mimic the original fabric and are easily identifiable. There are several areas that require urgent attention including the rainwater system to the front verandah by the front steps and along the rear of the building where the glazed courtyard meets the rear of the villa external masonry wall.

The loss of curtilage along the northern side of the villa as a result of Parramatta Council purchase of the vacant land and construction of a multilevel car park has compromised the former connection of the villa to the Parramatta River waterfront. The larger setback along the front boundary to Phillip Street also restricts any future building works on site (front setback) and would jeopardise the connection of the villa to the streetscape.

## 6.3 CONSTRAINTS AND OPPORTUNITIES ARISING FROM ADAPTIVE RE-USE OPTIONS

There are several areas within the 'Willow Grove' property, which have the potential to enhance the adaptive reuse of the place without diminishing the significance identified in Section 5.0. The grading of fabric and rating of significance to heritage fabric found in Section 5.0 identifies areas where change could occur without having a negative impact on the place. Change is inevitable and the Burra Charter defines terms for adaptation in the following ways to allow adaptation to occur:-

**Adaptation** means changing a place to suit the existing use or a proposed new use.

**Adaptation** is acceptable only where the adaption has minimal impact on the cultural significance of the place, and

**Adaptation** should involve minimal change to significant fabric, achieved only after considering alternatives.

## 6.4 APPLICATION OF THE BURRA CHARTER

ICOMOS (International Council on Monuments and Sites) is an international non-government organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. Australia ICOMOS Inc. is the Australian national chapter of the organisation. Australia ICOMOS' mission is to lead cultural heritage conservation in Australia by raising standards, encouraging debate and generating innovative ideas. To that end, the Burra Charter was first adopted by Australia ICOMOS in 1979 and continues to provide the guiding principles for the conservation of places of cultural significance in its latest iteration dated 2013.

Although the Burra Charter is not cited formally in an Act, it is nationally accepted as the default document that shapes the policies of the Heritage Council of NSW. It provides a methodology by which works to heritage items should be undertaken and provides a reference for the management of heritage items. 'Willow Grove' has been demonstrated to pass cultural significance and therefore the process for managing changes and future activities at the site should be considered in reference to the principles of The Burra Charter.

This CMP provides an analysis of the significance of 'Willow Grove' in its present form. Management of 'Willow Grove' is to be informed by an understanding of the heritage significance and the values of the place as set out in Section 5 of this CMP: Heritage Significance Assessment and reference should be made to this document.

It is established that the site represents a contribution to the interpretation of local heritage for its *historical, aesthetic, research, rarity and representativeness* values. This places an obligation on owners, occupiers and users of the place and any other stakeholders responsible for or involved in the maintenance and management of the place to conserve this identified significance whilst being able to provide for ongoing use. This includes internal and external fabric, individual spaces, elements and structures and landscape elements as identified in Section 5.

All works shall be undertaken in accordance with 'The Burra Charter' 2013, Conservation Principles and Conservation Processes (Refer to appendix) as follows:

Article 2. Conservation and management;

Article 3: Cautious approach;

Article 4: Knowledge, skills and techniques;

Article 5: Values;

Article 7: Use;

Article 8: Setting;

Article 9: Location;

Article 10: Contents;

Article 14: Conservation Process;

Article 15: Change;

Article 16: Maintenance;

Article 17: Preservation;

Article 18: Restoration and reconstruction;

Article 19: Restoration;

Article 20 Reconstruction;

Article 23: Conserving use;

Article 24: Retaining associations and meanings; and

Article 25: Interpretation.

## **6.5 STATUTORY REQUIREMENTS**

This CMP should be reviewed and updated within 10 years to remain relevant to ongoing change, use of the place, maintenance management and statutory compliance. Prior to the review, if substantial change in the management or use of the place is proposed that are not covered by policies in this report then the policy section should be identified and their impact reviewed. Reviews of the CMP should be based on The Burra Charter and other guidelines by the NSW Heritage Division. Reviews should also take into account any other relevant legislation, planning frameworks and widely recognised conservation practices and procedures. This section should be referred to in addition to other management plans for the site prior to considering works to the site.

## **6.6 HERITAGE MANAGEMENT**

‘Willow Grove’ falls within the boundaries of the City Centre of the City of Parramatta Council LGA and its statutory status is governed by the City of Parramatta LEP 2011 and the City of Parramatta DCP 2011 and any future updates of either document.

## **6.7 NSW LEGISLATION**

### **6.7.1 The Heritage Act of NSW 1977 (Amended 1998)**

Currently, ‘Willow Grove’ is not identified on the State Heritage Register (SHR) and is not subject to the requirements under the Heritage Act 1977. The Heritage Act 1977 is administered by the Office of Environment and Heritage. The purpose of the heritage Act is to ensure cultural heritage in NSW is adequately identified and conserved. The Act is the primary statute of NSW State legislation affording protection to items of environmental heritage (natural and cultural) in NSW, including places, buildings, works, relics, moveable objects and precincts which have been identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural, or aesthetic values. To be listed an item must be deemed to be of heritage significance for the whole of



NSW and the SHR currently includes a diverse range of over 1500 items, in both private and public ownership. State significant items are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act and are given automatic protection against any activities that may damage an item or affect its heritage significance.

The significance assessment undertaken for this conservation management plan concludes that 'Willow Grove' does not meet criteria for inclusion on the State Heritage Register.

#### **6.7.2 Environmental Planning and Assessment Act 1979 (NSW)**

'Willow Grove' falls within the boundaries of the City of Parramatta LGA and is covered under Schedule 5 of the Parramatta Council LEP 2011, as a local heritage item, no. 1737. Development consent for works is required under Part 4 of the EP&A Act 1979.

The Environmental Planning and Assessment Act 1979 (EP&A Act) governs strategic planning and development assessment processes undertaken by State and Local government. The EP&A Act requires that environmental impacts be considered prior to land development; this included impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments and policies (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the ACT to provide guidance on the level of environmental assessment required.

#### **6.7.3 City of Parramatta Council**

##### **City of Parramatta Local Environmental Plan 2011**

A Local Environmental Plan is the principal legal document for controlling development and guiding planning decisions made by Council. The aims are:

##### **1.2 Aims of Plan**

- 1) *This Plan aims to make local environmental planning provisions for land in Parramatta in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*
- 2) *The particular aims of this Plan are as follows:*
  - a) *to encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of Parramatta,*
  - b) *to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,*
  - c) *to identify, conserve and promote Parramatta's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,*

- d) *to improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling,*
- e) *to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,*
- f) *to protect and enhance the natural environment, including areas of remnant bushland in Parramatta, by incorporating principles of ecologically sustainable development into land use controls,*
- g) *to improve public access along waterways where natural values will not be diminished,*
- h) *to enhance the amenity and characteristics of established residential areas,*
- i) *to retain the predominant role of Parramatta's industrial areas,*
- j) *to ensure that development does not detract from the economic viability of Parramatta's commercial centres,*
- k) *to ensure that development does not detract from the operation of local or regional road systems,*
- l) *to ensure development occurs in a manner that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependant ecosystems,*
- m) *to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region,*
- n) *to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.*

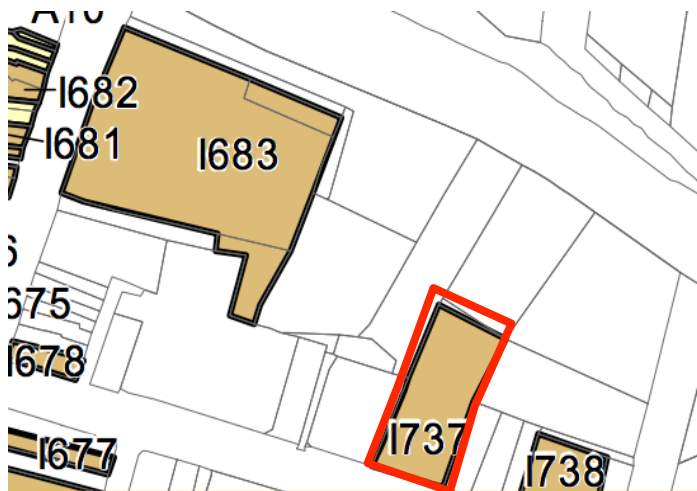
'Willow Grove', is currently heritage listed under Schedule 5 of the LEP. Therefore, consent is required for certain types of development and the consent authority, in considering any proposed development, must have regard to the relevant aims, strategies and principles contained in a heritage management document such as a conservation management plan. Subclause 5.10 (6) empowers the Council to require heritage management document. This CMP has therefore been written at the request of the Council. Clause 5.10 (2) nominates consent required for certain development as outlined below:

## **2. Requirement for consent**

*Development consent is required for any of the following:*

- a) *demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
  - i. *a heritage item,*

- ii. *an Aboriginal object,*
  - iii. *a building, work, relic or tree within a heritage conservation area,*
- b) *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- c) *disturbing or excavating an archaeological site 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,*
- d) *disturbing or excavating an Aboriginal place of heritage significance,*
- e) *erecting a building on land:*
  - i. *on which a heritage item is located or that is within a heritage conservation area, or*
  - ii. *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- f) *subdividing land:*
  - i. *on which a heritage item is located or that is within a heritage conservation area, or*
  - ii. *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.<sup>25</sup>*



**Figure 87** The site known as ‘Willow Grove’ is identified as a locally listed heritage item within the red square. There are multiple nearby heritage items, which are listed in table 6. Source: City of Parramatta LEP 2011, Parramatta LEP Heritage Map – HER\_009, downloaded 4 April 2017, overlay M Willard.

<sup>25</sup> City of Parramatta 2011, Parramatta Local Environmental Plan (LEP) 2011, viewed 18<sup>th</sup> April 2017, <http://www.legislation.nsw.gov.au/#/view/EPI/2011/540/full>



**Table 6** Nearby Heritage Listed Items

Item No.	Name	Address	Status
683	Former David Jones Department Store (demolished)	330 Church Street, Parramatta.	Local
738	St George's Terrace (and potential archaeological site)	44 Phillip Street, Parramatta.	Local

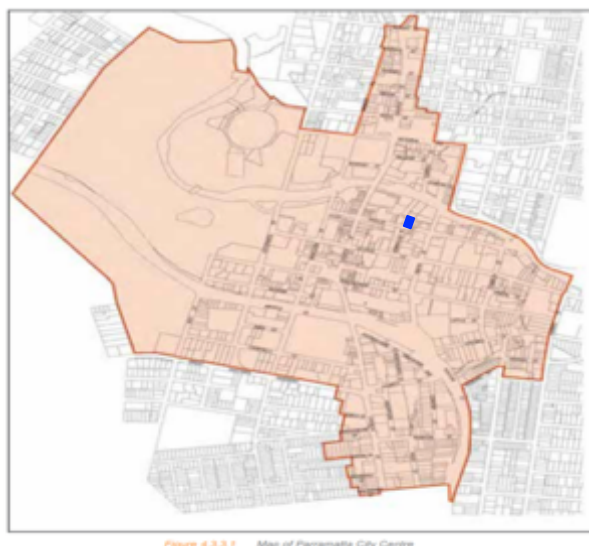
### City of Parramatta Development Control Plan 2011

A development control plan is a non-legal document that supports the LEP with more detailed planning and design guidelines.

Where new works or uses are proposed to the building 'Willow Grove', specific provisions within the DCP should be considered including (but not limited to):

- Provisions for heritage items in Sections
- 3.5 – Heritage
- 4.3.3 – Parramatta City Centre
- 4.3.3.7a – City Centre Special Area – River Foreshore

'Willow Grove' falls within the Parramatta City Centre Strategic Precinct (4.3.3) as seen in Figure 90 and the River Foreshore City Centre Special Area (4.3.3.7a) as seen in Figure 91.



**Figure 88** 'Willow Grove' as marked in blue is part of the Parramatta City Centre Strategic Precinct Area, as marked with the orange line/shaded area. Source: *City of Parramatta DCP 2011, Strategic Precincts 4.3.3 Parramatta City Centre*, downloaded 18<sup>th</sup> April 2017, overlay M Willard.



**Figure 89** ‘Willow Grove’ as marked in red is part of the River Foreshore Special Area, as marked within the yellow shaded area. Source: *City of Parramatta DCP 2011, City Centre Special Areas 4.3.3.7a River Foreshore*, downloaded 8<sup>th</sup> April 2017, overlay M Willard.

#### 6.7.4 Sydney Regional Environmental Plan (REP)

Willow Grove falls within the Parramatta City Centre Precinct 1, which was previously covered by this REP and was repealed by Clause 1.9 (2A) of the Holroyd Local Environmental Plan 2013 (139) (LW 5.4 2013) with effect from 5<sup>th</sup> August 2013.

### 6.8 BUILDING REGULATIONS

New works should be in accordance with the relevant conservation policy and the development opportunities identified in Conservation Policies in Section 7.

#### 6.8.1 National Construction Code 2011

Where new works are proposed, compliance with the National Construction Code 2011 and Australian Standard AS1428 (Universal Access) may also be required. Any strategies or solutions to ensure that components of ‘Willow Grove’, 34 Phillip Street comply with the NCC or AS1428 should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Due to the complex nature of heritage sites, ‘deemed to comply’ design solutions approved by BCA or access consultants may be used to satisfy the intent of the Code. Any proposed upgrades to ‘Willow Grove’ must comply with the BCA should consider the heritage significance of the affected fabric. If the

proposed upgrades do affect significant fabric alternative solutions and performance-based outcomes should be considered to ensure the intent of the Code is met without adversely impacting on significant fabric. Professional advice should always be obtained (BCA consultant and Heritage Architectural Specialist).

Should conflicts arise between compliance and significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

#### **6.8.2 Australian Standard AS1428.1-2009 (Universal Access)**

The objective of this Standard is to provide building designers and users (architects, property owners, regulators, and the like) with the minimum design requirements for new building work to enable access for people with disabilities. Because of the variety of situations that may need to be addressed when designing buildings and facilities, it was seen as necessary for the Standards to provide a range of data so that the requirements for access can be met and to also allow for flexibility in design where limitations are imposed by other building conditions. The intention was to make the Standard a practical reference document for designers, particularly with regard to problem areas such as doorways and sanitary facilities. Due to the complex nature of heritage buildings, 'deemed to comply' design solutions approved by an access consultant can be used to satisfy the intent of the Standard. 'Willow Grove' is of local heritage significance and access solutions should consider heritage fabric and aim to achieve 'deemed to comply' solutions.

### **6.9 NON-STATUTORY HERITAGE REGISTER SEARCH**

Listing on non-statutory registers does not provide any legal protection to heritage items or sites or legal obligations upon owners, but does demonstrate the recognised heritage value of items.

#### **6.9.1 Register of the National Estate (RNE)**

The Register of the National Estate (RNE) is kept by the Australian Government, Department of Environment and was closed out in 2007 and is no longer a statutory list. All references to the Register of the National Estate were removed from the Environment protection and Biodiversity Conservation Act 1999 (EPBC Act) on 19 February 2012. The Australian Heritage Council can no longer add to the list, or remove all or part of a place from the RNE listing. The places listed on the Register can be produced under the EPBC Act if they are included on another Commonwealth statutory heritage list. However, if listed by the RNE, it does not constitute immediate legal protection. The Register is now known as an archive of information of about more than 13,000 places throughout Australia. The Register has been searched for 'Willow Grove', 34 Phillip Street, Parramatta resulting in:



'Willow Grove' located at 34 Phillip Street, Parramatta is listed on the Register of the National Estate (RNE) Database within the historic class under the status, indicative place.<sup>26</sup>

**Willow Grove, 34 Phillip St, Parramatta, NSW, Australia**

Photographs	None
List	Register of the National Estate (Non-statutory archive)
Class	Historic
Legal Status	<a href="#">Indicative Place</a>
Place ID	14250
Place File No	1/14/028/0012
<b>Nominator's Statement of Significance</b>	
An historic two storey stuccoed mid-Victorian house set well back from Phillip Street behind a fine corrugated iron and stone fence. A flourishing garden of roses and mature trees enhances the seclusion of the building.	
<b>Official Values Not Available</b>	
<b>Description</b>	
34 Phillip Street, Parramatta. Identified in Parramatta Historic Buildings and Sites, by H Proudfoot and Mark Horn, for Parramatta City Centre Study Team in 1974 as one of the city's historic buildings.	
<b>History Not Available</b>	
<b>Condition and Integrity Not Available</b>	
<b>Location</b>	
34 Phillip Street, Parramatta.	
<b>Bibliography Not Available</b>	

**Figure 90** The image is of 'Willow Grove's' Register of the National Estate Listing as an indicative place. Source: Australian Government – Department of the Environment and Energy, *Register of the National Estate*, 'Heritage – Australian Heritage Database', downloaded 13 April, see footnote 26.

### 6.9.2 Register of the National Trust (NSW)

The National Trust of NSW is a non-government community based organisation, committed to promoting, protecting, and conserving natural and historic heritage throughout all of Australia. The National Trust was established in 1945 by Annie Wyatt. The National Trust NSW currently owns and manages over 300 heritage places, which the majorities are held in perpetuity. The National Trust (NSW) Register is established as an educational tool to inform the general public of the cultural significance of individual places located within NSW. The National Trust (NSW) listing covers landscape, townscapes, buildings, industrial sites, cemeteries and other places the National Trust (NSW) deems significant demonstrating cultural significance and worthy of conservation.<sup>52</sup> The Register has been searched for 'Willow Grove', 34 Phillip Street, Parramatta resulting in:

'Willow Grove' located at 34 Phillip Street, Parramatta is listed on the National Trust Register as 'Willow Grove' House (ID 10828).<sup>27</sup>

### 6.9.3 Australian Institute of Architects

'Willow Grove' located at 34 Phillip Street, Parramatta is not listed on the Australian Institute of Architects Register of Significant Architecture in NSW.<sup>28</sup>

<sup>26</sup> Australian Government, Department of the Environment, Register of the National Estate, Australian Heritage Database, <http://www.environment.gov.au/cgi-bin/ahdb/search.pl>, viewed 13 April 2017.

<sup>27</sup> National Trust (NSW), Heritage Space, Trust Register, listing emailed 8/09/2015.

#### 6.9.4 Docomomo

'Willow Grove' located at 34 Phillip Street, Parramatta is not listed on the Docomomo NSW Register.<sup>29</sup>

### 6.10 CLIENT REQUIREMENTS

#### 6.10.1 SUMMARY OF PROPERTY OWNER REQUIREMENTS

The Council of the City of Parramatta are the owners of Willow Grove. However, as property owners, Council have determined that they require a Conservation Management Plan to enable development of a strategy that establishes "a 10 year works program for planning, scheduling and budgeting purposes of future conservation work and alignment to Council's Building Asset Management Plan".

#### 6.10.2 CURRENT AND PROPOSED USES

The property is, currently, vacant with the exception of the use of some spaces for storage of furniture and equipment.

Council have not identified specific uses for the immediate future. The property includes an auditorium capable of seating 300 people or being configured for meetings and/or conferences with catering facilities.

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<sup>28</sup> Australian Institute of Architects 2016, Register of Significant Architecture in NSW, viewed 6th March 2017, <http://www.architecture.com.au/docs/default-source/nsw-heritage-downloads/register-of-significant-buildings-in-nsw.pdf?sfvrsn=0>

<sup>29</sup> Docomomo 2017, NSW Register, viewed 6th March 2017, <http://docomomoaustralia.com.au/dcmdbld/register-nsw/>

## **7.0 CONSERVATION POLICIES**

### **7.1 BACKGROUND**

This section provides policies to guide the conservation and any future development of 'Willow Grove'. A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance, and how the significance can be enhanced and maintained. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

Future works and alteration and additions to 'Willow Grove' may require particular approvals under various legislations (as outlined below) and depending on the nature of proposed works.

Key legislation, plans, policies and programs and committees affecting the management of the place are described below. This section provides a summary of these items or legislation and associated statutory registers (on which heritage items are listed).

### **7.2 ASSET MANAGEMENT**

The conservation planning process established by the Burra Charter of Australia ICOMOS guidelines (refer Article 6 which defines the Burra Charter Process) requires that relevant factors be identified as part of the process for developing conservation policies for places of significance. These factors include:

- Obligations arising from the cultural significance of the place;
- Physical constraints of the place, including environmental factors and the physical condition of the fabric;
- Relevant statutory and non-statutory controls;
- Owners' needs, resources, and other external constraints;
- Obligations involved in undertaking research, maintaining records, and communicating the heritage values of the place.

The following management principles inform the development of appropriate policies for 'Willow Grove'.

### **7.3 MANAGEMENT OF SIGNIFICANCE**

'Willow Grove', has been identified as being of local heritage significance and is an impact element in maintaining the interpretation of Parramatta's cultural heritage. The building should be retained and conserved to support its continuing use.

Any future changes to fabric, form and associated structural elements should respect its significance to the streetscape and the maintenance of its architectural integrity and respond accordingly.



Article 3 of The Burra Charter states that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. One of the key objectives therefore, of contemporary conservation practice, is to retain as much of the significant original fabric as possible, to preserve the essential integrity of the heritage resource.

It has been determined by the listing in the Parramatta LEP 2011, Schedule 5; that “Willow Grove” is of local significance for its historic, aesthetic, social, and technical and research values, and as both a representative and rare example of its type. The overall significance of the place is represented by the various levels of significance are displayed in the different elements that make up the built components.

The Parramatta City Council LEP 2011 details the uses permitted by the relevant zoning and includes standard heritage incentive provisions and the use of the premises should be as such as not to diminish the significance to the place and use that involves the least intervention to significant fabric.

## **7.4 DETAILED CONSERVATION POLICY**

The following policies are recommended for the conservation of the site and buildings known as ‘Willow Grove’. The policies set out in this document should be applied irrespective of the use of the building.

### **7.4.1 FUTURE USE OF THE SITE**

#### **POLICY 1**

‘Willow Grove’ was a bespoke residential villa and in a property that extended to the river foreshore but is now within the remnant of a subdivided property and constrained by other buildings attached to the rear. Its original use as a residence is important to interpret the building however the continuing use of the site as a commercial office space is appropriate in its current setting and cultural context.

Any change that occurs to the place now and into the future shall be considered alongside the articles and principles of the Australia ICOMOS Burra Charter for the Conservation and Places of Cultural Significance (Burra Charter), revised 2013.

### **7.4.2 ADOPTION OF THE PLAN**

#### **POLICY 2**

The Conservation Management Plan for ‘Willow Grove’ 34 Phillip Street Parramatta shall be endorsed as the principal guide to future planning, management and works for this building including the open space to the front curtilage.

#### **7.4.3 Burra Charter - CONJECTURE**

##### **POLICY 3**

Article 3 of the ICOMOS Burra Charter stipulates that future works shall be carried out based on known evidence. Any conjecture, guesswork and/or inaccurate replications are unacceptable and not permitted.

#### **7.4.4 CHANGE IN ACCORDANCE WITH Section 5 and 7.5**

##### **POLICY 4**

Any physical change that occurs to any significant fabric shall be guided by Section 5 – Assessment of Cultural Significance of this Conservation Management Plan (CMP).

##### **Comment**

The place should be developed and conserved in accordance with good conservation practices and the policies that guide the conservation and development should be reviewed on a regular basis. Where new historical information and fabric is uncovered, which might prompt re-evaluation to the significance of the place and individual elements, Section 5 Assessment of Cultural significance along with the Policies should be upgraded to align with the findings.

The CMP contains a fabric assessment located in Section 5, which looked at the external and internal fabric as well as identified change to the fabric in Section 3. Section 3 provides an evidence of historical change and indicates where change has occurred to the place since the buildings inception. At the time of the inspection certain structural elements along with elements that may be covered up by carpet and laminated floor coverings has restricted a full assessment of these elements.

The fabric assessment also scheduled elements that are intrusive which should be removed.

#### **7.4.5 MANAGEMENT**

##### **POLICY 5**

Heritage Management expertise shall be guided by a properly qualified and experienced heritage consultant, heritage architect and/or both working in unison to guide any future changes at the subject site, with the exception of routine maintenance works, which affects:

The external envelope of the building;

The general planning and layout of accommodation in the building;

Fabric from the c.1895 phase of construction; internal spatial arrangements, wall layout, additional structural elements, removal of structural fabric; introduction of new building services and alterations to the original window and door openings; and

The condition of significance landscaping within the front curtilage facing Phillip Street.

## **POLICY 6**

Council should be consulted where minor works are proposed or routine maintenance meets the appropriate definitions to determine whether consent is required.

### **Comment**

Changes through development of the site that adds to, modifies and/or impacts upon the external and internal fabric and spaces that are rated as significant shall comply with this policy.

A suitable qualified heritage consultant/architect should be engaged as part of the project design team at the onset of the project and continuously engaged during the construction phase to ensure the CMP is implemented and works are undertaken in a manner that mitigates physical and visual impacts.

## **7.4.6 USE OF THE CONSERVATION MANAGEMENT PLAN**

### **POLICY 7**

Upon acceptance and endorsement of the Conservation Management Plan, copies of the plan shall be retained on site by the property owners for reference.

### **POLICY 8**

The Conservation Management Plan (CMP) after endorsement by the Owner shall also be submitted with the Planning Consent Authority, City of Sydney Council, and the State Library of NSW as reference items.

### **POLICY 9**

In not more than 10 years the Conservation Management Plan (CMP) shall be reviewed and shall take into consideration any new information or data that becomes available. This review shall be carried out by a qualified and experienced heritage consultant/architect.

### **POLICY 10**

Where any future works are proposed to 'Willow Grove' at 34 Phillip Street Parramatta, a Statement of Heritage Impact (SoHI) shall be carried out by a qualified heritage consultant/architect and submitted to the planning authority. The heritage consultant/architect shall be engaged at the onset of the project to ensure heritage input is provided prior to development/design stage commencing.

### **Comment**

This CMP has been written to guide future development works and acts as a guide for discussion where impacts are likely to occur. The history and physical evidence sections of the report have been written to provide understanding of establishment of the place and give a set of guidelines to ensure changes do not reduce the significance to the place.

The recommendations of this CMP should be incorporated into the building manuals for the site where appropriate.



#### 7.4.7 USE AND MANAGEMENT

##### **Streetscape Character**

##### **POLICY 11**

“Willow Grove” streetscape character should be retained when seen from the immediate area as identified by the view and vista analysis. Future change should ensure the relationship to the streetscape context is retained with minimal interruptions, in particular the front façade presenting to Phillip Street.

##### **Comment**

Statutory planning allows for future change to the use of 34 Phillip Street Parramatta. Where change occurs, the proposal shall look at the prospect of conserving the essential aspects of its significance presenting to Phillip Street. Future change should incorporate retention and conservation of the front façade presenting to Phillip Street.

#### 7.4.8 BUILDING MANAGEMENT

##### **POLICY 12**

Induction of personnel involved in the management of the site should ensure that they be informed about the background of the information contained in the statement of significance and policies contained in this CMP, they include:-

The property management team;

The person(s) responsible for carrying out maintenance to the place and any other building services; and

The person(s) responsible for marketing, sales, and leasing arrangements.

##### **Comment**

The owner and managers of the property are responsible for ensuring maintenance to the place is carried out with best practices as guided by the CMP and its requirements. It is understood that in-house expertise is not often available when working on aspects of the building, which may require skilled tradespersons. Therefore, it is a requirement that independent consultants versed in conservation should be sought at least on an annual basis to assist in advice on the management and ongoing maintenance to the place.

#### 7.4.9 FUTURE RESPONSIBILITIES

##### **POLICY 13**

The property management framework should incorporate a heritage management component requiring the owners to consider the CMP in future decision making. The responsibility should pass on to any new owners as a condition of sale or transfer of title. This requirement will apply under the

current ownership and is to be made a condition to transfer of ownership, particularly if the property is to become subject of a strata subdivision.

#### 7.4.10 INTERPRETATION

##### **POLICY 14**

An approach to interpretation involves an understanding of the original and early significant fabric where lost, uncovered. A suitably qualified person shall be engaged to advise on the appropriate measures to take when considering the history and significance to the place known as “Willow Grove”.

##### **POLICY 15**

An interpretation plan should be prepared for ‘Willow Grove’, which displays the previous use and historical evolution of the site. The historical themes as noted in this CMP should be considered when forming the report.

The themes that could be developed as noted in Section 5.7 NSW Historical Themes of the CMP are as follows:

- (3) Developing local economies, Industry, Medical Assistance, Hospital, baby clinic;
- (4) Building Settlements, towns and cities, Towns, suburbs and villages, activities associated with planning and managing urban functions, Streetscape;
- (8) Developing Australia’s cultural life, Creative Endeavour, Activities associated with architecture, exemplar of an architectural style; and
- (9) Marking the phases of life, Birth and Death, Activities associated within initial stages of human life, maternity hospital, nursery.

All newly sourced historical documentation that contributes to the understanding to the place and the buildings place in the historical evolution of Parramatta Townscape should be properly catalogued and archived according to recognised archival procedures and/or added to the interpretation of the building.

##### **Comment**

The local significance of the building should be interpreted based on its statement of significance. The interpretation plan should outline a strategy that identifies the significance of the building, and the site within the wider context of the evolution of the City of Parramatta and be demonstrated to the public. Interpretation needs to take place in order that the owner, staff, users and the general public, of its meaning as an early surviving Victorian Italianate Villa located within the Parramatta CBD.

## **POLICY 16**

All interpretive devices recommended in the interpretation strategy should consider the longevity of the devices, the maintenance required for the upkeep of the devices, any future uses, public access and amenity issues and ordinance compliance. Refer to Policy 15 for Themes.

### **Comment**

Access for staff and public alike allows for a creative experience to take place focusing on 'Willow Grove' history, the structure, and physical content. Providing access to the devices allows the larger community to understand the evolution of the site and as well as the building historical evolution within this precinct that which is one of the last remaining Victorian Italianate Villas left within this part of the Parramatta CBD.

## **7.4.11 MAINTENANCE**

## **POLICY 17**

A preventative maintenance schedule should be prepared by a qualified and experience person. The preference is for a heritage consultant/architect to set out maintenance works where issues are identified. The schedule should be set out nominating the intervals in which the works should be completed and order of priority, the need for a cost estimate associated with the works and identifies specialised tradespersons, that are versed in traditional building techniques.

### **Comment**

A detailed preventative maintenance schedule for "Willow Grove", 34 Phillip Street Parramatta should be prepared as a stand-alone document.

Lack of maintenance is the main factor in fabric deterioration and failure. The conservation process should ensure surviving fabric of the building should be maintained for future interpretation. Regular on-site inspections and updating of the maintenance plan should occur on a regular basis and prompt follow up repairs where systems have failed. Article 2 of the Burra Charter, stipulates that the cultural significance of the place should be safeguarded and not put at risk or left in a vulnerable state. To do this, routine inspections and regular preventative maintenance must be carried out. This will ensure in the future that major restoration and even worse major reconstruction works are not required.

## **POLICY 18**

As part of the maintenance regime a log book should be kept that documents the inspection dates/times, the works undertaken, costs future major works if required to bring the building back to a known state, and is an essential tool in maintaining the significance to the place.

## **POLICY 19**

Only qualified persons who are versed in working with on historical building of this era of the Victorian period, understanding the traditional building techniques utilised in the construction of the



building (load bearing masonry walls) shall be employed and supervised by a qualified heritage consultant/architect. This policy specifically applies to with rendered masonry facades, steel framed verandah posts, frieze and fringe, timber windows, timber French doors, Stone fence, Stone capping and the possibility of timber floor boards below the laminate covering.

**Comment**

The building manager or person that is responsible for the maintenance of the building shall be informed in the heritage conservation process. It is advisable that all staff members have a proper grounding on the significance to the place, that all tradespersons to be specialist in their chosen field of conservation. If it is found that tradespersons are not properly educated and/or aware of the value of the place and its fabric, the works should then be supervised and instructed by a specialised supervisor.

**POLICY 20**

Conservation works should be prioritised according to needs. The building's protection and protection of the occupants are paramount, therefore all fabric that is unstable or defective, should be addressed as a priority to elevate the safety issues. In addition all other safety risks yet to be identified should be addressed as a material of priority.

**Comment**

The conservation works should be referenced back to the preventative maintenance plan to ensure works are carried out in a timely manner as set out by the plan. Where conservation works are required to bring the building back to an earlier known condition, the works should be inspected and attended to in conjunction with a conservation works schedule, ensuring elements are not doubled up and/or left out of the maintenance schedule.

**7.4.12 DETAILED POLICES ON CONSERVATION OF BUILDING FABRIC PRESERVATION**

**POLICY 21**

**Exceptional and High significance**

All fabric that is rated as exceptional (there are not known items that are rated as exceptional on site) and all elements that are rated as having a high level of significance are to be preserved, stabilised, and restored back to a good working order.

**Moderate significance**

A greater level of intervention is permissible where fabric has been identified as being of this level of significance. Adaptation and relocation of components of these elements and spaces is acceptable if it protects the overall cultural significance of the item. Such works should take place within defined work programs and should not be the product of general maintenance or sporadic alterations.

### **Low significance**

Fabric and elements identified as having a Low/Little level of significance contribute little to the place, however do not necessarily detract from the significance to the place. Often the fabric and/or element fulfil a functional role and/or either in a poor condition where the level of significance is reduced significantly. Either retention and or removal of the fabric/elements are acceptable. Where intervention into the fabric overall should be confined to areas of lesser significance or little.

### **No significance**

Elements that contain no significance and do not contribute to the heritage values of the place may be adapted, altered and/or removed to allow for future development. Preference for future development should take place in areas rated as having no significance.

### **Intrusive elements**

Intrusive elements can reduce and/or obscure the overall (cumulative) significance of the place. The preferred option is to remove these elements. However, a conversion to a more compatible form is acceptable and/or replacement of the fabric and/or element in its entirety is permissible. Replacement of intrusive fabric and/or elements helps to improve the overall significance of the item and immediate surrounding context.

This policy relates to: the glazed canopy attached to the rear of the building, the internal walls dividing the space to the original ground and first floor rear extension.

### **Comment**

The Burra Charter recommends that a minimalist approach be taken when removing fabric and/or elements graded as little, none and/or intrusive. The removal of these elements should consider the protection of the remaining significant fabric and enhancing the setting and greater cultural significance, while allowing the building to continue in a practical use.

## **7.4.13 RESTORATION/RECONSTRUCTION**

### **POLICY 22**

Elements of the building exterior that have been removed, damaged or missing that are rated as High significance should be restored and/or reconstructed back to an earlier known form. When restoring and/or reconstructing removed, damaged or missing fabric, the process should be based on photographic evidence found in this report. Interior spatial arrangements rated as high should be reinstated back to an earlier known form by removing internal floor coverings, recent first floor opening provided between rooms. Damaged and/or missing original fabric of moderate or low significance should be restored where retention would maintain the context of other items of higher significance; or otherwise can be retained for adaptive reuse where possible. Items of low significance can be removed if the significance of elements or spaces of higher significance will be enhanced.

All items that are rated as intrusive which detract from the significance of the place should be removed in their entirety, where opportunity arises in future development.

Where evidence is not available to reconstruct and/or accurately rectify damage of works, new works should not attempt to replicate works based on conjecture, but be carried out to complement the existing fabric that is retained, in form and detail.

#### **POLICY 23**

Reconstruction of fabric back to an early known form is acceptable if the works are required for conservation, if the works enhances the significant element, and do not distort understanding of the existing building fabric. Reconstructed works are not necessarily part of the conservation process, but can form a larger part of the repair and preservation works where elements have failed and are a safety issue.

### **7.4.14 ADAPTIVE REUSE**

#### **POLICY 24**

“Willow Grove” may continue to be adapted to future compatible uses if the use does not significantly alter the interpretation of the place and future uses respect the heritage significance reflected in the remaining significant fabric. Consideration also needs to be given for the best fit use for the site and not the building fitting the use.

### **7.4.15 PHYSICAL INTERVENTION**

#### **POLICY 25**

Where new works are integrated into the existing building envelope and/or structural elements that support the building, all new elements should be based on a careful physical analysis of the fabric, analysis of the original drawings, and the significance that the remains. Physical impact to elements that are rated as High significance should also be avoided where possible.

### **7.4.16 NEW WORK**

#### **POLICY 26**

New works such as fitouts, bathrooms, furniture and the like should not attempt to replicate the Victorian period stylistic details or styles of any past architectural period. New works should be modern in appearance, complement the existing open spatial arrangement to each level and not complete with the original character. If it is found that traditional floor coverings are extent, the design of fitouts shall consider uncovering this fabric to demonstrate its significance.

#### **POLICY 27**

New works such as partition walls, fitments and the like should be designed and constructed to ensure identified or unidentified significant fabric is not severely impacted. Construction techniques should minimise fixings where possible and provide a barrier between new and old materials. New works



should also be easily removed without causing additional damage to significant fabric, i.e. they should be reversible. In most instances partition walls shall be installed within the original spaces to the ground and first floor to 'Willow Grove'.

#### **POLICY 28**

The following criteria must be met when redeveloping and/or adapting "Willow Grove" the subject site as follows:

New works should be reversible. The new works should allow change to occur without damaged and/or reducing the significance to the place.

The new materials should not compete with the existing fabric and should read as secondary. The new detail design should complement the original Victorian Italianate period of architecture style, while referencing the stylistic elements identified by the original rendered (lined and margined) painted face brick, timber double hung windows, and timber doors with transoms.

The front façade facing Phillip Street shall be retained in its entirety. Change is acceptable where elements are intrusive and/or carry a lesser degree of significance.

#### **7.4.17 NEW WORK-BUILDING SERVICES**

##### **POLICY 29**

Where new services are introduced into the building the significant spatial arrangements at all floors must be considered. New modern services shall be incorporated into existing ducts, concealed where practical, be designed to be unobtrusive and take advantage of cavities to walls, ceilings and floor voids where practical. Chasing of walls and the running of surface mounted conduit is not permitted and all service works shall be under the guidance of a Heritage Consultant/architect.

#### **7.4.18 RECORDING OF CHANGES**

##### **POLICY 30**

Archival recordings shall be carried out where works affect fabric rated as High significance or where works on a cumulative level are of a minor nature.

The archival recording shall take place prior to, during and after the construction works commencing on site and the recording submitted after the completion of each stage of the works or as set out by the statutory requirements of the development approval. Copies are to be submitted by the building owner to Parramatta Council to record all physical change to the building at 34 Phillip Street Parramatta, "Willow Grove".

The record should also include a drawing of the location where changes are proposed corresponding to a digital photographic recording in accordance with the NSW Heritage Division guidelines on photographic recordings.

#### 7.4.19 NEW WORKS/ALTERATIONS AND ADDITIONS

##### **POLICY 31**

Alterations and additions are to be confined to parts of the building that have already been altered, are of low levels of significance or rated as intrusive or are a reinstatement of an early known form or lost form/fabric.

Alterations are to complement the existing form, finishes and materials to the form, materials and finishes that remain and are rated as significant.

The bulk and scale of any new addition should be subordinate to the massing and form of the existing two-storey villa building, and should read as secondary.

##### **POLICY 32**

Any new addition should be of similar construction techniques within the building, be lightly framed and clearly distinguished from the masonry-building envelope.

##### **POLICY 33**

New work where proposed shall be set back from the front boundary as set out by council planning controls. The set back is to ensure the original form of the building remains prominent when viewed from the street and the existing envelope is articulated with any new works. The new works are not to be visible from Phillip Street (directly in front of the subject site). The set back from the ridge shall be governed by a sight line for a person of average height from the streetscape.

##### **Comment**

This policy specifically applies to “Willow Grove” internal spaces and external spaces to the rear of the building and above the rooftop and/or where the interface of the new building works is proposed to the building.

##### **POLICY 34**

New materials, colours and textures of any addition to the building should complement the existing envelope, and not compete with its robust nature which is rendered (lined and margined) painted masonry, double hung timber windows, timber doors with four panelled doors presenting to Phillip Street.

The envelope of the new works may utilise materials other than face brick and timber framed windows. Careful attention should be given to the colour, proportions, modules and surface textures of the additional building envelope.

#### 7.4.20 JUNCTION OF OLD AND NEW

##### **POLICY 35**

Any new addition should also provide a level of transparency, have a visual separation from the form of the existing building and provide setbacks as prescribed by the City of Parramatta current local environmental plan at the time. Consideration must also be given to the architectural treatment of the junction and the choice of materials, juxtaposition of forms, modelling and waterproofing.

The place in which the new and old join together is a critical design issue and should be detailed to be easily reversible.

##### **Comment**

In designing any new addition, the challenge should be faced, to ensure careful consideration is given to the Victorian Italianate Period typology and exploration of the range of design solutions that are in evidence within the immediate locality of the building, to come up with a best fit solution.

#### 7.4.21 MANAGEMENT OF THE CURTILAGE

##### **Setting: Significant Views and Vistas**

##### **POLICY 36**

The immediate curtilage of “Willow Grove” should be protected by prohibiting any works or development on the site that would alter the significant building envelope presenting to Phillip Street other than what is permitted in Policy Section: New Works Alterations and additions.

##### **POLICY 37**

The wider visual curtilage of ‘Willow Grove’, (refer to Section 3.6 Critical Views and Vistas Analysis, view No. 5, for visual description), should be maintained so that no new development would impact the view corridor. Refer to Section 3.6, Critical Views and Vistas Analysis to ensure key features of the existing building envelope as seen in the key vistas identified are assessed during the development of any future works.

#### 7.4.22 SETTING: SIGNIFICANT VIEWS AND VISTAS

##### **POLICY 38**

The front façade presenting to Phillip Street should remain visible from Phillip Street and not be covered by any new development within the front garden setback. There should be no additions at any place on the property that rises above the ridge line when viewed from Phillip Street.

##### **POLICY 39**

No vehicular access should be permitted within or below the existing structure and/or building footprint.



#### 7.4.23 ARCHAEOLOGICAL RESOURCES

##### **POLICY 40**

“Willow Grove” the site is subject to the relics provisions of the NSW Heritage Act 1977. An excavation permit is required for any works, which result from revelation of archaeological resources during ground disturbance.

##### **Comment**

There is a low possibility for below ground archaeological resources within the footprint of the building due to excavation for footings. Below grade (ground) evidence of European occupation is unlikely to exist in the form of footings, drains, wells, pits, or within the building footprint.

Historical relics are protected under the Heritage Act throughout all areas of NSW. If historic relics are discovered on the site during any maintenance or construction works, the Office of Environment and Heritage of the NSW Department of Planning must be notified under Section 139 of the Act.

Section 4.1.1. of the Heritage Act (as amended 2009) defines “relics” as follows” relic means any deposit, artefact, object or material evidence that:

Relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

Is of State or Local heritage significance.

#### 7.4.24 TREATMENT OF FABRIC OF DIFFERENT GRADES OF SIGNIFICANCE

##### **POLICY 41**

“Willow Grove” has been carefully assessed to identify and rank different levels of significance each element and spaces make to the overall significance of the place.

Grading utilises a six-tier system of values, exceptional significance, high significance, moderate significance, little/low significance, none and intrusive.

The grading of significance aids in developing a consistent approach when treating different elements. Grading of significance generates different requirements for retention and conservation of individual spaces and their associated fabric and elements. All fabric and elements that are of a moderate and or high level of significance should be required to maintained, monitored and conserved with an ongoing maintenance program.

There is no known fabric and/or built elements of Exceptional significance identified to the external and internal spaces of ‘Willow Grove’.

The grading of significance of the various elements is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate difference requirements for retention and conservation of individual spaces and

their various elements. All elements of moderate or higher level of significance should be subjected to ongoing monitoring and maintenance programme.

#### **7.4.25 CONSERVATION OF SIGNIFICANT SPACES**

##### **Background**

Over time the 'Willow Grove' internal spaces have been diminished and the spatial qualities of the rear extension (lower ground floor) are such that the open spatial arrangements as originally conceived from the original phase of construction are currently unrecognisable. Recovery of more open spatial qualities of these spaces can contribute to the significance of the place.

##### **POLICY 42**

The on-going use, management of the place and future development should ensure the spatial arrangements to the rear extension lower ground floor area are reverted back to an open plan characteristics and any future development should not sub-divide the spaces with the main residence which might again reduce the significance.

##### **POLICY 43**

Where possible all internal partitions (within the rear extension to the lower ground floor area), elements and fitments that adversely impact upon the spatial qualities should be removed and original fabric restored as required under the supervision of a heritage consultant/architect.

##### **Comment**

Existing spaces that retain the open appearance should be retained without further sub-dividing the space. Where spaces are converted back to an open appearance the spatial arrangement should retain a high level of significance, which includes ground and first floor rear extension.

Where new walls are unavoidable, they should avoid contact with windows, doorways (including architraves). New works should be designed to be reversible as set out in Policy 27.

#### **7.4.26 SIGNS AND EXTERNAL LIGHTING**

##### **Background**

It is important to understand that development of 'Willow Grove' will in some way require external signs and lighting, to make a viable commercial outcome for the owner. External signage and lighting should add an additional layer of character to the place and should in no way detract from its significance. The signage and lighting should be discreet and should have no irreversible impacts on the fabric of the heritage items and the overall character to the place, its streetscape appearance and adjoining heritage items and context.

#### **POLICY 44**

The design of signage and lighting should blend in with the overall character of 'Willow Grove', the external presentation to Phillip Street and complement the historic architectural character of the building. Signs and external lighting should not be intrusive.

Consideration should be given to the objectives of the Parramatta City Development Control Plan 2011, Section 5.5, page 421; Signage objectives; signage on heritage items and conservation areas.



## **8.0 POLICY IMPLEMENTATION & RECOMMENDATIONS**

### **8.1 BACKGROUND**

Any works to the property should comply with the appropriate legislation, policies, and guidelines, as amended from time to time, including but not limited to the Heritage Act 1977 (NSW), the Building Code of Australia (National Building Code), the Australia ICOMOS Burra Charter 1999 and relevant City of Parramatta LEP and DCP provisions.

### **8.2 GUIDELINES**

- Any works to the place should be carried out in accordance with the principles set out in the Australia ICOMOS *'The Burra Charter'*.
- Any works to make the place comply with National Construction Code requirements should be governed by the heritage significance of the place.
- This CMP should be adopted by present and future owners and used as a guide for the management, conservation, and maintenance of the place.
- All persons responsible for the management and maintenance of the site should understand the significance of the place and the conservation policies in this report.
- This CMP should be reviewed and updated within 10 years to remain relevant to ongoing change and use of the place, and statutory compliance. If substantial change in the management or use of the place is proposed that are not covered by policies in this report then the policy section should be reviewed. Irrespective of the requirement to review the document every 10 years.

The CMP should remain as a valid basis for on-going heritage management until such reviews are completed. Reviews of the CMP should be based on *'The Burra Charter'* and other guidelines by the NSW Heritage Branch. Reviews should also consider any other relevant legislation, planning frameworks and widely recognised conservation practices and procedures. Reviews should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.

- Conservation works undertaken in accordance with the CMP should involve experienced heritage and conservation professionals.

### **8.3 MINIMUM STANDARDS OF MAINTENANCE AND REPAIR**

This CMP should be adopted by present and future owners and used as a guide for the management, conservation and maintenance of the subject site and/or its components.

Section 118 of the NSW Heritage Act 1977 requires owners of 'State Heritage Items' to ensure minimum standards of maintenance and repair are met, and that heritage significance is maintained. "Willow Grove" has not been assessed as processing heritage significance on a State level, however minimal standards of maintenance and repairs under Section 118 of the Heritage Act 1977 and specially the Heritage Regulations 2005 is recommended as a guide to managing the asset on a long-term basis. The standard states that works shall include weatherproofing, fire protection, security and essential maintenance, to ensure the significance to the place is maintained.

The standards are set out in the Regulation, and relate to:

- Yearly Inspections by a suitably qualified person,
- Provision of Weather Protection,
- Fire Protection (and additional fire protection for unoccupied buildings),
- Security (and additional security for unoccupied buildings),
- Essential maintenance and repair,
- Preparation of a Conservation Management Plan.

These are minimum standards to ensure that heritage significance is maintained. They do not require owners to undertake restoration works, but where works are needed owners may be eligible to apply for financial assistance through the Heritage Incentives Program.

### **8.4 CONSERVATION WORKS SCHEDULE**

A Conservation Works Schedule should be prepared to form part of any construction documentation for any future works to the place.

## **8.5 PREVENTATIVE MAINTENANCE STRATEGY**

An on-going Maintenance Schedule refers to the cyclical maintenance works to the fabric that should be implemented by the owner as part of the process of on-going management of the site. A record of when this work is performed, and any faults discovered or repairs made, should be logged, and kept separately alongside a copy of this maintenance schedule. To ensure the longevity of the building and its significant items, regular maintenance must be maintained. Engage experienced and qualified specialist consultants to prepare a maintenance manual for the building and identified items.

A maintenance schedule has been prepared as a stand-alone manual to establish a systematic cyclical maintenance programme for materials according to their durability, and critical functions, as noted below:

- a) Short term: Weekly  
Monthly
- b) Medium: Bi-Annually  
Annually
- c) Long term: Five years

The manual should be reviewed and updated regularly (at least every 12 months) to ensure the approach taken is cost effective and efficient. An accurate logbook of all maintenance activities should be systematically maintained and kept updated, recording:

- d) Activity and location
- e) Date of action
- f) Details of personnel
- g) Cost
- h) Any following action



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[http://pandora.nla.gov.au/pan/39086/20031202-0000/www.parracity.nsw.gov.au/news/20030409\\_217.html](http://pandora.nla.gov.au/pan/39086/20031202-0000/www.parracity.nsw.gov.au/news/20030409_217.html)

## 10.0 APPENDICES

- A. 'Willow Grove' Maintenance Schedule
- B. 'Willow Grove' Room Inventory
- C. 'Willow Grove and Potential Archaeological Site' NSW Office of Environment & Heritage Listing
- D. The Burra Charter Revised Edition Adopted 31<sup>st</sup> of October 2013
- E. Conservation Strategy by Order Architects 1987



## 10.1 APPENDIX A – MAINTENANCE SCHEDULE

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MAINTENANCE PLAN

2017

**‘WILLOW GROVE’**

**34 PHILLIP STREET PARRAMATTA**



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*prepared by*

**FORM** architects (aust) pty ltd

**June 2017**

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## MAINTENANCE METHODOLOGY

This section has been written to provide additional information to all service providers that are required to carry out maintenance on site. The strategy provides a systematic approach for ongoing care and maintenance to heritage elements and this is achieved by:

- Providing more detailed implementation guidelines for Policy found in Section 8,
- Identifying areas of key heritage fabric and areas not to be compromised that form the heritage values of the place,
- Outlining appropriate maintenance works procedures for each item identified as having heritage values and prohibiting inappropriate maintenance works,
- Providing a section in the maintenance schedules that outlines areas where future change can occur,
- Identifying areas where maintenance is urgent to head off future damage and/or deterioration to significant fabric,
- Identifying areas where a specialist tradesperson and/or specialist consultant is required to identify and carry out maintenance tasks.

This document contains section called Preventative Maintenance Schedule that lists built elements requiring certain works to maintain their significance. Additionally, routine maintenance schedules are included indicating how items are to be maintained on a routine basis to retain the heritage values of the place.








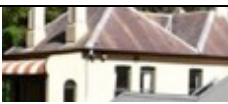
This document is the first step in the maintenance process and does not mean further consultation with a qualified heritage consultant/architect is not required and/or further consultation with contractors, should additional maintenance works be required beyond the scope of works defined in this maintenance schedule.

The Specified schedule of works does not substitute for the need to prepare specifications for engaging contractors.






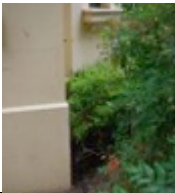
The following table indicates the priority of repair for the maintenance and preventative maintenance schedules.



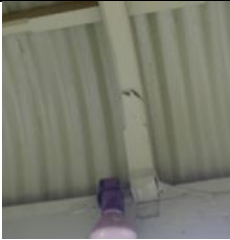



1	2	3	4
URGENT REPAIR IMMEDIATELY	INSPECT 3 MONTHLY	INSPECT 12 MONTHLY	INSPECT 5 YEARS

## MAINTENANCE SCHEDULES

Building Element	Specific Detail	Image	Notes	Action Required	Priority
Roof Covering (main building) and its elements	Slate roof with lead capping		Inspection needed for: <ul style="list-style-type: none"> <li>Lifting of capping;</li> <li>Colourisation;</li> <li>Clips;</li> <li>Slipped tiles.</li> </ul>	<ul style="list-style-type: none"> <li>Repair fixings with matching flashing and capping material;</li> <li>Clear vegetation;</li> <li>Install gutter guards;</li> </ul>	1
	SVS (Sewage Vent Stack)		Inspection needed for: <ul style="list-style-type: none"> <li>Flash and stack for rust.</li> </ul>	<ul style="list-style-type: none"> <li>Check flashings for signs of deterioration;</li> <li>Provide rust inhibitor to pipe/cap.</li> </ul>	2
	Chimney Stacks (pots)		Inspection needed for: <ul style="list-style-type: none"> <li>Flaking and chipping to pots;</li> <li>Flashings to slate roof.</li> </ul>	<ul style="list-style-type: none"> <li>Exterminator to examine pots (evidence of insects);</li> <li>New flashings to pots and base of chimney;</li> <li>Repair paintwork.</li> </ul>	3
Roof Covering (lean-to)	New corrugated iron sheeting rolled		Inspection needed to: <ul style="list-style-type: none"> <li>Check lead flashing against original extension.</li> </ul>	<ul style="list-style-type: none"> <li>Seal open ends to roofing capping;</li> <li>Provide new capping as required to cover opening.</li> </ul>	1
Roof Covering (upper verandah)	Bullnose, corrugated iron sheeting		Inspection needed to: <ul style="list-style-type: none"> <li>Raised sheet edges.</li> </ul>	<ul style="list-style-type: none"> <li>Clear guttering;</li> <li>Provide gutter guard.</li> </ul>	1
				<ul style="list-style-type: none"> <li>Re-seat corrugated sheets with new fixings.</li> </ul>	3
Downpipes	Front projecting bay (cast iron)		Inspection for: <ul style="list-style-type: none"> <li>Blocked sumps around outlets;</li> <li>Rust stains around downpipe outlets; internal/external corners, and downpipe offsets.</li> </ul>	<ul style="list-style-type: none"> <li>Replace RHS cast iron downpipe on projecting bay. Like for like;</li> <li>Provide new sump pit;</li> <li>Clear all stormwater lines with jet cleaning.</li> </ul>	1
	New PVC			<ul style="list-style-type: none"> <li>Provide new sump drains on northeast side of verandah and north west corner of extension.</li> </ul>	1
				<ul style="list-style-type: none"> <li>Replace all PVC downpipes with galvanise pipes painted to match wall.</li> </ul>	3
Gutter	Recent, good condition, colourbond		<ul style="list-style-type: none"> <li>Check all connections, all gutter for loose joints and sagging gutters;</li> </ul>	<ul style="list-style-type: none"> <li>Install gutter guard;</li> <li>Clean out gutters up to face;</li> <li>Ensure correct flood to outlet;</li> </ul>	3



Fascia and eaves lining	Timber boarding to eaves lining		<ul style="list-style-type: none"> <li>Cracked and deteriorating boards;</li> <li>Timber flaking paint;</li> <li>Decorative beating;</li> <li>Loose, deterioration of fixings.</li> </ul>	<ul style="list-style-type: none"> <li>Resecure and fill in gaps;</li> <li>Reinstate eaves ventilation, by removing coverings;</li> <li>Clean and paint flashings.</li> </ul>	2
Masonry Walls	Rendered and rule lined (front and some side facades of main villa)		<ul style="list-style-type: none"> <li>Minor vertical cracks exist in masonry window sills.</li> </ul>	<ul style="list-style-type: none"> <li>Structural engineer to review cracks in masonry walls;</li> <li>Remove redundant fixings e.g. bolts, anchors;</li> <li>Fill with lime rich mortar (4 sand:2 cement:1 lime).</li> </ul>	2
	Painted (some sides and rear façade of main villa & extensions)		<ul style="list-style-type: none"> <li>Flaking and chipping paint.</li> </ul>	<ul style="list-style-type: none"> <li>Re-paint to match existing surface.</li> </ul>	3
	Cast iron vents		<ul style="list-style-type: none"> <li>Holes evident in cast iron vents.</li> </ul>	<ul style="list-style-type: none"> <li>Check all vents for holes or damage, provide paint perforated cover over affected area, affix with metal screws painted to match surface.</li> </ul>	1
Windows	Double Hung (DH) timber with arched heads		<p>Inspection needed for:</p> <ul style="list-style-type: none"> <li>Check sills for open grain;</li> <li>Check operation of hardware: lifts, latches and locksets;</li> <li>Window frames and sashes: paint is deteriorated, and flaking.</li> </ul>	<ul style="list-style-type: none"> <li>Inspect joints of each window sash: repair and reglue all dry joints;</li> <li>Replace all damaged/frayed cords;</li> <li>Make operable;</li> <li>Infill open grains to all timber elements;</li> <li>Remove loose and flaking paint;</li> <li>Sand and apply sealer binder and 2 coats of oil-based enamel to match existing colour.</li> </ul>	1
Grounds			<ul style="list-style-type: none"> <li>Signs of vegetation growing close to foundations, including roots systems.</li> </ul>	<ul style="list-style-type: none"> <li>Remove vegetation within 1m of building;</li> <li>Remove rubbish and dispose of accordingly.</li> </ul>	1

Doors	Four panel painted timber front door		<ul style="list-style-type: none"> <li>Recent door good condition;</li> <li>No bottom seal or sweep to doors.</li> </ul>	<ul style="list-style-type: none"> <li>Inspect condition of timber frame, glazing and lead jointing;</li> <li>Clean surfaces;</li> <li>Light sand and paint doors and frames;</li> <li>Install door sweep/seals to bottom of all doors.</li> </ul>	1
Verandah	Ground Floor		<ul style="list-style-type: none"> <li>Tessellated tiles original;</li> <li>Border tiles are newer addition;</li> <li>Open joints to this.</li> </ul>	<ul style="list-style-type: none"> <li>Clean surfaces;</li> <li>Fill in gaps at open joint with approved grout matching existing tile ad colour.</li> </ul>	1
	Upper Floor		<ul style="list-style-type: none"> <li>Timber floorboards on slant away from building;</li> </ul> <p>Inspection needed to:</p> <ul style="list-style-type: none"> <li>Check where timber joins wall;</li> <li>Check for wood rot in southeast corner of roof.</li> </ul>	<ul style="list-style-type: none"> <li>Clean;</li> <li>Oil and replace timber boards (steel sweep plates needed) where edge of first floor timber boards are beyond repair;</li> <li>Repair rafter (upper south side, 2<sup>nd</sup> from west).</li> </ul>	1
Courtyard	External window frame above glazed roof on main building		<p>Inspection needed to:</p> <ul style="list-style-type: none"> <li>Check flashings where in contact with original wall surface;</li> <li>Investigate water problem in the upper hallway at rear adjacent to window.</li> </ul>	<ul style="list-style-type: none"> <li>Replace timber window sill class, (hard wood) in upper hallway rear window.</li> </ul>	1
Interior (of main villa)	Ceiling in upper storey hallway		<ul style="list-style-type: none"> <li>Signs of water to ceiling as a result of slipped/cracked tiles up deteriorated lead capping.</li> </ul>	<ul style="list-style-type: none"> <li>Repair centre corridor ceiling;</li> <li>Roof plumber to inspect roof in location ...</li> </ul>	1
Rear Extension	Roofing elements		<p>Inspection needed to:</p> <ul style="list-style-type: none"> <li>Check all gutters;</li> <li>Check roof, capping, flashings and raise roof sheeting;</li> <li>Check for flashings around roof penetrations.</li> </ul>	<ul style="list-style-type: none"> <li>Clean out all gutters;</li> <li>Replace damaged gutters with like for like and cleanout all sump to ensure correct storm flow away from the building.</li> </ul>	3

## **Preventative Maintenance Schedules**

The following works schedules are a result of the on site fabric analysis, survey completed in April 2017. The schedules have identified any corrective maintenance and conservation works required to bring the building back up to a good working order and an acceptable level maintenance in order to prevent further deterioration of significant fabric.

The following list is not definitive and is based on a routine inspection carried out from the ground level along Phillip Street. The list of scheduled works should be carried out on a quarterly, semi-annual and annual basis to ensure significance to the place is not diminished.

The following table of conservation works is a list set out into categories reflecting the urgency of the works as follows:

- Urgent works – works required within the next three (3) months, carried out prior to and/or during the future development, whichever comes first.
- Routine works – works required within the next 12 months, with the exception of the sumps, roof outlets and box gutters (spoon drains), which is three months.
- Long Term works – works required with a five (5) year period.



### Urgent Works – within 3 months

Item No.	Element	Element Details	Works	Priority
1	Roof Elements	Capping, flashing and slipped tiles	Resecure all loose cappings and flashings. Replace rusted or damaged fixings with compliant fixings matching in material. Clear vegetation.	2
2	Rainwater Elements	Box gutters, downpipes	Replace RHS cast iron downpipe on front of projecting bay, like for like. Install new sump drains. Check all outlets from the box. Check all downpipe connections into gutters for deterioration, remove rusted elements as required to ensure rainwater system is serviceable for the next 10-15 years without replacement. These works should be completed when the conservation works are being carried out to the building. Check all downpipe joints for water leaks and all areas for dry solder joints, clean back joints and resolder as required to make new. Paint to future schedule.	2
3	Masonry Walls	Masonry Work	Clean back all flaking paint to allow inspection of joints. Remove all redundant steel fixings embedded into façade and vegetation in joints.	2
5	Windows	Double hung, timber framed.	Remove all flaking, chipping paint back to a sound material. Service all hinge sets and stays, provide new secure fixings where windows are sagging and/or dropped, service all locking mechanism to make operable. Lightly sand frames and window sashes, putty, prime and paint to match existing colour scheme.	2
6	Painting	Steel, timber and masonry elements where previously painted	<b>Steel:</b> wash all surfaces, scrape back loose flaking paint, treat any affected area with Solver Algae wall wash and rust inhibitor as required. . <b>Timber:</b> Wash all surfaces, scrape back loose flaking paint, treat any area with Solver algae wash. Replace badly deteriorated timber with matching, sand to allow adhesion of recoat system. <b>Previous painted elements masonry:</b> high pressure clean, test remaining coating for adhesion stability. Treat walls affected by Algae with Solver Sterilizing Wall-Wash. All paint is to be Wattyl, Solver and Granosite brands, applied to surface as recommended by the manufacture specifications.	2
7	Stormwater system	Drainage system	The stormwater system should be checked in a systematic manner to document all systems to the Roof. The works shall be carried out by a Roof plumber to ensure the recording is carried out in a satisfactory manner. The report should include photographs and overlays of the existing drawings for the roof. The document is to record all sump drains; direction of flow, outlets to rainwater heads, downpipes in their correct location and any area where substantial change has occurred to the system which might cause defects at a later date. Note: there is a PVC downpipe at the rear of the property existing from the auditorium which	2

			requires urgent attention.	
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#### **Routine Works – within 12 months**

<b>Item No.</b>	<b>Element</b>	<b>Element Details</b>	<b>Works</b>	<b>Priority</b>
1	Timber elements painted	All painted elements, where severe weathering is occurring.	External coating only, provide new colour scheme after the scaffolding has been erected in place. The paint scheme is to be based on a paint scrapping and schedule as a report with historical information provide as reference to the significance of the place.	3
2	Windows	Operation of elements	Make all windows operable. Replace all cords. Repair all broken hinges to sashes. Note the window system has changed from double hung windows to casement with to use of hinges to each sash. There are no original doors the remain from the earlier phase of construction, therefore service and/or replacement can be carried out during the future development of the site.	3
3	Electrical/fire services	Fittings, circuit boards, and smoke detectors.	Fire sprinklers installed internally and externally (with shields) are to be inspected for serviceability, and replacement of head as required to make serviceable where in doubt. Fire audit has recently been carried out, however a systematic check of the sprinklers, fire alarm system, smoke system, EWIS-early warning system (if installed), personal address system, and thermal detectors are operational and in good working order.	3

#### **Long Term Works – within 5 years**

<b>Item No.</b>	<b>Element</b>	<b>Element Details</b>	<b>Works</b>	<b>Priority</b>
1	Timber elements previously painted	All painted elements	All timber elements, to the roof space, front façade and elements identified in the Conservation Management Plan (CMP) as having a level of significance are to be cleaned back, re-nailed where loose with galvanised fixings, and provided with a paint coating system as schedule in the future when the scaffolding is erected.	4
2	Masonry elements previously painted	All painted elements	All masonry elements previously painted, are to be checked to ensure painted finish is sound, and water is not penetrating the outside skin, which will be evident by blistering paint. Prepare all painted surface for a paint coating system as schedule in the future, when the scaffolding is erected.	4
3	Roof flashing	Roof flashings	All roof flashing is to be inspected for durability, cracking, and replaced where required to match existing in thickness and profile. Securing flashing with appropriate fixings matching with existing and prepare to paint as scheduled in the future when the scaffolding is erected.	4

## 10.2 APPENDIX B - 'WILLOW GROVE' ROOM INVENTORY

Refer to Figure A and Figure B for floor plans with room codes.

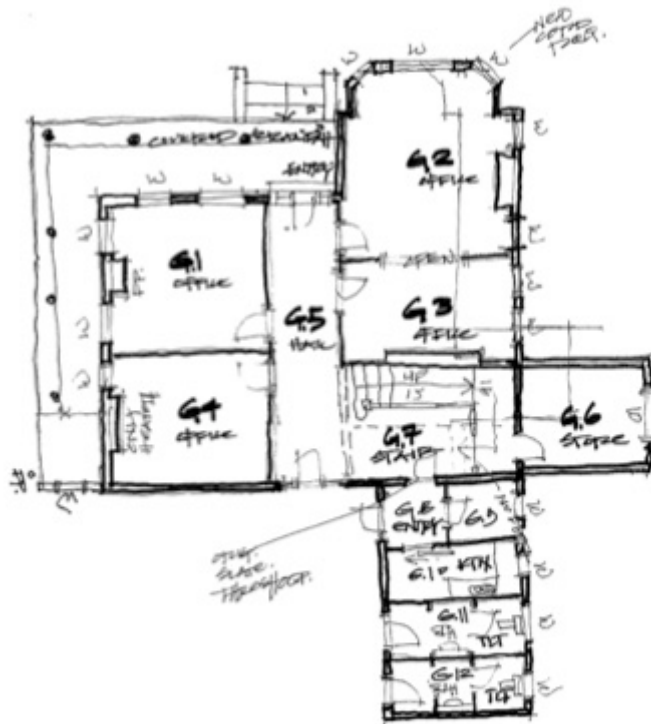


Figure MMMM Ground floor plan of Willow Grove illustrating the room codes. Source: Christopher Roehrig May 2017.

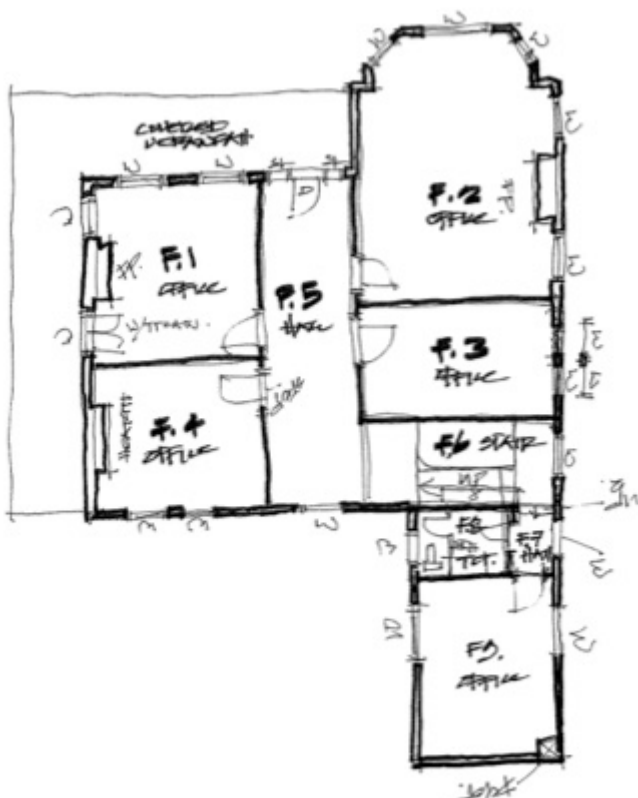


Figure NNNN First Floor plan of Willow Grove illustrating the room codes. Source: Christopher Roehrig May 2017.



## Ground Floor

Room Number G.01 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	On timber floor structure with and cornice.
Ceiling Lining	Y	Lathe and plaster with ceiling rose.
Cornices/detailing	Y	Stepped, horse hair and plaster.
Lighting	N	Pendant 5 bulb.
Wall Structure	Y	Render with float plaster over painted.
Wall Covering	N	With white set plaster painted.
Wall Features	-	-
Floor Structure	Y	Raised timber.
Floor Covering	N	Laminate over possible timber floorboards
Skirting	Y	Painted decorative timber.
Windows	Y	Timber painted, double hung single pane with lifts and new latch.
Window Architraves	Y	Cords ok, windows painted shut.
Doors	N	Four panel new with transom above in original frame.
Door Architraves	Y	As windows.
Special Features	Y	Fireplace, rendered chimney and cast iron, no opening or insert.

Room Number G.02 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	On timber floor structure with and cornice.
Ceiling Lining	Y	Lathe and plaster with ceiling rose.
Cornices/detailing	Y	Stepped, horse hair and plaster.
Lighting	N	Pendant 8 bulb
Wall Structure	Y	Render with float plaster over painted.
Wall Covering	N	-
Wall Features	Y	Bay window: decorative plaster moulding with corbets key and stone.
Floor Structure	Y	Raised timber.
Floor Covering	N	Laminate over possible timber floorboards
Skirting	Y	Painted decorative timber.
Windows	Y	Timber painted, double hung single pane with lifts and new latch.
Window Architraves	Y	Timber painted, cords ok, windows painted shut.
Doors	N	Four panel new with transom above in original frame.
Door Architraves	Y	As windows.
Special Features	Y	Fireplace. Render chimney, cast iron insert, remnant tiles, with no timber mantle and recent timber moulding around opening.

Room Number G.03 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	On timber floor structure with and cornice.
Ceiling Lining	Y	Lathe and plaster with ceiling rose.
Cornices/detailing	-	None.
Lighting	N	3 bulb pendant
Wall Structure	Y	Render with float plaster over painted.
Wall Covering	N	-
Wall Features	N	-
Floor Structure	Y	Raised timber.
Floor Covering	N	Laminate over possible timber floorboards.
Skirting	Y	Painted decorative timber.
Windows	Y	Timber painted, double hung single pane with lifts and new latch.
Window Architraves		Timber painted, cords ok, windows painted shut.
Doors	N	Four panel new with transom (new glazing) with mechanical device to operate transom.
Door Architraves		As windows.
Special Features	Y	Fireplace only stack left.
		New opening between rooms G.02 and G.03



Room Number G.04 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	On timber floor structure with and cornice.
Ceiling Lining	Y	Lathe and plaster with ceiling rose.
Cornices/detailing	Y	Stepped, horse hair and plaster with large flat recess.
Lighting	N	Pendant 3 bulb.
Wall Structure	Y	Render with float plaster over painted.
Wall Covering	-	None.
Wall Features		Vent to wall above fireplace.
Floor Structure	Y	Raised timber.
Floor Covering	N	Laminate over possible timber floorboards.
Skirting	Y	Painted decorative timber.
Windows	Y	Timber painted, double hung single pane with lifts and new latch.
Window Architraves	Y	Timber painted, cords ok, windows painted shut.
Doors	N	Four panel new with transom (new glazing) with mechanical device to operate transom.
Door Architraves	Y	As windows.
Special Features	Y	Fireplace – only stack.

Room Number G.05 (Hall)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	On timber floor structure with and cornice.
Ceiling Lining	Y	Lathe and plaster with ceiling rose.
Cornices/detailing	Y	Step with square edge set.
Lighting	N	Pendant 5 bulb.
Wall Structure	Y	Render with float plaster over painted.
Wall Covering	N	-
Wall Features	Y	Decorative arch in front of lobby to stair (yes timber board below stairs. Not timber panelling and door removed).
Floor Structure	Y	Raised timber.
Floor Covering	N	Laminate over possible timber floorboards.
Skirting	Y	Painted decorative timber.
Windows	-	-
Architraves	-	-
Doors	N	Four panel (Front: with sidelights and arch transom above).
Door Architraves	Y	Timber painted.
Special Features	N	-

Room Number G.06 (Store)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	Lean-to, timber.
Ceiling Lining	Y	Lathe and plaster. Inlay decorative plaster board with flower pattern and painted batóten where boards are joined.
Cornices/detailing	Y	Small.
Lighting	N	Large globe affixed to ceiling.
Wall Structure	Y	Render with float plaster over painted.
Wall Covering	N	-
Wall Features	N	Intrusive air conditioning unit injected into wall.
Floor Structure	Y	Raised timber.
Floor Covering	N	Carpet over possible timber floorboards.
Skirting	Y	Painted 10" timber boards.
Windows	Y	Double hung with lifts. New latch and latch set.
Architraves	Y	Flat like 1920's, splayed with angle top board.
Doors	N	Four panel new.
Door Architraves	-	None.
Special Features	Y	Slope ceiling.
		X2 art deco wall vents.



Room Number G.07 (Staircase)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	Timber frame.
Ceiling Lining	Y	Lathe and plaster.
Cornices/detailing	-	-
Lighting	-	-
Wall Structure	Y	White set render with float plaster over.
Wall Covering	-	-
Wall Features	-	Timber dado, with remove possible painted features under painted wall.
Floor Structure	Y	Raised timber.
Floor Covering	N	Laminate over possible timber floorboards.
Skirting	Y	Painted decorative timber.
Windows	Y	Upper (double hung, arch head) new latch and lock set. Cords ok, windows painted shut.
Window Architraves	Y	
Doors	-	Missing from G.07 to G.06.
Door Architraves	Y	Timber stained.
Special Features	Y	Decorative stairs. Treads & risers: kauri pine. Newer post and balustrades dark mahogany stained.

Room Numbers G.08-G.12 (Adapted for kitchenette and toilets)						
Description of Fabric	Original Fabric Y/N	Notation/Condition				
Room Number		G.08	G.09	G.10	G.11	G.12
Ceiling Structure		Fibro		Plasterboard		
Ceiling Lining		Quad		Dec. plasterboard		
Wall Structure		BK		RPT P		
Wall Covering		RMS BAG & PTP				
Floor Structure		Concrete				
Floor Covering		Tile		Lino		
Skirting		-	Tile	Lino		
Windows		Double hung		P/H new		
Doors		Four panel				

## First Floor

Room Number F.01 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	Timber roof frame.
Ceiling Lining	Y	Lathe and plaster painted.
Cornices/detailing	Y	Large plaster.
Lighting	N	5 bulb pendant
Wall Structure	Y	White set masonry, rendered with painted plaster over.
Wall Covering	N	-
Wall Features	-	-
Floor Structure	Y	Timber floor joist to ceiling below.
Floor Covering	N	Laminate over possible timber floorboards
Skirting	Y	Decorative timber painted.
Windows	Y	Double hung with new latches and lifts.
Window Architraves	Y	Cords ok, window timber sashes painted shut.
Doors	Y/N	Y = French doors to verandah with operable transom N = four panel new door with transom and mechanical devices.
Door Architraves	Y	Timber painted.
Special Features	Y	Fireplace: with cast iron insert, timber mantle and recent timber architrave around opening.

Room Number F.02 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	Timber roof frame.
Ceiling Lining	Y	Lathe and plaster square set.
Cornices/detailing	N	Central ceilings rose, decorative plaster.
.	N	5 bulb pendant
Wall Structure	Y	White set masonry, rendered with painted plaster over.
Wall Covering	N	-
Wall Features	Y	Decorative plaster arch to bay window.
Floor Structure	Y	Timber joist.
Floor Covering	N	Laminate over possible timber floorboards.
Skirting	Y	Decorative timber.
Windows	Y	Double hung with new lifts and latch.
Window Architraves	Y	Window cords ok, window sashes painted shut.
Doors	N	Four panel with transom and mech
Door Architraves	Y	Timber painted.
Special Features	Y	Fireplace, cast iron insert, hearth with tiles.



Room Number F.03 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	Timber ceiling joist.
Ceiling Lining	N	Plasterboard.
Cornices/detailing	N	Plasterboard.
Lighting	N	3 bulb pendant.
Wall Structure	Y	White set masonry, rendered with painted plaster over.
Wall Covering	N	-
Wall Features	N	-
Floor Structure	Y	Timber floor joist.
Floor Covering	N	Laminate over possible timber floorboards.
Skirting	Y	Decorative painted.
Windows	Y	Double hung with new lifts and latch.
Window Architraves	Y	Window cords ok, window sashes painted shut.
Doors	N	Four panel with transom.
Door Architraves	Y	Timber painted.
Special Features	Y	Fireplace on stack , no remanent features.

Room Number GF.04 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	Timber ceiling joist.
Ceiling Lining	N	Plasterboard.
Cornices/detailing	N	Plasterboard.
Lighting	N	3 bulb pendant.
Wall Structure	Y	White set masonry, rendered with painted plaster over.
Wall Covering	N	-
Wall Features	N	-
Floor Structure	Y	Timber
Floor Covering	N	Laminate over possible floorboards.
Skirting		Removed
Windows	Y	Double hung with new lifts and latches.
Window Architraves	Y	Window cords ok, window sashes painted shut.
Doors	N	Four panel with transom.
Door Architraves	Y	Timber painted.
Special Features	Y	Fireplace stack only.

Room Number F.05 (Hall)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	Timber ceiling joists.
Ceiling Lining	Y	Lathe and plaster.
Cornices/detailing	Y	Small coie and large flat.
Lighting	N	3 bulb pendant.
Wall Structure	Y	White set masonry, rendered with painted plaster over.
Wall Covering	-	-
Wall Features	Y	Decorative plaster arch to lobby/stairs.
Floor Structure	Y	Timber joist.
Floor Covering	N	Laminate over possible floorboards.
Skirting	Y	Decorative timber painted.
Windows	Y	Double hung.
Window Architraves	Y	Window cords ok, window sashes painted shut.
Doors	N	Four panel with side and arch transom. X2 side lights
Door Architraves	Y	Decorative painted.
Special Features	Y	-



Room Number F.07 (Hall) and F.08 (Bathroom)			
Description of Fabric	Original Fabric Y/N	Notation/Condition	
Room Number		F.07	F.08
Ceiling Structure	Y	Timber ceiling joist.	
Ceiling Lining	N	-	
Cornices/detailing	N	-	
Lighting	-	-	
Wall Structure	Y	White set masonry, rendered with painted plaster over.	
Wall Covering	-	-	
Wall Features	-	-	
Floor Structure	Y	Timber floor joist.	
Floor Covering	Y	Timber kauri pine floorboards.	Tiles (FW)
Skirting	Y	Timber _____/	Tile
Windows	Y	Double hung with new lifts and latch.	
Window Architraves	Y	-	Timber.
Doors	N	Four panel new	
Door Architraves	Y	Timber.	
Special Features	-	-	-

Room Number F.09 (Room)		
Description of Fabric	Original Fabric Y/N	Notation/Condition
Ceiling Structure	Y	Timber joist.
Ceiling Lining		Plasterboard. Water leaks. Slate (check tiles and cappings).
Cornices/detailing		Plasterboard
Lighting		Globe
Wall Structure	Y	White set masonry, rendered with painted plaster over.
Wall Covering	-	None
Wall Features	-	None
Floor Structure	Y	Timber floor joist.
Floor Covering		Carpet over timber boards.
Skirting	Y	Decorative Timber.
Windows	Y	Double hung. Changes cords, sashes painted shut.
Window Architraves	Y	Timber painted.
Doors	N	Four panel new
Door Architraves	Y	Decorative timber.
Special Features	-	-

## 10.3 APPENDIX C – 'WILLOW GROVE AND POTENTIAL ARCHAEOLOGICAL SITE' NSW OFFICE OF ENVIRONMENT & HERITAGE LISTING



Home > Topics > Heritage places and items > [Search for heritage](#)

### Willow Grove and Potential Archaeological Site

#### Item details

<b>Name of item:</b>	Willow Grove and Potential Archaeological Site
<b>Other name/s:</b>	Willow Grove Now Forever Living Products Aust. Pty Ltd. and Potential Archaeolo
<b>Type of item:</b>	Archaeological-Terrestrial
<b>Group/Collection :</b>	Residential buildings (private)
<b>Category:</b>	House
<b>Primary address:</b>	34 Phillip Street, Parramatta, NSW 2150
<b>Local govt. area:</b>	Parramatta

#### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	569139

#### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
34 Phillip Street	Parramatta	Parramatta			Primary Address

#### Statement of significance:

House at 34 Phillip Street is of significance for the local area for historical, aesthetic and representativeness reasons. Built c.1870s, it is a good example of a Victorian Italianate two-storey villa, readily identifiable as part of historic building stock and strongly contributing to the streetscape in spite of its large setback, partly through its notable fence.

**Date significance updated:** 07 Mar 02

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

#### Description

<b>Construction years:</b>	1870-1880
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<b>Physical description:</b>	Two storey Victorian Italianate house of stuccoed brick with cast iron balustrading to upper verandah, set back from Phillip Street and with a fine fence of cast iron spikes and elaborate stone gate posts. Mature trees enhance the site. Slate roof is on rendered brick walls. Roof construction is hip with projecting gable front with decorative timber gable screen and finial and decorative barge boards. A pyramid slate roof is above the faceted bay. Two tall rendered brick chimneys with cornice decoration are on east side. Two storey return verandah from projecting gable to east has bullnose roof with striped paint. Verandah floor is timber with dentils on first floor, on ground floor it is tiled. Cast iron columns with cast iron frieze to both floors and cast iron lace balustrade to upper floor verandah. Windows in faceted bay have rendered corniced sills with recessed niches below (plain moulded sills on other windows), and Victorian label mould arches. Front door has transom light above late Victorian panelled door with glazed sidelights. Exterior doors have transom lights and side lights in first floor verandah. Fence is spearhead palisade iron fence set in plinth and into large rendered posts with decorative tops, with iron scroll work on decorative iron gate. A large addition to back of house is kept below original roof level. Other features include a large semi circular gravel drive.
<b>Physical condition and/or Archaeological potential:</b>	National Trust (Parramatta Branch): Excellent.
<b>Modifications and dates:</b>	National Trust (Parramatta Branch) supplied Year Started and Year Completed.
<b>Further information:</b>	CPS

## History

<b>Historical notes:</b>	Built c.1870s-80sArchaeological Site DataReturn: 1823 John WigleyLease: 1823 John Wigley (LTO Book 25, No 110)Grant: Benjamin Lee. Sec 25 Allt 43Sites of Buildings: c1804, 1823 and 1844 mapsBuilding: Building (c1804 map), 1 of wood (1823 and 1844 maps)Extant Buildings: None National Trust (Parramatta Branch): Grant to Benj. Lee early politician Was a maternity hospital for a number of years in 20th century called Allowah. PMG bought site c.1980 and later sold in 1987 to restaurant owner who restored building and added back section and used it for administration. Sold again in 1996 to Cosmetic firm.   SD 1932: No. 34 Misses McLachlan, private hospital   SD 1930: Misses McLachlan, private hospital   SD 1929: Misses McLachlan, private hospital   SD 1925: Mrs E.E. Davidson, private hospital   SD 1920: Mrs E.E. Davidson, private hospital   SD 1915: Henry D. Melhaish, "Willow Grove"   PCC RB 1915: N0. 115, Anderson ward, Unimpr. Cap Val. 1,000 pounds. Elizth. Melhuish   PCC RB 1914: N0. 115, sec. 25, lot pt. each 43,41. Elizabeth wife of Henry Dutton Melhuish, Granville   SD 1912: Henry D. Melhaish, "Willow Grove"   SD 1910: Henry D. Melhaish, "Willow Grove"   SD 1909: Henry D. Melhaish, "Willow Grove"   NSW PO 1904:   SD 1903: John Doherty   SD 1900: J. Paul "Willow Grove"   SD 1895: Samuel A. Ross   SD 1889: Mrs C. Hyland or Mrs Phillips.
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## Assessment of significance

<b>SHR Criteria a)</b> [Historical significance]	This item historically significant.
<b>SHR Criteria c)</b> [Aesthetic significance]	This item is aesthetically significant
<b>SHR Criteria g)</b> [Representativeness]	This item is representative.
<b>Assessment criteria:</b>	Items are assessed against the  <b>State Heritage Register (SHR) Criteria</b> 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
Regional Environmental Plan	REP No 28	440	20 Aug 99	95	6161
Heritage study					

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	440	Meredith Walker		Y e s
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		N o

## References, internet links & images

None

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

## Data source

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**Name:** Local Government

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# THE BURRA CHARTER

The Australia ICOMOS Charter for  
Places of Cultural Significance 2013



Australia ICOMOS Incorporated  
International Council on Monuments and Sites

## ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

## Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

## Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: [australia.icomos.org](http://australia.icomos.org)

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

## Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

## © Australia ICOMOS Incorporated 2013

The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

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Cover photograph by Ian Stapleton.

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<http://australia.icomos.org/>

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# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

## Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

### Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

### Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- |   |                |
|---|----------------|
| • Definitions                           | Article 1      |
| • Conservation Principles               | Articles 2–13  |
| • Conservation Processes                | Articles 14–25 |
| • Conservation Practices                | Articles 26–34 |
| • The Burra Charter Process flow chart. |                |

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: [australia.icomos.org](http://australia.icomos.org).

### What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See [australia.icomos.org](http://australia.icomos.org).

### Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.



## Articles

### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.  
  
Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.  
  
Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.  
  
Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

## 2 — Australia ICOMOS Incorporated

## Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

The Burra Charter, 2013

## Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

## Conservation Principles

### Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

### Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

## Articles

- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

## Article 5. Values

- 5.1 *Conservation of a place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

## Article 6. Burra Charter Process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.
- 6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.
- 6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.
- 6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

## Article 7. Use

- 7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible use*.

## Explanatory Notes

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.



## Articles

### Article 8. Setting

*Conservation* requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

### Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12. Participation

*Conservation*, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

## Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

## Articles

# Conservation Processes

## Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

## Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

## Article 16. Maintenance

*Maintenance* is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

## Article 17. Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

## Explanatory Notes

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

The Burra Charter, 2013

## Articles

### Article 18. Restoration and reconstruction

*Restoration and reconstruction should reveal culturally significant aspects of the place.*

### Article 19. Restoration

*Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.*

### Article 20. Reconstruction

20.1 *Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.*

20.2 *Reconstruction should be identifiable on close inspection or through additional interpretation.*

### Article 21. Adaptation

21.1 *Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.*

21.2 *Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.*

### Article 22. New work

22.1 *New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.*

22.2 *New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.*

### Article 23. Retaining or reintroducing use

*Retaining, modifying or reintroducing a significant use may be appropriate and preferred forms of conservation.*

### Article 24. Retaining associations and meanings

24.1 *Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.*

24.2 *Significant meanings, including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.*

## Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Limitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.



## Articles

### Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

## Conservation Practice

### Article 26. Applying the Burra Charter Process

- 26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
- 26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.
- 26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

### Article 27. Managing change

- 27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.
- 27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

### Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

## Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change. A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

## Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

### Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

### Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

### Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

### Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

### Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

### Article 34. Resources

Adequate resources should be provided for *conservation*.

*Words in italics are defined in Article 1.*

## Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

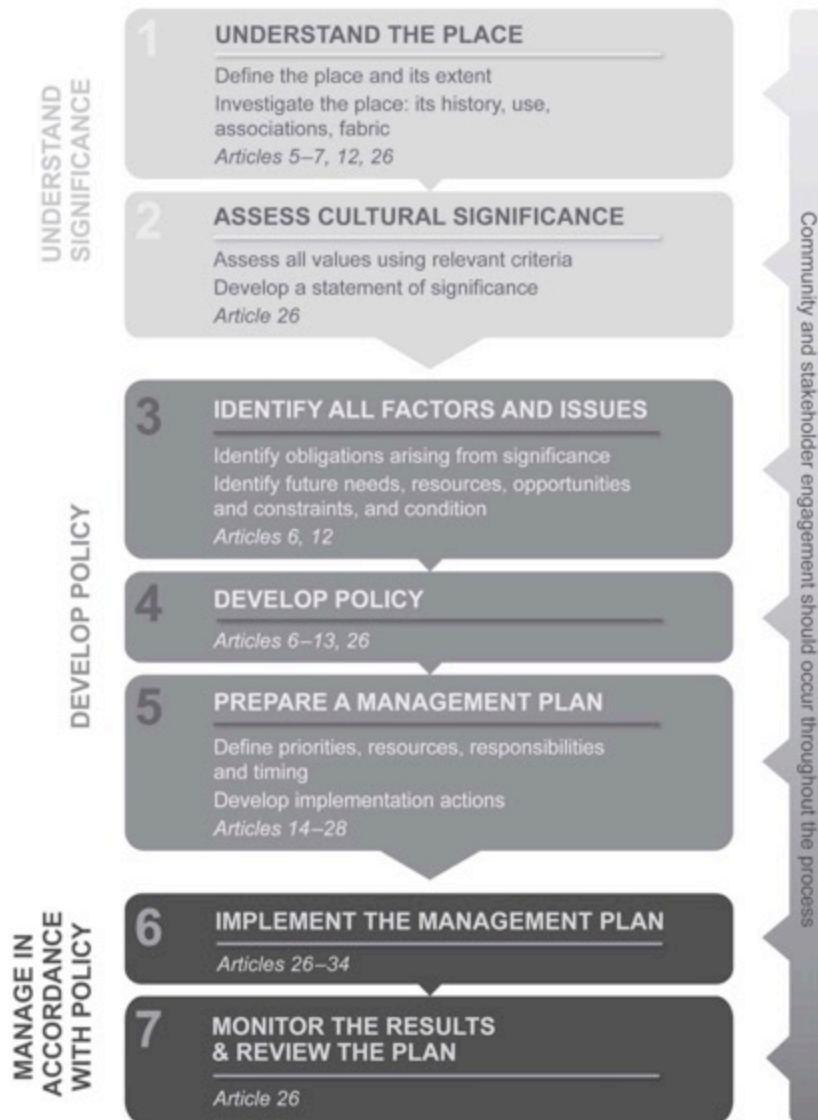
The best conservation often involves the least work and can be inexpensive.

# The Burra Charter Process

## Steps in planning for and managing a place of cultural significance

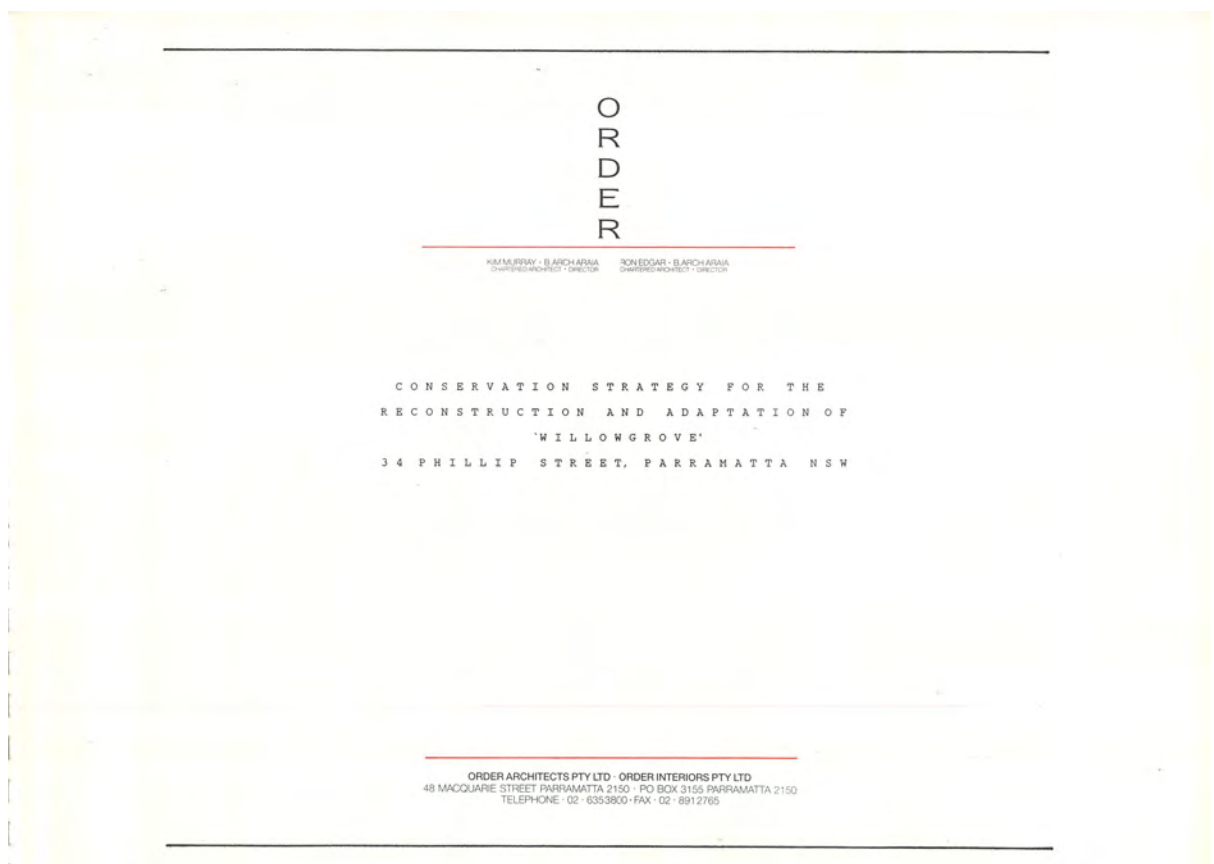
The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.





## 10.5 APPENDIX E - CONSERVATION STRATEGY BY ORDER ARCHITECTS 1987



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THIS REPORT HAS BEEN PREPARED BY  
ORDER ARCHITECTS PTY LTD  
IN CONJUNCTION WITH  
PAUL KNOX & HOWARD TANNER - LANDSCAPE  
ARCHITECTS  
FOR  
AGOSTINO BROS PTY LTD  
AND  
WHITEHOLME PTY LTD  
AS  
ACCOMPANYING DOCUMENT TO  
DEVELOPMENT APPLICATION SUBMISSION  
BY RICE, DAUBNEY, ARCHITECTS

OCTOBER 1987.

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1

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2

## Introduction

The aim of this report is to establish a strategy for the reconstruction and adaptation of 'Willow Grove' as defined in Article 1 of the Burra Charter as adopted by Australia ICOMOS - 1981.

'Willow Grove' is currently owned by Messrs. Frank and Michael Agostino, trading as Agostino Bros. Pty Ltd. Michael and Frank Agostino are the proprietors of the 'Copper Canyon' Restaurant, widely recognised as one of the leading restaurants in the Sydney Metropolitan area. It is their ambition to develop 'Willow Grove' to provide a first class restaurant and reception facility.

The catalyst for this report is the proposed development of the adjacent site, 32 Phillip Street, by Whiteholme Pty Ltd - as a 13 storey office building. Whiteholme Pty Ltd and Agostino Bros. Pty Ltd. have entered into agreement which effectively transfers some of the 'floor space Ratio' entitlements for the garden portion of the 'Willow Grove' site. The integrity of the gardens will be preserved by the enactment of a covenant. This will be administered by Parramatta City Council and will be binding on the current and future owners of 'Willow Grove'.

'Willow Grove' will be developed in 3 stages. Stage 1 will ensure that 'Willow Grove' will become a focal point in the Parramatta streetscape, with the facade and gardens presenting a vista, to the CBD of Parramatta, which will be the envy of Australia's major business centres. Stages 2 and 3 will complete the 'reconstruction and adaptation' to provide a modern restaurant and reception facility within the setting of a grand Victorian house and gardens.

Parramatta is the site of the first settlement in Australia beyond Sydney Cove. The oldest buildings in Australia are preserved here, and the link between the earliest settlers and the modern city is an extremely important part of the ethos and fabric of Parramatta.

It is intended that Whiteholme Pty Ltd would use the bitumen paved area to the south of 'Willow Grove' for the storage of materials and erection equipment - during the construction of 32 Phillip Street. The garden will be protected by the erection of a fence for the duration of construction. It is also intended that part of 'Willow Grove' be used as site offices.

Following vacation of the 'Willow Grove' premises and site, Whiteholme will repair all damages and 'Wear and Tear' to bring the house and garden to the condition at time of occupancy. Once this maintenance work is completed Whiteholme Pty Ltd and Agostino Bros. Pty Ltd will, jointly, carry out the works scheduled as stage 1 of the strategy. Whiteholme will be responsible for the protection and maintenance of the gardens and house during occupancy.



South Elevation

3

## History

Probably because 'Willow Grove' has never been occupied by any 'prominent citizen', its history is a little vague. However, it is prominent to the streetscape of Parramatta, because of the rarity of such a good example of a 'Victorian Italianate' house within the Central Business District of any Australian City. Ironically 'Willow Grove' owes its survival to its continued commercial usage for a private hospital then by 'Telecom' for most of, its existence-rather than as the residence it was designed to be.

'Willow Grove' is extremely important in the historical layering of Australia's second oldest settlement because of its relationship to Horwood Place - containing the 'Redcoats Mess' and terminating with the Roxy Cinema.

Where colonial buildings have been preserved elsewhere they have mostly been in residential precincts - very rarely do they have the vista provided by the 'Willow Grove' location in respect to Horwood Place and Phillip Street, nor the curtilage provided by the gardens.

Parramatta City Library has pieced together the following history of 'Willow Grove':

"On 1 December 1821 Sir Thomas MacDougall Brisbane became the Governor of New South Wales.

When Governor Brisbane arrived 340,000 acres of promised grants had not yet been allocated and many confused permissive occupancies existed. Boundary disputes were not uncommon and land transfers without legal title occurred very often.

It was obvious therefore that proper surveying should be carried out and additional assistant surveyors were appointed by Brisbane to reduce these problems.

So that settlement of the colony would look more congenial to the potential settler, Governor Brisbane insisted that grantees should maintain one convict labourer, free of expense to the crown, for every 100 acres that were granted.

Following Brisbane's recommendations on land titles and land grants, London issued new instructions in January 1825.

On 30 June 1823 a portion of land in Phillip Street, Parramatta (covering an area of one acre, one rood and two perches) was leased by Governor Brisbane to John Wiley. Later on 25 February 1843 Benjamin Lee of Parramatta was granted this land after paying the sum of 106 pounds and 1 shilling.

Lee procured an additional one rood eight perches of land adjacent in Phillip Street on 13 October 1852 for the sum of eight pounds.

Thirty-seven-year-old William Feisley, a brother of John Feisley, the Thatched House Inn proprietor and a property owner of some standing in the Parramatta community purchased a one acre, one rood and a half perch block from the Government for the sum of thirty four pounds, eight shillings and six pence. The block, which had a Phillip Street frontage, had the Parramatta River as one of its boundaries.

It would appear that a Mr Paul procured Feisley's block and the Land of Mr Lee who died in 1879, aged 91. Mr Paul built the existing two-storey, Italianate house and named it 'Willow Grove' - because of the willows which draped the Parramatta River at that time.

Water was connected to Parramatta in 1881 and the sewer was connected to 'Willow Grove' in 1894. This Victorian era building includes the following items of architectural interest: imitation ashlar exterior, hipped slate roof, moulded chimneys, faceted bay windows, cast iron valances and columns, encaustic tiled floor, stained glass stairwell window and a bullnosed verandah.

The property's existing gardens which probably had their beginnings in Mr Paul's time, include the following flora: macrocarpa, camphor laurel, palms, lilac, oleander, jacaranda and poplar.

There is a good front fence of cast iron pickets on a sandstone base, with stone gateposts to the driveway and a pedestrian entrance.

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## History continued

It is fortunate that Telecom has owned 'Willow Grove' since 1953, as many significant commercial and residential buildings were demolished during the 1960s when respect for our architectural heritage was at an all time low.

Although the external decoration of 'Willow Grove' is only of moderate quality, the building is significant in being a rare survivor of the high Victorian residential architecture which existed in Parramatta during the Late 19th and early 20th century.

During the 1890s a Mrs Gallagher, who it is believed was a relative of Mr Paul inhabited the house. In 1902 it was sold to a Mrs Bolton.

The ownership of 'Willow Grove' between 1905 and 1908 at present is not known.

In 1908 Mr Henry Melhuish took up residence there, remaining until 1919 when it was purchased by Mrs E Davidson, who was a matron and midwife.

The house appears to have been run by Mrs Davidson until 1939 as a maternity hospital, which traded under the name of 'Estella' - with possibly the exception of 1925 when she was in charge of the 'Romani' Private Hospital in Homer Street, Undercliffe.

The October 1919 NSW Telephone directory shows the following information: E E Davidson (Matron) 'Estella' Private Hospital, 34 Phillip Street, Parramatta, telephone number U8503.

In Late 1925 the name of 'Estella' was changed to that of 'Aloha'.

In 1939 May Victoria West purchased 'Willow Grove' and presumably rented it out, as her residential address at the time was Western Street, Granville.

During the early 1940s Frances Amy Thompson, whose occupation was that of Matron, purchased 'Willow Grove' and again used it as a nursing facility.

In 1953 Mrs Thompson received the sum of 650 pounds from Parramatta City Council when she sold the property's Parramatta River frontage which was located at the rear of the house so that a car park and an open space area could be established.

In 1953 the Department of Interior, now the Dept of Administrative Services, purchased the property for 9,000 pounds, the Post Master General's Dept taking possession on 31st March 1953.

In the 33 years to 1986 the building has been used as office accommodation for the telecommunications installation staff of the PMGs Dept. (now known as TELECOM Australia).

In 1985 Parramatta City Council was hopeful, that Telecom would donate 'Willow Grove' for use as a baby health Centre in exchange for the O'Connell Street site relinquished for the construction of the Commonwealth Centre.

In November 1986 'Willow Grove' was purchased by Messrs Frank and Michael Agostino. It is their intention to restore the house and garden to their original grandeur - adapting them to a new 'life' as a first class restaurant, adding a new wing for use as Reception facilities.

As a means of achieving these ends they have reached agreement with the developers of the neighbouring property - Whiteholme Pty Ltd - for the application of a covenant to guarantee the integrity of the portion of site, containing the garden. This will be administered by Parramatta City Council, and will ensure that Parramatta will retain an extremely rare and valuable asset.

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## The Strategy

Following the enactment of the covenant, for the preservation of the gardens, 'Willow Grove' will be restored in 3 stages.

Prior to commencement of work on Stage 1, the bitumen paved area immediately in front of the house will be used for the storage of materials and construction equipment by 'Whiteholme Pty. Ltd.'. During the construction of 32 Phillip Street, the garden will be fenced off for its protection.

Following Whiteholme's vacation of the site, Stage 1 of the 'reconstruction' will be commenced, reaching completion prior to the occupation of 32 Phillip Street. Before the 'reconstruction and adaptation' can be commenced, 'Willow Grove' will be returned to its condition prior to the occupation of the site.

### STAGE 1

These works will enable 'Willow Grove' to be let as commercial premises, for the interim - until stages 2 and 3 are implemented. The gardens will be 'reconstructed' to lay the foundation for a 'conjectural' restoration and future use as outdoor eating areas for the restaurant. These are planned for stages 2 and 3, as shown in the accompanying Site Plans.

### A. THE COVENANT

Prior to the occupation of 32 Phillip Street the following covenant over the gardens of 'Willow Grove' will be enacted:-

INSTRUMENT SETTING OUT TERMS OF RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres	Sheet 1 of Sheet
<b>PART 1</b>	
<b>PLAN:</b>	Lot 1 in Deposited Plan 569139 at Parramatta in the City of Parramatta Parish of St John and County of Cumberland and being the whole of the land comprised in Certificate of Title Volume 12517 Folio 90.
<b>FULL NAME AND ADDRESS OF REGISTERED PROPRIETOR OF LAND</b>	AGOSTINO BROS. PTY LIMITED 333 Church Street Parramatta
<b>1. IDENTITY OF RESTRICTION FIRSTLY REFERRED TO IN ABOVEMENTIONED PLAN</b>	Restriction as User
<b>SCHEDULE OF LOTS, ETC AFFECTED</b>	
<b>Lot Burdened</b>	<b>Lots, Name of Road or Authority Benefited</b>
1	The City of Parramatta.
<b>1. Terms of Restriction as to User Firstly Referred to in Above-mentioned Plan</b>	
(a) No Building or structure of any kind whatsoever shall be erected or under that part of the lot burdened as shown on a plan annexed hereto and marked "A".	
<b>Name of Person or Authority whose Consent is Required to Release Vary or Modify the Restrictions as to User Firstly Referred to in Above-mentioned Plan:</b>	
THE CITY OF PARRAMATTA	
<b>THE COMMON SEAL of AGOSTINO BROS. PTY LIMITED</b>	
was hereto affixed pursuant to a resolution of the Board of Directors in the presence of:	
Secretary	Director

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## B. INTERIM USAGE

'Willow Grove' will have an interim use as commercial premises following Stage 1. Subsequently, a Development Application will be prepared for Stages 2 and 3. This will be to seek approval for Agostino Brothers Pty. Ltd. to completely restore the building, and build a new facility at the rear, to accommodate function rooms and modern kitchen facilities. At completion 'Willow Grove' will be a first class restaurant and reception centre. The gardens will be completed, as shown in the Knox-Tanner concept drawings for Stage 2.

'Willow Grove', will be preserved because of its commercial viability - serving as a model and encouragement for future projects.

'Willow Grove' will become an even greater asset to the fabric of Parramatta.

## C. THE WORKS

The works which will form Stage 1 include:-

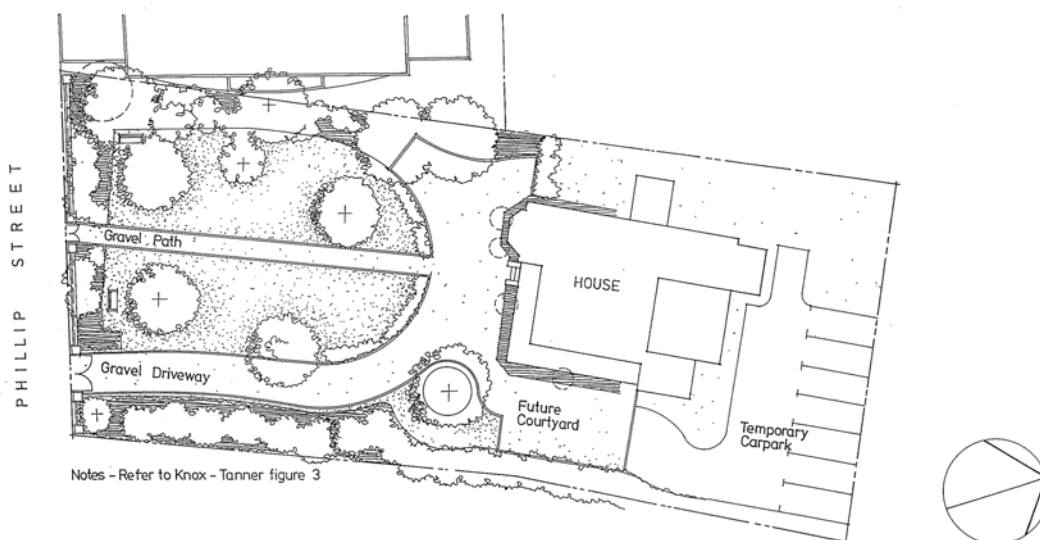
1. The gardens - work as outlined in the report by Knox-Tanner (included in this report) including new boundary treatment, between 'Willow Grove' and 32 Phillip Street and repair work to the existing front and boundary fences, excluding any maintenance work required to bring garden back to its condition prior to the temporary occupancy by 'Whiteholme'.
2. The detail works in the schedule following this section.
3. Demolition of the two free standing and historically insignificant buildings occupying the Eastern portion of the site.
4. Removal of verandah infill then:-
  - Repair and reinstate timber floor as per original.
  - Replace verandah posts with new timber posts detailed to replicate original.
  - Replace filigree balustrading and fringe with castiron (if available) or cast aluminium replicas.

Remove verandah lining to expose original framing and detail.

5. Replace doors and three (3) windows onto verandah where missing, with doors and windows reconstructed to match construction similar to 1880's.
  6. Repair flashings where there is evidence of leaking - in particular the first floor adjacent to window over the stair landing. (WFS)
  7. Removal of all exposed conduits internally and externally and replace in concealed locations within floor space, ceilings and roof space.
  8. Provision of lighting of acceptable standard and level for commercial use. Type and nature of fittings to be selected by ORDER ARCHITECTS PTY. LTD. as agents for Agostino Brothers Pty. Ltd.
  9. Patching and painting internally and externally - including placing fire places back into hearths, where they have been removed, retiling hearths, replacing mantels with timber where marble has been broken or removed, but if original can be repaired or incorporated this shall be reinstated.
- A 'Colour Schedule' will be prepared by 'ORDER ARCHITECTS PTY. LTD.' in consultation with the Heritage and Conservation Branch of the Department of Environment and Planning.
10. Cleaning up and refinishing of existing toilet areas to current commercially acceptable finishes, fixtures and fittings.
  11. Any necessary repairs to roof and chimneys, including flashings and gutters.
  12. Forming of a temporary carpark at rear of building as indicated on Rice Daubney drawings and shown in Knox-Tanner sketch plans forming part of this report.

In general, stage 1 is to ensure that 'Willow Grove' will continue to enhance the streetscape of Parramatta and that any further deterioration will be prevented. It is expected that the works will be completed prior to the occupation of 32 Phillip Street.

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Willow Grove

Site Plan  
Stage 1 1:250

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## STAGE 2

Will be the complete restoration of the building, removal of later additions and completion of gardens, preparatory to the construction of the new reception rooms, modern kitchen and facilities in Stage 3. The gardens will be developed to provide outdoor eating areas.

Michael and Frank Agostino have built the Copper Canyon into one of the most popular restaurants in Parramatta. Their desire to improve upon this success ensures that 'Willow Grove' will be developed as a first class restaurant as soon as practicable.

The internal restoration will involve the reinstatement of ceilings, fire places and internal detail. Additionally it will be necessary to integrate modern services. These services will include lighting and air conditioning which would be integrated in as discrete as manner as possible.

The final restoration of the interior will include the replacement of stained glass windows, and as much original detail as can be recovered.

## STAGE 3

This stage will be carried out simultaneously to Stage 2. A new building will be built between the rear of the 'Willow Grove' building and the northern boundary.

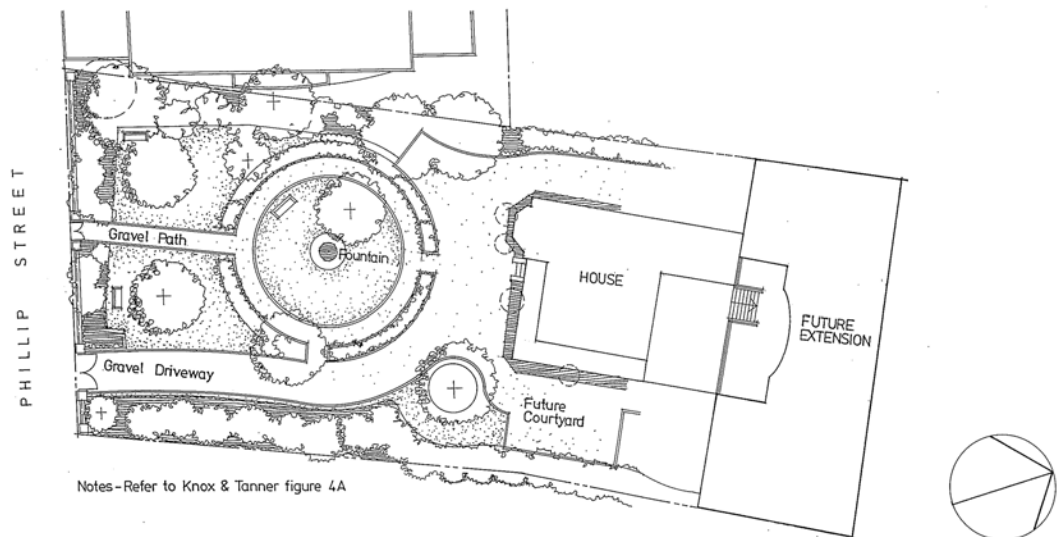
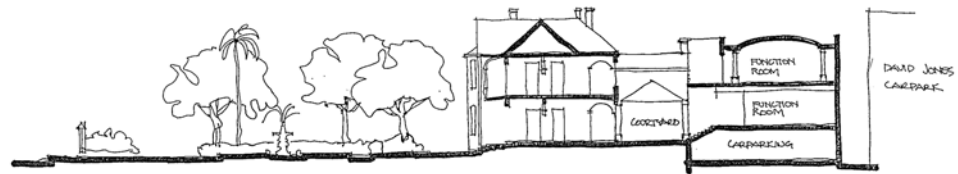
At completion 'Willow Grove' will be the finest setting for a restaurant in Parramatta. The combination of the proven ability of Messrs. Agostino, and the environment provided by 'Willow Grove'.

The layout of 'Willow Grove' makes it ideally suited too adaptation as a restaurant, whilst the additions could provide approximately 500 sq. m. function area, plus catering facilities, amenities and basement carparking.

The restored and new buildings will be complementary. 'Willow Grove' being evocative of the genteel lifestyle of the gentry of the 1880's, while the modern addition will establish an aura of the more relaxed sophistication of the 1990's. The courtyard will provide a 'link' between the two, also providing a set back from which the rear of the restored building can be viewed - not as a set piece in a gallery, but a reminder of the Parramatta that enabled the modern city to develop.

The height of the new additions will be confined to within the sightlines of the 'Willow Grove' building, as viewed from Phillip Street. Also with respect to the curtilage of the building.

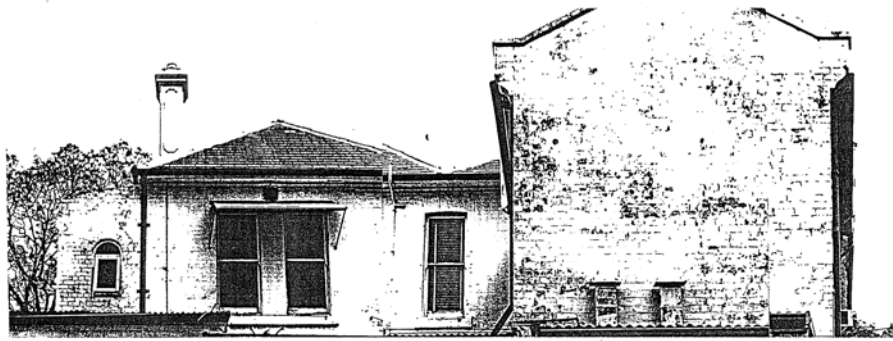
The Stage 3 works will be subject to a future Development Application and discussions with the Heritage and Conservation Branch of the Department of Environment and Planning.



Willow Grove

Site Plan  
Stage 2 & 3 1:250





The awning over the central window is to be removed in Stage 1.

Some of the brick work surrounding the arched window (above) will need repointing at Ground Floor level, directly below this, the wall is cracked, possibly due to some movement in the footings. In stage 1 this is to be patched, it will then be observed to see if further deterioration occurs and if further action is required in Stage 2.

At First Floor level the building is quite intact.

Generally the brickwork is in good condition and will need only preparation and painting.

Surface mounted conduits are to be removed in Stage 1.

Willow Grove

North Elevation  
First Floor

24



Elevation

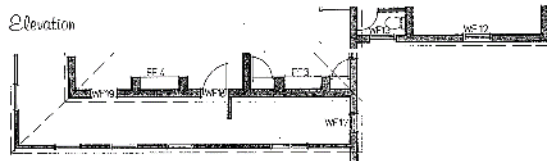
Willow Grove

East Elevation  
Reconstructed

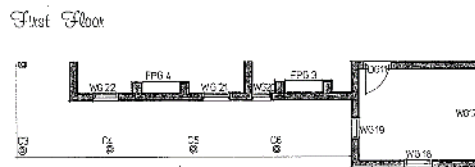
25



Elevation



First Floor



Willow Grove Ground Floor

East Elevation Existing

25



There will need to be some repair work done to the verandah tiling to prevent deterioration between stages 1 & 2.

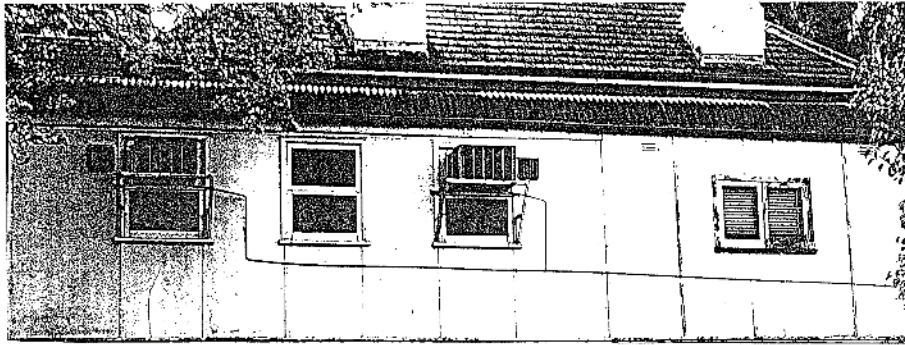
Some cracking in the render will need filling in stage 1.

All existing surface mounted wiring and conduits are to be removed.

Willow Grove

East Elevation Ground Floor

26



Window mounted air conditioning units are to be removed and the windows returned to an operable condition.

The existing verandah infill is to be removed and replaced with filigree balustrade and fringe to match the remaining fringe on the ground floor. If cast iron is not available then, cast aluminium will be allowable.

Along with the balustrade and fringe, the verandah floor shall be reinstated, as will the underside of the roof.

*Willow Grove*

*East Elevation  
First Floor*

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## WILLOW GROVE Garden Conservation Strategy



KNOX + TANNER  
October 1987



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2.	THE HISTORY OF WILLOW GROVE
3.	PRESENT CONDITION
3.1	Site Survey
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3.3	Statement of Significance
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APPENDICES	National Trust Listing Card
	Inventory Forms
	Archival Evidence

## 1. BACKGROUND

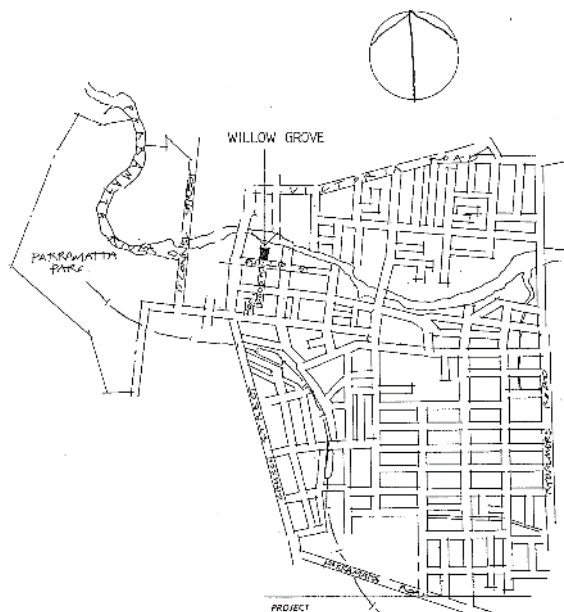
"Willow Grove", 54 Phillip Street, Parramatta, is located directly opposite the northern end of Horwood Place, in the city's central business district.

Dating from the 1890s, it is "a rare survivor of High Victorian residential development in an area of Parramatta which is now being overtaken by modern commercial expansion. Its fine palisade fence and gates and mature garden make a key contribution to the streetscape opposite the end of Horwood Place" (National Trust Listing Card, 1989).

This Conservation Strategy has been called for to determine the parameters, in terms of heritage conservation for any future change to the garden. It is understood that the likely cause of immediate change would be the construction of a high-rise commercial building on the western boundary of "Willow Grove's", and the adaptive re-use of "Willow Grove" itself.

The objectives of the Conservation Strategy are:

1. To describe the present condition of the "Willow Grove" garden.
2. To determine and to state the significance of the garden.
3. To develop an appropriate conservation policy and strategy for the garden.
4. To develop a concept for the garden which achieves the goals set out in 2 and 3 above.



WILLOW GROVE  
Conservation Strategy

Landscape Consultants  
PAUL KNOX  
HOWARD TANNER

LOCATION PLAN

Figure 1

## 2. THE HISTORY OF WILLOW GROVE

(Source: Personal communication with Mrs. Hanson of the Parramatta Historical Society and an unpublished paper by Chris Wood historian provided by Mr. Richard Corin, Telecom District Manager, St. Leonards, - stationed at Willow Grove in the 1960s.)

### 2.1 Chronology

- 1886 - Built by Mr. Paul, who named it after the willows on its River frontage. Apparently the first major building on the site.
- 1894 - Sewer and electricity connected. Water also connected by this time.
- 1890s - Occupied by a Mrs. Gallagher, believed to be a relative of Mr. Paul.
- 1902 - Sold to a Mrs. Bolton - At this time it is probably that the property's "2 acre, 3 rood (sic) ten perch" block was reduced considerably.
- 1907-8 - Ownership unknown.
- 1908-19 - Owned by Mr. Henry Melhuish.
- 1919 - Purchased by Mrs. E.E. Davidson, a matron and midwife, who ran it as a private hospital, named "Estella".
- 1923-30 - Continued as a hospital under the ownership of May Victoria West.
- early 1940s - Purchased by Frances Amy Thompson, continued use as a nursing facility.
- 1952 - Mrs. Thompson sells River frontage to Parramatta City Council, for £810, for use as a carpark and open space.
- 1953 - Property purchased by Department of the Interior for \$9,000.
- 1953-86 - Occupied by the DGC.
- 1986 - Purchased by Agostini Bros Pty. Ltd.

### 2.2 Garden Development

A dearth of information has been found in the time available. The only photographic evidence is from Telecom films and shows the property during their occupation.

The salient factors in the landscape history of the place, are, at this point:

1. Relation to the Parramatta river, and the derivation of the name, Willow Grove, from the river's vegetation.
  2. Construction of the High Victorian house and garden in the last years of the 19th century.
  3. Diminution in size of the land in 1902.
  4. Long use as a hospital from 1919-1953, would have necessitated changes to the grounds, but the nature or extent of these is not known.
  5. Loss of the River frontage in 1952.
  6. Moving of the front fence 4' towards the north, in response to the widening of Phillip Street.
  7. Radical change in the property's context. This was a early residential/shopping area of Parramatta, and contained simple one-storey Georgian houses in the 1840s, many of which persisted till the spacious 1900s. In the mid-19th century the area also contained a "Chinatown" centred on the Oriental Hotel, on the north-west corner of Smith and Phillip Streets.
- Since the 1980s the contextual changes have included large office buildings and the widening of Phillip Street.

### 3. PRESENT CONDITION

#### 3.1 Site Survey

The garden was inspected on 17 August 1987, and 19 October, 1987.

The features of the garden are:

##### 3.1.1 Fences

Paling fences, 1.8 metres high, occur on or near part of the east and west boundaries, and on or near the north boundary. A chainwire fence surrounds a small compound at the northern side of the house. End walls of adjacent properties form the boundary enclosure on the east and west boundaries. None of these fencing devices has aesthetic or heritage value.

The fence to the Phillip Street frontage, is, however, of great significance. Because of its style, materials and general condition it is assumed to be part of the original house and garden development.

It consists of a rounded-over sandstone hob, iron pickets with a spear-point head and scalloped top profile, and intermediate posts of square section topped by an acorn finial.

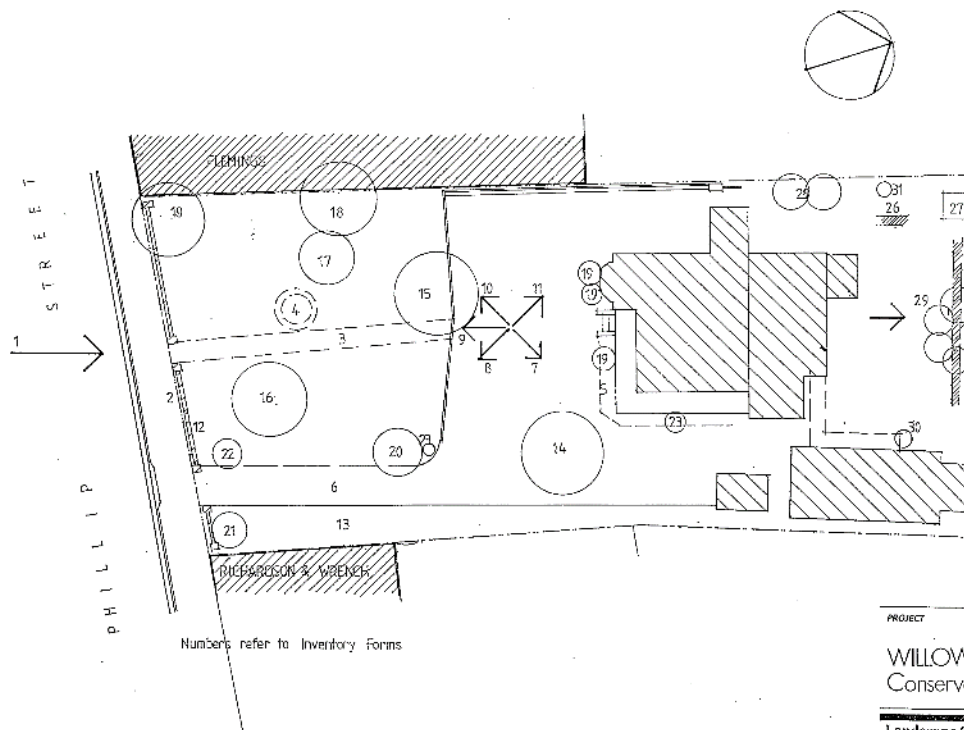
Gate posts and end posts are sandstone with detailed carvings and classical motifs. Carved into the faces of the two posts at the pedestrian entry are the words "Willow" and "Grove". Pairs of wrought iron gates of particularly fine quality stand at the pedestrian and vehicular entries.

##### 3.1.2 Pavements

The largest pavement is an area of coarse asphaltic concrete giving vehicle access and parking off Phillip Street. The pavement is in fair to poor condition. The asphalt is bounded by rough sandstone edging, concrete kerb and terra cotta edging tiles.

An area of concrete pavement occurs at the rear.

The remains of a gravel path connecting the pedestrian entry off Phillip Street, to the asphalt edge opposite the front door, can be found. The path has considerable deposit of soil and humus over it, and it has a brick edge, which is assumed not to be original.



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SITE INVENTORY — Figure 2

### 3.1.3 Plants

In the front and rear gardens there are areas of unkempt grass, containing a mixture of the usual Sydney turf species including buffalo and couch. Plants dating from the early period of the garden and typical of Victorian taste include Lombardy Poplar, Oleander, Privet, Samolus, Palm, Jacaranda and Upright species. All of these trees are in fair to good condition, although the Jacarandas have suffered from poor treatment and are in need of surgery. The Italian Cypressess have outgrown the probable design intention and have a rather ungainly "check-by-jaw" relationship to the house.

Lower vegetation of possible significance includes Roses in the backyard, and Pelargoniums on the front fence.

There is no longer any particularly obvious structure to the garden's planting.

### 3.1.4 Other Site Features

- An incinerator, possibly from the PKG days occurs at the north-western corner of the site.
- Victorian rope-top terra-cotta edging tiles occur as debris over the site, and in situ at the front and eastern side of the building. Some are only shards, others are complete.
- A stone retaining wall at the rear of the property appears to be the remnant of a wall supporting a grass terrace, which would once have had a prospect over the river. It has a peculiar form, with narrow divisions to its length, and shallow grooves shaped into the top stones in places. It has not yet been possible to explain these features.
- A stone edge to the garden beds behind the front fence was probably laid down some 30 years ago.
- A circle of stones, finishing flush with ground level, occurs to the west of the pedestrian path from Phillip Street. Its function has not been determined - it may have been an ornamental well, fountain, or garden bed.

### 3.1.5 Views and Visual Character

Views to the property from Horwood Street are unimpeded. The trees, fence and the character of the building make this historic property an unusual and interesting visual feature of the area. Similarly, the property makes an important contribution to the streetscape of Phillip Street.

Views up Horwood Street from the front garden are pleasant, especially as there is a sense of space, and the view contains some small scale buildings with traditional architectural features.

Important elements contributing to the visual quality of the front garden are the trees, fence and house. Detracting elements are the large area of asphalt, the blank brick walls on the side boundaries, and the paling fences with the amorphous spaces surrounding them.

In the rear, the David Jones carpenter makes an unpleasant backdrop, and again, the paling fence and amorphous space to the west is negative. The view east in the rear yard is to the outbuildings, which are somewhat dilapidated.

### 3.2 Analysis

The garden no longer presents itself as a complete design entity. It does, however, contain remnants of the whole garden, elements which are of heritage value and worthy of preservation and restoration.

The major trees and front fence typify Victorian garden taste and are in fair condition. The gates of the fence in particular are exceptionally good examples of their type, and the iron palisade fence is of an unusual form.

The front gravel path of which some remains, provides a formal, axial emphasis to the garden typical of the period, but it is not exceptional and is in very poor condition.

Other elements of historic and archaeological interest are the stone retaining wall at the rear and the circular feature beside the front path. In both cases they are best described as ruins.

### 3.3 Statement of Significance

The garden of "Willow Grove" is significant for the following reasons.

- It provides a custillage for the house. The front garden and the house should be seen as one unit. Together they demonstrate the desirability in the late 18th century of a Parramatta residence, with a river prospect. Since it is generally crowded out by totally foreign modern development in the surrounding CBD, the house without the setting provided by the front garden would be greatly diminished in heritage and general landscape quality terms.
- It contains mature, healthy trees, which are typical of the High Victorian period. Such trees, both as exemplars of the time and simply as large trees, are rare in the Parramatta CBD.
- The front garden fence is an excellent example of the type of fencing typically used to surround substantial residences late last century. Moreover, it is intact.

### 3.4 Urgent Works

Two items require urgent action to prevent irredeemable loss of value.

#### 3.4.1 Tree surgery

The two Jacarandas in the front garden require surgery to re-form their structure and to prevent deterioration through pests and disease.

#### 3.4.2 Front Fence

The sandstone posts of the fence require stabilisation and re-setting. The capital of the post on the western side of the entry driveway in particular would be very easily dislodged in its present condition.

### 4. THE FUTURE

#### 4.1 Conservation Policy

##### 4.1.1 Reduce the negative impact of factors external to the site

This includes visual screening of blank walls, unsympathetic buildings, and visual and aural screening of traffic on Phillip Street and in carparks.

##### 4.1.2 Preserve and improve the health of existing trees on the site (as indicated on Figure 2).

This includes tree surgery, fertilizing and a complete prohibition on construction traffic within the drip-line of the trees. To achieve the latter, a star picket fence with three strands of 8 gauge wire should be installed, around each tree, 3 metres from the trunk as the first step in site establishment by any contractor.

##### 4.1.3 Preserve and restore the Phillip Street fence

Stabilize and re-set the stone posts (see 3.4 Urgent Works); adjust swing of gates; sandblast and paint all iron components.

##### 4.1.4 Retain ruins of archaeological interest.

Where an item is ruinous, but may be of archaeological significance, do not destroy it. If necessary it can be covered with "soft-works" - soil, grass, planting, gravel or mulch. This applies to the front path and the possible garden bed or fountain remnant in the front garden.

##### 4.1.5 Respect planning of the original garden where there is evidence

This applies to circulation in terms of the points of entry and the pedestrian path off Phillip Street.

##### 4.1.6 Undertake Conjectural Reconstruction of the Garden

"Conjectural Reconstruction" is considered advisable because the garden has general landscape significance, beyond its heritage value, in the Parramatta CBD. It would be of genuine community benefit for it to be in good condition.



#### 4.2 Uses

To develop an appropriate design for the reconstructed garden, it is necessary to be aware of future uses of the house and garden, and of uses external but adjacent to the site.

From discussions with Order Architects Pty. Limited, it is understood that "Willow Grove" will ultimately be used as a restaurant and reception house. Requirements for car circulation past the front door and along the western side of the building to a basement carpark behind have been discussed. It is understood that no on-grade parking is to be provided on site.

It has further been anticipated that a dining courtyard could be created to the eastern side of the building, and that the existing rear garden will be almost entirely occupied by a new building.

#### 4.3 Sketch Design and Management

(see Figure 3, 4a & 4b)

The sketch plan landscape proposal is designed as a response to all the factors outlined in 4.1 and 4.2 above.

It is Victorian in character, detail and planting. It is intended to provide a useful and attractive garden as a suitable setting for the house and in response to intended uses for the site.

Maintenance requirements are reasonable and access to the garden is restricted to the front boundary.

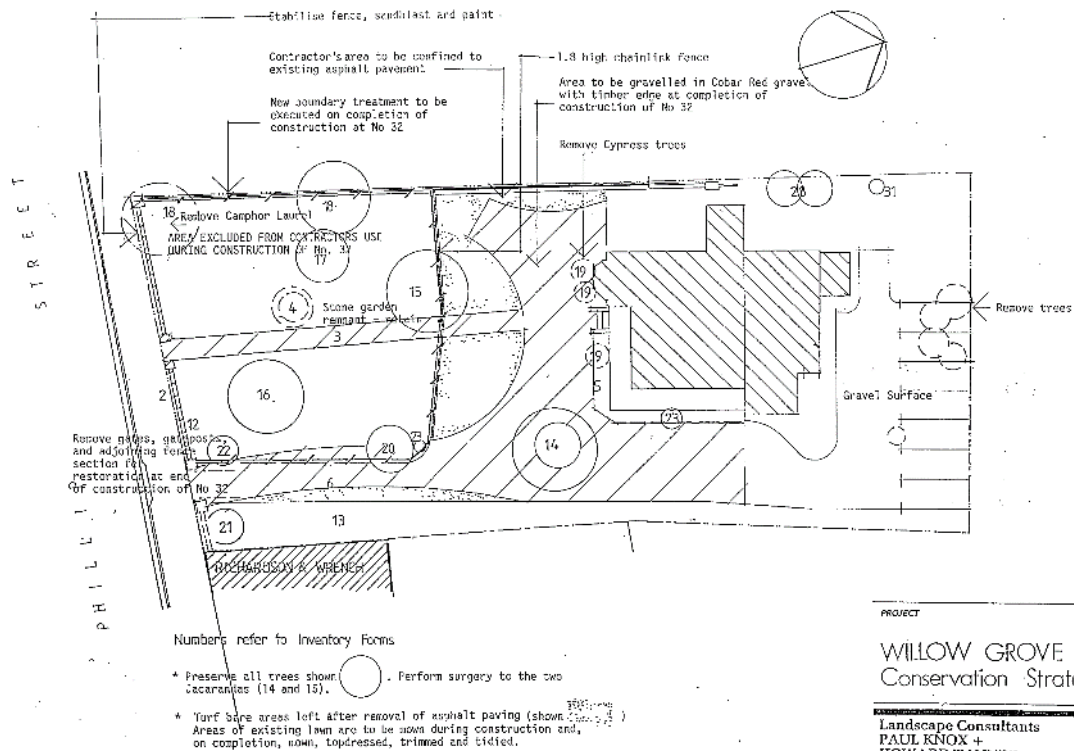
#### 4.4 Stage One Works

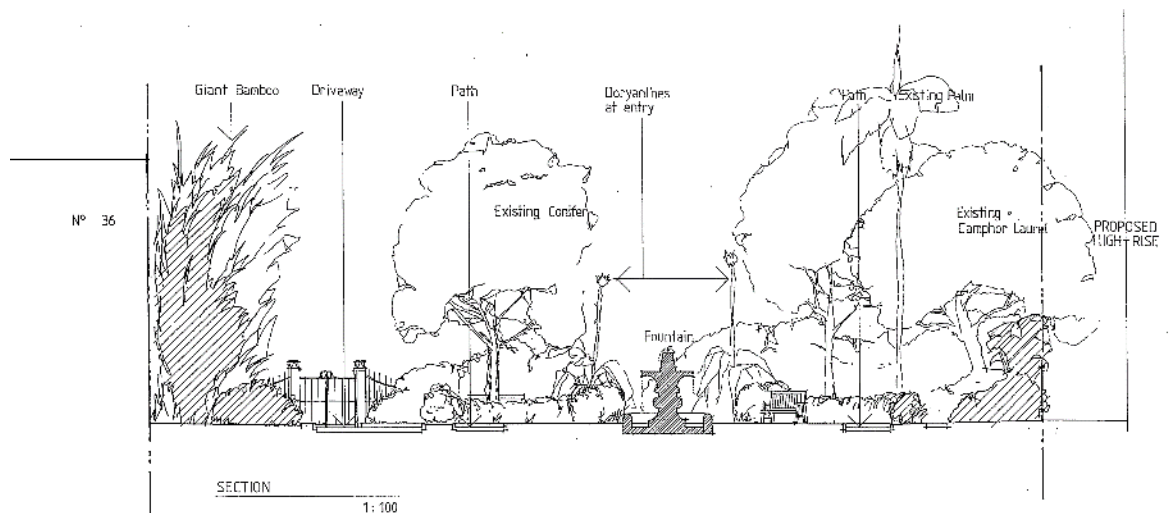
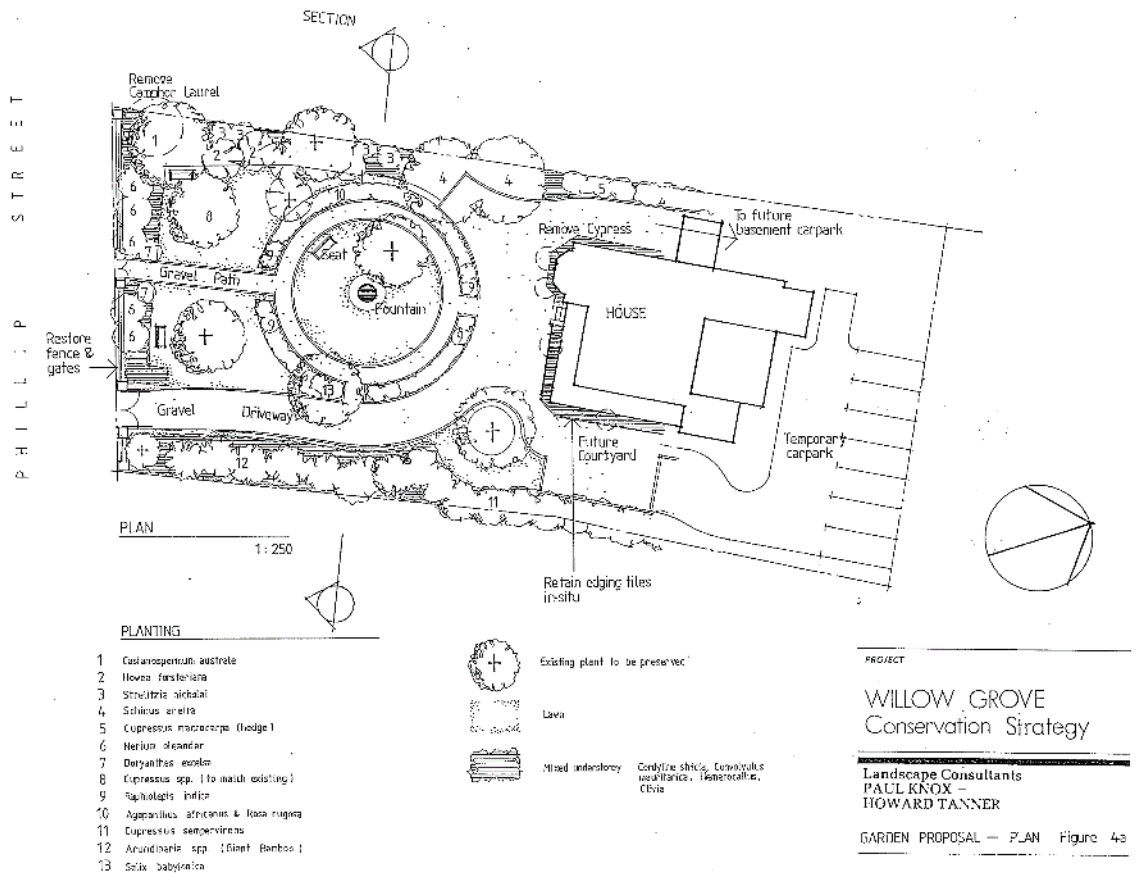
(see Figure 3)

Stage One works constitute a partial restoration of the garden after construction of the proposed development at No. 32 Phillip Street. The works are intended as a first step towards the ultimate redevelopment shown in Figures 4a and 4b.

The Stage One works include preservation and repairs to existing trees, and removal of others, as indicated on Figure 3.

Site features including the circular remnant in the front garden, the front path, and tile edge are to be preserved. The existing asphalt surface will be taken up and a new gravelled driveway and path installed. The front fence is to be restored.





#### DESCRIPTION OF GARDEN STRUCTURES

Gravel paths and driveway — COBAR RED GRAVEL ON FCK BASE  
 Pavement edging — PRE-CAST CONCRETE UNITS — SIMILAR TO HADDONSTONE  
 LAWN AND GARDEN EDGE — TIMBER STRIPS FINISHING BENEATH GRASS —  
 APPEARANCE OF SPADE EDGE.  
 Fountain — REPLICATED VICTORIAN

PROJECT

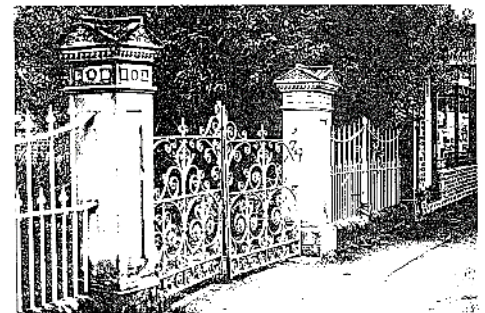
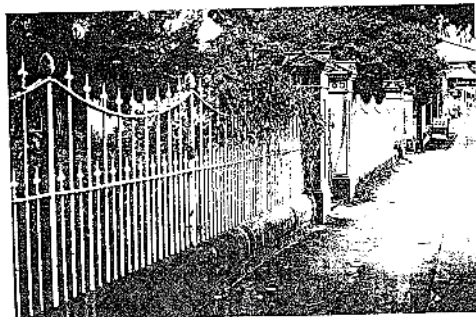
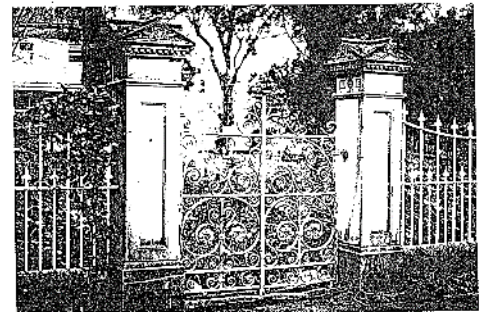
#### WILLOW GROVE Conservation Strategy

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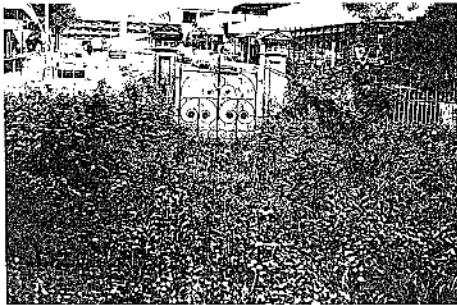
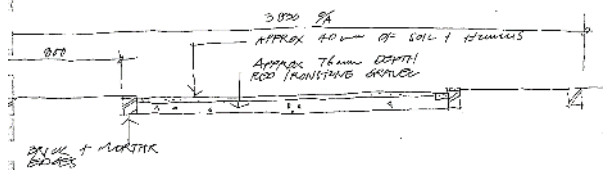
GARDEN PROPOSAL SECTION Figure 4b

"WILLOW GROVE" HOUSEItem Name: View of the propertyLocation: from Horwood StreetDescription: View of front fence, front garden and house.Condition: n.c.Overall Condition: Excellent streetscape value.

## APPENDIX A Inventory Forms

"WILLOW GROVE" GARDENItem Name: Fence and gatesLocation: Front boundary.Description: Iron palisade fence with sandstone hob base, and carved sandstone gate posts and piers. Intricate wrought iron paired gates at two entry points.Condition: Intact but in need of repair - re-setting posts, sandblasting and painting.Overall Condition: Prominent feature of both the garden and streetscape. Aesthetically pleasing and an exceptional example of high Victorian front fence design.



"WILLOW GROVE" GARDENItem Name: Path and flanking edge (including modern edge)Location: Front gardenDescription: Red laterite path, generally covered by soil and humus, flanked on each side by garden beds. The edges are constructed in concrete and sandstone and are a modern addition.Condition: Red gravel path covered with about six cm of soil and grass. Garden beds overgrown with weeds. Some roses remain, two of which have shot from the original rootstock.Formal Qualities: Significant feature of the formal, axial, front garden planning."WILLOW GROVE" GARDENItem Name: Stone remnantLocation: Front gardenDescription: Arrangement of large sandstone blocks, possibly as a garden surround or ornament.Condition: Remnant only remaining.Formal Qualities: Suggestive of part of a formal garden arrangement.SECTION OF  
PATH REMNANT

1:10





WILLOW GROVE GARDEN

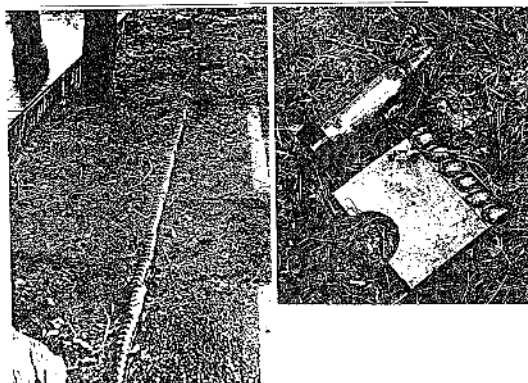
Item Name: Terra-cotta edging tiles

Location: Continuous row along garden edge adjacent to front and side verandah. Others scattered.

Description: Glazed terra-cotta tiles with interesting rope twist top.

Condition: Some whole, some shards, some visible, some buried.

Formal Qualities: Typical of garden edging tiles used in high Victorian gardens.

WILLOW GROVE DRIVE

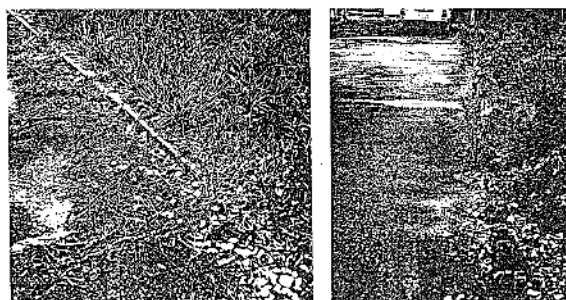
Item Name: Driveway and edges

Location: Front garden, western side.

Description: Asphaltic concrete driveway of modern construction with sandstone and in-situ concrete edging also of recent origin.

Condition: Fair

Formal Qualities: Functional driveway to house. Expansive and casually detailed.

WILLOW GROVE GARDEN

Item Name: View NE

Location: Front Garden

Description: View north-east to eastern boundary - wooden fence. Jacaranda tree and weed species.

Condition: n.s.

Formal Qualities: Visually poor

WILLOW GROVE DRIVE

Item Name: View SE

Location: Front garden

Description: View across driveway to wall on eastern boundary. Wall approximately 9m high.

Condition: n.s.

Formal Qualities: Visually poor - destroys garden atmosphere.



Inventory Form No...9...

"WILLOW GROVE" GARDEN

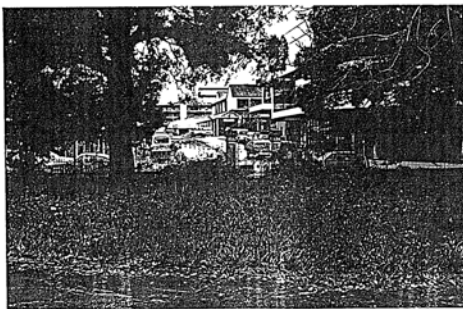
Item Name: View south

Location: Front garden

Description: View south through front gate and up Horwood Place.

Condition: N.B.

Formal Qualities Visually good. The best view from the grounds - aesthetic value of the garden as well as sense of location and openness, looking up Horwood Place.



Inventory Form No...10...

"WILLOW GROVE" GARDEN

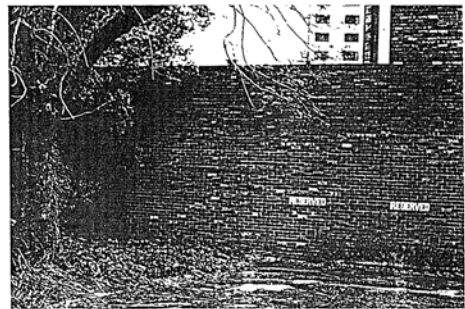
Item Name: View SW

Location: Front garden

Description: View south-west to brick building on western boundary.

Condition: N.B.

Formal Qualities Visually poor, although the wall is partially screened by two large Camphor Laurel trees.



Inventory Form No...11...

"WILLOW GROVE" GARDEN "CH" 11.11.11

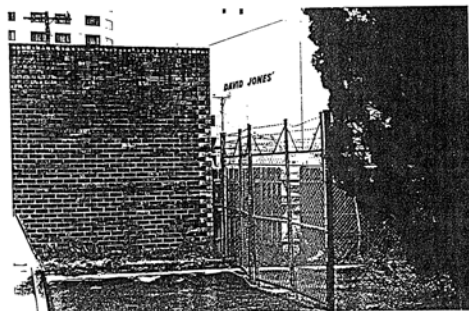
Item Name: View NW

Location: Front Garden

Description: View north-west to western boundary - brick building and cyclone fence with barbed-wire top; paling fence and amorphous space beyond.

Condition: N.B.

Formal Qualities visually poor



Inventory Form No...12...

"WILLOW GROVE" GARDEN "CH" 12.12.12

Item Name: Garden bed

Location: Front boundary

Description: Curved garden with sandstone edging, planted with petagones, pelargoniums

Condition: good

Formal Qualities Rough nature of sandstone edging suggests recent origin.



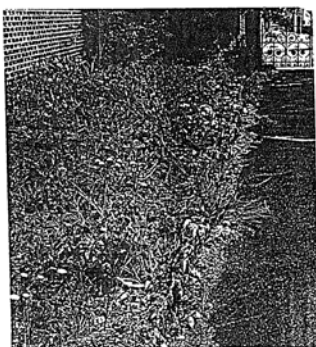
"WILLOW GROVE" GARDEN

Item Name: Garden Bed  
Location: Eastern side of driveway

Description: Rose garden edged with sandstone adjacent to the driveway and a concrete mowing-strip on the eastern side

Condition: Fair

Formal Qualities The young age of the roses and the nature of the edging suggests that this is a relatively recent addition to the garden. However, a rose garden flanking the driveway is in keeping with the original period of the property.

"WILLOW GROVE" GARDEN

Item Name: Jacaranda tree  
Location: Front garden, west of the central path.

Description: Mature tree approximately 15 m high.

Condition: Fair

Formal Qualities Aesthetically good and possibly part of the original planting. In need of tree surgery to improve the tree's structure and to treat pests and diseases.

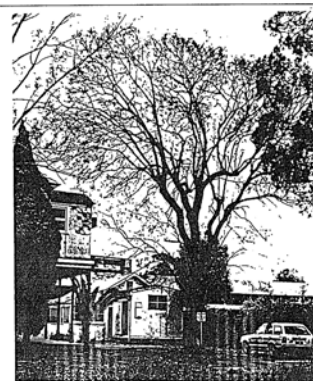
"WILLOW GROVE" GARDEN

Item Name: Jacaranda tree  
Location: Front garden, in bitumen section at top of driveway.

Description: Mature trees approximately 15 m high.

Condition: Fair

Formal Qualities Aesthetically good and possibly part of the original planting. In need of tree surgery to improve the tree's structure and to treat pests and diseases.

"WILLOW GROVE" GARDEN

Item Name: Conifer tree, Cupressus spp.  
Location: Front garden, east of path

Description: Mature tree approximately 15 m high.

Condition: Good

Formal Qualities Major element of the front garden – big, dark tree, highly visible both from outside the garden and from within.



"WILLOW GROVE" GARDEN

Item Name: Bangalow Palm  
Location: Front garden, west of path

Description: Mature palm, *Archontophoenix cunninghamii*, approximately 15m high.

Condition: Good

Formal Qualities Probably part of the original planting and evidence of contemporary taste for exotic-looking plants. Its great height allows appreciation from a distance.

"WILLOW GROVE" GARDEN

Item Name: Italian Cypress trees  
Location: Adjacent to the front of the house

Description: *Cupressus sempervirens* - three trees each approximately 10 m high.

Condition: Fair, straggly.

Formal Qualities Possibly part of the original plans, they are now so large that they obscure the view from one of the front windows.

"WILLOW GROVE" GARDEN

Item Name: Camphor Laurel trees  
Location: Front garden, on western boundary.

Description: Approximately 30 years old and 15 m high - two trees.

Condition: Very good

Formal Qualities Good shade and foliage effect as well as screening brick wall of adjacent building. Somewhat dominant of the garden, and this is unfortunate given their random occurrence and recent establishment.

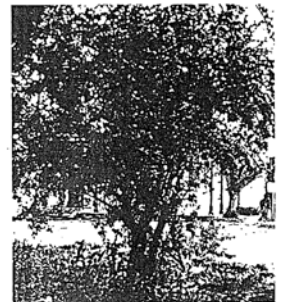
"WILLOW GROVE" GARDEN

Item Name: Feijoa tree  
Location: Front garden, west of the top of the driveway.

Description: *Feijoa sellowiana*, approximately 25 years old and 5 m high.

Condition: Very good

Formal Qualities Attractive small tree with red flowers.





Inventory Form No. 21.

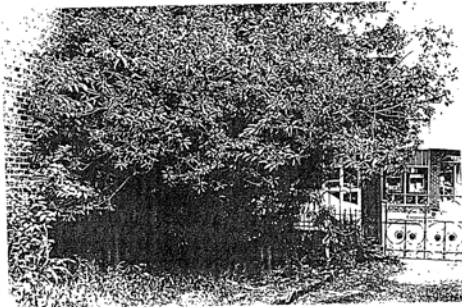
"WILLOW GROVE" GARDEN

Item Name: Oleander (and Privet) shrubs  
Location: Front garden, in south-east corner.

Description: Approximately 5 m high

Condition: Good

Formal Qualities Probable that the Oleander was part of an early scheme, and that the Privet is a volunteer. Dense, back-of-fence hedge planting.



Inventory Form No. 23.

"WILLOW GROVE" GARDEN

Item Name: Rose  
Location: Front garden, west of the top of the driveway.

Description: Old rose with pink flower.

Condition: Good.

Formal Qualities Possibly a remnant of a former driveway edge planting bed.



Inventory Form No. 22.

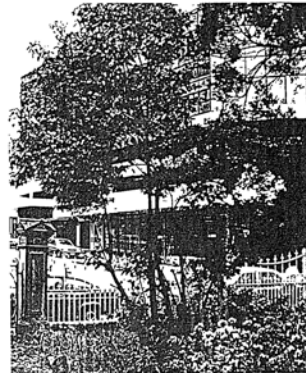
"WILLOW GROVE" GARDEN

Item Name: Cotoneaster tree  
Location: Front garden, near driveway gates, west of the driveway.

Description: Approximately 20 years old and 5 m high.

Condition: Fair

Formal Qualities Not particularly aesthetically pleasing – no real contribution to the overall garden.



Inventory Form No. 24.

"WILLOW GROVE" GARDEN

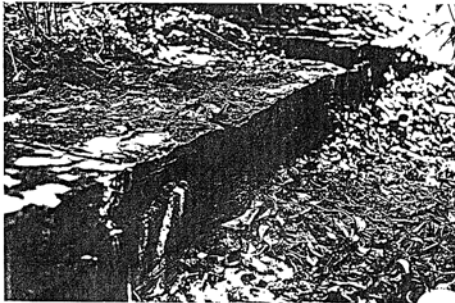
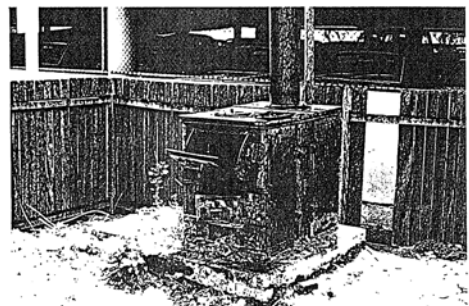
Item Name: Palm seedling  
Location: Adjacent to eastern-side verandah

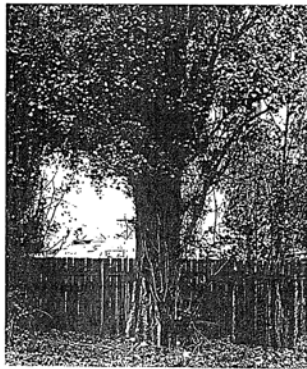
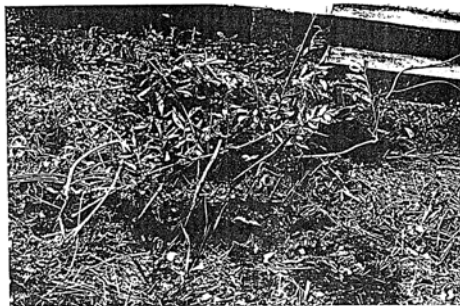
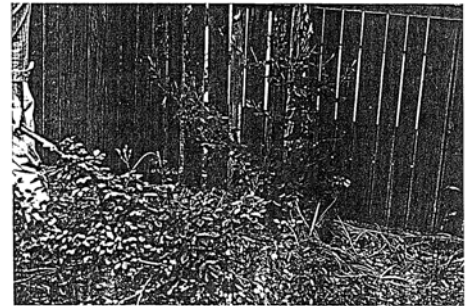
Description: Phoenix canariensis, the trunk of which is about 0.5m high

Condition: Good

Formal Qualities A volunteer plant



"WILLOW GROVE" GARDENItem Name: Sandstone retaining wall.Location: Back garden, close to the back fence.Description: Dry rubble wall constructed in local sandstone.Condition: A remnant only remains and it is discontinuous. Approximately three metres is in tact. It is sometimes topped with large flagstones, 70 cm across.Formal Qualities Gives a clue to the original layout of the back garden. It probably supported a lawn terrace to the north side of the house and is well constructed. Narrow divisions in its length and channels in two of the large surface stones are unexplained."WILLOW GROVE" GARDENItem Name: Excavated remnant of sandstone retaining wall.Location: Back garden, close to western side fence.Description: Dry, rubble wall, mostly buried.Condition: The top layer only of stones is exposed. Excavation showed the wall to be in fair condition.Formal Qualities Good quality, dry rubble wall, constructed in local sandstone. Probably the side edge of a lawn terrace to the north side of the house and a continuation of the wall described in Inventory form 25."WILLOW GROVE" GARDENItem Name: IncineratorLocation: North east corner of back garden.Description: Cast iron and steel incineratorCondition: GoodFormal Qualities Probably a remnant from the PMG period.

"WILLOW GROVE" GARDENItem Name: PoplarsLocation: Back garden along western boundary.Description: Mature Populus nigra 'Italica', approximately 12m tall.Condition: Mature trees in fair condition.Formal Qualities Possibly remnants of an early garden scheme."WILLOW GROVE" GARDENItem Name: WisteriaLocation: Back garden, eastern sideDescription: Wisteria which has been cut down and is reshooting from the base. Probably about 25 years old.Condition: FairFormal Qualities Probably grown over covered walkway."WILLOW GROVE" GARDENItem Name: View northLocation: Back garden, along northern boundaryDescription: View north from the back of the house to one citrus and one peach tree, both approximately 50 years old and 4 m high, as well as a Viburnum shrub and numerous privet seedlings.Condition: FairFormal Qualities Victorian gardens typically contained a kitchen garden and fruit trees. Whilst the fruit trees are reminiscent of this, they are unlikely to have been part of the original planting. Even so they are now overmature. The Viburnum is probably a modern addition but is also in keeping with the period of the house. The Privet is likely to be self-sown and is an unwanted addition to the garden."WILLOW GROVE" GARDENItem Name: RoseLocation: Back garden, western boundaryDescription: The rose has a substantial base and is probably more than 50 years oldCondition: FairFormal Qualities May be an interesting cultivar

APPENDIX B History supplied by Mr R Corrin  
of Telecom, 28 October, 1987

born in 1776 and had married John Peisley in London in 1793. Elizabeth and their daughter Ann May, aboard "Perseus" travelled out to Australia as free settlers along with John Peisley.

Over the next sixteen years John and Elizabeth had another nine children. John received his ticket of leave in 1806 and then a Conditional Pardon from his Excellency Governor Macquarie on 12 February 1812.

By 1817 John Peisley was the Innkeeper of the "Thatched House Inn" in Parramatta.

One grant of land that John received was 60 acres, 20 miles along the road to Bathurst at Prospect. On this land John erected a public house and named it "The Fox Under the Hill". It was built after the style of the old English Inns and was very highly regarded by travellers.

It would appear that he let others of this family be the licensee of the Inn. The site of "The Fox Under the Hill" is now Foxhills Golf Club.

John died at Parramatta on 12 February 1828 aged 55 years and is buried in the old St John's Church Cemetery, at Parramatta with Elizabeth who died at George Street, Parramatta on 30 December 1803 as the result of a fractured thigh which occurred on 23 December 1803.

John Peisley's son John Peter Peisley was born on 16 September 1806 and baptised at St John's Church, Parramatta on 19 September 1811.

He was the licence holder of the "Fox Under the Hill" between 1830 and 1832.

On 11 July 1833 John Peter Peisley married, at Christ Church Castlereagh, Mary Dean of Melville who was the daughter of William Dean the licensee of the "Corporation Inn" at Eastern Creek near Prospect.

From 1833 until 1837 he held the licence for "The Coach and Horses" hotel in Church Street Parramatta.

Following this he moved to Blackman's Swamp, Bathurst which is now known as Orange and opened a public house which he named "The Coach and Horses" and ran it from 1838 until 1842.

Following the discovery of gold at Ophir John began a mail and coach service from Orange to Ophir in August 1851 with an elegant vehicle which carried five passengers and mail. The service was provided three times a week.

On 8 December 1860 he was elected to the New South Wales Parliament but due to business and family commitments resigned his position on 10 June 1862.

Benjamin Lee became the licensee of several public and drinking houses on the Patterson River. When he died in Parramatta in 1819 aged 91 his estate was valued at 8,000 pounds (\$16,000).

Lee's son also named Benjamin was educated at The Kings School, Parramatta, and in the early 1840s managed his father's farms. In 1857 he moved to Maitland with brother John and set up a general drapery business.

In 1861 Lee became the Chairman of the Hunter River New Stream Navigation Company and gave evidence to the Legislative Assembly Select Committee on the Norpeth and Maitland Railway Coy's Incorporation bill. Following this he was a magistrate until December 1864 when he was elected to the Legislative Assembly's seat of West Maitland and during the next eight years held this position.

In October 1872 he was appointed a commissioner to collect exhibits for the 1873 London International Exhibition. In 1874 he lost the Chairmanship of the Navigation Company through financial difficulties and resigned his seat.

Prenter Parkes then appointed him the Bathurst police magistrate and the visiting justice to the Bathurst Gaol with a salary of 500 pounds (\$1000).

He became a mining warden in 1875, a coroner in 1881, a guardian of minors and the Chief Officer of the Water Police Office in Sydney.

His last position of office before retiring on 11 March 1912 on a pension of 247 pounds (\$494) was that of stipendiary magistrate on a salary of 800 pounds (\$1600).

On 15 July 1917 he died at his home at Johnston Street, Bathurst of senility at age 91 and was buried in the Anglican section of the Rose Hill cemetery. He left an estate of 5000 pounds (\$10,000).

John Peisley was born in 1775 in Surrey, England and was killed at sea on 3 August 1801.

John Peisley and William Drivett were sentenced on 1 August 1801, to 14 years in the Penitentiary, and later sentenced to 14 years in the Penitentiary for breaking and entering the dwelling house in the Parish of Saint Mary Magdalene and stealing a box containing cash and notes.

They were "Guilty, no goods, to be hanged by the neck until he is dead."

Peisley was not hung but sentenced to life in the Penitentiary. He was transported to Australia aboard the "Porpoise" in 1801. He died in 1802. His wife Elizabeth Peisley was born in 1775.

By this time John Peter Peisley was one of the principal land holders in Orange and became the Council's first Chairman on 9 February 1860.

John Peter Peisley died on 9 December 1871 of a liver disease.

One of John Peisley's other children William George Peisley was born December 1817 and later married at Christ Church St Lawrence's George Street Sydney his bride father Jane Roberts the daughter of C J Roberts who was at one time one of Sydney's Lord Mayors.

The Sands Directory indicates that William George Peisley lived at 4 Parramatta Street, Sydney. Parramatta Street or road as it is now known is where the saloon bar of the Westmoreland Hotel now stands.

William Peisley bought 50 head of cattle for two hundred pounds (\$400) when police inspected the hides held in William's store he was advised that the cattle had been stolen from James White of Warrah. White sued Peisley who had to pay White 200 pounds (\$400) and court costs.

The Peisley's used to have forestalliers out on the road and they brought the heads of cattle there before they reached the auction yards. It would appear that a block of land that Peisley purchased in 1854 for the sum of thirty four pounds, eight shillings and six pence and located at Parramatta with Parramatta River and Smith Street boundaries was used for forestalling. The area of land was one acre, one rood, nine and a half perches.

William George Peisley operated a Slaughter House in Sussex Street Sydney and a Wholesale butchery at the corner of Bourke and William Streets. Another Peisley butcher shop between 1842 and 1857 on the corner of Church and George Streets Parramatta. A Catholic Priest of Parramatta, Father Nicholas Joseph Coffey, one day admired a leg of mutton hanging in Peisley's butcher shop. Peisley explained to the Father that he was unable to sell him the said leg of mutton due to it being the Sabbath. "Who said anything about buying it?" replied the Father. The Father drove away with the wrapped leg under the seat of his gig.

"Orielton Park" was owned by William Peisley and consisted of 1240 acres between Oren Park and Kirkham at Narellan. It is cut by the Great Northern Road and the old homestead is about one kilometre from the Hume Highway at Narellan. The land was originally granted to John Oxley, the explorer. It is presently owned by Sir John Fairfax, owner of The Sun and Sydney Morning Herald newspapers. Prior to selling "Orielton Park" to Mrs Harriet Bear for 34,000 pounds (\$68,000) Mr Peisley bred prize winning cattle there.

Mr Peisley's daughter Elizabeth Esther married Candy Hanson whose father was the proprietor of the "The Old Rumpuncheon Inn" at



Circular Quay. After Candy Hanson died she married a son of Sir John Reid, Baronet formerly Governor of Darlinghurst Gaol.

William George Peisley died at his residence, Ithaca Road, Elizabeth Bay, Sydney on 9 March 1879 aged 62 years. He was interred in his vault in the Church of England portion at Rookwood Necropolis. His Estate was sworn at under 10,000 pounds (\$20,000).

The Peisley family is related to the famous American Pinkerton detective agency and Dick Smith the successful adventurer and businessman.

As Peisley died on 9 March and Lee on 13 April 1879 it is quite logical that both properties which made up the original 'Willow Grove' property were produced following the issuing of probate.

The Land from nineteenth century maps doesn't show any major buildings until the construction of the existing two-storey Italianate house which is believed to have been built by a Mr. Paul in 1880. He named it 'Willow Grove' because of the willow which draped the Parramatta River at that time.

In 1881 Parramatta had the water connected to 'Willow Grove' then the sewer connected in 1882 and was supplied with electricity in 1894.

The 1894 Metropolitan Sewerage and Water Board Parramatta Plan shows that 'Willow Grove' had a stable located on the rear right side.

This Victorian era building includes the following items of architectural interest: imitation ashlar exterior, hipped slate roof, moulded chimneys, faceted bay windows, cast iron valances and columns, encaustic tiled floor, stained glass stairwell window and a bulbous verandah.

The property's existing gardens which probably had their beginnings in Mr Paul's time include the following flora: macrocarpa, camphor laurel, palms, lilac, oleander, jacaranda and poplar. These have been cared for by Telecom since 1953.

There is a good front fence of cast iron pickets on a sandstone base, with stone gateposts to the driveway and a pedestrian entrance.

At the north-east corner of the property there is a significant early outbuilding of weatherboard now lined with masonry, with original double-hung windows and joinery and a gabled roof. There are several other non-significant sheds and modern additions.

It is fortunate that Telecom has owned 'Willow Grove' since 1953 as many significant commercial and residential buildings were demolished during the 1960s when respect for our architectural heritage was at an all time low.

In the 33 years to 1986 the building has been used as office accommodation for the telecommunications installation staff of the PMG's Dept (since 1975 the Australian Telecommunications Commission). It is hoped that 'Willow Grove's' new owners will restore it to its original condition.

Although the external decoration of 'Willow Grove' is only of moderate quality, the building is significant in being a rare survivor of the high Victorian residential architecture which existed in Parramatta during the late 19th and early 20th century.

During the 1890s Mrs Gallagher, who it is believed was a relative of Mr Paul, inhabited the house. In 1902 it was sold to a Mrs Bolton. It would appear that at the time of disposal in 1902 the two acre three rood, ten perches block was whittled down considerably in size.

The ownership of 'Willow Grove' between 1905 and 1908 at present is not known.

In 1908 Mr Henry Melhuish took up residence there, remaining until 1919. Mr Melhuish had previously lived at Railway Street, Granville and as early as 1894 it is recorded that he was a storekeeper at Spring Hill.

In 1919 the house was purchased by Mrs E E Davidson, who was a matron and midwife. The house appears to be run as a private hospital until 1925 when it moved to Moore Street, Undercliffe and opened the 'Roman' Private Hospital which served the area until 1943.

The October 1919 NSW telephone directory shows the following information: E E Davidson (Matron) 'Estella' Private Hospital, 34 Phillip Street, Parramatta, telephone number 1800.

In late 1925 the name of 'Estella' was changed to that of 'Aloha', and the ownership was transferred to May Victoria West whose residential address was Western Street, Granville.

Although Miss West appears to have continued to own 'Willow Grove' until 1929 it is more than likely that as the following information points out the running of the private hospital was left to others: 1927 Misses Allen and Love, 1928 Miss A Allen and the McLachlan Sisters from 1928 to 1932.

During the early 1940s Frances Amy Thompson whose occupation was that of Matron, purchased 'Willow Grove' and again used it as a nursing facility.

In 1952 Mrs Thompson received the sum of 650 pounds (\$1300) from Parramatta City Council when she sold the property's Parramatta River frontage which was located at the rear of the house so that a car park and an open space area could be established.

In 1953 the Department of Interior, now the Dept of Administrative Services, purchased the property for 9,000 pounds (\$18,000) and then handed it over to the Post Master General's Dept on 31 March 1953.

#### 19. WILLOW GROVE

34 Phillip Street

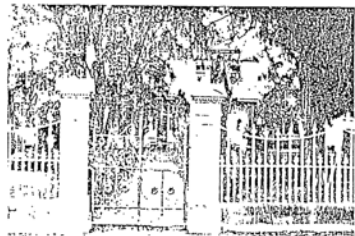
History and Description:  
c. 1870s-1880

A two storey stuccoed brick mid Victorian house, with cast iron trimmed verandahs on three sides. It is set well back from Phillip Street and has a fine fence, with quite elaborate gate posts of stone and cast iron spikes in an attractive pattern rising from a stone base. The gates are of wrought iron, also in an attractive pattern. A flourishing garden of roses and mature trees enhance the seclusion of the building, which is set on a generous site.

Condition and Use:

The first floor verandahs have been enclosed. It is otherwise in good condition. The slate roof on the main part of the building is intact. Now used as P.M.G. Nepean Divisional Engineer's office.

BOARDING HOUSE 1894-5 EUGENIA ROBERTS  
1900-7 J Paul



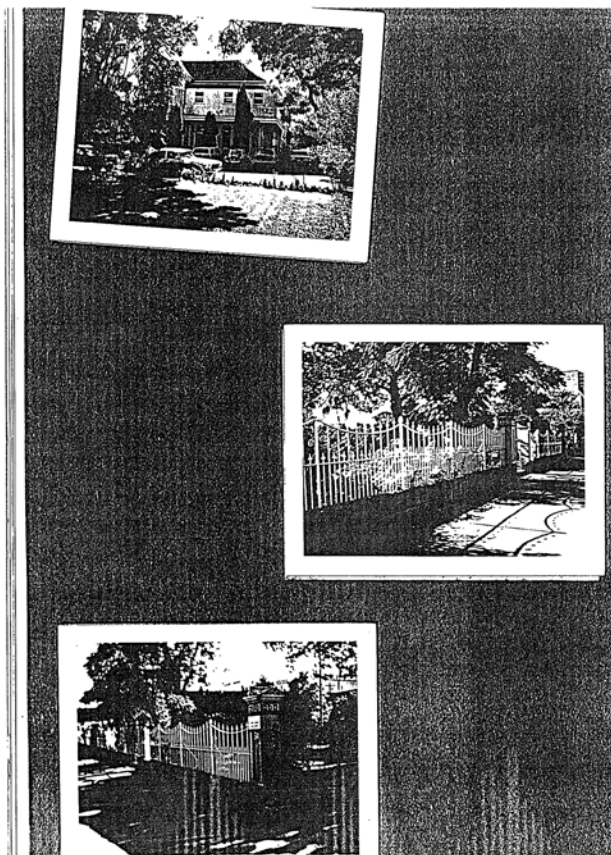
"Willow Grove", 34 Phillip Street, Parramatta

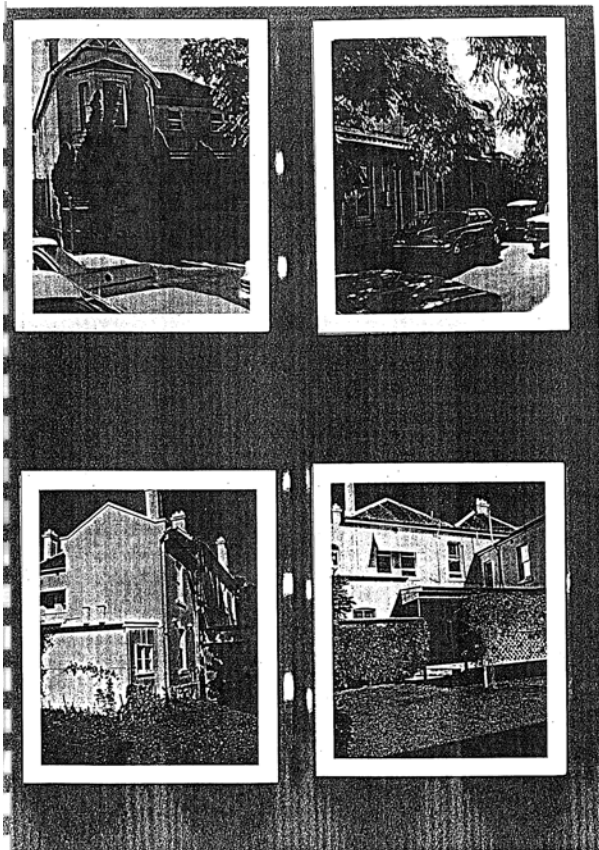
The following information has been provided by Mrs. Harwin (telephone 638.3814) who is the Secretary of the Parramatta Historical Society and is located at Hambledon House.

"Willow Grove" is mentioned in 1900 as the home of J. Paul and is mentioned in 1905-06 as the home of a Mrs. Boulton. Henry D. Melhuish, who was a storekeeper at Spring Hill in 1894 and was a resident of Railway Street, Granville, in 1906 and 1907, lived at "Willow Grove", Phillip Street, from 1908 to 1919.

In 1920 it became a private hospital run by Mrs. D. D. Davidson until 1924. In 1925-26 Miss M. West took over the hospital. During 1927 the Misses Allen and Lowe were in charge and Miss A. Allen by herself in 1928. The Misses McLachlan were in charge from 1929 to 1932.

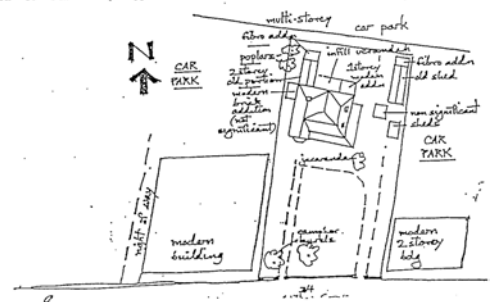
APPENDIX C Photographs supplied by Mr R Corrin





APPENDIX D National Trust Listing Card

PARRAMATTA		WILLOW GROVE	34 Phillip St
(Town or District)			
Post Code 2150 City of Parramatta			
Local Govt Area PARRAMATTA			
Author of Proposal G Dawson			
Proposed I Shields-Brown			
Date of Proposal	March 1985	(Name or Identification of Listing)	(Address or Location)
Supervised Listing Category	CLASSIFIED	Biography	Owner and Address 1985: Telecom box 6031 GPO SYDNEY 2001
Committee	SEE OVER		
(Trust Use)			
Council APPROVED CLASSIFIED (Trust Use) 27/5/85			
<p><b>Description</b></p> <p>Briefly cover the points on the following check list where they are relevant and within your knowledge.</p> <p>History not researched; architectural style suggests an 1880s date. It is a two storey Italianate house, white rendered to imitate ashlar. It has a hipped slate roof and moulded chimneys. A projecting gabled bay has a faceted bay window and simple timber bargeboards. The two storey bullnosed verandah to front and side has cast iron columns and valances and an encaustic tiled floor. The upper verandah has been enclosed and the building has been divided into offices. There is an intact stained glass stairwell window facing the rear. Interior not seen.</p> <p>The long front garden has significant plantings including macrocarpa (1), camphor laurel, palms, lilac, oleander and jacaranda. There are some poplars at the rear (the property probably originally extended to the Parramatta River). There is a good front fence of cast iron pickets on a sandstone base, with stone gateposts to the drive and pedestrian entrance. At the north east corner of the property there is a significant early outbuilding of weatherboard now lined with masonry, with original doublehung windows and jalousie, and gabled roof. There are several other non-significant sheds and modern additions. The property is abutted by modern buildings on Phillip St and by a multi-storey parking station at the rear. Curtilage to be the property boundary.</p> <p><b>Reasons for listing</b></p> <p>Although its external decoration is only of moderate quality, Willow Grove is significant as being a rare survivor of high Victorian residential development in this area of Parramatta, which is now being overtaken by modern commercial expansion. Its fine palisade fence and gates and mature garden make a key contribution to streetscape opposite the end of Horwood Place.</p>			



To	Infrastructure NSW	14 January 2021
Copies	Tom Kennedy	Reference number
From	ARUP	File reference
Subject	Powerhouse Parramatta – Flood Assessment of Accommodation	

## 1 Introduction

This technical note has been prepared to summarise the flood impacts on temporary tourist and visitor accommodation ('Powerlab Residences' and 'The Academy') within Powerhouse Parramatta.

## 2 Context

Powerhouse Parramatta is a mixed-use development which comprises major presentation and educational spaces along with offices, accommodation, amenities and associated back of house. A summary of the temporary accommodation is as follows:

- East Building – The Academy dormitories on levels 1.0, 1.1 and 1.2. The FFL of Level 1 is at RL 17.90m AHD, more than 5.0m above the PMF Level.
- West Building – Powerlab Residences serviced apartments on level 6. The FFL of Level 6 is at RL 68.60m AHD.

## 3 Flood Assessment

The finished floor levels of the temporary accommodation are considerably higher than the PMF flood event. The accommodation is therefore considered to be outside flood affected areas.

As outlined in the Flood Risk and Stormwater Management Addendum Report, a shelter in place strategy is proposed for Powerhouse Parramatta. Front of house areas of Levels 1 and 2 have been earmarked for hosting people taking refuge.

Residents will be considered the same as the other occupants within the building, and in the event of a major flood event, would be expected to take refuge in the front of house areas of Levels 1 and 2.

Emergency back-up generators will provide power to supply 50% lighting to the corridors and the dormitories. The back-up power supply will also provide 50% lighting to the corridors of Level 6.



## Technical Note

This means all residents can safely navigate their way from the dormitories/apartments to the designated refuge areas.

### 4 Emergency Management Plan

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A detailed emergency management plan is to be prepared as part of the detailed design of the proposal. The emergency management plan shall consider safe routes for residents to travel from the accommodation areas on Levels 1 and 6 to the designated refuge areas within Powerhouse Parramatta, all of which will be above the PMF level.