



Powerhouse Parramatta

**Archival Record of *Willow Grove, St George's Terrace* and
*P & G E S Co. Ltd. Sub-Station No. 16***

Infrastructure NSW

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Executive summary

Advisian Pty Ltd (Advisian) has been engaged by Infrastructure NSW (INSW) to prepare an Archival Record to satisfy the requirements of Mitigation Measure Reference No. CM-HER3 in the submitted State Significant Development Application (SSD-10416) for construction of the Powerhouse Parramatta at Phillip Street, Parramatta (the site). The site is located at the northern edge of the Parramatta CBD on the southern bank of the Parramatta River.

Mitigation Measure Reference No. CM-HER3 states:

"Prior to any deconstruction of Willow Grove, works to St George's Terrace, and the demolition of the substation, an archival photographic record will be prepared in accordance with the relevant requirements of the NSW Heritage Office's How to Prepare Archival Records of Heritage Items (2003) and Photographic Recording of Heritage Items Using Film or Digital Capture (2006) guidelines."

The purpose of the Archival Record is to provide a comprehensive external and internal photographic record of the following affected parts of the site (refer to Figure 1-1):

- *Willow Grove* – located at 34 Phillip Street and listed as "*Willow Grove (and potential archaeological site)*" (Item No. I737) on the *Parramatta Local Environmental Plan 2011* (the LEP);
- *St George's Terrace* located at 44-56 Phillip Street and listed as "*St George's Terrace (and potential archaeological site)*" (Item No. I738) on the LEP; and
- *P & G E S Co. Ltd. Sub-Station No. 16* located at 42 Phillip Street and constructed c1930s. It is not listed on the LEP, however it is considered to be of local heritage significance.

The photographic record was undertaken by Thea Kane and Alex Pappas on 2, 11 and 14 December 2020 using digital camera equipment.

Property layout plans and aerial images have been prepared for each property to identify the internal and external locations and angles from which the respective photographs were taken.

Catalogue sheets have been prepared for each property and include a description of each photograph taken during the site inspections and the direction in which they were taken. The catalogue sheet is cross-referenced by a number to the property layout plans and aerial images.

Contact sheets have been prepared for each property with reference numbers below each photograph.

Digital copies of the photographs for each property are provided at the Appendices.

Acronyms and abbreviations

Acronym/abbreviation	Definition
CMP	Conservation Management Plan
INSW	Infrastructure NSW
LEP	<i>Parramatta Local Environmental Plan 2011</i>
LGA	Local Government Area
SHI	State Heritage Inventory

1 Introduction

1.1 Background

Advisian Pty Ltd (Advisian) has been engaged by Infrastructure NSW (INSW) to prepare an Archival Record to satisfy the requirements of Mitigation Measure Reference No. CM-HER3 in the submitted State Significant Development Application (SSD-10416) for construction of the Powerhouse Parramatta in the Parramatta Central Business District.

Mitigation Measure Reference No. CM-HER3 states:

"Prior to any deconstruction of Willow Grove, works to St George's Terrace, and the demolition of the substation, an archival photographic record will be prepared in accordance with the relevant requirements of the NSW Heritage Office's How to Prepare Archival Records of Heritage Items (2003) and Photographic Recording of Heritage Items Using Film or Digital Capture (2006) guidelines."

Archival recording of heritage items enables an understanding and appreciation of heritage significance. The purpose of this Archival Record is to provide a comprehensive external and internal photographic record of the following properties in Parramatta (Figure 1-1):

- *Willow Grove* – a two-storey villa of Victorian Italianate style, constructed in the 1870s. It is located at 34 Phillip Street. The property is listed as "*Willow Grove (and potential archaeological site)*" (Item No. I737) on the *Parramatta Local Environmental Plan 2011* (the LEP).
- *St George's Terrace* – a two-storey terrace of seven houses, constructed in the 1880s. It is located at 44-56 Phillip Street. The property is listed as "*St George's Terrace (and potential archaeological site)*" (Item No. I738) on the LEP.
- *P & G E S Co. Ltd. Sub-Station No. 16* – an electrical substation set back from the street, constructed c1930s. It is located at 42 Phillip Street. The property is not listed on the LEP, however it is considered to be of local heritage significance to the Parramatta Local Government Area (LGA).

Refer to the property layout plans and individual aerial images in Sections 2.4, 3.4 and 4.4.



Figure 1-1 Properties subject of this Archival Record (Source: Nearmap, 2020, as modified by Advisian).

1.2 Methodology

This Archival Record was prepared with regard to the following NSW Heritage Office publications:

- *How to Prepare Archival Records of Heritage Items* (1998); and
- *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006).

The photographic record was undertaken by Thea Kane and Alex Pappas on 2, 11 and 14 December 2020, using digital camera equipment¹. The internal and external fabric of each property was visually inspected for the purposes of photographing elements and significant details.

Photograph location plans were used to identify the locations and angles from which the respective photographs were taken.

¹ WG223. – WG230. were taken on 13 March 2020 (refer to photographs in Section 2.5).

1.3 Limitations

The internal spaces at St George's Terrace which were inaccessible during the site inspections are indicated in Figure 1-2.

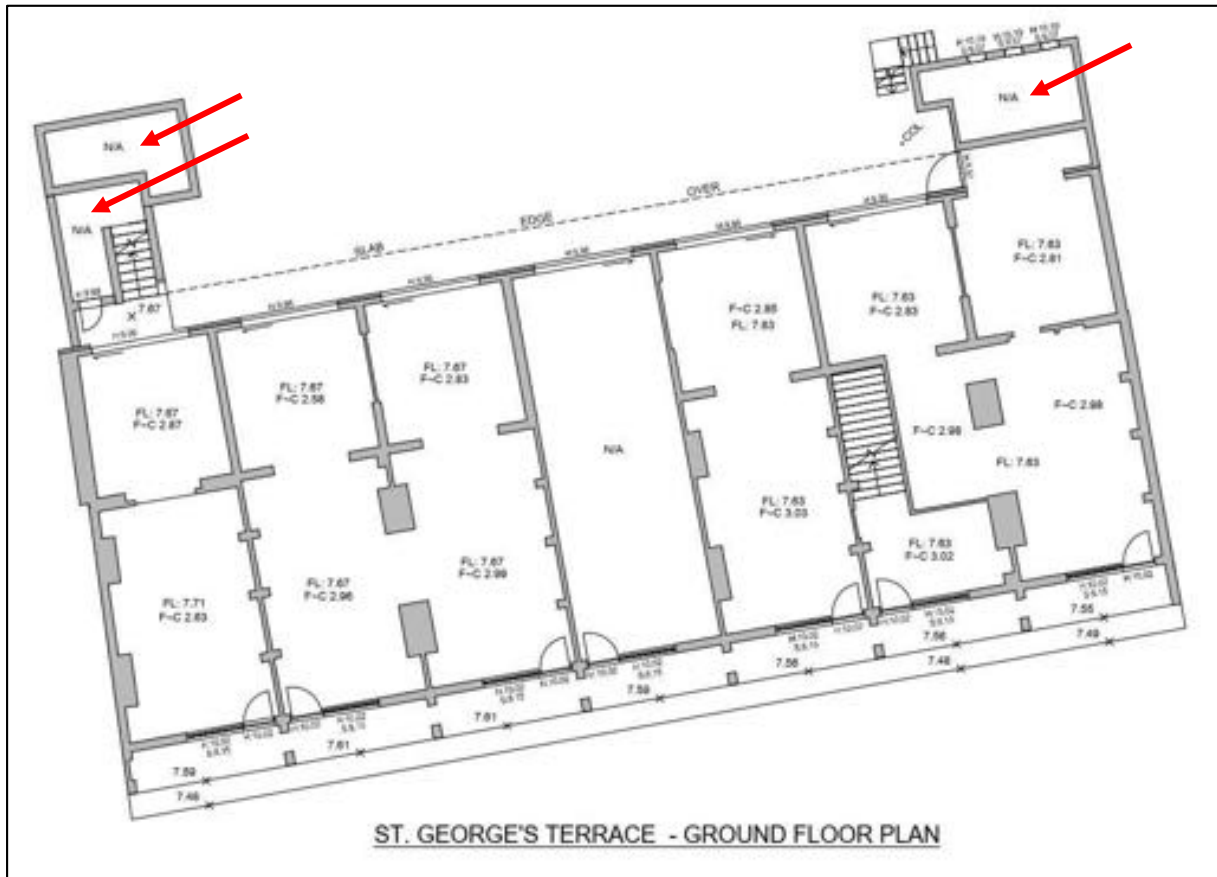


Figure 1-2 Inaccessible internal spaces (red arrows) at St George's Terrace (Source: LTS Lockley, 2020, as modified by Advisian).

2 Willow Grove

2.1 Description

"Willow Grove (and potential archaeological site)" is described in the LEP entry on the State Heritage Inventory (SHI) as a:

"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."

A photograph of Willow Grove is provided in Figure 2-1.



Figure 2-1 Looking north-east to Willow Grove from the front garden (Source: Advisian, 2020).

2.2 Statement of Significance

The Statement of Significance for “Willow Grove (and potential archaeological site)” from its Conservation Management Plan² (CMP), which updates the LEP entry, is as follows:

“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.”

2.3 Catalogue Sheet

The following catalogue sheet includes a description of each photograph taken during the site inspections and the direction in which they were taken. The catalogue sheet is cross-referenced by a number on the figures presented in Section 2.4. Digital copies of the photographs are at Appendix A.

Table 2-1 Catalogue sheet of the photographic record of Willow Grove.

No.	Description	Direction	Date
WG1.	Rear side gate adjacent to carpark at George Khattar Lane	South-east	2-12-2020
WG2.	Detail of painted decorative gatepost at the rear side gate	South-east	2-12-2020
WG3.	Paved external courtyard adjacent to storage room	North-east	2-12-2020
WG4.	Paved external courtyard adjacent to storage room	South-west	2-12-2020
WG5.	Door to storage room from paved external courtyard	North-west	2-12-2020
WG6.	Detail of light fixture above door to storage room	North-west	2-12-2020
WG7.	Extension portion and the north wall of the main building of Willow Grove	West	2-12-2020
WG8.	Eastern side elevation of the main building with wrap around verandah	West	2-12-2020
WG9.	Corbelled chimney tops at the main building and a stripe painted bullnose corrugated iron roof	North-west	2-12-2020

² FORM architects (2017), Conservation Management Plan | Willow Grove.

No.	Description	Direction	Date
WG10.	Detail on north-east corner of the main building	North-west	2-12-2020
WG11.	Detail of laced balustrade and frieze, and timber roof of the ground verandah as the floor for the upper balcony.	West	2-12-2020
WG12.	Rendered painted wall at the main building and some double hung sash windows	West	2-12-2020
WG13.	Rendered painted walls and tessellated tile floor covering at the main building and some double hung sash windows. Southern wall of auditorium is visible	North	2-12-2020
WG14.	Rendered painted wall at the main building and a double hung sash windows. Detail of lacework	West	2-12-2020
WG15.	View of Willow Grove from the gravel drive near the Phillip Street frontage	North	2-12-2020
WG16.	View of Willow Grove from the front garden	North-east	2-12-2020
WG17.	Close-up of the southern elevation of Willow Grove	North-east	2-12-2020
WG18.	Stone garden bed at the base of the mature Conifer tree in the front garden and looking onto Phillip Street	South	2-12-2020
WG19.	Detail of stone garden bed at the base of the mature Conifer tree in the front garden	South	2-12-2020
WG20.	Stone garden bed at the base of the mature Conifer tree in the front garden and looking onto Phillip Street	South-east	2-12-2020
WG21.	Front fence of Willow Grove fronting Phillip Street	South-east	2-12-2020
WG22.	Front pedestrian gate with decorative scrollwork between rendered gateposts with decorative tops	South	2-12-2020
WG23.	Detail of rendered pedestrian gateposts with decorative tops	West	2-12-2020
WG24.	Detail of rendered pedestrian gatepost with decorative top	South	2-12-2020
WG25.	Front driveway gate with decorative scrollwork between rendered gateposts with decorative tops	South	2-12-2020
WG26.	Detail of front driveway gate with decorative scrollwork between rendered gateposts with decorative tops	South	2-12-2020
WG27.	Detail of driveway gate rendered gatepost with decorative tops	West	2-12-2020
WG28.	Detail of front driveway gate with decorative scrollwork	South-west	2-12-2020
WG29.	Detail at the front fence facing Phillip Street	South-west	2-12-2020
WG30.	Mature Jacaranda tree in the front garden	North-east	2-12-2020
WG31.	Mature Conifer tree in the front garden	South	2-12-2020

No.	Description	Direction	Date
WG32.	Established landscaping in the front garden at the western boundary of Willow Grove	West	2-12-2020
WG33.	Established landscaping in the front garden at the western boundary of Willow Grove	West	2-12-2020
WG34.	Established landscaping in the front garden at the western boundary of Willow Grove	South-west	2-12-2020
WG35.	Detail at the front elevation of the main building	North-east	2-12-2020
WG36.	Detail at the double hung sash windows at the front elevation of the main building	North-east	2-12-2020
WG37.	Rust strains at the downpipe at the front elevation of the main building	North-west	2-12-2020
WG38.	Double hung sash windows at the front elevation of the main building	North	2-12-2020
WG39.	Detail at the front elevation of the main building	North-east	2-12-2020
WG40.	Timber boarding at the front elevation of the main building	North-east	2-12-2020
WG41.	Detail at the front elevation of the main building including wrap around verandah, laced balustrade and frieze, double hung sash windows and bullnose corrugated iron roof	North-east	2-12-2020
WG42.	Front elevation of the main building showing the ground floor verandah and front entry door	North-east	2-12-2020
WG43.	Tiled steps to the front entry door	North-east	2-12-2020
WG44.	Painted green front entry door	North-east	2-12-2020
WG45.	Plaque on the rendered painted wall next to the front entry door	North-east	2-12-2020
WG46.	Ground floor verandah with detail of the tessellated tile floor covering and timber floor of the upper balcony	North-east	2-12-2020
WG47.	Tessellated tile floor covering at the ground floor verandah	South-east	2-12-2020
WG48.	Detail of the tessellated tile floor covering at the ground floor verandah	Straight down	2-12-2020
WG49.	Close-up of the southern elevation of Willow Grove including laced balustrade and frieze, corrugated iron roof over the upper balcony and the slate roof	North-east	2-12-2020
WG50.	Western elevation of the main building including double hung sash windows with arched heads	East	2-12-2020
WG51.	Detail of cast iron vent in rendered painted wall at the western elevation of the main building	East	2-12-2020

No.	Description	Direction	Date
WG52.	Extension to the main building at the western elevation	North	2-12-2020
WG53.	Detail of the double hung sash window at the extension	East	2-12-2020
WG54.	Western elevation of the main building and extension	South	2-12-2020
WG55.	Double hung sash windows and cast iron vent at the western elevation of the main building	East	2-12-2020
WG56.	Auditorium door near the outdoor air conditioning units	North	2-12-2020
WG57.	Detail of cast iron vents in rendered painted wall at the western elevation of the main building	North-east	2-12-2020
WG58.	Boundary fence at the rear of the property	North-west	2-12-2020
WG59.	Boundary fence and face brick gatepost adjacent to the carpark at George Khattar Lane	North-east	2-12-2020
WG60.	Detail of face brick decorative gatepost at the rear side gate	North-west	2-12-2020
WG61.	Western elevation of the auditorium from the carpark at Dirrabarri Lane	East	2-12-2020
WG62.	Ground floor hallway looking towards the front entry door. Detail of the decorative coloured semi elliptical arch and multiple doorways off the hallway	South-west	2-12-2020
WG63.	Front entry door from the ground floor hallway. Detail of the sidelight frosted glass windows around the door	South-west	2-12-2020
WG64.	Detail of the painted green front entry door	South	2-12-2020
WG65.	Detail of the sidelight frosted glass window around the front entry door	South	2-12-2020
WG66.	Detail of the sidelight frosted glass window around the paneled timber front entry door and the skirting board	South	2-12-2020
WG67.	Detail below the sidelight frosted glass window around the front entry door	South	2-12-2020
WG68.	Detail of the door handle at the front entry door	South	2-12-2020
WG69.	Ground floor hallway looking towards the glazed, covered courtyard and auditorium	North-east	2-12-2020
WG70.	Detail of the decorative coloured semi elliptical arch at the ground floor hallway	South-west	2-12-2020
WG71.	Doorway to Room G1 from the ground floor hallway	East	2-12-2020
WG72.	Paneled timber door to Room G1	North	2-12-2020
WG73.	Double hung sash windows, cornicing, skirting board and curtains in Room G1	South-west	2-12-2020

No.	Description	Direction	Date
WG74.	Double hung sash windows, cornicing, skirting board and curtains in Room G1	South	2-12-2020
WG75.	Double hung sash windows, cornicing, skirting board and curtains in Room G1	South-west	2-12-2020
WG76.	Detail of sash window in Room G1	East	2-12-2020
WG77.	Detail of sash window handle on the eastern side of Room G1	East	2-12-2020
WG78.	Detail of cornicing above a double hung sash window in Room G1	East	2-12-2020
WG79.	Chimneybreast with decorative vent and cornicing between double hung sash windows in Room G1	East	2-12-2020
WG80.	Doorway to Room G4 from the ground floor hallway	South-east	2-12-2020
WG81.	Chimneybreast, double hung sash windows, curtains, skirting board and cornicing in Room G4	East	2-12-2020
WG82.	Detail of double hung sash window next to chimneybreast in Room G4	East	2-12-2020
WG83.	Detail of double hung sash windows in Room G4 looking into the internal glazed courtyard	North-east	2-12-2020
WG84.	Detail of chimneybreast and cornicing in Room G4	East	2-12-2020
WG85.	Detail of chimneybreast and skirting board in Room G4	East	2-12-2020
WG86.	Detail of vent in chimneybreast in Room G4	East	2-12-2020
WG87.	Detail of skirting board next to chimneybreast in Room G4	East	2-12-2020
WG88.	Doorway to Room G3 from the ground floor hallway	North-west	2-12-2020
WG89.	Paneled timber door in Room G3 looking to the ground floor hallway	South-east	2-12-2020
WG90.	Detail of the transom over the door at Room G3	South-east	2-12-2020
WG91.	Detail of the door striker at Room G3	North-east	2-12-2020
WG92.	Chimneybreast and skirting board in Room G3	North-east	2-12-2020
WG93.	Detail of the ceiling rose and light fixture base in Room G3	Up above	2-12-2020
WG94.	Doorway to Room G2 from the ground floor hallway. The decorative arch in the hallway and frosted glass around the front entry door is visible	South-west	2-12-2020
WG95.	Double hung sash windows in the externally projected bay section of Room G2. Cornicing, skirting boards, curtains and fireplace are visible.	South-west	2-12-2020

No.	Description	Direction	Date
WG96.	Detail of the externally projected bay section of Room G2 with white semi elliptical arch	South-west	2-12-2020
WG97.	Detail of the ceiling rose and light fixture base in Room G2	Up Above	2-12-2020
WG98.	Chimneybreast with decorative fireplace and skirting boards in Room G2	West	2-12-2020
WG99.	Detail of the fireplace in Room G2 with ornamental glazed tiles and skirting board	West	2-12-2020
WG100.	Detail of remnant ornamental tiles on the floor at the base of the fireplace in Room G2	Straight down	2-12-2020
WG101.	Detail of cast iron insert and ornamental glazed tiles at the base of the fireplace in Room G2	West	2-12-2020
WG102.	Detail of remnant ornamental tiles beneath cast iron insert on the floor at the base of the fireplace in Room G2	West	2-12-2020
WG103.	Detail of ornamental glazed tile in cast iron insert at fireplace in Room G2	West	2-12-2020
WG104.	Detail of ornamental glazed tiles in cast iron insert on the left hand side of the fireplace in Room G2. Detail of cast iron insert is also visible.	West	2-12-2020
WG105.	Detail of ornamental glazed tiles in cast iron insert on the left hand side of the fireplace in Room G2	South-west	2-12-2020
WG106.	Timber staircase leading from the ground floor to the first level. Timber paneling on the side of the staircase and on the underside of the next flight of stairs is visible.	North-west	2-12-2020
WG107.	Detail of timber paneling on the side of the staircase. The decorative arch in the hallway before the stairs is visible. The small room beneath the staircase is also visible.	South-east	2-12-2020
WG108.	Timber staircase leading from the ground floor to the first level. The balustrade turns to the right at the landing. Entry to Room G6 at the extension to the main building on the ground floor is visible.	North-west	2-12-2020
WG109.	Detail of the decorative timber post at the base of the staircase at the ground floor. Indications of a former carpet runner on the stairs is visible.	North-west	2-12-2020
WG110.	Detail of the decorative timber post at the base of the staircase at the ground floor	North-west	2-12-2020
WG111.	Detail of the decorative timber balustrade	South	2-12-2020
WG112.	Detail of the decorative timber balustrade, stairs, timber side paneling and skirting board	South	2-12-2020
WG113.	Small room beneath the staircase with an access door in the floor to underneath the main building	South-east	2-12-2020

No.	Description	Direction	Date
WG114.	Detail of the timber staircase. Indications of a former carpet runner on the stairs is visible. The base of the decorative timber post at the base of the staircase is visible at right.	Straight down	2-12-2020
WG115.	Decorative coloured semi elliptical arch at the ground floor hallway before the staircase. Cornicing in the ground floor hallway and the underside of the staircase leading to the first level is visible.	North-west	2-12-2020
WG116.	Detail of the timber paneled underside of the staircase leading to the first level	North-west	2-12-2020
WG117.	Timber staircase from the landing to the ground floor hallway and painted green door to the internal glazed courtyard	South-east	2-12-2020
WG118.	Timber staircase from the landing with balustrade curving to the first floor	East	2-12-2020
WG119.	First floor hallway from the staircase landing. Decorative coloured semi elliptical arch at the first floor hallway is visible.	South-east	2-12-2020
WG120.	Timber staircase from the first level to the landing. The skirting board and base of a semi circular double hung sash window are visible	North-west	2-12-2020
WG121.	Semi circular double hung sash window above the landing at the staircase	North-west	2-12-2020
WG122.	Room G6 at the extension to the main building on the ground floor with yellow skirting board and a yellow window frame around the double hung sash window	West	2-12-2020
WG123.	Double hung sash window with yellow window frame and roller blind at Room G6	North-west	2-12-2020
WG124.	Decorative ceiling with flower patterns, and decorative sealed vent and cornicing at Room G6	North-east	2-12-2020
WG125.	Decorative ceiling with flower patterns, and decorative sealed vents and cornicing at Room G6	North	2-12-2020
WG126.	Air conditioning vent in the wall above the skirting board at Room G6	North	2-12-2020
WG127.	View from Room G6 to ground floor hallway and painted green door to the internal glazed courtyard	East	2-12-2020
WG128.	Arched doorway leading from the internal glazed courtyard to the main building, bathroom and kitchen at Rooms G8, G9 and G10	North-west	2-12-2020
WG129.	Doorways from Room G8 leading to the main building at left, bathroom straight ahead (Room G9) and kitchen at right (Room G10)	North-west	2-12-2020

No.	Description	Direction	Date
WG130.	Entry to Room G9 with toilet and washbasin	North-west	2-12-2020
WG131.	Washbasin in Room G9	North	2-12-2020
WG132.	Window in Room G9	North-west	2-12-2020
WG133.	Toilet next to the window in Room G9	North	2-12-2020
WG134.	Entry to the kitchen in Room G10	North	2-12-2020
WG135.	Kitchen including a sink with tap, countertop, cupboards, drawers and a window	West	2-12-2020
WG136.	Painted green doors leading from the internal glazed courtyard to bathrooms with 'Gentlemen' (Room G11) and 'Ladies' (Room G12) inscriptions	North-west	2-12-2020
WG137.	Detail of 'Gentlemen' inscription	West	2-12-2020
WG138.	Entry to 'Gentlemen' bathroom at Room G11	North-west	2-12-2020
WG139.	Detail of 'Ladies' inscription	West	2-12-2020
WG140.	Entry to 'Ladies' bathroom at Room G12	West	2-12-2020
WG141.	Green double doors with patterned glass panels and glass transom leading from the internal glazed courtyard to the auditorium	North-east	2-12-2020
WG142.	Interior of the auditorium to elevated stage area	North	2-12-2020
WG143.	Western corner of the auditorium and exit door	West	2-12-2020
WG144.	Exit door with glass transom leading to western elevation near outdoor air conditioning units	South-west	2-12-2020
WG145.	Entry to the storage room from the servery. Servery window at left onto the internal glazed courtyard is visible	North-east	2-12-2020
WG146.	Storage room between the auditorium and paved external courtyard	North-east	2-12-2020
WG147.	Door from the storage room to paved external courtyard	East	2-12-2020
WG148.	Painted green door and security screen door from internal glazed courtyard to paved external courtyard	South-east	2-12-2020
WG149.	Roof of the internal glazed courtyard looking to the rear of the main building	South-west	2-12-2020
WG150.	Door to the ground floor hallway from the internal glazed courtyard. Sidelight frosted glass window around the door is visible	South-west	2-12-2020
WG151.	Arch at the landing between the two flights of stairs looking to Rooms F8 and F9	North	2-12-2020
WG152.	Entry to Room F8 with bathroom, toilet and washbasin	East	2-12-2020

No.	Description	Direction	Date
WG153.	Room F9 with carpeted floor, yellow skirting board and a yellow window frame around double hung sash window	North-east	2-12-2020
WG154.	Paneled timber door at Room F9 looking towards the staircase landing and entry to the bathroom	South	2-12-2020
WG155.	Double hung sash window and curtain at Room F9	North-west	2-12-2020
WG156.	Detail of double hung sash window. Decorative air vent above the window is visible	North-west	2-12-2020
WG157.	Double hung sash window and curtain at Room F9	South-east	2-12-2020
WG158.	Angled skirting board in a corner before the staircase landing at Room F7	South	2-12-2020
WG159.	Timber floorboards at the staircase landing. Skirting board is also visible	Straight down	2-12-2020
WG160.	Staircase landing between the two flights of stairs and the steps leading to Room F7 at left. Timber balustrade and skirting board are visible	Straight down	2-12-2020
WG161.	Curved timber balustrade at the first floor	South-west	2-12-2020
WG162.	View outside from the first floor hallway window to the windows at Rooms F8 and F9. Roof of internal glazed courtyard is visible	North	2-12-2020
WG163.	Decorative coloured semi elliptical arch and semi circular double hung sash window from the first floor hallway before the timber staircase	West	2-12-2020
WG164.	Timber staircase and semi circular double hung sash window from the first floor hallway. The arch at the staircase landing to Room F7 is visible at right	West	2-12-2020
WG165.	Damaged wall and skirting board below the first floor hallway window	North	2-12-2020
WG166.	First floor hallway towards the main door to the upper balcony. Decorative coloured semi elliptical arch, damaged ceiling and multiple door entries are visible	South-west	2-12-2020
WG167.	Damaged ceiling at the first floor hallway	Looking up	2-12-2020
WG168.	First floor hallway towards the main door to the upper balcony and decorative coloured semi elliptical arch	South-west	2-12-2020
WG169.	Paneled timber door to the upper balcony from the first floor hallway. Coloured and clear side lights, and transom light around the door are visible	South-west	2-12-2020
WG170.	Detail of the coloured and clear side lights, and transom light around the main door to the upper balcony	South-west	2-12-2020

No.	Description	Direction	Date
WG171.	Detail of the coloured side light in the top left corner above the main door to the upper balcony. Transom light is visible	South-west	2-12-2020
WG172.	First floor hallway from the main door to the upper balcony looking towards the rear of the building. Damaged ceiling, decorative coloured semi elliptical arch and multiple door entries are visible	North-east	2-12-2020
WG173.	Room F1 with double hung sash windows and fireplace. Laced balustrade and frieze at the upper balcony, and underside of the bullnose corrugated iron roof is visible	South	2-12-2020
WG174.	Double hung sash window at Room F1. Detail of cornicing, skirting board and fireplace are visible	East	2-12-2020
WG175.	Double hung sash windows at Room F1. Detail of cornicing, skirting board and the upper balcony is visible	South-west	2-12-2020
WG176.	French doors with transom light at Room F1 leading onto the upper balcony. Chimneybreast, cornicing and skirting board are visible	East	2-12-2020
WG177.	Decorative fireplace in Room F1 with ornamental glazed tiles in cast iron insert and on the floor	East	2-12-2020
WG178.	Detail of ornamental tiles on the floor at the base of the fireplace in Room F1. Cracking is visible	Looking down	2-12-2020
WG179.	Detail of ornamental tiles on the floor at the base of the fireplace in Room F1. Cracking is visible	Looking down	2-12-2020
WG180.	Detail of an ornamental glazed tile in cast iron insert at the fireplace in Room F1. Detail of cast iron insert is also visible	East	2-12-2020
WG181.	Detail of ornamental glazed tiles in cast iron insert at the fireplace in Room F1. Detail of cast iron insert is also visible	North-east	2-12-2020
WG182.	Detail of the ceiling rose and light fixture in Room F1	Looking up	2-12-2020
WG183.	Detail of decorative cornicing in Room F1 above double hung sash window. Chimneybreast is visible at left	East	2-12-2020
WG184.	Timber paneled door with transom light (glass panel above door) at Room F4 looking into the first floor hallway. Decorative coloured semi elliptical arch and staircase balustrade are visible	West	2-12-2020
WG185.	Detail of the door striker at Room F4	South	2-12-2020
WG186.	Room F4 at the rear of the main building with double hung sash window and chimneybreast	North-east	2-12-2020
WG187.	Room F4 at the rear of the main building with double hung sash windows. Roof of the internal glazed courtyard and auditorium are visible	North	2-12-2020

No.	Description	Direction	Date
WG188.	Detail of vent at the chimneybreast in Room F4	East	2-12-2020
WG189.	Room F3 with timber paneled door and transom light looking into the first floor hallway and opposite room	East	2-12-2020
WG190.	Room F3 with double hung sash windows looking onto the carpark at Dirrabarri Lane. Chimneybreast and skirting board is visible	North-west	2-12-2020
WG191.	Double hung sash windows in Room F3	North-west	2-12-2020
WG192.	Detail of decorative vent next to sash window and corncing in Room F3	North-west	2-12-2020
WG193.	Room F2 with timber paneled door and transom light. Decorative coloured semi elliptical arch in the first floor hallway is visible through the transom light	East	2-12-2020
WG194.	Detail of transom light mechanism at Room F2 doorframe	East	2-12-2020
WG195.	Room F2 with double hung sash windows in the externally projecting bay section and adjacent to chimneybreast. Fireplace and skirting board are visible	South-west	2-12-2020
WG196.	Double hung sash windows in the externally projecting bay section in Room F2 looking out to established trees	South	2-12-2020
WG197.	Decorative fireplace in Room F2 with ornamental glazed tiles in cast iron insert. Remnant ornamental tiles on the floor at the base of the fireplace are generally missing. Double hung sash windows and skirting board also visible	West	2-12-2020
WG198.	Detail of the ceiling rose and light fixture in Room F2	Looking up	2-12-2020
WG199.	Detail of double hung sash window in Room F2	North	2-12-2020
WG200.	Looking out of window in Room F2. Condition of external window sill and paint is visible	West	2-12-2020
WG201.	Detail of window lock in Room F2	West	2-12-2020
WG202.	Detail of ornamental glazed tiles in cast iron insert at fireplace in Room F2. Remnant ornamental tiles on the floor at the base of the fireplace are generally missing	West	2-12-2020
WG203.	Detail of fireplace in Room F2	West	2-12-2020
WG204.	Detail of cast iron insert at fireplace in Room F2	West	2-12-2020
WG205.	Detail of ornamental glazed tile in cast iron insert on the left hand side of the fireplace in Room F2	South-west	2-12-2020
WG206.	View of the front garden and Phillip Street from the upper balcony. Mature Conifer tree is visible	South	2-12-2020
WG207.	View of the gravel driveway in the front garden from the upper balcony. Mature Jacaranda tree, at left, and mature Conifer Tree, at right, are visible	South	2-12-2020

No.	Description	Direction	Date
WG208.	View of established landscaping in the front garden	South-west	2-12-2020
WG209.	Upper balcony at the southern elevation of the main building with laced balustrade and frieze, columns and bullnose corrugated iron roof. Double hung sash windows also visible	East	2-12-2020
WG210.	Detail of laced balustrade and frieze, and columns at upper level balcony. Mature Jacaranda tree also visible	East	2-12-2020
WG211.	Double hung sash windows at Room F1 viewed from the upper balcony	East	2-12-2020
WG212.	Underside of the bullnose corrugated iron roof from the upper balcony	East	2-12-2020
WG213.	Detail of laced frieze and the underside of the bullnose corrugated iron roof including painted timber components from the upper balcony	South-west	2-12-2020
WG214.	Detail of laced frieze and column at the upper floor balcony looking onto the front garden	South	2-12-2020
WG215.	View of the front façade of the main building from the upper floor balcony	West	2-12-2020
WG216.	Detail of laced balustrade and frieze, and column at the corner of the upper floor balcony. Underside of the bullnose corrugated iron roof also visible	South-east	2-12-2020
WG217.	Detail of the decorative column at the corner of the upper floor balcony	South-east	2-12-2020
WG218.	Detail of the underside of the bullnose corrugated iron roof with painted timber components. Laced frieze also visible	South-east	2-12-2020
WG219.	Upper balcony at the eastern elevation of the main building with laced balustrade and frieze, columns and bullnose corrugated iron roof	North-east	2-12-2020
WG220.	Double hung sash window at Room F1 viewed from the corner of the upper balcony	South-west	2-12-2020
WG221.	Painted green French doors with transom light at Room F1 viewed from the upper balcony	South-west	2-12-2020
WG222.	Semi circular window at the north elevation of the main building viewed from the upper balcony	North	2-12-2020
WG223.	View of Willow Grove from Phillip Street	North-east	13-03-2020
WG224.	View of front fence of Willow Grove from Phillip Street	East	13-03-2020
WG225.	Western elevation of Willow Grove from the carpark at Dirrabarri Lane	East	13-03-2020

No.	Description	Direction	Date
WG226.	View of multi-storey carpark behind Willow Grove from Dirrabarri Lane	North	13-03-2020
WG227.	View of multi-storey carpark and residential development near Willow Grove from Dirrabarri Lane	North-west	13-03-2020
WG228.	View along Phillip Street towards Willow Grove	East	13-03-2020
WG229.	View along Phillip Street to Willow Grove at left	East	13-03-2020
WG230.	View to Willow Grove from Lennox Bridge. The roof of Willow Grove is visible above the multi-storey carpark	South-east	13-03-2020

2.4 Property Layout Plan and Aerial Image

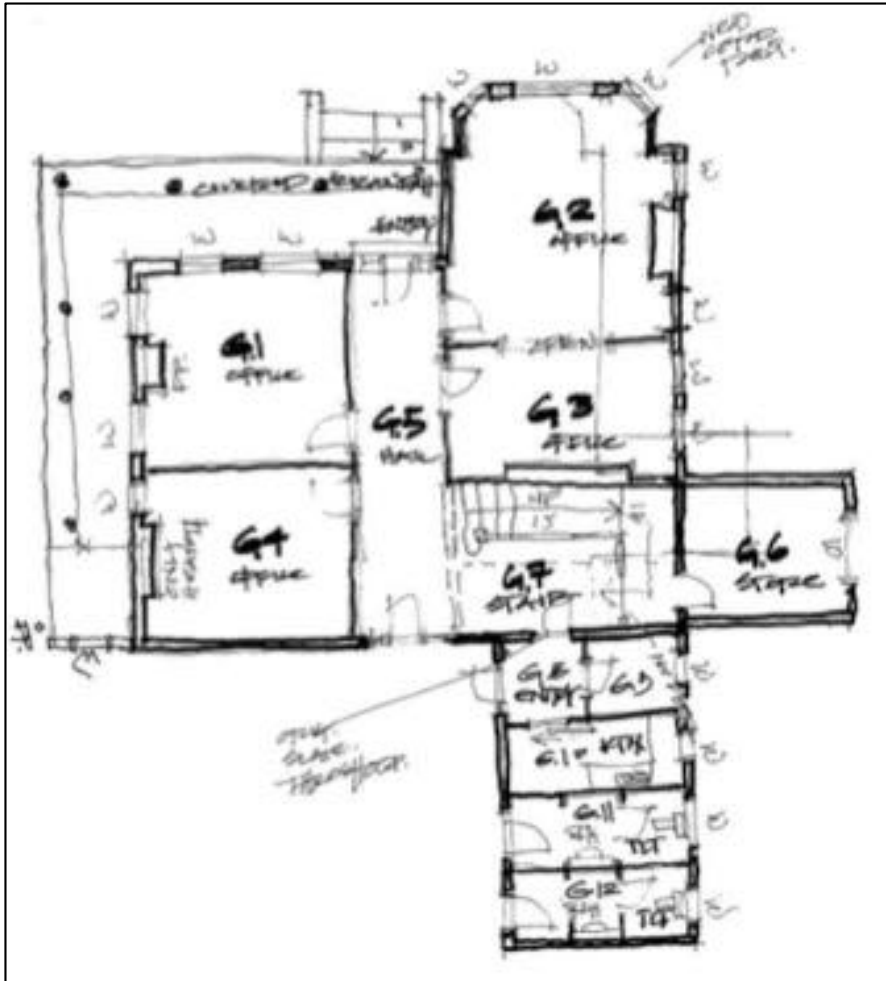


Figure 2-2 Ground floor plan of Willow Grove (Source: Christopher Roehrig, 2017).

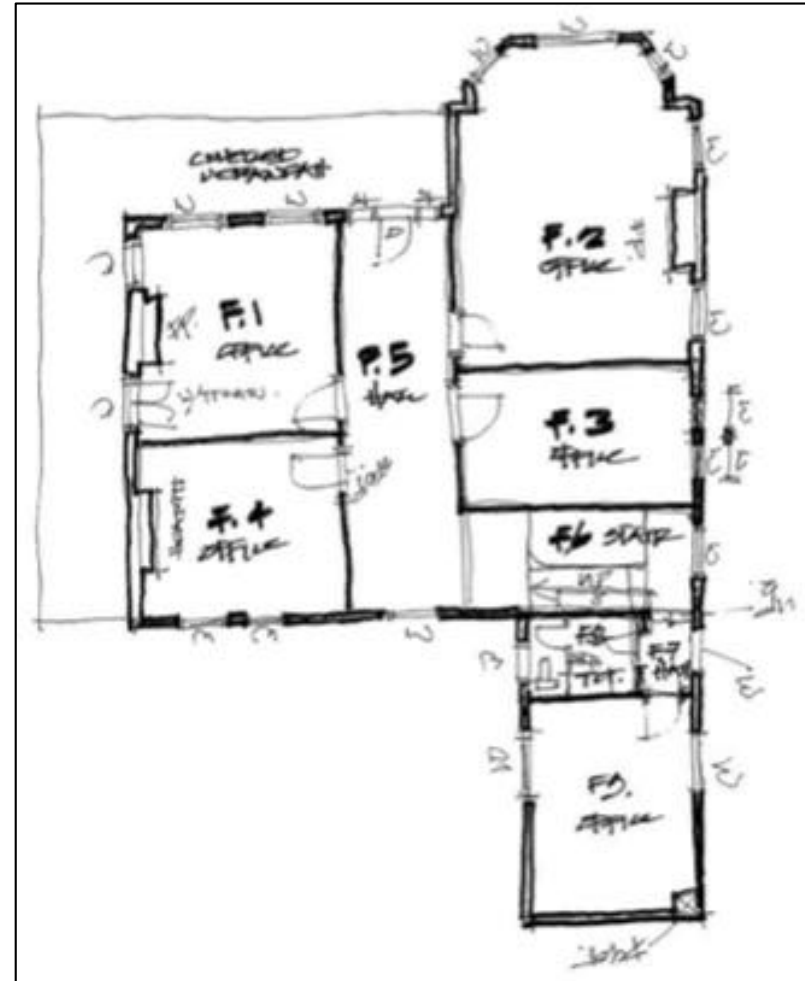


Figure 2-3 First floor plan of Willow Grove (Source: Christopher Roehrig, 2017).



Figure 2-4 Locations and angles of external photographs taken at Willow Grove (Source: Nearmap, 2020, as modified by Advisian).

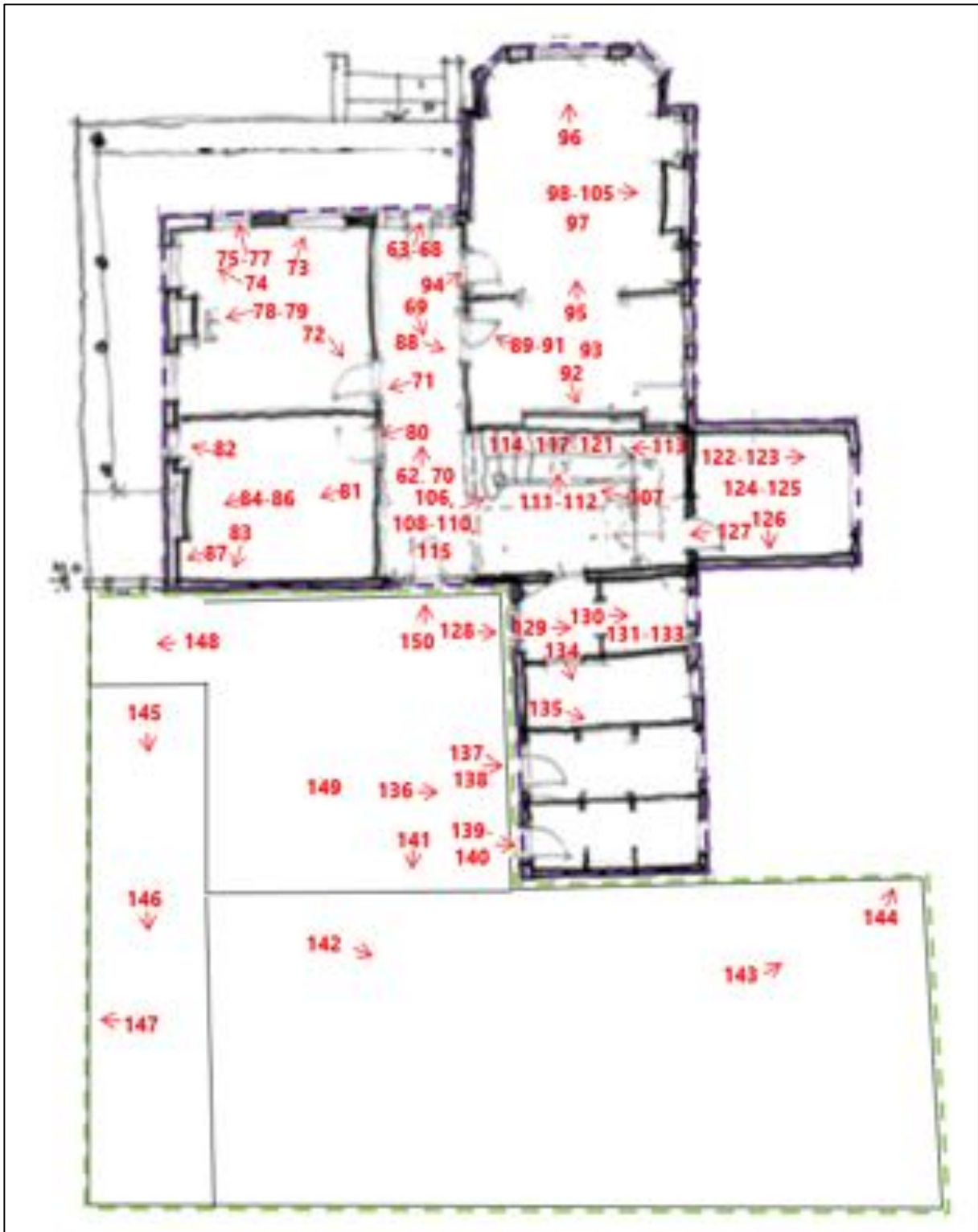


Figure 2-5 Locations and angles of internal photographs taken at the ground floor of Willow Grove. The purple outline generally represents the original main building. The green outline represents subsequent extensions to the original main building (Source: Christopher Roehrig, 2017, as modified by Advisian).

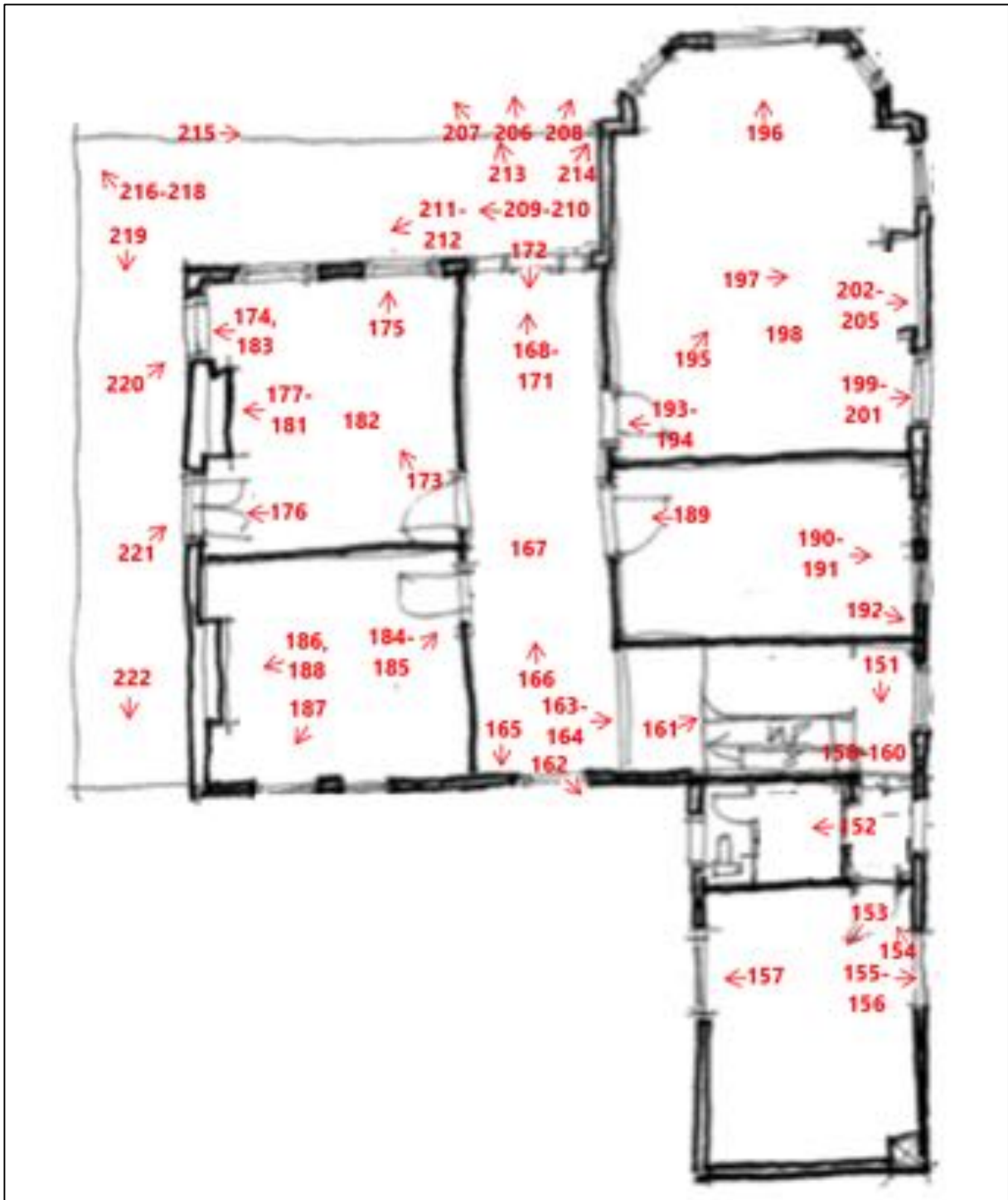


Figure 2-6 Locations and angles of internal and external photographs taken at the first floor of Willow Grove (Source: Christopher Roehrig, 2017, as modified by Advisian).

2.5 Contact Sheet

See next pages for the Contact Sheet for Willow Grove with reference numbers below each photograph.



WG1.



WG2.



WG3.



WG4.



WG5.



WG6.



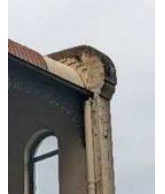
WG7.



WG8.



WG9.



WG10.



WG11.



WG12.



WG13.



WG14.



WG15.



WG16.



WG17.



WG18.



WG19.



WG20.



WG21.



WG22.



WG23.



WG24.



WG25.



WG26.



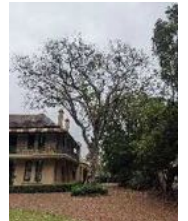
WG27.



WG28.



WG29.



WG30.



WG31.



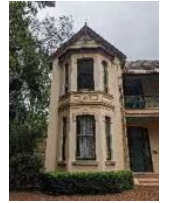
WG32.



WG33.



WG34.



WG35.



WG36.



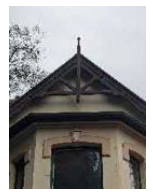
WG37.



WG38.



WG39.



WG40.



WG41.



WG42.



WG43.



WG44.



WG45.



WG46.



WG47.



WG48.



WG49.



WG50.



WG51.



WG52.



WG53.



WG54.



WG55.



WG56.



WG57.



WG58.



WG59.



WG60.



WG61.



WG62.



WG63.



WG64.



WG65.



WG66.



WG67.



WG68.



WG69.



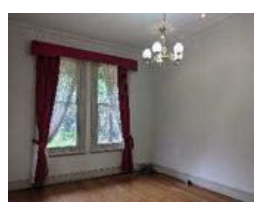
WG70.



WG71.



WG72.



WG73.



WG74.



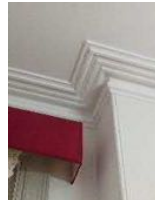
WG75.



WG76.



WG77.



WG78.



WG79.



WG80.



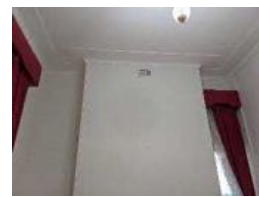
WG81.



WG82.



WG83.



WG84.



WG85.



WG86.



WG87.



WG88.



WG89.



WG90.



WG91.



WG92.



WG93.



WG94.



WG95.



WG96.



WG97.



WG98.



WG99.



WG100.



WG101.



WG102.



WG103.



WG104.



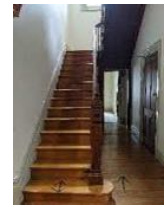
WG105.



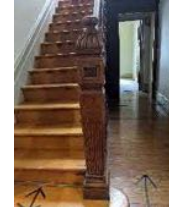
WG106.



WG107.



WG108.



WG109.



WG110.



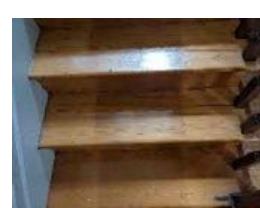
WG111.



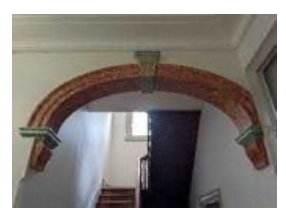
WG112.



WG113.



WG114.



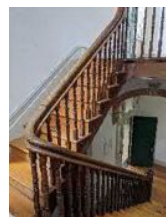
WG115.



WG116.



WG117.



WG118.



WG119.



WG120.



WG121.



WG122.



WG123.



WG124.



WG125.



WG126.



WG127.



WG128.



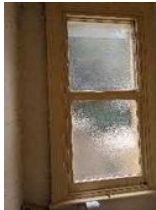
WG129.



WG130.



WG131.



WG132.



WG133.



WG134.



WG135.



WG136.



WG137.



WG138.



WG139.



WG140.



WG141.



WG142.



WG143.



WG144.



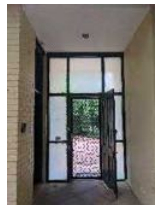
WG145.



WG146.



WG147.



WG148.



WG149.



WG150.



WG151.



WG152.



WG153.



WG154.



WG155.



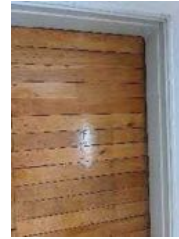
WG156.



WG157.



WG158.



WG159.



WG160.



WG161.



WG162.



WG163.



WG164.



WG165.



WG166.



WG167.



WG168.



WG169.



WG170.



WG171.



WG172.



WG173.



WG174.



WG175.



WG176.



WG177.



WG178.



WG179.



WG180.



WG181.



WG182.



WG183.



WG184.



WG185.



WG186.



WG187.



WG188.



WG189.



WG190.



WG191.



WG192.



WG193.



WG194.



WG195.



WG196.



WG197.



WG198.



WG199.



WG200.



WG201.



WG202.



WG203.



WG204.



WG205.



WG206.



WG207.



WG208.



WG209.



WG210.



WG211.



WG212.



WG213.



WG214.



WG215.



WG216.



WG217.



WG218.



WG219.



WG220.



WG221.



WG222.



WG223.



WG224.



WG225.



WG226.



WG227.



WG228.



WG229.



WG230.

3 St George's Terrace

3.1 Description

"St George's Terrace (and potential archaeological site)" is described in the LEP entry on the SHI as a:

"Two storey Victorian terrace of seven houses built to street alignment. Original verandahs with curved corrugated iron roofs cast iron balustrading, and plaster urns that surmounted the continuous parapet have all been removed. Roof construction is with continuous corniced parapet across front elevation which conceals skillion to rear. Verandahs now have an aluminium awning on each terrace. Verandah floors were brick paved. Verandah supports remain, as brick privacy walls extend with recessed arches between each terrace. Windows have brick sills. Each terrace is commercial business with shop front incorporating door."

A photograph of St George's Terrace is provided in Figure 3-1.



Figure 3-1 Looking north to St George's Terrace from Phillip Street (Source: Advisian, 2020).

3.2 Statement of Significance

The Statement of Significance for "St George's Terrace (and potential archaeological site)" from its LEP entry on the SHI is as follows:

"The row of terraces at 44 Phillip Street, Parramatta is of significance for Parramatta LGA for historical and aesthetic reasons and as a representative example of modest Victorian period terraces constructed during an early wave of development in the area. The group presents as having a relatively high degree of integrity when viewed from the street and strongly contributes to the Phillip Street streetscape and the character of the Parramatta townscape, additionally in unison with other historic buildings nearby."

3.3 Catalogue Sheet

The following catalogue sheet includes a description of each photograph taken during the site inspections and the direction in which they were taken. The catalogue sheet is cross-referenced by a number on the figures presented in Section 3.4. Digital copies of the photographs are at Appendix B.

Table 3-1 Catalogue sheet of the photographic record of St George's Terrace.

No.	Description	Direction	Date
SGT1.	View of St George's Terrace fronting Phillip Street	North	2/12/2020
SGT2.	Terrace No. 44 with shop front and awning. Graffiti is visible.	North-east	14/12/2020
SGT3.	Terrace No. 44 shop front window, door and awning. Graffiti is visible.	East	14/12/2020
SGT4.	View of rear doors at Terrace No. 44	North-east	14/12/2020
SGT5.	Internal wall of Terrace No. 44	North	14/12/2020
SGT6.	Damaged internals at Terrace No. 44	South	14/12/2020
SGT7.	Chimneybreast at Terrace No. 44	West	14/12/2020
SGT8.	Chimneybreast at Terrace No. 44	West	14/12/2020
SGT9.	Both chimneybreasts at Terrace No. 44	North	14/12/2020
SGT10.	Detail of fireplace at Terrace No. 44	West	14/12/2020
SGT11.	Detail of skirting board near fireplace at Terrace No. 44	West	14/12/2020
SGT12.	Damaged ceiling at Terrace No. 44	North-east	14/12/2020
SGT13.	Exposed timber and steel beams at Terrace No. 44 viewed through the damaged ceiling	Looking up	14/12/2020
SGT14.	View of shop front window and door at Terrace No. 44	South-west	2/12/2020
SGT15.	Terrace No. 46 with shop front and awning. Graffiti is visible.	North-east	2/12/2020
SGT16.	Brick privacy wall with recessed arch between Terrace No. 44 and No. 46	North-west	2/12/2020
SGT17.	Brick privacy walls with recessed arches from Terrace No. 46 to No. 56. Graffiti is visible.	South-east	2/12/2020
SGT18.	Underside of awning at Terrace No. 46	North-west	2/12/2020
SGT19.	Shop front door at Terrace No. 46	West	2/12/2020
SGT20.	View of shop front window and door at Terrace No. 46	West	2/12/2020
SGT21.	Corner next to shop front window at Terrace No. 46	South-east	2/12/2020
SGT22.	Detail of shop front window sill at Terrace No. 46	West	2/12/2020

No.	Description	Direction	Date
SGT23.	View of rear doors and ceiling at Terrace No. 46. Internals of Terrace No. 48 are visible at right	North-east	2/12/2020
SGT24.	View of internal wall to the rear door at Terrace No. 46	North	2/12/2020
SGT25.	Rear doors at Terrace No. 46	North-east	2/12/2020
SGT26.	View to Terrace No. 48 from Terrace No. 46. Chimneybreasts are visible either side of the entry point	North-east	2/12/2020
SGT27.	Chimneybreast at Terrace No. 46 with paint bubbling	East	2/12/2020
SGT28.	View through rear doors of Terrace No. 46 to rear carpark	North-east	2/12/2020
SGT29.	Electrical switches and fire extinguisher at Terrace No. 46	North-east	2/12/2020
SGT30.	Detail of rear door sliding tracks at Terrace No. 46	Looking down	2/12/2020
SGT31.	Detail of external brick arch at rear door of Terrace No. 46	North	2/12/2020
SGT32.	Internal wall at Terrace No. 46	East	2/12/2020
SGT33.	Detail of contrast in flooring at Terrace No. 46	Looking down	2/12/2020
SGT34.	View of ceiling to shop front window and door at Terrace No. 46. Internal entry to Terrace No. 48 is visible at left	South-west	2/12/2020
SGT35.	View of shop front window and door at Terrace No. 46 from the rear of the terrace. Contrast in flooring is visible	South-west	2/12/2020
SGT36.	Corner next to chimneybreast at Terrace No. 46	East	2/12/2020
SGT37.	Terrace No. 48 with shop front and awning	North-east	2/12/2020
SGT38.	Brick privacy walls with recessed arches from Terrace No. 48 to No. 44	North-west	2/12/2020
SGT39.	Brick privacy walls with recessed arches from Terrace No. 48 to No. 56	South-east	2/12/2020
SGT40.	Underside of awning at Terrace No. 48	South-east	2/12/2020
SGT41.	Shop front window and door at Terrace No. 48	East	2/12/2020
SGT42.	Detail of shop front window sill at Terrace No. 48	East	2/12/2020
SGT43.	Shop front door at Terrace No. 48	East	2/12/2020
SGT44.	View of rear doors at Terrace No. 48. Internal entry to Terrace No. 46 and chimneybreast is visible at left	North-east	2/12/2020
SGT45.	View to rear doors of Terrace No. 48	North-east	2/12/2020
SGT46.	View of ceiling to shop front window and door at Terrace No. 48. Internal entry to Terrace No. 46 is visible at right	South-west	2/12/2020
SGT47.	View of internal wall to the front door at Terrace No. 48	South	2/12/2020
SGT48.	View of internal wall at Terrace No. 48	East	2/12/2020

No.	Description	Direction	Date
SGT49.	View from Terrace No. 48 through the internal entry to Terrace No. 46	South-west	2/12/2020
SGT50.	Chimneybreast at Terrace No. 48 with paint bubbling	North-west	2/12/2020
SGT51.	View from Terrace No. 48 through the internal entry to front window and door at Terrace No. 46	South-west	2/12/2020
SGT52.	Internal entry from Terrace No. 48 to No. 46	West	2/12/2020
SGT53.	View through rear doors of Terrace No. 48 to rear carpark	North-east	2/12/2020
SGT54.	Internal wall and sink near rear doors at Terrace No. 48	West	2/12/2020
SGT55.	Sink at Terrace No. 48	West	2/12/2020
SGT56.	Detail of cornicing above the sink at Terrace No. 48	West	2/12/2020
SGT57.	Corner next to rear door at Terrace No. 48	North	2/12/2020
SGT58.	Detail of rear door at Terrace No. 48	East	2/12/2020
SGT59.	Terrace No. 50 with shop front and awning	North-east	14/12/2020
SGT60.	Brick privacy walls with recessed arches from Terrace No. 50 to No. 44	North-west	2/12/2020
SGT61.	Brick privacy walls with recessed arches from Terrace No. 50 to No. 56	South-east	2/12/2020
SGT62.	View of shop front window and door at Terrace No. 50	South-west	14/12/2020
SGT63.	Internal wall at Terrace No. 50	West	14/12/2020
SGT64.	Internal wall at Terrace No. 50	West	14/12/2020
SGT65.	Internal wall next to rear roller door at Terrace No. 50	East	14/12/2020
SGT66.	View of rear roller door and ceiling at Terrace No. 50. A chimneybreast is visible at right	North-east	14/12/2020
SGT67.	View of ceiling to rear roller door at Terrace No. 50.	North-east	14/12/2020
SGT68.	Chimneybreast at Terrace No. 50 with paint bubbling	East	14/12/2020
SGT69.	Chimneybreast at Terrace No. 50 with paint bubbling	East	14/12/2020
SGT70.	Terrace No. 52 with shop front	North-east	2/12/2020
SGT71.	Brick privacy walls with recessed arches from Terrace No. 52 to No. 56	South-east	2/12/2020
SGT72.	Brick privacy walls with recessed arches from Terrace No. 52 to No. 44	North-west	2/12/2020
SGT73.	View to rear doors, ceiling and internal walls at Terrace No. 52. Chimneybreast is visible at left	North-east	2/12/2020
SGT74.	Chimneybreasts at Terrace No. 52	North	2/12/2020

No.	Description	Direction	Date
SGT75.	Rear doors, ceiling with downlights, internal walls and flooring at Terrace No. 52	North-east	2/12/2020
SGT76.	Ceiling with downlights at Terrace No. 52	North-east	2/12/2020
SGT77.	View to rear doors at Terrace No. 52	North-east	2/12/2020
SGT78.	Detail of contrast in flooring at Terrace No. 52	Looking down	2/12/2020
SGT79.	Chimneybreast at Terrace No. 52 with paint bubbling	West	2/12/2020
SGT80.	Chimneybreast at Terrace No. 52 with paint bubbling	West	2/12/2020
SGT81.	Internal wall at Terrace No. 52 with visible damage	East	2/12/2020
SGT82.	Sink and cupboards at the rear of Terrace No. 52	West	2/12/2020
SGT83.	View to shop front window and door at Terrace No. 52	South-west	2/12/2020
SGT84.	Chimneybreasts and ceiling at Terrace No. 52	South-west	2/12/2020
SGT85.	Terrace No. 54 with shop front and awning	North	11/12/2020
SGT86.	Brick privacy walls with recessed arches from Terrace No. 54 to No. 56	South-east	11/12/2020
SGT87.	Brick privacy walls with recessed arches from Terrace No. 54 to No. 44	North-west	11/12/2020
SGT88.	Shop front door at Terrace No. 54	West	11/12/2020
SGT89.	Internal wall at Terrace No. 54	East	11/12/2020
SGT90.	Detail on internal wall at Terrace No. 54	South-east	11/12/2020
SGT91.	Internal wall at Terrace No. 54 showing visible damage	East	11/12/2020
SGT92.	Ceiling and downlights at the entrance to Terrace No. 54	West	11/12/2020
SGT93.	Internal staircase at Terrace No. 54 leading to the first floor of St George's Terrace	East	11/12/2020
SGT94.	Internal staircase at Terrace No. 54	North-east	11/12/2020
SGT95.	Shop front door at Terrace No. 56	North	2/12/2020
SGT96.	Underside of awning at Terrace No. 56	South-east	2/12/2020
SGT97.	Brick privacy walls with recessed arches from Terrace No. 56 to No. 44	North-west	2/12/2020
SGT98.	Front counter at Terrace No. 56	North-east	2/12/2020
SGT99.	Internal wall and cupboards next to the shop front window at Terrace No. 56	West	2/12/2020
SGT100.	Internal wall and front counter at Terrace No. 56	East	2/12/2020
SGT101.	Archway at Terrace No. 56. The internal layout extends west into Terrace No. 54	North-west	2/12/2020

No.	Description	Direction	Date
SGT102.	Damage at the base of internal wall at Terrace No. 56	South-east	2/12/2020
SGT103.	View of internal layout and rear doors at Terrace No. 56 (originally Terrace No. 54)	North	2/12/2020
SGT104.	Hallway to front counter at Terrace No. 56	East	2/12/2020
SGT105.	Front counter at Terrace No. 56	East	2/12/2020
SGT106.	Kitchen area behind the front counter at the rear of Terrace No. 56	North-east	2/12/2020
SGT107.	Ceiling, services and equipment in the kitchen area at Terrace No. 56	North-east	2/12/2020
SGT108.	Shelving in the kitchen area at Terrace No. 56	East	2/12/2020
SGT109.	Rear doors at Terrace No. 56 (originally Terrace No. 54)	North-east	2/12/2020
SGT110.	Internal wall at Terrace No. 56 (originally Terrace No. 54)	East	2/12/2020
SGT111.	Internal walls at Terrace No. 56 (originally Terrace No. 54)	West	2/12/2020
SGT112.	First floor of St George's Terrace at Terrace No. 54	South	11/12/2020
SGT113.	Tiling on the first floor of St George's Terrace at Terrace No. 54	East	11/12/2020
SGT114.	Staircase balustrading at Terrace No. 54	West	11/12/2020
SGT115.	First floor of St George's Terrace at Terrace No. 54	North-east	11/12/2020
SGT116.	Electrical switches on the first floor of St George's Terrace	North-west	11/12/2020
SGT117.	Bathroom doors on the first floor of St George's Terrace at Terrace No. 54	South-east	11/12/2020
SGT118.	Men's bathroom	South-west	11/12/2020
SGT119.	Ladies' bathroom	South-west	11/12/2020
SGT120.	Entrance to a room on the first floor of St George's Terrace at Terrace No. 54 (originally Terrace No. 56)	South-east	11/12/2020
SGT121.	Room on the first floor of St George's Terrace at Terrace No. 54 (originally Terrace No. 56)	South	11/12/2020
SGT122.	Fireplace on the first floor of St George's Terrace at Terrace No. 54 (originally Terrace No. 56)	West	11/12/2020
SGT123.	A room on the first floor of St George's Terrace at Terrace No. 54 (originally Terrace No. 56)	South-east	11/12/2020
SGT124.	First floor of St George's Terrace at the rear brick addition	South-east	11/12/2020
SGT125.	View from the rear brick addition on the first floor of St George's Terrace to a room at Terrace No. 54 (originally Terrace No. 56)	South	11/12/2020

No.	Description	Direction	Date
SGT126.	View from the eastern corner of the rear brick addition onto Wilde Avenue	East	11/12/2020
SGT127.	Room on the eastern corner of the rear brick addition	West	11/12/2020
SGT128.	Balcony at the rear of the first floor of St George's Terrace	North-west	11/12/2020
SGT129.	Stairs from the balcony on the eastern side of St George's Terrace down to the rear carpark	East	11/12/2020
SGT130.	Stairs from the balcony down to the rear carpark	North-east	11/12/2020
SGT131.	Room on the first floor of St George's Terrace at Terrace No. 52. Terrace No. 50 is visible at right	South-west	11/12/2020
SGT132.	Tiling on the first floor of St George's Terrace at Terrace No. 52	South-west	11/12/2020
SGT133.	View from window on the first floor of St George's Terrace at Terrace No. 52	South-west	11/12/2020
SGT134.	Chimneybreast with fireplace at Terrace No. 52. Internal spaces at Terrace No. 50 and No. 48 are visible at right.	West	11/12/2020
SGT135.	Detail of fireplace at Terrace No. 52	West	11/12/2020
SGT136.	Rear of the first floor of St George's Terrace at Terrace No. 52	North-east	11/12/2020
SGT137.	Internal spaces at Terrace No. 50 and No. 48. Doorway through to Terrace No. 46 and No. 44 is visible at right	West	11/12/2020
SGT138.	View from window on the first floor of St George's Terrace at Terrace No. 50	South-west	11/12/2020
SGT139.	View from window on the first floor of St George's Terrace at Terrace No. 48	South-west	11/12/2020
SGT140.	Chimneybreast with fireplace at Terrace No. 50. Terrace No. 52 is visible at left	East	11/12/2020
SGT141.	Chimneybreast with fireplace at Terrace No. 48	West	11/12/2020
SGT142.	Internal spaces at Terrace No. 48 and No. 50. Terrace No. 52 is visible at right	North-east	11/12/2020
SGT143.	Rear wall at Terrace No. 48 showing rendered brick	North	11/12/2020
SGT144.	Rear wall at Terrace No. 50 showing rendered brick	North	11/12/2020
SGT145.	Doorway from the first floor of St George's Terrace at Terrace No. 48 to Terrace No. 46 and No. 44	North-west	11/12/2020
SGT146.	Internal spaces at Terrace No. 46 and No. 44. Kitchen exhaust is visible	West	11/12/2020
SGT147.	Internal spaces with tiled walls and floor at Terrace No. 46 and No. 44. Cool room and kitchen exhaust are visible	North-west	11/12/2020

No.	Description	Direction	Date
SGT148.	Internal spaces at Terrace No. 46 and No. 44. Kitchen exhaust is visible.	South-west	11/12/2020
SGT149.	Kitchen area, cool rooms and damaged ceiling at Terrace No. 46 and No. 44	North	11/12/2020
SGT150.	Kitchen area, cool rooms and damaged ceiling at Terrace No. 46 and No. 44	North	11/12/2020
SGT151.	Damaged ceiling at Terrace No. 46 and No. 44	North	11/12/2020
SGT152.	Kitchen area at Terrace No. 46 and No. 44. Doorway to Terrace No. 48 and No. 50 is visible	South-east	11/12/2020
SGT153.	Cool rooms at Terrace No. 46 and No. 44	North-west	11/12/2020
SGT154.	Interior of the first cool room, nearest the front window at Terrace No. 44	West	11/12/2020
SGT155.	Interior of the second cool room at Terrace No. 44	West	11/12/2020
SGT156.	Tiling at the second cool room at Terrace No. 44	West	11/12/2020
SGT157.	Rear internal space adjacent to the cool rooms at Terrace No. 44	West	11/12/2020
SGT158.	Room on the first floor of St George's Terrace at the rear of Terrace No. 44	North-east	11/12/2020
SGT159.	Small room at the rear of Terrace No. 44	West	11/12/2020
SGT160.	Small room at the rear of Terrace No. 44	West	11/12/2020
SGT161.	Internal wall at the room on the first floor of St George's Terrace at the rear of Terrace No. 44	East	11/12/2020
SGT162.	Exposed timber beams and insulation viewed through the damaged ceiling at Terrace No. 44	East	11/12/2020
SGT163.	Windows at the room on the first floor of St George's Terrace at the rear of Terrace No. 44	North-east	11/12/2020
SGT164.	Top of the stairs at the rear of Terrace No. 44	West	11/12/2020
SGT165.	Stairs to the rear of Terrace No. 44	South-west	11/12/2020
SGT166.	Interior of the rear brick addition on the first floor of St George's Terrace	North-west	11/12/2020
SGT167.	Interior of the rear brick addition on the first floor of St George's Terrace looking towards Wilde Avenue	East	11/12/2020
SGT168.	Wall facing the rear brick addition on the first floor of St George's Terrace showing rendered brick	South-west	11/12/2020
SGT169.	Wall facing the rear brick addition on the first floor of St George's Terrace showing rendered brick	South-west	11/12/2020

No.	Description	Direction	Date
SGT170.	View from the rear brick addition to the rear carpark and Wilde Avenue	East	11/12/2020
SGT171.	Rear brick addition at Terrace No. 46	North-west	11/12/2020
SGT172.	Stairs from the balcony down to the rear carpark	North-east	11/12/2020
SGT173.	Stairs from the balcony down to the rear carpark	East	11/12/2020
SGT174.	Eastern corner of the rear brick addition at Terrace No. 56 viewed from the rear carpark	South-west	11/12/2020
SGT175.	Rear brick addition and stairs at Terrace No. 54 viewed from the rear carpark	South-west	11/12/2020
SGT176.	St George's Terrace from the rear carpark	West	11/12/2020
SGT177.	Terrace No. 54 from the rear carpark	East	11/12/2020
SGT178.	Terrace No. 52 from the rear carpark	South-west	11/12/2020
SGT179.	Terrace No. 50 from the rear carpark	South-west	11/12/2020
SGT180.	Terrace No. 48 from the rear carpark	South-west	11/12/2020
SGT181.	Terrace No. 46 from the rear carpark	South-west	11/12/2020
SGT182.	Terrace No. 44 from the rear carpark	West	11/12/2020
SGT183.	Outbuilding at the rear of Terrace No. 44	West	11/12/2020
SGT184.	Outbuilding and stairs at the rear of Terrace No. 44	North	11/12/2020
SGT185.	Area between the rear of Terrace No. 44 and stairs	North-west	11/12/2020
SGT186.	Stairs at the rear of Terrace No. 44 from the carpark	North	11/12/2020
SGT187.	Stairs at the rear of Terrace No. 44 from the carpark	West	11/12/2020
SGT188.	View from the stairs at the rear of Terrace No. 44 to George Khattar Lane	East	11/12/2020
SGT189.	Rear carpark fence at George Khattar Lane	North-west	11/12/2020
SGT190.	View of St George's Terrace from the rear carpark	South-east	11/12/2020
SGT191.	View of the rear carpark towards Wilde Avenue	South-east	11/12/2020
SGT192.	Inscription and façade details at Terrace No. 50	North-east	2/12/2020
SGT193.	Façade details at Terrace No. 50	North-east	2/12/2020
SGT194.	Façade details, and brick privacy wall with recessed arch on the first floor of St George's Terrace at Terrace No. 50	North	2/12/2020
SGT195.	Façade details, and brick privacy wall with recessed arch on the first floor of St George's Terrace at Terrace No. 50. Window at Terrace No. 52 is visible at right	East	2/12/2020

No.	Description	Direction	Date
SGT196.	Landscaped area between St George's Terrace and the footpath at Wilde Avenue	North	2/12/2020
SGT197.	Original structure of St George's Terrace and the rear brick addition viewed from the footpath at Wilde Avenue	West	2/12/2020
SGT198.	Landscaped area and the rear brick addition viewed from the footpath at Wilde Avenue	South-west	2/12/2020
SGT199.	Existing water utility at the fence to the rear carpark	West	2/12/2020
SGT200.	Rear of St George's Terrace from George Khattar Lane	South-west	2/12/2020

3.4 Property Layout Plan and Aerial Image

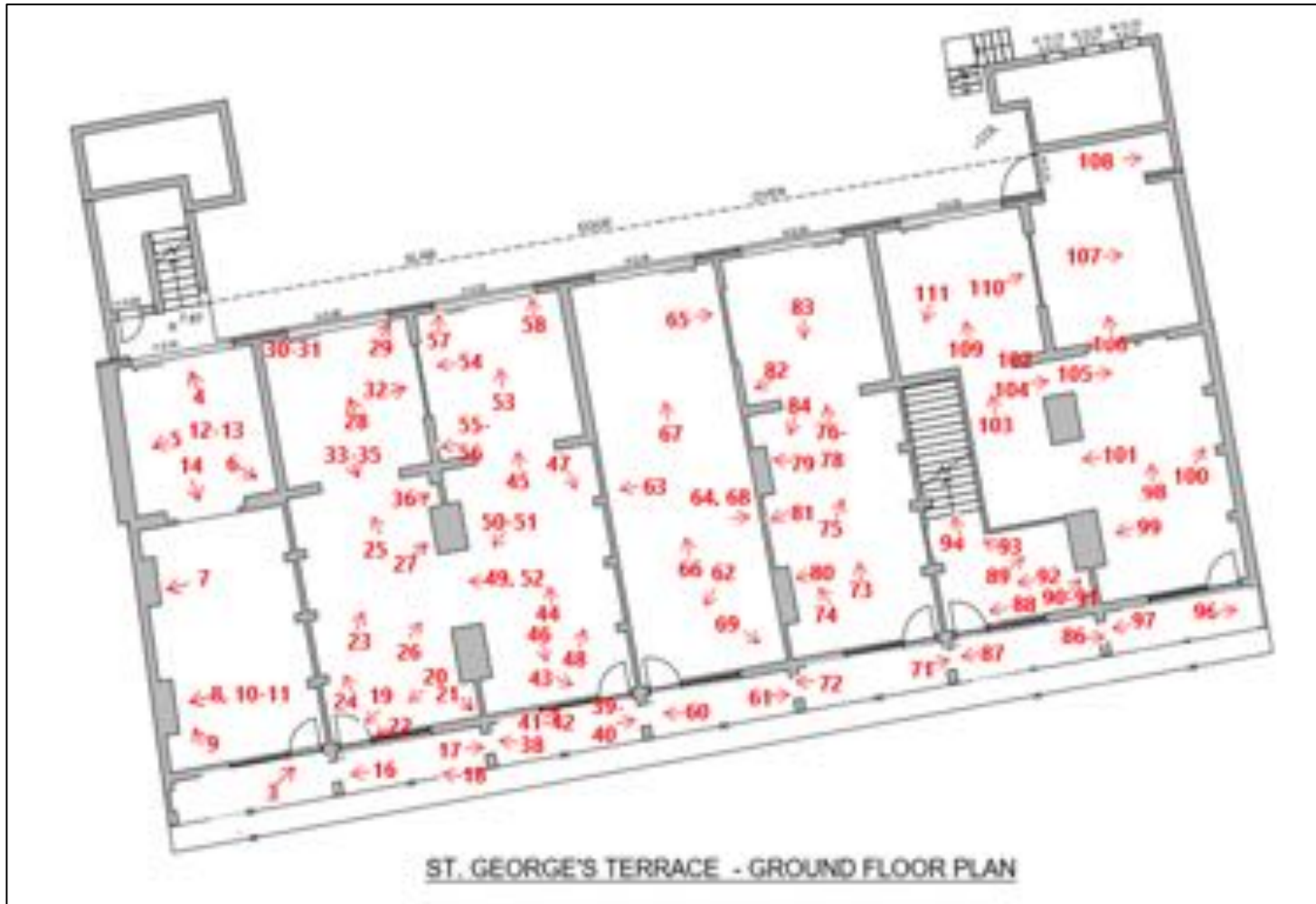


Figure 3-2 Locations and angles of internal and external photographs taken at the ground floor of St George's Terrace (Source: LTS Lockley, 2020, as modified by Advisian).

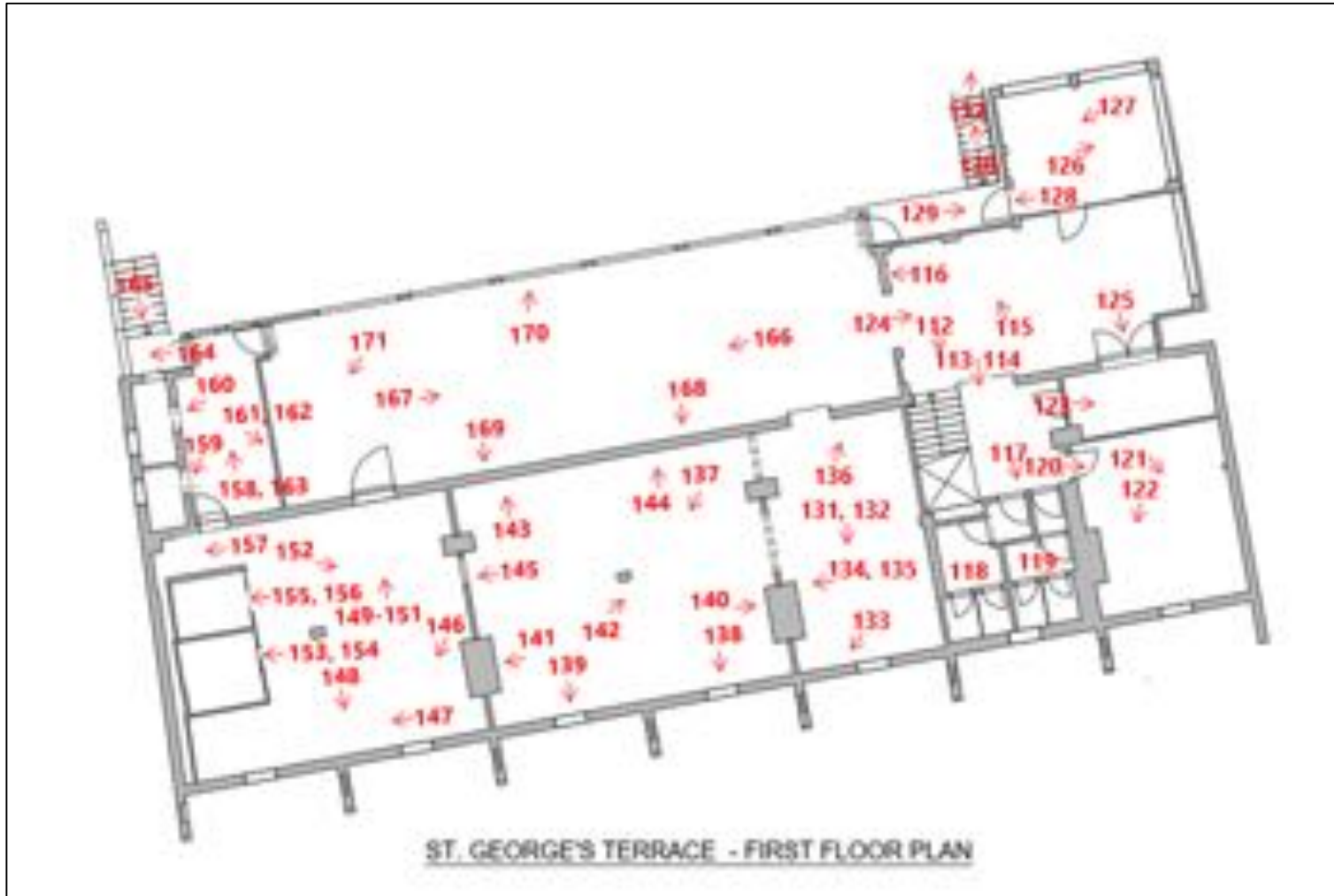


Figure 3-3 Locations and angles of internal and external photographs taken at the first floor of St George's Terrace (Source: LTS Lockley, 2020, as modified by Advisian).



Figure 3-4 Locations and angles of external photographs taken at St George's Terrace (Source: Nearmap, 2020, as modified by Advisian).

3.5 Contact Sheet

See next pages for the Contact Sheet for St George's Terrace with reference numbers below each photograph.



SGT1.



SGT2.



SGT3.



SGT4.



SGT5.



SGT6.



SGT7.



SGT8.



SGT9.



SGT10.



SGT11.



SGT12.



SGT13.



SGT14.



SGT15.



SGT16.



SGT17.



SGT18.



SGT19.



SGT20.



SGT21.



SGT22.



SGT23.



SGT24.



SGT25.



SGT26.



SGT27.



SGT28.



SGT29.



SGT30.



SGT31.



SGT32.



SGT33.



SGT34.



SGT35.



SGT36.



SGT37.



SGT38.



SGT39.



SGT40.



SGT41.



SGT42.



SGT43.



SGT44.



SGT45.



SGT46.



SGT47.



SGT48.



SGT49.



SGT50.



SGT51.



SGT52.



SGT53.



SGT54.



SGT55.



SGT56.



SGT57.



SGT58.



SGT59.



SGT60.



SGT61.



SGT62.



SGT63.



SGT64.



SGT65.



SGT66.



SGT67.



SGT68.



SGT69.



SGT70.



SGT71.



SGT72.



SGT73.



SGT74.



SGT75.



SGT76.



SGT77.



SGT78.



SGT79.



SGT80.



SGT81.



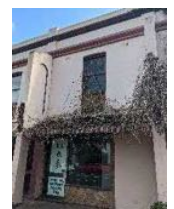
SGT82.



SGT83.



SGT84.



SGT85.



SGT86.



SGT87.



SGT88.



SGT89.



SGT90.



SGT91.



SGT92.



SGT93.



SGT94.



SGT95.



SGT96.



SGT97.



SGT98.



SGT99.



SGT100.



SGT101.



SGT102.



SGT103.



SGT104.



SGT105.



SGT106.



SGT107.



SGT108.



SGT109.



SGT110.



SGT111.



SGT112.



SGT113.



SGT114.



SGT115.



SGT116.



SGT117.



SGT118.



SGT119.



SGT120.



SGT121.



SGT122.



SGT123.



SGT124.



SGT125.



SGT126.



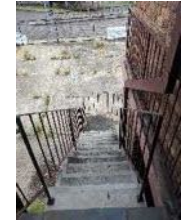
SGT127.



SGT128.



SGT129.



SGT130.



SGT131.



SGT132.



SGT133.



SGT134.



SGT135.



SGT136.



SGT137.



SGT138.



SGT139.



SGT140.



SGT141.



SGT142.



SGT143.



SGT144.



SGT145.



SGT146.



SGT147.



SGT148.



SGT149.



SGT150.



SGT151.



SGT152.



SGT153.



SGT154.



SGT155.



SGT156.



SGT157.



SGT158.



SGT159.



SGT160.



SGT161.



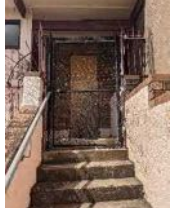
SGT162.



SGT163.



SGT164.



SGT165.



SGT166.



SGT167.



SGT168.



SGT169.



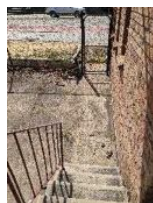
SGT170.



SGT171.



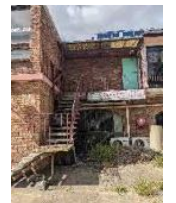
SGT172.



SGT173.



SGT174.



SGT175.



SGT176.



SGT177.



SGT178.



SGT179.



SGT180.



SGT181.



SGT182.



SGT183.



SGT184.



SGT185.



SGT186.



SGT187.



SGT188.



SGT189.



SGT190.



SGT191.



SGT192.



SGT193.



SGT194.



SGT195.



SGT196.



SGT197.



SGT198.



SGT199.



SGT200.

4 P & G E S Co. Ltd. Sub-Station No. 16

4.1 Description

The *P & G E S Co. Ltd. Sub-Station No. 16* (the Substation) is an electrical substation set back from the Phillip Street frontage. The façade bears the inscription "*P & G E S Co. Ltd. Sub-Station No. 16*" above the entrance which suggests that the substation is part of a series of buildings. The inscription refers to the Parramatta and Granville Electricity Supply Co. Ltd., who were the utility body responsible for the construction of a number of substations in the locality. The substation was built c.1930s.



Figure 4-1 Looking north-east to P & G E S Co. Ltd. Sub-Station No. 16 from Phillip Street (Source: Advisian, 2020).

4.2 Statement of Significance

The Substation is not listed as a heritage item on the LEP. Based on an Assessment of Significance undertaken in accordance with the NSW Heritage Office's *Assessing heritage significance (2001)* guideline, the following Statement of Significance has been developed by Advisian:

"The P & G E S Co. Ltd. Sub-Station No. 16 is of historical significance as part of a series of substations constructed by the Parramatta and Granville Electrical Supply Co. Ltd. in the Parramatta area. The substation is a component of the company's electricity distribution network and is part of the development history of the locality. The substation is associated with the works of the Parramatta and Granville Electrical Supply Co. Ltd. in the Parramatta Area. In 1938, the Parramatta and Granville Electrical Supply Co. Ltd. advertised that it would construct substations to harmonise with surrounding houses. The substation has aesthetic significance for its

architectural style and its overall contribution to the Phillip Street streetscape. The substation shares architectural style with other substations within the area, which are described as “1940s austerity modern”. The substation is significant as a representative example of its type of the 1940s period in the Parramatta local government area. The substation also shares representativeness with other substations in the area, which bear a similar architectural style and aesthetic quality.”

4.3 Catalogue Sheet

The following catalogue sheet includes a description of each photograph taken during the site inspections and the direction in which they were taken. The catalogue sheet is cross-referenced by a number on the figures presented in Section 4.4. Digital copies of the photographs are at Appendix C.

Table 4-1 Catalogue sheet of the photographic record of P & G E S Co. Ltd. Sub-Station No. 16.

No.	Description	Direction	Date
SS1.	View of the Substation frontage from Phillip Street including front concrete and brick courtyard area and fence with gate.	North	2-12-2020
SS2.	View of the Substation frontage from the front concrete and brick courtyard area.	North	2-12-2020
SS3.	Close-up of the Substation name above entry door, which reads: “P & G E S Co. Ltd. Sub-Station No. 16.”.	North	2-12-2020
SS4.	View of the concrete and brick courtyard and front fence with gate, toward Phillip Street in the background, including walls of adjacent buildings.	South-west	2-12-2020
SS5.	Step between concrete area and brick area of the front courtyard. Including brick wall of adjacent building to the east.	East	2-12-2020
SS6.	West side of front courtyard showing two sets of stairs leading to the building on the west of the courtyard and Substation frontage in the background.	North-west	2-12-2020
SS7.	Close-up of painted white step on western side of the courtyard leading to adjacent building.	West	2-12-2020
SS8.	Close-up of painted yellow step on western side of the courtyard leading to adjacent building.	West	2-12-2020
SS9.	Trace of a former structure to adjacent building at 40 Phillip Street.	West	2-12-2020
SS10.	Brickwork detail along the western wall of the courtyard (exemplar of brickwork patter around the entire north-eastern end of the courtyard walls).	West	2-12-2020
SS11.	East-side window brickwork detail (exemplar of window brickwork of opposite window).	North-east	2-12-2020
SS12.	Rainwater pipe above the eastern window.	North-east	2-12-2020
SS13.	Close-up of rainwater pipe above the eastern window.	North-east	2-12-2020

No.	Description	Direction	Date
SS14.	Metal groundcover adjacent to modern downpipe in north-eastern corner of the courtyard.	North-east	2-12-2020
SS15.	Metal pipe rising from ground in north-western area of the courtyard.	West	2-12-2020
SS16.	Brick breezeway detail on western courtyard wall.	West	2-12-2020
SS17.	View of the western side of the courtyard and western side of the Substation frontage, including details of Substation brick wall and adjacent building wall.	North-west	2-12-2020
SS18.	View of the eastern side of the courtyard and eastern side of the Substation frontage, including details of Substation brick wall and adjacent building wall.	North-east	2-12-2020
SS19.	Front door of the Substation, including lighting detail and Substation signage above the front doors.	North	2-12-2020
SS20.	Western front window including downpipe detail and brick breezeway above window.	North-west	2-12-2020
SS21.	Close-up of brick breezeway above western front window.	North-west	2-12-2020
SS22.	Eastern front window including downpipe detail and brick breezeway above window.	North-east	2-12-2020
SS23.	Brickwork detail below eastern front window.	North-east	2-12-2020
SS24.	Downpipe detail above western front window.	North-west	2-12-2020
SS25.	Downpipe detail above eastern front window.	North-east	2-12-2020
SS26.	Above front doors to substation with signage and lighting detail.	North	2-12-2020
SS27.	Close-up of lighting detail above the western side of the front door.	North	2-12-2020
SS28.	Glass pattern detail of lighting above the western side of the front door.	North	2-12-2020
SS29.	Brick wall detail of Substation wall on the eastern side of the courtyard.	East	2-12-2020
SS30.	Front doors to Substation.	North	2-12-2020
SS31.	Front door to Substation open, showing inside of the door.	West	2-12-2020
SS32.	Internal detail of door handle and lock on the front door to the Substation.	West	2-12-2020
SS33.	External detail of door handle and lock on the front door to the Substation.	North	2-12-2020
SS34.	Detail of external signage on the front door to the Substation.	North	2-12-2020
SS35.	Internal side of front doors to the Substation taken from the internal area.	South-west	2-12-2020
SS36.	Internal lock on front doors to the Substation.	South-west	2-12-2020

No.	Description	Direction	Date
SS37.	Internal area of the front portion of the Substation with two switch units on the left, a door to the back portion of the Substation in the background with windows above, and floor cable trenches along the edges of the room.	North	2-12-2020
SS38.	Phone, fire extinguisher and light switch at Substation entry.	South	2-12-2020
SS39.	Close-up of phone and contact card at Substation entry.	South	2-12-2020
SS40.	Close-up of contact card above phone at Substation entry.	South	2-12-2020
SS41.	Internal view of eastern window at the front of the Substation.	South	2-12-2020
SS42.	Close-up of internal windowsill of eastern window at the front of the Substation.	South	2-12-2020
SS43.	Close-up of windowsill corner of eastern window at the front of the Substation showing cracking paint and a crack in the window. Exemplar of western windowsill.	South	2-12-2020
SS44.	Internal view of western window at the front of the Substation.	South	2-12-2020
SS45.	Notch detail and removed switchboard detail at Substation entry.	South	2-12-2020
SS46.	Close-up of removed switchboard detail at substation entry.	South	2-12-2020
SS47.	Air vents along internal wall close to the ground on the western side of the front wall at the entrance to the Substation.	South	2-12-2020
SS48.	Two switchgear electrical machines on the western side of the Substation.	North-west	2-12-2020
SS49.	Two switchgear electrical machines on the western side of the Substation.	West	2-12-2020
SS50.	Switchgear electrical machine on the south western side of the Substation.	West	2-12-2020
SS51.	Switchgear electrical machine on the north western side of the Substation.	West	2-12-2020
SS52.	Close-up of the switchgear electrical machine.	West	2-12-2020
SS53.	Close-up of top portion of the switchgear electrical machine	West	2-12-2020
SS54.	Close-up of middle portion of the switchgear electrical machine	West	2-12-2020
SS55.	Eastern wall inside the front portion of the Substation with wooden beam affixed to the wall and conduit running perpendicular to the ceiling down the wall.	North-east	2-12-2020
SS56.	Wall notch detail below wooden beam on the eastern wall of the front portion of the Substation.	South	2-12-2020
SS57.	Close-up of wooden beam on the eastern wall of the front portion of the Substation.	South	2-12-2020
SS58.	Floor cable trench on the eastern side of the front portion of the Substation.	North	2-12-2020

No.	Description	Direction	Date
SS59.	Floor cable trench on the eastern side of the front portion of the Substation.	South	2-12-2020
SS60.	Open panel of floor cable trench on the eastern side of the front portion of the Substation.	South-east	2-12-2020
SS61.	Close-up of open panel of floor cable trench on the eastern side of the front portion of the Substation.	East	2-12-2020
SS62.	Floor trench panels in the centre of the front portion of the Substation	North	2-12-2020
SS63.	Light switch on the wall between front and rear portions of the Substation.	North	2-12-2020
SS64.	Ceiling of the front portion of the Substation with fluorescent tube lights.	North	2-12-2020
SS65.	Close-up of door handle and warning sticker on sliding door on wall between front and rear portions of the Substation.	North	2-12-2020
SS66.	Wall between the front and rear portions of the substation with windows located at the top of the wall and air vents between windows.	North	2-12-2020
SS67.	Rear portion of the Substation with doors to rear courtyard in the background and windows at the top of the rear wall.	North	2-12-2020
SS68.	Sliding door located between the front and rear portions of the Substation.	South-west	2-12-2020
SS69.	Close-up of the sliding door located between the front and rear portions of the Substation.	South	2-12-2020
SS70.	Close-up of door handle and warning sticker on sliding door on wall between front and rear portions of the Substation.	South	2-12-2020
SS71.	Close-up of floor roller element for the sliding door located between the front and rear portions of the Substation.	South	2-12-2020
SS72.	Close-up of floor weighted element for the sliding door located between the front and rear portions of the Substation.	South-west	2-12-2020
SS73.	Close-up of pulley system for the sliding door located between the front and rear portions of the Substation.	South-west	2-12-2020
SS74.	Close-up of door wheel runner for the sliding door located between the front and rear portions of the Substation.	South-west	2-12-2020
SS75.	Close-up of top metal door stopper for the sliding door located between the front and rear portions of the Substation.	South	2-12-2020
SS76.	Close-up of bottom metal door stopper for the sliding door located between the front and rear portions of the Substation.	South	2-12-2020
SS77.	Close-up of light switch located on eastern side of the doorway between the front and rear portion of the Substation.	South	2-12-2020

No.	Description	Direction	Date
SS78.	Close-up of power outlet located on eastern side of the doorway between the front and rear portion of the Substation.	South	2-12-2020
SS79.	Electrical equipment located on the western side of the rear portion of the Substation.	West	2-12-2020
SS80.	Side view of electrical equipment located on the western side of the rear portion of the Substation.	South-west	2-12-2020
SS81.	Rear view electrical equipment located on the western side of the rear portion of the Substation.	South	2-12-2020
SS82.	Close-up of electrical equipment located on the western side of the rear portion of the Substation.	West	2-12-2020
SS83.	Close-up of electrical equipment located on the western side of the rear portion of the Substation.	West	2-12-2020
SS84.	Detail of operating instruction of electrical equipment located on the western side of the rear portion of the Substation.	West	2-12-2020
SS85.	Electrical equipment located on the eastern side of the rear portion of the Substation.	East	2-12-2020
SS86.	Close-up of electrical equipment located on the eastern side of the rear portion of the Substation.	East	2-12-2020
SS87.	Rear view electrical equipment located on the eastern side of the rear portion of the Substation.	South	2-12-2020
SS88.	Close-up of electrical equipment located on the eastern side of the rear portion of the Substation.	East	2-12-2020
SS89.	Close-up of electrical equipment located on the eastern side of the rear portion of the Substation.	South	2-12-2020
SS90.	Breezeways located on the north-western bottom corner of the rear wall of the rear portion of the Substation.	North	2-12-2020
SS91.	Windows located at the north-western top corner of the rear wall of the rear portion of the Substation.	North	2-12-2020
SS92.	Breezeways located on the north-eastern bottom corner of the rear wall of the rear portion of the Substation, covered by a metal mesh fence panel affixed to the wall.	North	2-12-2020
SS93.	Windows located at the north-eastern top corner of the rear wall of the rear portion of the Substation, covered by a metal mesh fence panel affixed to the wall.	North	2-12-2020
SS94.	Ceiling of the rear portion of the Substation with painting marks and a missing light.	North-east	2-12-2020
SS95.	Ceiling of the rear portion of the Substation with painting marks and a missing light.	North	2-12-2020
SS96.	Fire extinguisher located on the rear wall of the rear portion of the Substation, directly west of the rear doors.	North	2-12-2020

No.	Description	Direction	Date
SS97.	Close-up of fire extinguisher sign located on the rear wall of the rear portion of the Substation, directly west of the rear doors.	North	2-12-2020
SS98.	Close-up of small panel on the rear wall of the rear portion of the Substation, directly west of the rear doors.	North	2-12-2020
SS99.	Close-up of light switch on the rear wall of the rear portion of the Substation, directly west of the rear doors.	North	2-12-2020
SS100.	Rear doors of the rear portion of the Substation with window directly above the doors.	North	2-12-2020
SS101.	Pin lock with chain on the rear doors of the rear portion of the Substation with window directly above the doors.	North-east	2-12-2020
SS102.	External side of rear doors of the Substation.	South	2-12-2020
SS103.	Padlock and chain detail on the external side of rear doors of the Substation.	South	2-12-2020
SS104.	Door handle and damage on the external side of rear doors of the Substation.	South-west	2-12-2020
SS105.	Close-up of door handle and damage on the external side of rear doors of the Substation.	South-west	2-12-2020
SS106.	Close-up of door handle and damage on the external side of rear doors of the Substation.	South-west	2-12-2020
SS107.	Close-up of damage on the bottom of the external side of rear doors to the Substation. Metal door kickboard missing from western door and wood has rotted in its absence.	South	2-12-2020
SS108.	Close-up of sign on the external side of rear doors of the Substation which reads "DANGER – HIGH VOLTAGE – P.C.C.".	South	2-12-2020
SS109.	Rear courtyard of the Substation, including external amenities building.	South-west	2-12-2020
SS110.	Rear northern wall of the rear courtyard.	North-west	2-12-2020
SS111.	Southern wall of the courtyard including entry doors to the rear portion of the Substation.	West	2-12-2020
SS112.	Crane bar located over the rear courtyard area.	West	2-12-2020
SS113.	Crane bar and bathroom vent pipe.	North	2-12-2020
SS114.	External breezeways located on the south-eastern bottom corner of the rear courtyard.	South	2-12-2020
SS115.	Downpipe in the south-eastern corner of the rear courtyard.	South	2-12-2020
SS116.	Detail of cracked brickwork located on the eastern side of the rear external wall of the Substation.	South	2-12-2020
SS117.	Single breezeway located on the south-western bottom corner of the rear courtyard.	South	2-12-2020

No.	Description	Direction	Date
SS118.	Downpipe located between the rear doors and amenities building of the rear courtyard.	South-west	2-12-2020
SS119.	Close-up of top of downpipe located between the rear doors and amenities building of the rear courtyard.	South-west	2-12-2020
SS120.	Close-up of bottom of bathroom vent pipe in the north-western corner of the rear courtyard.	North-west	2-12-2020
SS121.	Tap and drain located along the wall of the amenities building in the rear courtyard.	West	2-12-2020
SS122.	Amenities building in the rear courtyard.	North-west	2-12-2020
SS123.	Entry to amenities building in the rear courtyard.	North-west	2-12-2020
SS124.	Door closed at entry to amenities building.	North-west	2-12-2020
SS125.	Internal side of closed at entry to amenities building.	East	2-12-2020
SS126.	Window and light along wall of amenities building.	North-west	2-12-2020
SS127.	Internal painted white lock of the amenities building.	South-west	2-12-2020
SS128.	Internal lock on the back of the door to the amenities building.	East	2-12-2020
SS129.	Basin and breezeway in the southern corner of the amenities building.	South	2-12-2020
SS130.	Light fixture with no light bulb within the amenities building.	South	2-12-2020
SS131.	Light switch within the amenities building.	South	2-12-2020
SS132.	Bathroom in the north of the amenities building.	North	2-12-2020
SS133.	Close-up of bathroom in the north of the amenities building.	North	2-12-2020
SS134.	Internal view of the window in the amenities building.	East	2-12-2020
SS135.	External gate on the eastern side of the rear courtyard.	West	2-12-2020
SS136.	Faded sign affixed to the external gate on the eastern side of the rear courtyard which reads: "KEEP CLEAR AT ALL TIMES – BY ORDER COUNTY CLERK".	West	2-12-2020
SS137.	Sign affixed to the external gate on the eastern side of the rear courtyard which reads: "DANGER – HIGH VOLTAGE – KEEP OUT".	West	2-12-2020
SS138.	Padlock and chain on the external gate on the eastern side of the rear courtyard.	West	2-12-2020
SS139.	Close-up of padlock on the external gate on the eastern side of the rear courtyard.	West	2-12-2020
SS140.	External rear wall of the rear courtyard and crane bar and bathroom vent pipe.	South-west	2-12-2020
SS141.	External western wall of the rear courtyard.	South	2-12-2020

4.4 Property Layout Plan and Aerial Image

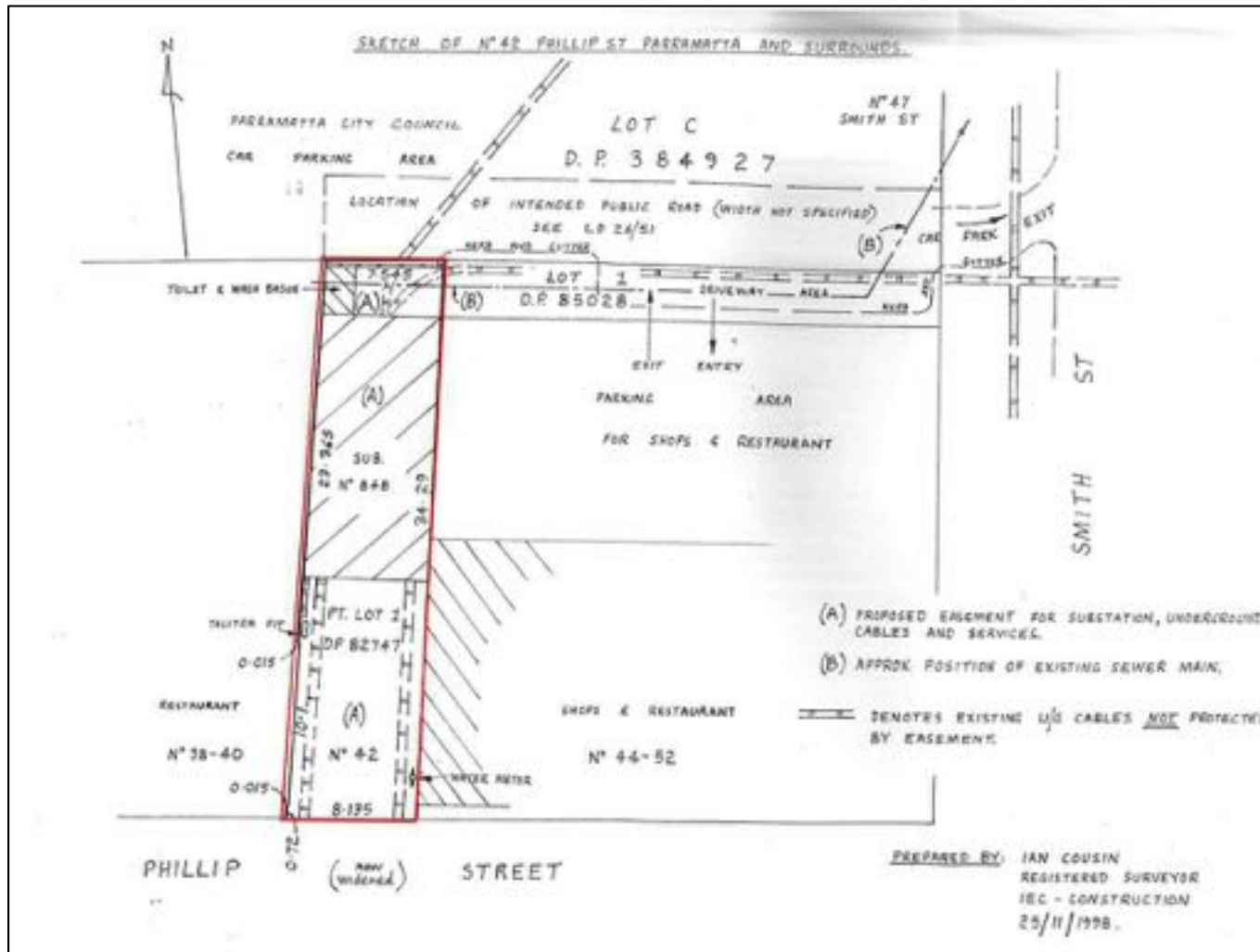


Figure 4-2 Floor plan of P & G E S Co. Ltd. Sub-Station No. 16 (Source: Endeavour Energy, 1998, as modified by Advisian).

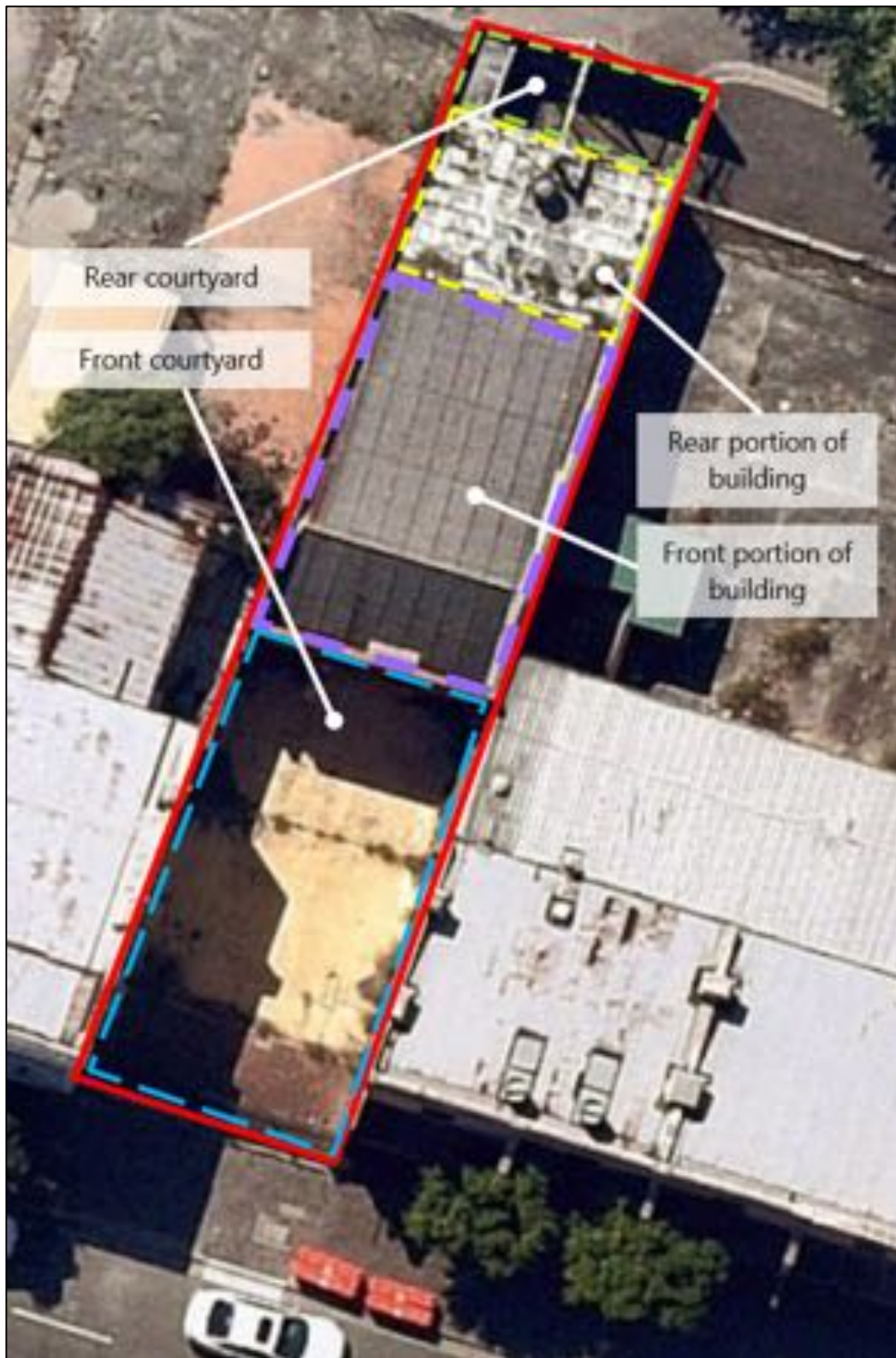


Figure 4-3 Aerial image of P & G E S Co. Ltd. Sub-Station No. 16 (Source: Nearmap, 2020, as modified by Advisian).

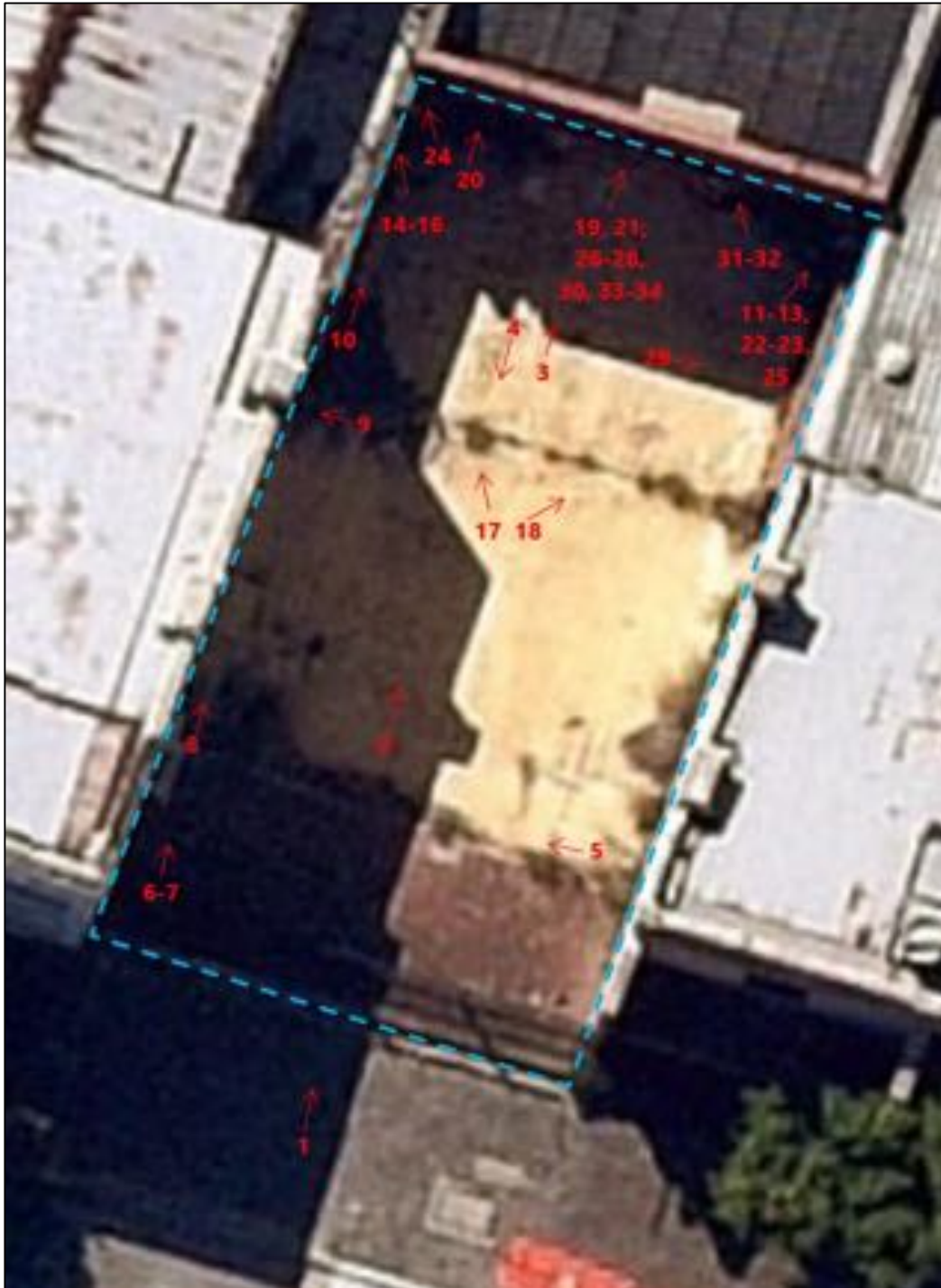


Figure 4-4 Aerial image of the front courtyard of P & G E S Co. Ltd. Sub-Station No. 16 (Source: Nearmap, 2020, as modified by Advisian).



Figure 4-5 Aerial image of the rear courtyard of P & G E S Co. Ltd. Sub-Station No. 16 (Source: Nearmap, 2020, as modified by Advisian).

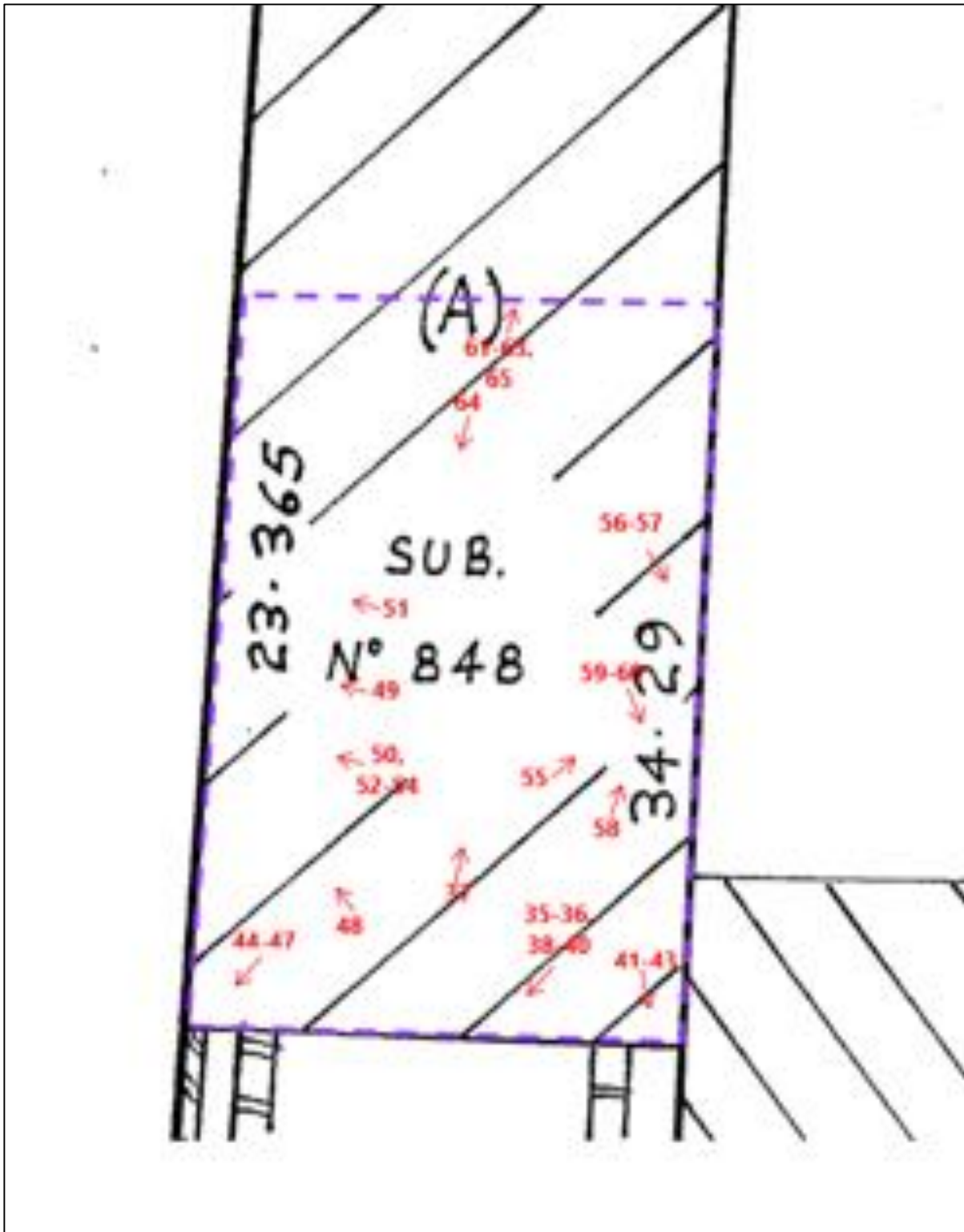


Figure 4-6 Layout plan of the front portion of P & G E S Co. Ltd. Sub-Station No. 16 (Source: Endeavour Energy, 1998, as modified by Advisian).

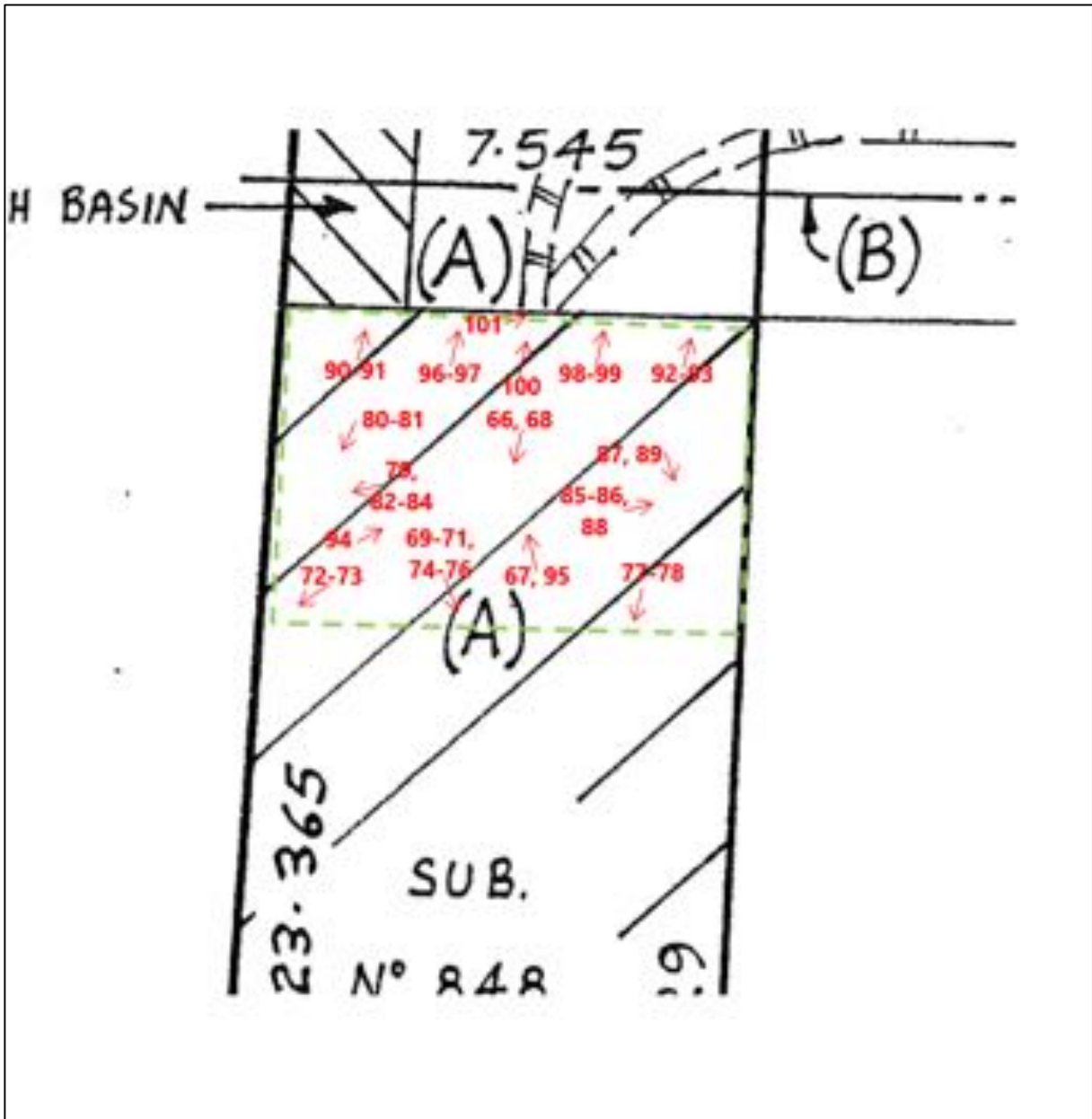


Figure 4-7 Layout plan of the rear portion of P & G E S Co. Ltd. Sub-Station No. 16 (Source: Endeavour Energy, 1998, as modified by Advisian).

4.5 Contact Sheet

See next page for the Contact Sheet for P & G E S Co. Ltd. No. 16 Sub-Station with reference numbers below each photograph.



SS1.



SS2.



SS3.



SS4.



SS5.



SS6.



SS7.



SS8.



SS9.



SS10.



SS11.



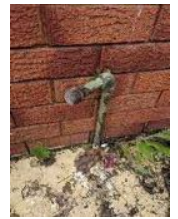
SS12.



SS13.



SS14.



SS15.



SS16.



SS17.



SS18.



SS19.



SS20.



SS21.



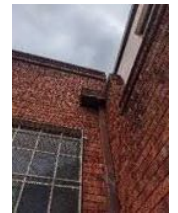
SS22.



SS23.



SS24.



SS25.



SS26.



SS27.



SS28.



SS29.



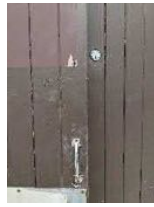
SS30.



SS31.



SS32.



SS33.



SS34.



SS35.



SS36.



SS37.



SS38.



SS39.



SS40.



SS41.



SS42.



SS43.



SS44.



SS45.



SS46.



SS47.



SS48.



SS49.



SS50.



SS51.



SS52.



SS53.



SS54.



SS55.



SS56.



SS57.



SS58.



SS59.



SS60.



SS61.



SS62.



SS63.



SS64.



SS65.



SS66.



SS67.



SS68.



SS69.



SS70.



SS71.



SS72.



SS73.



SS74.



SS75.



SS76.



SS77.



SS78.



SS79.



SS80.



SS81.



SS82.



SS83.



SS84.



SS85.



SS86.



SS87.



SS88.



SS89.



SS90.



SS91.



SS92.



SS93.



SS94.



SS95.



SS96.



SS97.



SS98.



SS99.



SS100.



SS101.



SS102.



SS103.



SS104.



SS105.



SS106.



SS107.



SS108.



SS109.



SS110.



SS111.



SS112.



SS113.



SS114.



SS115.



SS116.



SS117.



SS118.



SS119.



SS120.



SS121.



SS122.



SS123.



SS124.



SS125.



SS126.



SS127.



SS128.



SS129.



SS130.



SS131.



SS132.



SS133.



SS134.



SS135.



SS136.



SS137.



SS138.



SS139.



SS140.



SS141.