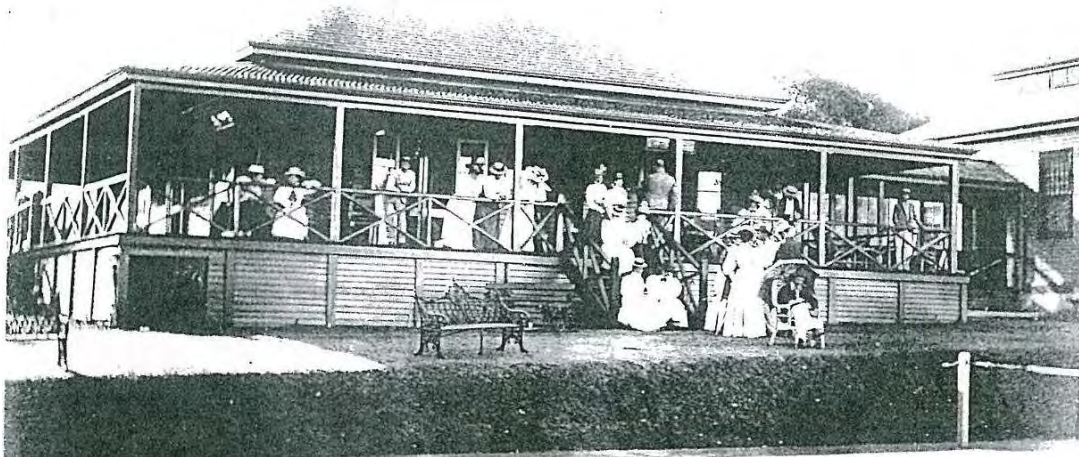


The Cliffe, Peppermint Grove Future Options Study



May 2009

Kooperman Project Management
Hocking Planning & Architecture
Glendinning & Associates
Ralph Beattie Bosworth

For the

Shire of Peppermint Grove

**THE CLIFFE
FUTURE OPTIONS STUDY**

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EXECUTIVE SUMMARY

Introduction

Construction of The Cliffe commenced in 1895. It is a grand and historic residence, with related extant outbuildings, situated in McNeil Street, Peppermint Grove. The place is of exceptional significance within Peppermint Grove and Western Australia.



Figure 1 Historical Image of The Cliffe. Image Courtesy Battye Library 5395B/6.

The property occupies 5 lots with a total area of 4,793m². In 1984, the property was classified by the National Trust and included on the Register of the National Estate in 1992. In 1995 the property was entered on the State Register of Heritage Places by the Heritage Council of WA (HCWA). It was purchased in 1995 by Sharon Creasy and since 2008 is owned by Mr Mark Creasy.



Figure 1 Aerial photograph of The Cliffe. Courtesy www.google.com

Since the purchase of the property in 1995, there have been protracted negotiations between the owners, HCWA, the Shire of Peppermint Grove and the

State Government regarding the future of the buildings. This has resulted in a decision by parliament to remove The Cliffe from the State Register of Heritage Places. Since that the decision, the owner has applied for and has been granted a demolition license for the property.

There has been substantial community interest in the future of the property, predominantly in favour of retention of the buildings, and the Shire of Peppermint Grove has also supported retention and expressed this view to the owner.

As a goodwill gesture to the Shire and those who support retention of The Cliffe, the owner has provided the opportunity for the Shire to undertake a Future Options Study, to examine scenarios for possible retention of The Cliffe.

The owner's position is they now wish to dispose of the property (in part or in whole) and do not wish to expend further money in either maintaining or restoring the buildings. The owner has no desire to develop or live there. The owner would now sell the whole property at market value, or sell the part of the property that includes The Cliffe at market value, if there was a willing purchaser who wished to retain the property.

The owner had offered to relocate the main building to an alternative site shortly after purchase. This offer was not accepted at the time and has since been withdrawn. He would now allow the building to be relocated to another site at someone else's cost. He would also consider leasing part of the site including The Cliffe to an end user on the basis that the restoration and refurbishment is undertaken by others. This would likely be a long term lease with an option to purchase. The lease payment would be on the basis of an agreed return on the underlying value of the required portion of the land.

Objective of the Study

The objective of this study is to identify mechanisms that will result in the retention of The Cliffe and identified heritage values of the place. Although, given the current circumstances, it is incumbent on the Shire to review the implications and the feasibility of satisfying the objective of the exercise. This future options study does that and complements the attached conservation management plan which identifies the cultural heritage values and elements of the place.

The identified cultural heritage values of The Cliffe are demonstrated in the Statement of Significance reproduced below:

The Cliffe is a single storey, timber residence with associated outbuildings set in a grassed landscape which contains several mature trees. The original residence was constructed in 1895 for business man Neil McNeil and designed by architect Clarence Wilkinson in the Federation Bungalow style, later additions demonstrate elements of the Federation Arts and Crafts style. It has cultural heritage significance for the following reasons:

the place is a rare example of the use of weatherboard in a substantial 'gentleman's' residence in Perth which has, intact, the subsidiary buildings of coach house, stables, greenhouse, servants cottages and part of the original gardens;

it is a good representative example of a turn of the century gentleman's residence, with its quality period detailing intact. The detail and techniques

used in the internal finishes are rare and can provide information on early construction methods;

it has historical associations with the prominent McNeil, Brisbane and Creasy families and with architects Clarence Wilkinson, Edward Dean Smith and Joseph John Talbot Hobbs;

it is one of the first houses built in Peppermint Grove and has a close association with the subdivision and development of the suburb and is rare as one of the few 19th century residences remaining in the suburb. The Cliffe is also closely associated with the nearby Presbyterian Ladies College;

the site has the potential to provide archaeological material that may provide further information about previous buildings including the well, former billiard room and former practices undertaken in the grounds; and

the place is associated with the McComb family which included noted plastic surgeon Dr Harold McComb, geneticist Dr Athel Hockey, musician and songwriter David McComb and fellow member of the critically acclaimed Perth rock group 'The Triffids' Robert McComb.

Process of the Study

The heritage values of The Cliffe were determined in the former State Register heritage listing and these have been reviewed in the Conservation Management Plan, prepared as part of this exercise.

A number of future options, were determined and evaluated, within the existing planning framework and under possible amendments to that framework, to determine if there could be an increase in the underlying value of the property to offset a perceived "loss of value" from retention of The Cliffe. Future options were drafted mindful of the planning context of The Cliffe, as these are currently the only relevant controls for the future of The Cliffe.

The Shire has established a Steering Committee of Councillors, community members, key Council staff and consultants to oversee the Study. The Committee has met regularly to review its status, to brief consultants and to review consultant's reports. The Steering Committee has appointed suitably qualified project management, architectural, cost planning and valuation consultants to provide advice to the Committee.

Research & Documentation

The study methodology was based on:

- preparing a conservation management plan for The Cliffe and a schedule of items likely to be subject to a heritage agreement;
- determining and evaluating a number of future options for the site which address the objective of the exercise in varying degrees and would be possible within the Shire's planning framework applicable to the site.

The Steering Committee directed that consultation should be undertaken with the owner, National Trust, Cotswold Investments and PLC. There was also communication with the Heritage Council of WA concerning legal issues.

Seven future options were determined which effectively summarised the range of options which could be considered for The Cliffe. There were two sub-options of Option 2. These options were based on:

- the options available to the present owner;
- the planning powers of the Shire of Peppermint Grove;
- current market conditions.

The options were examined to determine the feasibility of retaining The Cliffe and its identified cultural heritage values and the implications of the possible courses of action for The Cliffe property, through review of possible subdivision, physical development, costings and valuations to determine net realisations.

The options examined assumed an ongoing residential use for the property, in accordance with the terms of the restrictive covenant.

Alternative uses for the property were examined. A potentially feasible alternative use was for Presbyterian Ladies College for use the property as an extension of their campus. It was not for an expansion of the school's population, which is limited in the Shire's Town Planning Scheme.

All of the research and documentation for this exercise is documented in the:

- The Cliffe, Peppermint Grove, Conservation Management Plan;
- Valuations Report;
- Costings Report; and
- This Future Options Study.

Findings

The Conservation Management Plan demonstrates that The Cliffe is a significant heritage place that abundantly satisfies the threshold for entry onto the Register of Heritage Places.

The Cliffe cannot be considered for re-entry onto the Register of Heritage Places for a period of five years from the time of its removal.

The primary objective of the future options study was to retain The Cliffe, preferably on its site, with retention of its identified heritage values.

Comparison of the net realisations shows varying differences between options which would achieve the objective and options which would diminish or remove the identified heritage values. The key issue in the Net Realisations is the valuation of the front garden area fronting McNeill Street.

The benchmark unimproved value of the property is for sale in its current condition, with a Heritage Agreement for conservation of The Cliffe.

The highest net realisation would be gained by demolishing The Cliffe and removing all heritage values of the place. Similar net realisations would involve relocation of The Cliffe to another site or loss of the McNeill Street setting. Both involve loss of heritage value. There is no easy resolution to the conflict between conservation of The Cliffe and retention of heritage values and net realisations.

As the property has been removed from the State Register of Heritage Places the Shire must use its planning powers to achieve the optimal outcome for The Cliffe.

1 INTRODUCTION

1.1 Current Situation

Construction of The Cliffe commenced in 1895. It is a grand and historic residence, with related outbuildings, situated in McNeil Street, Peppermint Grove. It is significant both in the context of Peppermint Grove and Western Australia.

The property occupies 5 lots with a total area of 4,793m². In 1984, the property was classified by the National Trust and included on the Register of the National Estate in 1992. In 1995, approximately 5 months after its purchase by Sharon Creasy, the property was included on the State Register of Heritage Places by the Heritage Council of WA (HCWA). Mr and Mrs Creasy had intended to develop the property and since 2008 is now owned solely by Mr Creasy.

Since the purchase of the property in 1995, there have been protracted negotiations between the owners, HCWA the Shire of Peppermint Grove (SPG) and the State Government regarding the future of the buildings. This has resulted in a decision by Parliament to remove The Cliffe from the State Register of Heritage Places. Section 55 of the Heritage of Western Australia Act 1990 precludes consideration for re-entry onto the Register for a period of 5 years from the date of its removal, except with leave of the Supreme Court. This period of negotiations is demonstrated by the history of the entries of The Cliffe onto the State Register of Heritage Places:

Original Interim Listing	10 October 1995
Original Permanent Listing	27 February 2004
First removed from Register	06 July 2004
Second Interim Listing	20 July 2004
Second Permanent Listing	19 July 2005
Removed from Register	22 August 2008

Since the decision by Parliament, the owner has applied for and been granted a demolition license for the property, by the SPG which lacked the power to refuse demolition.

There has been substantial community interest in the future of the property, predominantly in favour of retention of the buildings, and the SPG has also supported retention and expressed this view to the owner.

As a gesture of goodwill to the SPG and those who support retention of The Cliffe, the owner has allowed the SPG the opportunity to undertake a Conservation Management Plan and Future Options Study, to examine and determine possible scenarios for possible retention of The Cliffe and its identified heritage values.

1.2 Owner's Position

The owner's position since the original purchase of the property has changed significantly. The fundamental position is that the owner now wishes to dispose of the property (in part or in whole) and does not wish to expend further money in either maintaining or restoring the buildings. The owner clearly has no desire to develop or live there.

The owner would now sell the whole property at market value, or sell the part of the property that includes The Cliffe at market value, if there was a willing purchaser who wished to retain the property.

The owner had offered to relocate the main building to an alternative site shortly after purchase. This offer was not able to be accepted at the time and has since been withdrawn. The owner would now allow the building to be relocated to another site at someone else's cost. The owner would also consider leasing part of the site including The Cliffe to an end user on the basis that the restoration and refurbishment is undertaken by others. This would likely be a long term lease with an option to purchase. The lease payment would be on the basis of an agreed return on the underlying value of the required portion of the land.

1.3 Council Resolution

In December 2008 the Council resolved to establish a Steering Committee of Council, with community representation to examine future options for The Cliffe. The Committee's deliberations would be assisted by advice from appropriate external consultants.

1.4 Objective of the Study

The objective of this study is to identify mechanisms that will result in the retention of The Cliffe and its identified heritage values.

1.5 Study Methodology

The study methodology is based on:

- preparing a conservation management plan and a schedule of items likely to be subject to a heritage agreement;
- determining and evaluating a number of options within the existing planning framework applicable to the site, to test the feasibility of satisfying the objective of the study; and
- to review the implications of possible alternative courses of actions for The Cliffe.

2 PROCESS

2.1 Steering Committee

The Shire has established The Cliffe Steering Committee of Councillors, senior Council staff to oversee the Study conducted by appropriately credentialed external consultants. The Committee has met regularly to review status and to brief consultants.

2.2 Community Membership

The Shire advertised in the local press calling for expressions of interest from members of the community who wished to contribute to the study. Three members of the community have been appointed and are listed below in Item 3.3.

2.3 Advisors to the Committee

The Steering Committee has appointed project management, architectural, cost planning and valuation consultants to provide advice to the Committee. Details are included in Item 4 below.

2.4 Consultation

The Steering Committee directed that consultation should be undertaken with the owner, the National Trust, Cotswold Investments and Presbyterian Ladies College (PLC). There was communication with HCWA concerning the legal status of heritage instruments in the Heritage of Western Australia Act 1990.

2.5 Documentation

Any documentation from the appointed consultants to assist the Steering Committee deliberations has been minuted. The final form of that documentation has been incorporated into the Conservation Management Report and this Future Options Study Report.

The documentation will form part of the minutes of the Steering Committee.

2.6 Committee Deliberations

The minutes of The Cliffe Steering Committee meetings have been reported to Council.

2.7 Community Consultation

As well as the consultation noted in 2.4 above, community opinion was gained from the three community representatives, see 2.2 above, and community comment to Councillors.

The Council will determine whether there will be further community consultation following consideration of this report.

3 THE CLIFFE STEERING COMMITTEE

3.1 Status of Committee

The Steering Committee is a Committee of Council. The minutes of these meetings form part of the minutes of Council.

3.2 Councillors & Council Officers

The following Councillors and Council Officers are members of the Steering Committee:

- Cr B. Kavanagh
- Cr D. Ward
- Cr A. Grice
- Cr P. Bacich (retired)
- Mr G. Simpson
- Mr P. Howard
- Mr T. Mayor

3.3 Community Members

The following community members are on the Steering Committee:

- Mr M. Hall
- Mr J. Dowson
- Mr J. Taylor

3.4 Consultants

The following consultants were members of the Steering Committee:

- Mr R. Kooperman – Principal, Kooperman Project Management (KPM)
- Mr I. Hocking – Director, Hocking Planning & Architecture (HPA)

The following consultant attended a Steering Committee meeting:

- Mr D. Glendinning – Principal, Glendinning & Associates (GA)

4 STUDY CONSULTANTS

4.1 Project Manager

KPM was appointed to provide project advice including undertaking briefed consultation, reviewing development options, status reporting, managing inspections, coordination of the consultant team and inputs to the study report.

4.2 Heritage Consultant

HPA was appointed to prepare a Conservation Management Plan (CMP) and to identify and illustrate development options for the subject property. The CMP includes a heritage and condition assessment and conservation policy. A Schedule of Conservation Works has also been prepared with works prioritised as Essential, Recommended and Optional, for each of the physical situations possible for The Cliffe.

The CMP and the seven options for development and subdivision has been used as the basis for determining valuations and cost estimates for the various scenarios.

4.3 Valuer

GA were appointed to provide advice on current market values of the seven options based on current and potential zonings.

4.4 Cost Consultant

Ralph Beattie Bosworth, Construction Cost Consultants (RBB) were appointed to provide cost planning advice on the physical situations possible for The Cliffe.

5 CONSULTATIONS

The consultation process was undertaken by Reuben Kooperman and included meetings or telephone conversations as follows:

5.1 Owner

Meetings were held with the owner and the findings are summarised in Item 1.2 above.

5.2 National Trust

A meeting was held with National Trust of Australia (WA) CEO, Tom Perrigo, to determine whether the Trust could assist with achieving retention of The Cliffe.

The CEO advised that assistance from the National Trust is limited to facilitating benefits to the owner and offered the following examples:

- The cost to renovate the buildings would be a tax deduction for the owner
- The cost to relocate the buildings would be a tax deduction for the owner (although Mr Perrigo did not support relocation)
- The market value of the house and land would be a tax deduction for the owner if donated to the National Trust
- Public donations to a fund to renovate the buildings would be tax deductible

The CEO was of the view that the Shire should offer the owner a development incentive on the balance of the site if the buildings and part of the land were donated to the Trust.

Another possibility suggested was that the Trust could offer the property for sale with a Heritage Agreement in place and return the funds to the owner when the sale occurs.

5.3 Cotswold Investments Pty Ltd

The owner of Lot 9 The Esplanade, adjoining The Cliffe site, was consulted in relation a restrictive covenant created when the current landholding was transferred to the H. & K. McComb by Cotswold Investments Pty Ltd in 1962. The covenant within the transfer states that "...that the within land and premises shall not hereafter be used otherwise than as and for a private residence".

The query was made in the context of the possible future use of The Cliffe for purposes other than residential, such as some community or other use.

The owner informally advised there would not be opposition to uses other than residential on The Cliffe site, subject to there being no overlooking to his residence (under construction) at Lot 9 The Esplanade.

5.4 Presbyterian Ladies College (PLC)

An inspection and meetings were held with the Principal and Development Manager at PLC.

The college already has a substantial frontage to McNeil Street and was consulted in relation to its possible interest in the property and the strong historic connection

with Mr McNeil, the original owner of The Cliffe who was instrumental in the establishment of PLC.

The strong historic connection between The Cliffe, Neil McNeil and PLC was acknowledged, and it was stated that there would be significant value in creating a “living history” for students to experience.

At present however, PLC’s interest in the property would be limited to being the custodian of the building on the basis of three assumptions:

- First, that there is absolute certainty, in a planning sense, for the property to be used for educational purposes;
- Second, that the building could be suitably restored to allow it to be used as a school building.
- Third, that the property (or a portion of it) is available on a long term lease basis.

PLC does not have available funds at present to either renovate or purchase the property. The funding available currently through the government’s BER program to undertake immediate capital works (\$200,000) to provide improvements on the existing school site. There will be additional funds available to schools (up to \$2.5m) for larger projects over the next two years.

The next significant capital works project at PLC is likely to be the re-building of the Senior School. The estimated cost of this is well in excess of the future BER funds.

Notwithstanding their current position, PLC requested further advice on:

- The Shire’s position on future possible land uses on The Cliffe;
- Community sentiment on the use of the property for educational uses;
- The availability of funds for the refurbishment of The Cliffe residence.

5.5 Heritage Council of Western Australia

Because the property was removed from the State Register of Heritage Places, and the jurisdiction of the Heritage of Western Australia Act 1990, HCWA have been precluded from providing advice, apart from clarifying legal questions relating to the Heritage Act.

5.6 Countrywide HTE

Mr Darren Clohessy of Countrywide House Transporters and Erectors had inspected the site previously. His initial thoughts were that the budget estimate to relocate the building on site would be \$300,000 and the estimate to relocate to Manners Hill Park would be in the order of \$500,000. These figures correspond to two of the possible scenarios for The Cliffe. Although he has given a figure for the latter scenario, he advised that the logistics of the move are complex and it would be very difficult to achieve. The Cliffe is significantly larger than the buildings typically relocated by Countrywide.

The physical constraints include:

- removal of part of the front fence on McNeil Street
- the trees along The Esplanade (very significant pruning would be required)
- the median strip down The Esplanade (transport would take up the entire road width)

- shielding of power lines
- earthworks at The Cliffe
- earthworks at Manners Hill Park

The most contentious of these constraints would be the trees. Extensive pruning required would be required that would significantly affect amenity in the area. This issue may be overcome if the building was separated into smaller sections and the roof de-constructed. This would change the scope of deconstruction/removal works. A detailed costing would require further investigation.

6 DOCUMENTATION

6.1 Restrictive Covenant

See the comments in 5.3 above.

6.2 GREG ROWE EXISTING CONDITIONS SURVEY

The Photographic Record of “The Cliffe”, Bindaring Parade, Peppermint Grove, was prepared by Greg Rowe and Associates in January 2009.

It provides a comprehensive photographic record of the interior and exterior of The Cliffe, together with the associated outbuildings of stable, former tankstand and garage.

The document also documents the present subdivision of the property and the property boundaries for each of the buildings two addresses, ie. No 37 McNeill Street and No 25 Bindaring Parade.

6.3 CONSERVATION MANAGEMENT PLAN

The Cliffe, Peppermint Grove, Conservation Management Plan, dated May 2009, was prepared by Hocking Planning & Architecture for the Shire of Peppermint Grove.

Whilst truncated in its scope the Conservation Management Plan has been prepared to industry standards and upholds the principles of the Burra Charter.

Assuming The Cliffe is retained the appropriate conservation works, documented in section 8 Implementation, should be incorporated into a Heritage Agreement

A copy of the Conservation Management Plan is appended at section 9.2 of this report.

7 RESEARCH

7.1 Options Examined

7.1.1 Background

It has been an objective of this study to retain the existing house and its identified cultural heritage values, within the current planning context. This examination of a range of options tests the feasibility of attaining that objective and identifies the implications of alternative courses of action.

The area of The Cliffe property consists of five lots, 25, 26, 27, 28 and 29 totalling 4,793 sq metres, having frontages to McNeill Street and Bindaring Parade. The Cliffe sits across lots 25 and 26, having a combined area of 1,816 sq metres, with frontage to Bindaring Parade only.

It has also been a consideration of The Cliffe Steering Committee that the characteristic of the Peppermint Grove streetscape be retained, ie. large houses on large lots. This has limited the potential introduction of small lot development to discreet situations where small lots are not readily visible from the streets. Small lots were not considered appropriate for The Cliffe site.

A restrictive covenant has been placed on the title of The Cliffe property, as documented in sections 5.3, 6.1 and 9.1. The purpose of the restrictive covenant was to ensure that development of The Cliffe property did not disturb the enjoyment of the neighbouring residential property, owned by Cotswold Investments.

The Cliffe has:

- been removed from the State Register of Heritage Places and no longer has the statutory protection of the Heritage Act of Western Australia 1990;
- been approved for demolition by the Shire of Peppermint Grove, as it did not have the power to refuse the demolition application.

7.1.2 The Options

The feasible options are based on:

- the good will of the present owner;
- the planning powers of the Shire of Peppermint Grove;
- current market conditions.

A range of options were examined to determine the feasibility of retaining The Cliffe and its identified cultural heritage values, set against the implications of alternative courses of action.

The options set down in section 7.2 assume an ongoing residential use for the property.

Alternative uses for the property were examined and the potentially feasible alternative use was for PLC to consider it for use as an extension of their campus, for use by a particular cohort, but not for an expansion of the school's population, which is limited in the Shire's Town Planning Scheme. This would be a variant of Options 1, 2A, 2B and 4.

7.2 Options Summarised

1 **Status Quo**

Retain the house, outbuildings and garden in their existing condition. Property to be marketed with Conservation Management Plan and Heritage Agreement as conditions of sale.

2A **Clear site, demolish**

Demolish the house in accordance with the conditions of the demolition licence and market as per current subdivision. Property to be archivally recorded.

2B **Clear site, relocate**

Relocate the house offsite, to provide a clear site and market land as per current subdivision. Property to be archivally recorded. Refurbish The Cliffe as per the Conservation Plan in its new location, with a use appropriate to the location and the house.

3 **Retain house, add another house**

Re-subdivide for one further substantial residential lot. Market The Cliffe and garden and the new residential lot. Market remaining "rump" blocks. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

4 **Retain house in large garden**

Re-subdivide to retain house in largest possible garden. Market "rump" blocks. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

5 **Retain house with smaller lots**

Retain house and subdivide rear of Lot 10 and western leg of property into smaller lots with driveway access from McNeill Street. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

6 **Relocate house onsite**

Relocate The Cliffe further south on the lot and re-subdivide the northern section of the property into smaller lots accessed from the Devil's Elbow. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

7 **Retain house and subdivide front garden**

Retain The Cliffe and subdivide the front garden into a wide frontage lot facing McNeill Street. The Cliffe would retain access from Bindaring Parade, but would not be visible from McNeill Street. Refurbish The Cliffe as per Conservation Management plan and Heritage Agreement.

7.3 Outcomes Of Options Summarised

	OPTIONS							
	1	2A	2B	3	4	5	6	7
Retain House	✓			✓	✓	✓		✓
Relocate House			✓				✓	
Demolish House		✓						
Retain Setting	✓				✓			
Modify Setting						✓		
Change Setting			✓	✓			✓	✓
Residential Use	✓			✓	✓	✓	✓	✓
Non-Residential Use	✓	✓	✓		✓			
Subdivision		✓	✓			✓	✓	✓
Minor Subdivision				✓	✓			
No Subdivision	✓	✓	✓					
Retain mature trees	✓				✓			
Retail some mature trees		✓	✓	✓		✓		✓
Remove mature trees		✓	✓	✓		✓	✓	✓

7.4 Valuations and Costings

To assist evaluation of the options costings and evaluations were prepared for each of the options. Given the difficult market circumstances the valuations indicate the range of comparative values, rather than being indicative of likely market return. Similarly the costings are broad brush and provide order of costings for comparative purposes.

The valuations and costings are appended at sections 9.4 and 9.5 respectively.

A following is a summary of the costings produced by RBB:

- Option 1 – Status Quo \$ -
- Option 2A – Demolish House \$ 43,000
- Option 2B – Relocate House Off Site \$ 2,500,000
- Option 3 – Retain House and Garden \$ 1,430,000
- Option 4 – Retain House and Large Garden \$ 1,430,000
- Option 5 – Retain House and Garden \$ 1,430,000
- Option 6 – Relocate House on Site \$ 2,265,000
- Option 7 – Retain House and Subdivide Garden \$ 1,430,000

The following table is a summary of the valuations study outcomes:

TABLE OF SCENARIOS

Bindaring Parade, "The Cliffe", Peppermint Grove, WA, 6011S

Scenario	Description of Scenario	Estimated Values	Estimated Cost of Development	Max Net Realisations
Option 1	Status quo – retain house and garden, put to market as is, with conservation plan and heritage agreement.	\$7.5–\$8.5 million	Acquisition costs only	\$7.5–\$8.5 million
Option 2a	Demolish house – put to market with the existing subdivision.	Lot 25: \$3.8 million Lot 26: \$3.8 million Lot 27: \$4.7 million Lot 29: \$3.2 million (separately) Up to \$3.8 million including Lot 28 Lot 28 (separate): ≈\$400,000 Total Realisations: \$16 – \$16.5 million	Acquisition costs (excluding demolition costs)	\$16 – 16.5 million
Option 2b	Relocate house off site – put to market with the existing subdivision.	Same as per option 2a Total Realisations: \$16 – \$16.5 million	2.265 million (relocation) as per RBB	\$13.7 – 14.2 million
Option 3	Retain house and garden, re-subdivide as necessary to obtain one further development site and sell off rump blocks to adjoining owners. (Includes part of Lot 10)	House lot - \$5 – 5.5 million Lot 1: \$200,000–\$300,000 Lot 2: \$200,000–\$300,000 Lot 3: \$2.5 million Total Realisations: \$8.1 - \$8.6 million	Up to \$50,000 *Excludes Part Lot 10 acquisition costs	Up to \$8.55 million
Option 4	Retain house in largest possible garden, re-subdivide rump blocks for sale to adjoining owners.	House lot - \$5–\$5.5 million Lot 1: \$200,000–\$250,000 Lot 2: \$250,000–\$350,000 Lot 3: \$250,000–\$300,000 Total Realisations: \$5.9 - \$6.4 million	Up to \$50,000	\$6.35 million
Option 5	Retain house and garden, re-subdivide rump blocks and Lot 10 into smaller lots.	House lot - \$5–\$5.5 million Lot 1: \$1.6 million Lot 2: \$1.5 million Lot 3: \$1.2 million Lot 4: \$1.7 million Lot 5: \$2.7 million Total Realisations: \$13.7 - \$14.2 million	≈\$1.5 million (subdivision & dev-costs incl. roads, drainage services etc) Lot 10 acquisition costs at say \$3.5 million	\$9.2 million
Option 6	Relocate house on site, re-subdivide for smaller north-facing lots accessible from Devil's Elbow.	House lot - \$4–\$4.5 million Lot 1: \$1.6 million Lot 2: \$1.5 million Lot 3: \$1.3 million Lot 4: \$1.1 million Lot 5: \$1.4 million Lot 6: \$2.4 million Total Realisations: \$13.8 million	\$2.265 million (relocation) as per RBB \$1.5 million (subdivision & dev-costs incl. roads, drainage services etc)	\$10 million (rounded)
Option 7 (proposed)	Retain house with plans to flip the facade to the northern side and retain with large building envelope, re-subdivide two lots fronting McNeil Street.	House lot: up to \$6 million Lot 1: \$3.5 million Lot 2: \$4.5 million Total Realisations: \$14 million	Up to \$50,000	\$13.95 million

** In options where the house is retained, or relocated on site, it is anticipated that the northern service wing, which is of lesser heritage value, could be redeveloped.

See full explanations of assumptions for all above options as contained within the VALUATION SCENARIO section of valuation report prepared by Glendinning & Associates.



The following tables of Net Realisation for The Cliffe provides the order of projected returns, excluding professional fees, escalation and contingencies.

NET REALISATIONS TABLE

	Valuation	Costing	Net Realisation
Option 1	\$7.0 - \$7.5 million	Nil Without conservation works costings	\$7.0 – \$7.5 million
Option 2A	\$12.1 million sold separately	\$300,000 demolition & marketing	\$11.8 million
Option 2B	\$12.2 million	\$1.07 million + \$1.43 million	\$9.7 million
Option 3	\$6.6 - \$7.3 million	\$50,000 Without conservation works costings	\$6.55 - \$7.25 million
Option 4	\$5.5 - \$6.35 million	\$50,000 Without conservation works costings	\$5.45 - \$6.3 million
Option 5	\$10.9 - \$11.4 million	\$1.5 million Without conservation works costings	\$9.4 - \$9.9 million
Option 6	\$11.2 - \$11.7 million	\$2.265 million + \$1.5 million	\$7.44 - \$7.94 million
Option 7	\$10.4 - \$10.9 million	\$50,000 Without conservation works costings	\$10.35 - \$10.85 million

The Net Realisations show that:

- Option 1 would fully satisfy the objective of the exercise and provides the benchmark for the unimproved value of the site;
- Option 2A outcome would be the antithesis of the objective of the exercise, however, it provides the highest return on the unimproved value of the site;
- Option 2B which involves relocation of The Cliffe and its attendant loss of heritage value and additional costings, demonstrates the difference in realisation between demolition and relocation;
- Options 3 and 4 whilst satisfying much of the objective of the exercise are not feasible for financial and other reasons;
- Option 5 whilst satisfying much of the objective of the exercise involves the subdivision of Lot 10, which is a additional complicating factor;
- Option 6 would involve some loss of heritage value and its realisation would not justify this option;
- Option 7 would lose the McNeill Street front garden setting and some loss of heritage value to retain The Cliffe and capitalise on the value of the McNeill Street frontage.
- Apart from Option 1 all other options would take up to 12 months to achieve.

8 FINDINGS

8.1 Generally

The Conservation Management Plan demonstrates that The Cliffe clearly satisfies the threshold for entry onto the Register of Heritage Places.

The Cliffe cannot be considered for re-entry onto the Register of Heritage Places unless leave is granted by the Supreme Court for a period of five years from the time of its removal.

The primary objective of the future options study was to retain The Cliffe, preferably on its site, with retention of its identified heritage values.

Option 1 would satisfy the objectives of the study and establishes the benchmark net realisation of the unimproved value of the property.

Comparison of the Net Realisation table shows a discrepancy in valuations between the options which would satisfy the objective and options which would diminish or remove the identified heritage values. The valuations are generally in inverse relationship to the retention of the heritage values of The Cliffe.

As the property has been removed from the State Register of Heritage Places the Shire must use its planning powers to achieve the optimal outcome for The Cliffe.

8.2 Comment on the Net Realisations of the Future Options

Option 1 which would market the property in its current condition with a heritage agreement, requiring conservation of The Cliffe, would establish the benchmark value for the property.

Option 2A, the demolition of The Cliffe and subdivision of the site would remove all heritage values for the property. It would provide the highest net realisation provided the lots were marketed separately. Given the heritage value of The Cliffe this is an unacceptable outcome, however, it is a possible outcome in the current situation.

Option 2B would relocate The Cliffe locally (e.g. to Manners Hill Park), with attendant loss in heritage value. Whilst this is possible, the estimate assumes major tree-lopping and associated road adaptations along The Esplanade to transport the building in parts with the roof in tact. The alternative would be to de-construct the roof prior to transport. It may also be necessary to increase the "subdivision" of the building to reduce the size of the component parts.

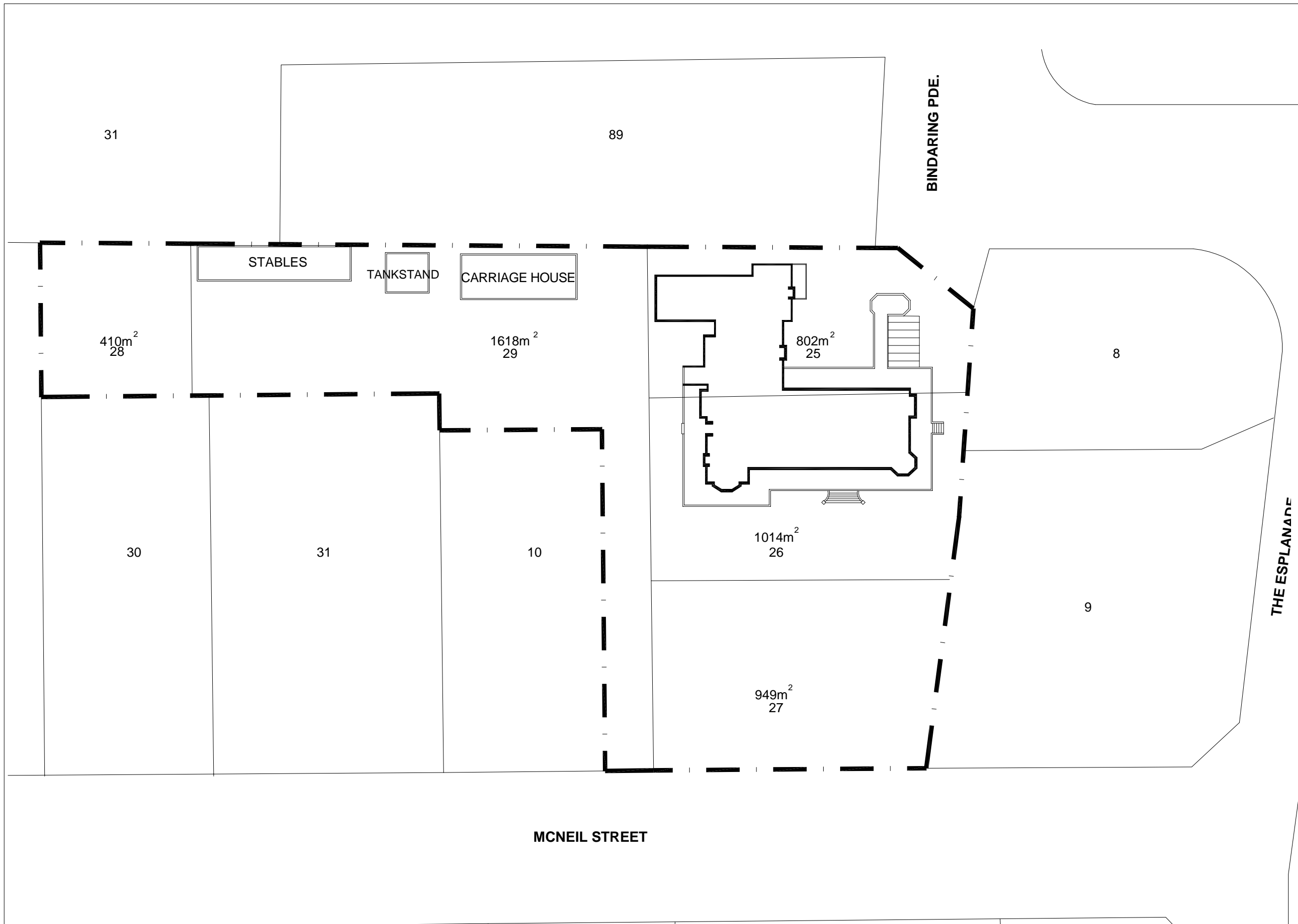
Options 3 – 5 demonstrate that the potential values generated by re-subdivision and/or re-zoning, are not feasible as the value of the property lies in the retained garden space fronting McNeill Street.

Option 6, to relocate the house on site and subdivide into small lots along the northern boundary, involves loss of heritage value, time and cost for no better return than the option 1 benchmark.

Option 7 is the only option which would retain The Cliffe, though lose the garden, which would result in a similar net realisation to Option 2A. This would require re-subdivision of the site by the current owner and would require time and cost. This makes the option less likely to be realised.

ADDENDUMS

- 9.1 Option Diagrams**
- 9.2 Restrictive Covenant**
- 9.3 “The Cliffe” Peppermint Grove, Conservation Management Plan**
- 9.4 Valuations Report**
- 9.5 Costings Report**



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Consultants

Client
SHIRE OF PEPPERMINT GROVE

Project
THE CLIFFE - DEVELOPMENT OPTION


Project Number
200905

Drawing Title
OPTION ONE:
RETAIN HOUSE, RETAIN EXISTING LOTS

Scale
1:500
(APPLIES TO A3 ONLY)

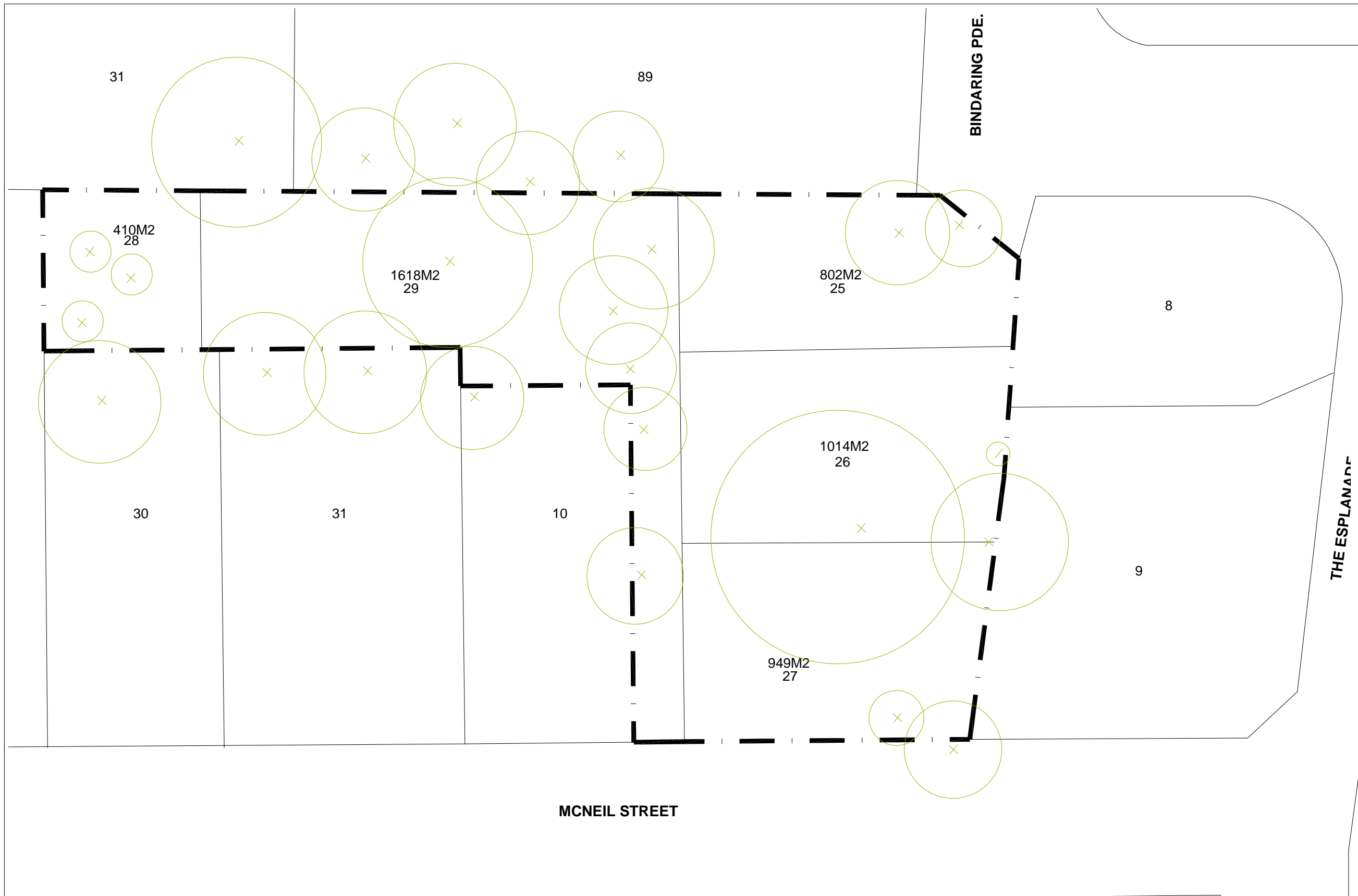
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Coordinated	FBK	Date	10.03.2009
Project Architect	FBK	Updated	
Project Director	IH	Rev	

Drawing Number
A01

North


LEGEND

--- No.25 BINDARING PARADE
--- No. 37 MCNEIL STREET
--- EXISTING BUILDING
--- EXISTING LOTS



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Client
SHIRE OF PEPPERMINT GROVE

Project
THE CLIFFE - DEVELOPMENT OPTIONS


Project Number
200905

Drawing Title
OPTION TWO:
DEMOLISH HOUSE, RETAIN EXISTING LOTS






Scale
1:500
(APPLIES TO A3 ONLY)

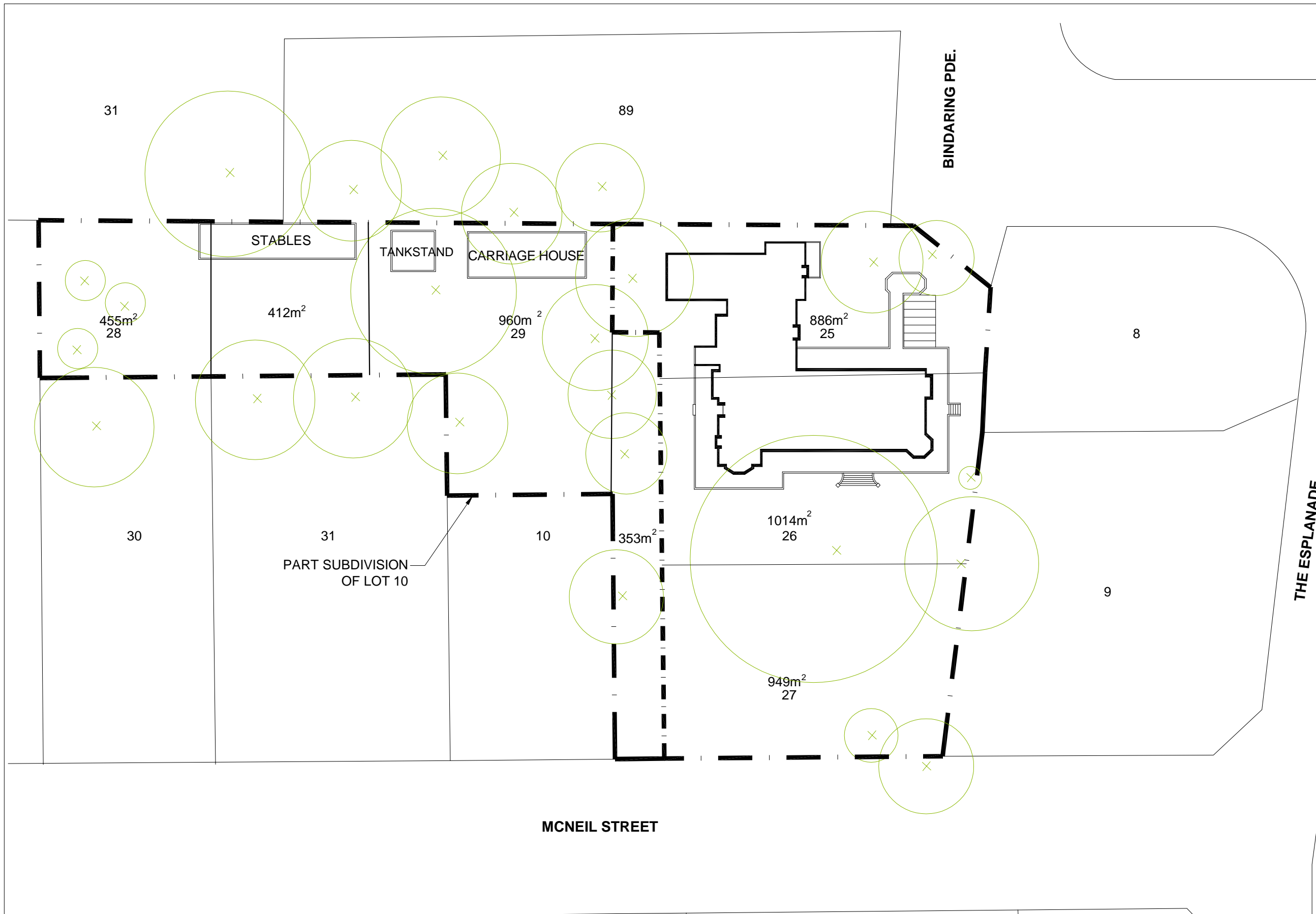
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Project Architect	FBK	Updated	
Project Director	IH	Rev	

Drawing Number
A02

North


LEGEND

	AREA TO DEVELOP
	No. 37 MCNEIL STREET
	RELOCATED HOUSE
	EXISTING LOTS
	MATURE TREES



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Client
SHIRE OF PEPPERMINT GROVE

Project
THE CLIFFE - DEVELOPMENT OPTIONS


Project Number
200905

Drawing Title
**OPTION THREE:
 RETAIN HOUSE & GARDEN, SECOND
 HOUSE LOT, DISPOSE RESIDUAL LOTS**



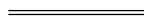


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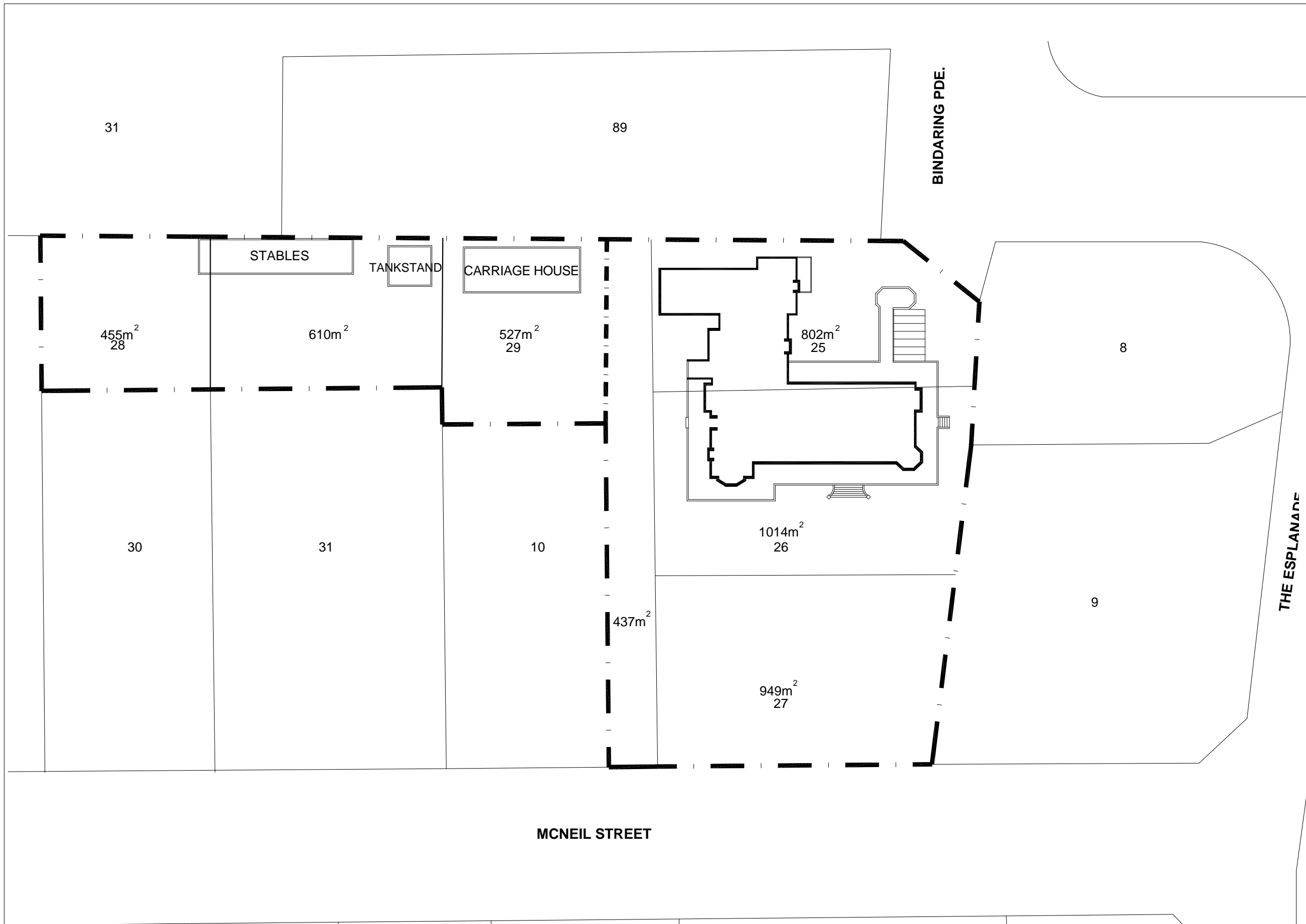
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Coordinated	FBK	Date	10.03.2009
Project Architect	FBK	Updated	
Project Director	IH	Rev	

Drawing Number
A03

North

 N

LEGEND

-  No.25 BINDARING PARADE
-  No. 37 MCNEIL STREET
-  EXISTING BUILDING
-  EXISTING LOTS
-  MATURE TREES



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Project
THE CLIFFE - DEVELOPMENT OPTIONS


Project Number
200905

Drawing Title
OPTION FOUR:
RETAIN HOUSE & GARDEN, DISPOSE
RESIDUAL LOTS





Scale
1:500
(APPLIES TO A3 ONLY)

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Coordinated	FBK	Date	10.03.2009
Project Architect	FBK	Updated	
Project Director	IH	Rev	

Drawing Number
A04

North


LEGEND

	No.25 BINDARING PARADE
	No. 37 MCNEIL STREET
	EXISTING BUILDING
	EXISTING LOTS

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Client
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Project
THE CLIFFE - DEVELOPMENT OPTIONS

Project Number
200905

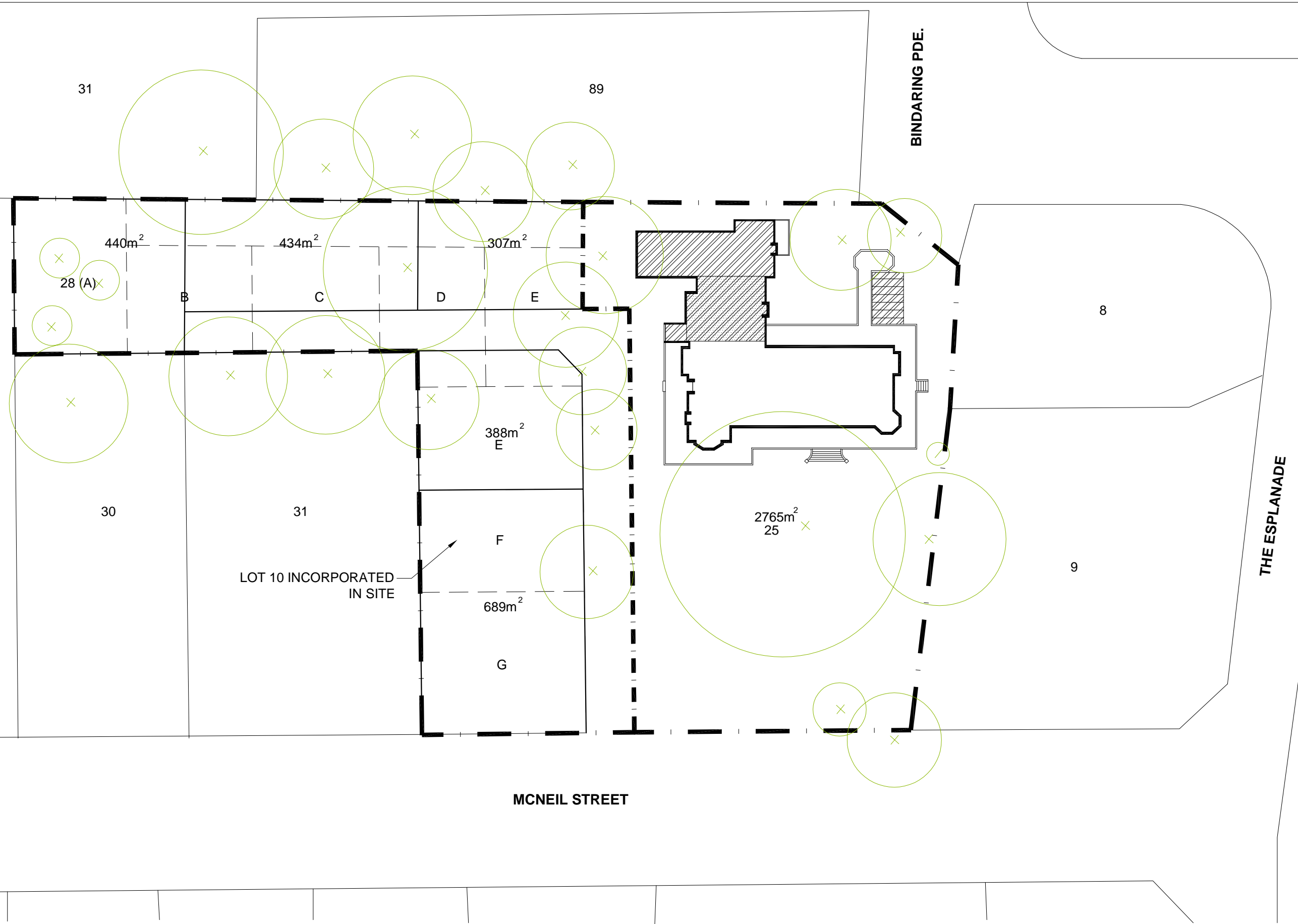
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OPTION FIVE:
RETAIN HOUSE & GARDEN, CREATE
SMALLER LOTS

Scale
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(APPLIES TO A3 ONLY)





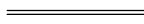



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Project Architect	FBK	Updated	
Project Director	IH	Rev	

Drawing Number
A05

North

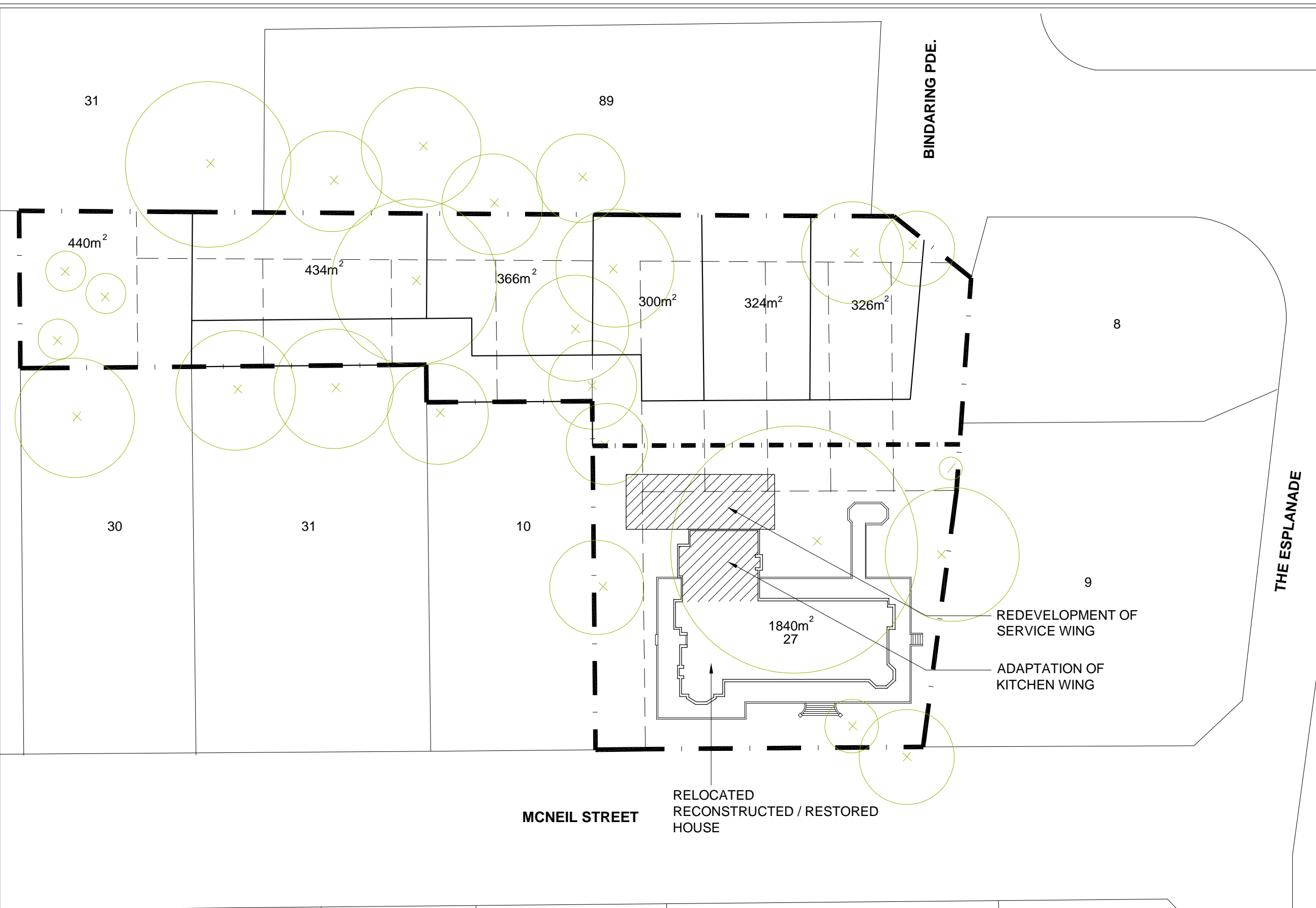
LEGEND

	No.25 BINDARING PARADE		MATURE TREES
	No. 37 MCNEIL STREET		INTRUSIVE ELEMENTS - DEMOLITION
	EXISTING BUILDING		AREA THAT MAY BE RECONSTRUCTED
	EXISTING LOTS		
	PROPOSED LOTS		

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Client
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Project
 THE CLIFFE - DEVELOPMENT OPTIONS


Project Number
 200905

Drawing Title
 OPTION SIX:
 RELOCATE HOUSE ON SITE, SMALL
 LOT SUBMISSION







Scale
 1:500
 (APPLIES TO A3 ONLY)

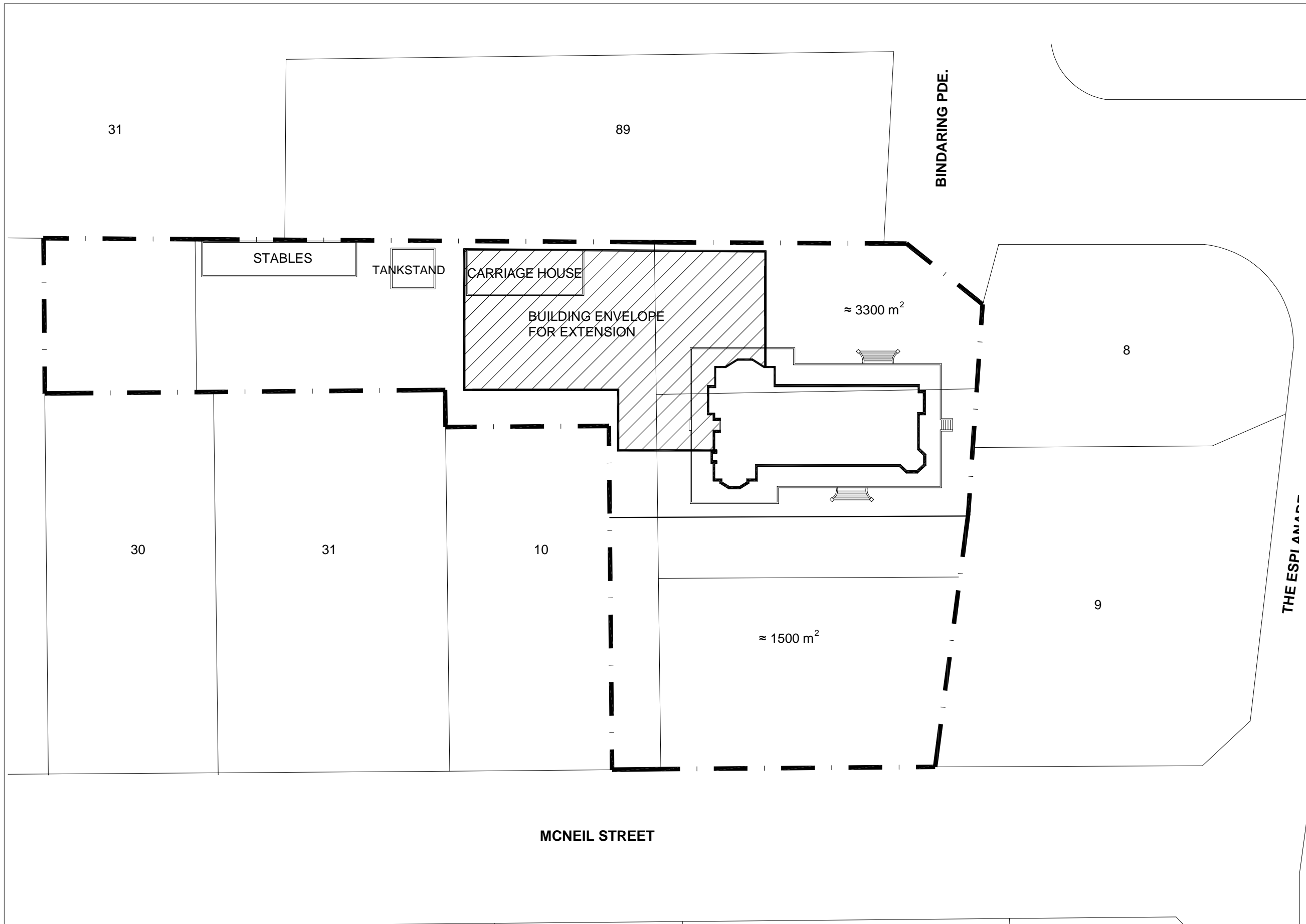
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Coordinated	FBK	Date	10.03.2009
Project Architect	FBK	Updated	
Project Director	IH	Rev	

Drawing Number
A06

North

 N

LEGEND

	AREA TO DEVELOP
	No. 37 MCNEIL STREET
	RELOCATED HOUSE
	EXISTING LOTS
	PROPOSED LOTS
	MATURE TREES



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Client
SHIRE OF PEPPERMINT GROVE

Project
THE CLIFFE - DEVELOPMENT OPTIONS


Project Number
200905

Drawing Title
OPTION SEVEN:
RELOCATE HOUSE ON SITE, SMALL
LOT SUBMISSION





Scale
1:500
(APPLIES TO A3 ONLY)

CAD File	200905_090310 site plan.dwg	Drawn	SZ
Coordinated	FBK	Date	10.03.2009
Project Architect	FBK	Updated	06.05.2009
Project Director	IH	Rev	

Drawing Number
A07

North


LEGEND

-  No.25 BINDARING PARADE
-  No. 37 MCNEIL STREET
-  EXISTING BUILDING
-  EXISTING LOTS



BARRISTERS & SOLICITORS
225-222 Bunting Highway
Cottesloe WA 6011
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Fax: (08) 9390 4000
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MCLDPN/PEPP 25155
GKS:FG (OHER0914) (HER3A)

30 January 2009

Mr Graeme K Simpson
Chief Executive Officer
Shire of Peppermint Grove
PO Box 221
COTTESLOE WA 6911

Shire of Peppermint Grove
Doc No: ...
File Ref: ...
Date: ...
By: ...

Sir,
Barristers & Solicitors
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Tel: (08) 9390 3100
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Email: info@barristers.com.au

Dear Graeme,

ADVICE ON STATUS OF LAND ON CT VOL 1265 FOLIO 334 - 'THE CLIFFE'

We refer to your letter dated 20 January 2009

You have requested our advice in relation to the status of land comprised in Certificate of Title Volume 1265 Folio 334, upon which is situated the local heritage home known as "The Cliffe".

We have responded to the specific questions contained in your instructions as set out below.

1. When were the lots subdivided and the process completed?

The original subdivision of land in that locality was undertaken in accordance with Plan 3783, approved on 25 January 1916. Plan 3783 created (amongst other lots) Lots 21 to 24, which fronted on to McNeil Street, together with Lots 25 to 27, fronting on to The Esplanade.

The land comprising Lots 21 to 24 on Plan 3783 was subsequently resubdivided as set out on Diagram 8903, so as to create Lots 28 and 29 on Diagram 8903. The subdivision creating those lots was approved on 5 August 1930.

The land comprising Lots 25 to 27 on Plan 3783 was further subdivided as set out on Diagram 28115 so as to create Lots 8 to 10 on Diagram 28115. Lots 8 and 9 were created from the land previously comprising part of Lots 25 to 27 on Plan 3783. Lot 10 was created from land previously comprising part of Lot 28 on Diagram 8903. That further subdivision was approved on 4 May 1962.

We have enclosed copies of Plan 3783, Diagram 8903 and Diagram 28115 for your review. It is Lots 28 and 29 on Diagram 8903 and Lots 25, 26 and 27 on Plan 3783 that now comprise the subject land contained in Certificate of Title Volume 1265 Folio 334.

ADVICE ON STATUS OF LAND ON CT VOL 1265 FOLIO 334 - 'THE CLIFFE'

2. Are the five (5) lots actually created and the issue of individual titles a mere formality?

We confirm that each of the 5 lots comprising the subject land is a separate and distinct lot, hence the description of the relevant certificate of title as a "multi-lot title". The registered proprietor of the subject land would be entitled to obtain, upon application to Landgate, separate certificates of title for each lot. The inclusion of the 5 lots upon one certificate of title is thus merely a matter of form rather than substance.

3. Two of the lots, being Lot 25L and Lot 37L are landlocked without access to a road, which suggests they would be difficult to sell on an individual basis.

From our perusal of the relevant plans it appears that Lot 28 on Diagram 8903 (37L McNeil St) and Lot 26 on Plan 3783 (25L Bindaring Pdc) are the only lots comprising the subject land that are landlocked. Notwithstanding the landlocked nature of those lots, it would be open to the registered proprietor to sell the land in question as separate individual lots. For practical purposes, however, it is unlikely a purchaser would be willing to buy either Lot 28 or Lot 26 without some guarantee of access, whether in the form of an easement over an adjoining lot or otherwise. The lack of suitable access to a public road would also be a relevant consideration in the determination of any application for planning consent in respect of the landlocked lots. Presumably the fact the lots in question are landlocked would be reflected in their market value.

4. The Restrictive Covenant and what it means to each of the lots in the parcel of land.

The certificate of title to the subject land records as an encumbrance a restrictive covenant burden T18048/1962. The restrictive covenant referred to was created upon the transfer of the land from Cotswold Investments Pty Ltd to Harold Keith McComb and Kathleen Athel McComb on 17 September 1962. The restrictive covenant contained within the text of the transfer states that the purchasers "... covenant with the proprietor of Lot 9 on Diagram 28115, being the land comprised in Certificate of Title Volume 1264 Folio 847 that the within land and premises shall not hereafter be used otherwise than as and for a private residence".

Accordingly, the restriction imposed by the covenant is that the subject land and premises is to be used as and for a private residence. The covenant is thus apparently intended to restrict the use of the land and existing premises thereon to residential use, as opposed to non-residential use. We do not consider the intent of the covenant is necessarily to restrict or prevent the proprietor of the subject land from constructing further residential premises on other lots comprising the subject land. However, such an interpretation could not be discounted, given the non-specific manner in which the covenant is worded. As the restrictive covenant is private in nature, it could only be enforced through legal action initiated by the proprietor of Lot 9. The existence of the restrictive covenant would not be relevant from a planning perspective, in the event the Shire had to determine an application for planning approval of a residence on one of the other lots comprising the subject land.

The restrictive covenant could only be removed with the consent of the registered proprietors of the land burdened and benefited by the covenant. We additionally note that the benefit of

30 January 2009
Shire of Peppermint Grove

McLeods
Page 3

ADVICE ON STATUS OF LAND ON CT VOL 1265 FOLIO 334 - 'THE CLIFFE'

the restrictive covenant is not noted as an interest on the Certificate of Title to Lot 9 on Diagram 28115. The current registered proprietor of Lot 9 may therefore not be aware that his Lot is benefited by the restrictive covenant.

We trust this advice satisfies requirements. Should you have any queries in relation to this matter please contact David Nicholson or Craig Slarke of this office.

Yours faithfully



LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Jan 27 14:34:38 2009 JOB 31614527

PLAN 3783(1)
3 SHEETS

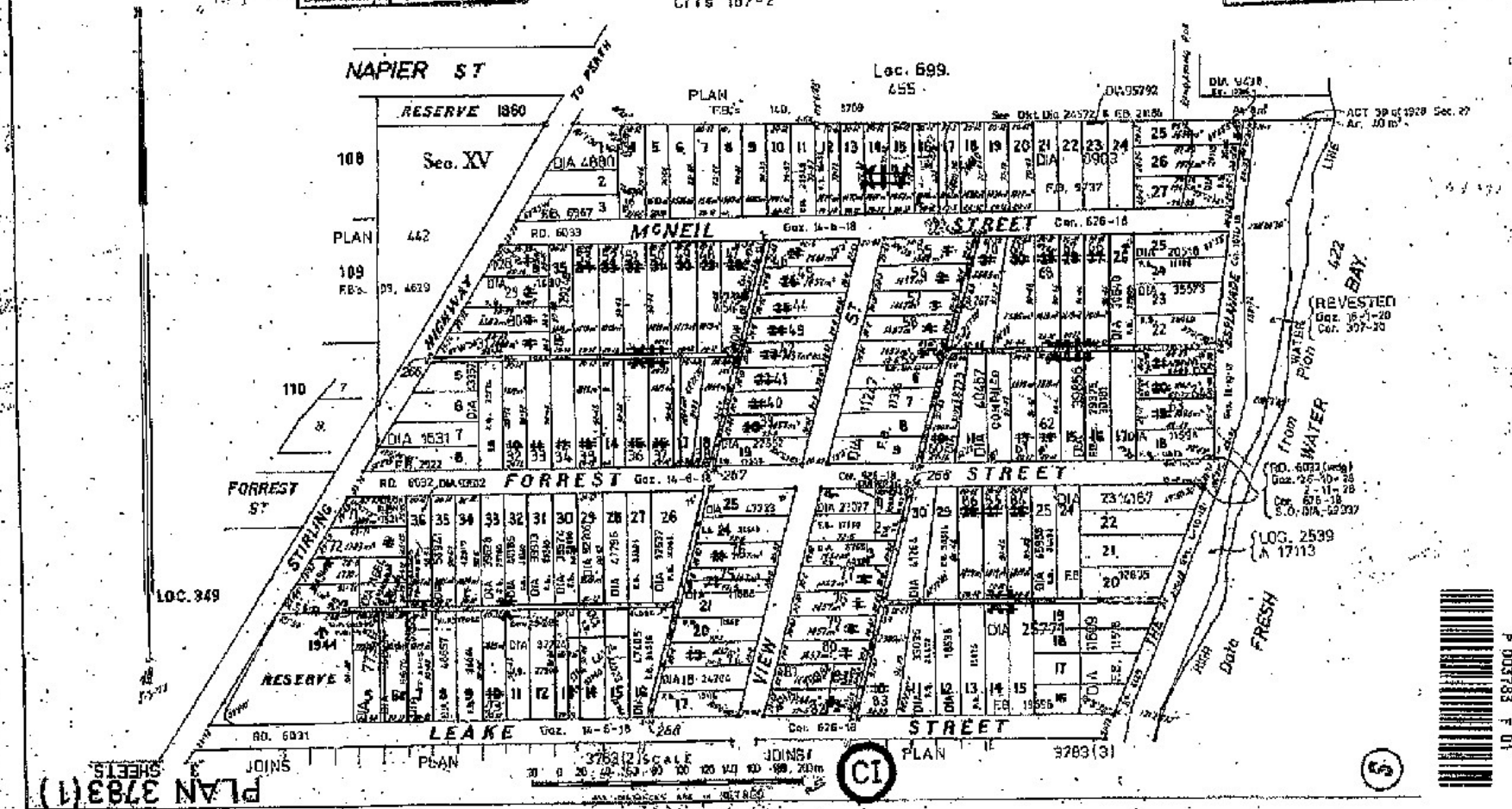
PT OF SWAN LOC. 84

L.T.O. Cor. 018/1897
FB# 5912 5913-6028 & 6260
INDEX PLAN PERTH 1000 15-38
15-39
PERTH 2000 07-20
PLAN 422
CITS 187-2

APPROVED
25. 1. 16

Land Parcel Identifiers amended -
Regulation 6 of Transfer of Land
(Survey) Regulations 1995
Corr. 1776-2000-01
Date: 25/1/2006

Land parcel identifiers amended -
Regulation 22 Licensed Surveyors
(Transfer of Land Act 1893)
Regulations. Corr. 1776-2000-01
Date: 11.2.02



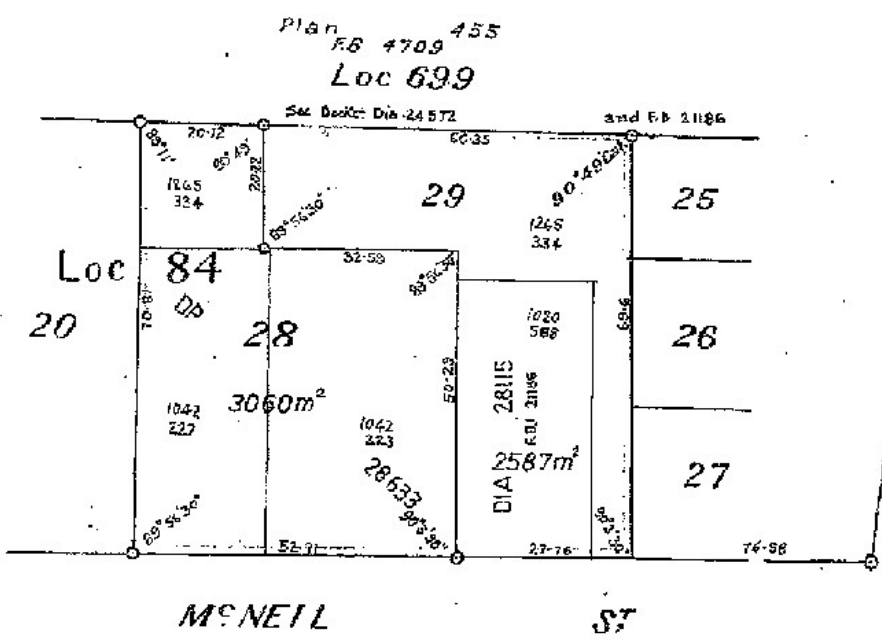
PLAN 3783(1)
3 SHEETS

PLAN 3783(1) SCALE 1:1000
CROSS SECTION



Town or District	Number of Lot or Location	Plan	Surveyor	Field Book	Scale	Cred. in which land is vested	Deposited
SWAN	21, 22, 23, & 24 of Sec. XIV. Loc of 84	Plan 3783 PH 6267 Diag Index Perth 1000 Plan 1530	C HOGARIN	9737	1/162	1003 & 87 1020 - 586	28-7-30 5-8-30

Cor 534/1930

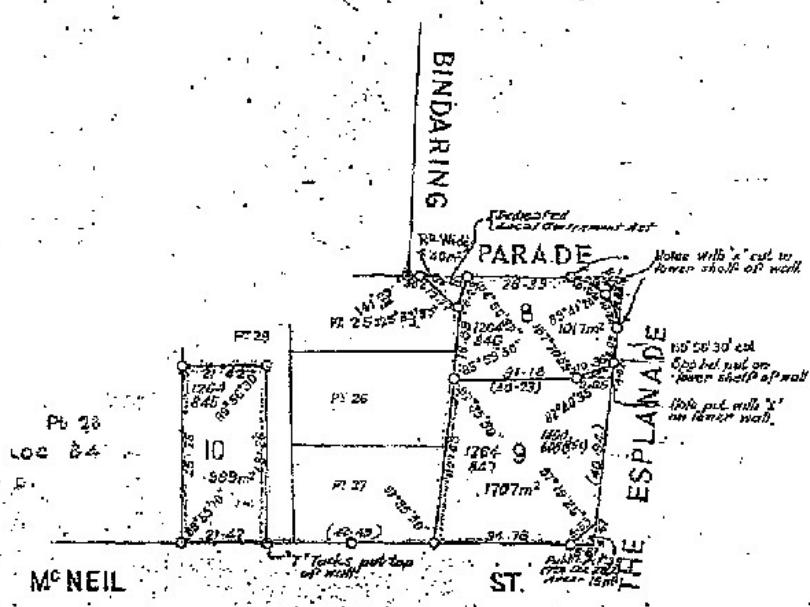


DIA 8903

CI

DUPLICATE 8903

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
SWAN	Pt. Lots 26, 27, 28, Pt. Lots 25, 28 of Loc 84.	21186	1 : 1267	Vol. 104.0 Fol. 922 1101 1264 844	



Lots 1, 2 & 5 have been amended to lots 8, 9 & 10 respectively to comply with regulations.

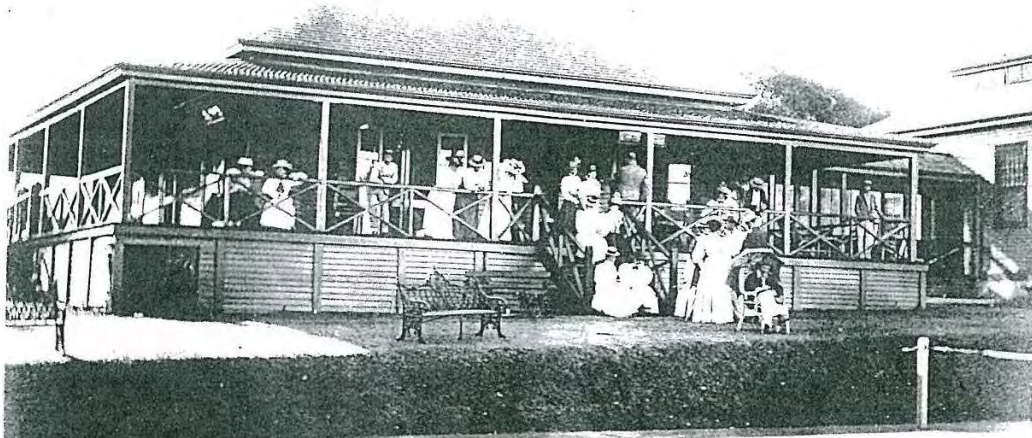
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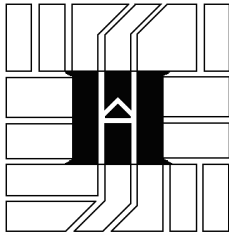
CROSSLAND & FREEDY
 Surveyors & Engineers
 PERTH
 TEL. 84 701

<p>CERTIFICATE</p> <p>I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection, and field check), in strict accordance with the Regulations for the guidance of Surveyors, and that this plan is in all respects accurate.</p> <p><i>[Signature]</i> Licensed Surveyor.</p> <p>Date: 18th Mar 1962</p>		<p>Approved by Town Planning Board</p> <p>28115</p> <p>4 MAY 1962 1961</p> <p><i>[Signature]</i> Chairman</p> <p>Date: 25-5-62</p>	
<p>Approved</p> <p><i>[Signature]</i> H. J. McInnes</p> <p>Examined</p> <p><i>[Signature]</i> Date: 14-3-62</p>	<p>- On</p> <p>Plan 2782(1)</p> <p>Diagram 8903</p> <p>Index Plan</p>	<p>Registered</p> <p>15216</p>	<p>Diagram No.</p> <p>28115</p>

The Cliffe, Peppermint Grove Conservation Management Plan



May 2009



HOCKING
PLANNING AND
ARCHITECTURE

For the

Shire of Peppermint Grove

Cover Illustration:

Tennis Party at The Cliffe, 27 December 1898.

Image Courtesy Battye Library 5395B/6.

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EXECUTIVE SUMMARY

Background

The Cliffe is a timber residence built in 1895 for businessman and timber merchant Neil McNeil. The house was built as a demonstration of the high quality of construction and finish that could be achieved using timber. The residence, and its associated outbuildings, was originally located on a large landholding with unobstructed views to the river. The Cliffe was one of the premier homes in the Cottesloe/Peppermint Grove area in the late 19th and early 20th centuries. Since the construction of the Cliffe, the land has been subdivided several times and the house is no longer in an expansive garden setting with views of the river.

This area of Peppermint Grove has a strong association with Neil McNeil. The road adjacent to this property; McNeil Street was named in his honour and the adjacent Presbyterian Ladies College is linked to Neil McNeil and the extended McNeil family. Neil McNeil was a generous and supportive benefactor of the school. Later occupants of The Cliffe include the Craig, Brisbane and McComb families.

During the 20th century, the main house has undergone additions and alterations; the most significant being during the 1930s and the 1960s when the northern wing, or the servants quarters of the main house, was refurbished. The place is nevertheless remarkable for the amount of original detail still evident in the main part of the house. Also significant is the number of outbuildings remaining on the site. The coach house, stables, greenhouse and remnant orchard demonstrate the comfortable lifestyle made possible by staff that lived on the premises.

During the 1980s and 1990s the considerable, if not exceptional, heritage value of the place was recognised. In 1984 it was classified by the National Trust and in 1992 it was included on the register of the National Estate. In 1999, the Shire of Peppermint Grove included the place on its municipal inventory of Heritage Places.

In 1995, the Heritage Council of WA place included The Cliffe on the State Register of Heritage Places at an interim level. In the same year the property was transferred to Sharon Creasy, wife of prospector Mark Creasy. The Creasy's intended to develop the property and the house has not been occupied since their purchase of the property. There has been some lack of maintenance since that time however, the house remains in basically sound condition. Claims of dilapidation are unfounded.

During the last decade protracted negotiations between the owners, the Shire of Peppermint Grove (SPG), the Heritage Council of WA, the State Government and community groups have resulted in the decision by parliament to remove The Cliffe from the State Register of Heritage Places in August 2008. The future of The Cliffe since this decision has been discussed widely in the media as there is a high level of community interest in the place. In January 2008, a demolition licence was issued by the SPG to demolish all the buildings on the site of The Cliffe.

The Shire of Peppermint Grove commissioned Hocking Planning & Architecture (HP&A) to prepare this conservation management plan (CMP) as a planning tool to enable the SPG to make informed decisions about future development options for the main house and site. This CMP has been prepared within time constraints resulting from the imminent demolition. Nevertheless the CMP provides sufficient documentary and physical evidence to enable the Shire of Peppermint Grove to evaluate the future options for The Cliffe.

Kooperman Project Management and HP&A have prepared a separate future options study which is to be read in conjunction with this CMP. Glendinning and Associates have provided valuations for the future options studied and Ralph Beattie Bosworth has provided costings for the conservation works and possible relocation costs.

Study Area

The property known as The Cliffe is part of a larger landholding that includes five lots, lot 25, 26, 27 on plan 3783 and lots 28 and 29 on diagram 8903. This parcel is identified on certificate of title 1265/334.

The Cliffe house and outbuildings are located on lot 29 as shown on diagram 8903. The house has the street address of 25 Bindaring Parade. The lots on the eastern side of the Cliffe have residences and the lot to the south west, lot 28 has a residence.

The property is within the Shire of Peppermint Grove and it should be noted that the northern property boundary is the boundary with the adjacent local government authority, the Town of Claremont.

This conservation plan has assessed in detail the main building on the lot. The outbuildings and the gardens have been briefly recorded.

Statement of Significance

The following statement is based upon the statement prepared in 2005 for the permanent entry of the place in the State Register of Heritage Places. Further information has been found since the preparation of that documentation resulting in the amendment of the statement of significance.

The Cliffe is a single storey, timber residence with associated outbuildings set in a grassed landscape which contains several mature trees. The original residence was constructed in 1895 for business man Neil McNeil and designed by architect Clarence Wilkinson in the Federation Bungalow style, later additions demonstrate elements of the Federation Arts and Crafts style. It has cultural heritage significance for the following reasons:

the place is a rare example of the use of weatherboard in a substantial 'gentleman's' residence in Perth which has, intact, the subsidiary buildings of coach house, stables, greenhouse, servants cottages and part of the original gardens;

it is a good representative example of a turn of the century gentleman's residence, with its quality period detailing intact. The detail and techniques used in the internal finishes are rare and can provide information on early construction methods;

it has historical associations with the prominent McNeil, Brisbane and Creasy families and with architects Clarence Wilkinson, Edward Dean Smith and Joseph John Talbot Hobbs;

it is one of the first houses built in Peppermint Grove and has a close association with the subdivision and development of the suburb and is rare as one of the few 19th century residences remaining in the suburb. The Cliffe is also closely associated with the nearby Presbyterian Ladies College;

the site has the potential to provide archaeological material that may provide further information about previous buildings including the well, former billiard room and former practices undertaken in the grounds; and

the place is associated with the McComb family which included noted plastic surgeon Dr Harold McComb, geneticist Dr Athel Hockey, musician and songwriter David McComb and fellow member of the critically acclaimed Perth rock group 'The Triffids' Robert McComb.

Future Development Options

This conservation management plan has been prepared to inform the future options study which is being prepared by Kooperman Project Management and HP&A for the Shire of Peppermint Grove. Since the removal of the place from the State Register of Heritage Places, the heritage powers of the Heritage of Western Australia Act 1990 no longer apply¹ and following the issuing of a demolition licence to the current owner there are limited planning options available to the Shire of Peppermint Grove.

The future options study for the development and conservation management of The Cliffe, Peppermint Grove has been prepared on the basis of the assessment of the cultural heritage significance.

The future options in brief are as follows:

1. Status Quo - Retain House and Garden, put to market as is, with Conservation Plan and Heritage Agreement.
- 2A Archival Record, Demolish House – put to market with existing subdivision
- 2B Archival Record, Relocate House off site – put to market with existing subdivision
- 3 Retain House and Garden, re-subdivide as necessary to obtain one further development site and sell off rump blocks
- 4 Retain House in largest possible Garden, re-subdivide rump blocks for sale
- 5 Retain House and Garden, re-subdivide rump blocks and Lot 10 into smaller lots
- 6 Relocate House on site, re-subdivide for smaller north facing lots accessible from Devil's Elbow
- 7 Retain House and Outbuildings, sell with Conservation Management Plan and Heritage Agreement, sell front Garden to McNeill Street

Each option would have a different affect on the cultural heritage significance of the place. A feasibility table outlining the implications and issues relating to each option is included in section 7 of the Future Options Study. In options where the house is retained, or relocated on site, it is anticipated that the northern service wing, which is of lesser heritage value, could be redeveloped.

Conservation Recommendations

Forty policies for the conservation, restoration, relocation and future use of The Cliffe have been prepared which provide general guidance for all options except Option 2A.

The objective of this exercise was to retain the identified heritage values of The Cliffe. These heritage values are identified in this conservation plan. The feasibility of satisfying this objective is addressed in the Future Options Study, supported by the Valuations and Costings reports.

¹ The Cliffe cannot be considered for re-entry onto the Register of heritage Places for a period of five years from the time of its removal unless leave is granted by the Supreme Court.

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1.0 INTRODUCTION

1.1 Background

The Cliffe is a timber residence built in 1895 for businessman and timber merchant Neil McNeil. The residence was built as a demonstration of the high quality of construction and finish that could be achieved in a timber residence. The house was originally located on a large landholding with unobstructed views to the river. Included on the land were the outbuildings needed to support the lifestyle of the wealthy members of the Perth community. The Cliffe was one of the premier homes in the Cottesloe/Peppermint Grove area in the late 19th and early 20th centuries. This area of Peppermint Grove was particularly associated with Neil McNeil and the road adjacent to this property; McNeil Street was named in his honour. The McNeil's were also closely associated with the adjacent Presbyterian Ladies College as benefactors and supporters. Since the construction of The Cliffe, the land has been subdivided several times and the house is no longer in its original expansive garden setting. Currently (2009) the residence is located within a grassed landscape which includes several mature trees. The site includes several original outbuildings which provided supplementary services to the main house.

Since the death of Neil McNeil in 1927, the property has been occupied by three families. The first were relatives of the McNeil's the Craig family, second was the family of business man David Brisbane who occupied the property from 1932 to 1962 and thirdly were the McComb family who occupied the place until the early 1990s. The main house has been subject to minor additions the most significant being during the 1930s and the 1960s when the northern wing of the main house was refurbished. Nevertheless the place is remarkable for the amount of original detail still evident in the main part of the house. Also significant is the number of remaining outbuildings on the lot which demonstrate the lifestyle of the wealthy members of the Perth community.

During the 1980s and 1990s the heritage value of the place was recognised. In 1984, it was classified by the National Trust and in 1992 it was included on the register of the National Estate. In 1999, the Shire of Peppermint Grove included the place on its municipal inventory of Heritage Places.

In 1995, the Heritage Council of WA place included The Cliffe on the State Register of Heritage Places at an interim level. In the same year the property was transferred to owner Sharon Creasy, wife of prospector Mark Creasy. The Creasy's intended to develop the property and it has not been occupied since their purchase of the property consequently the buildings have been subject to deterioration due to a lack of maintenance.

During the last decade protracted negotiations between the owners, the Shire of Peppermint Grove, the Heritage Council of WA, the State Government and interested community groups have resulted in the decision by parliament to remove The Cliffe from the State Register of Heritage Places. The future of The Cliffe since this decision has been discussed widely in the media as there is a high level of community interest in the place.

In January 2008, a demolition licence was issued by the Shire of Peppermint Grove to demolish all the buildings on the site of The Cliffe.

The Shire of Peppermint Grove commissioned Hocking Planning & Architecture (HP&A) to prepare this conservation management plan (CMP) as a planning tool to enable the SPG to make informed decisions about future development options for the main house and site. This CMP has been prepared within time constraints resulting from the imminent demolition. Nevertheless the CMP provides sufficient documentary and physical evidence to enable the Shire of Peppermint Grove to evaluate the future options for The Cliffe.

Kooperman Project Management and HP&A authored the future options study, assisted by valuations and costings reports prepared respectively by Glendinning and Associates Pty Ltd and Ralph Beattie Bosworth.

1.2 Study Area

The Cliffe is located at 25 Bindaring Parade, Peppermint Grove. The site is within a residential setting and adjacent to the Swan River. The adjacent properties are substantial single and two storey residences.

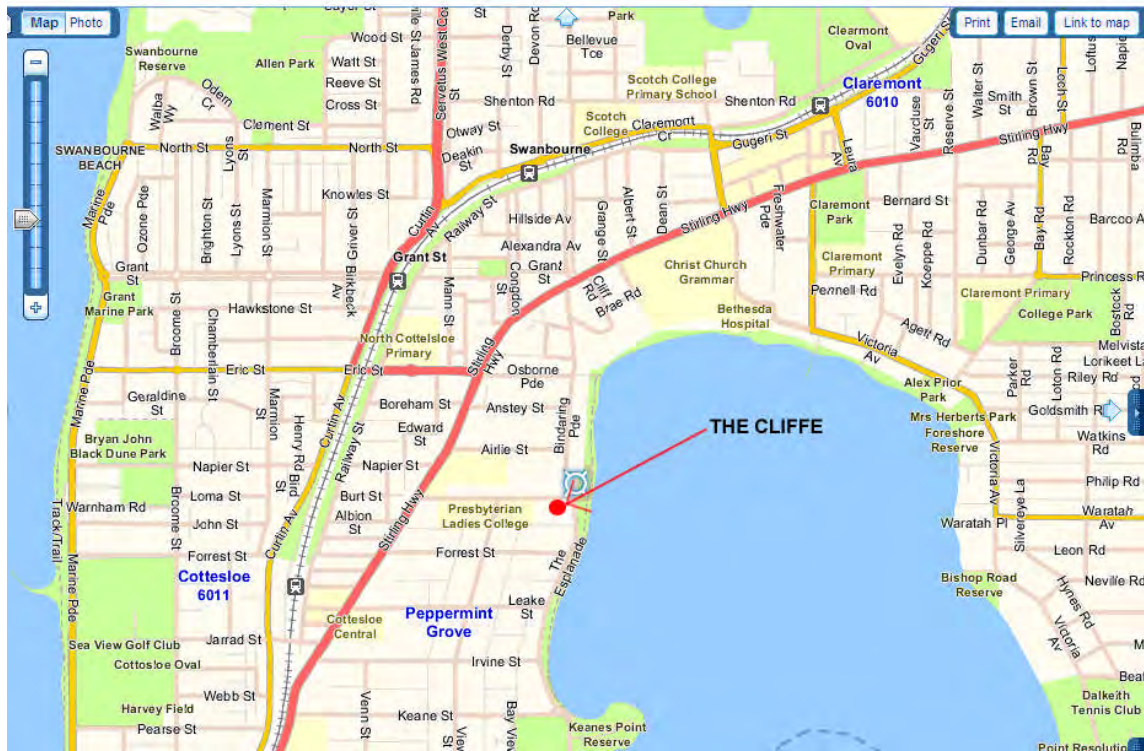


Figure 1 Regional location of The Cliffe, Courtesy www.whereis.com



Figure 2 Aerial photograph of The Cliffe. Courtesy www.google.com
Note that the house at the bottom right is no longer extant.

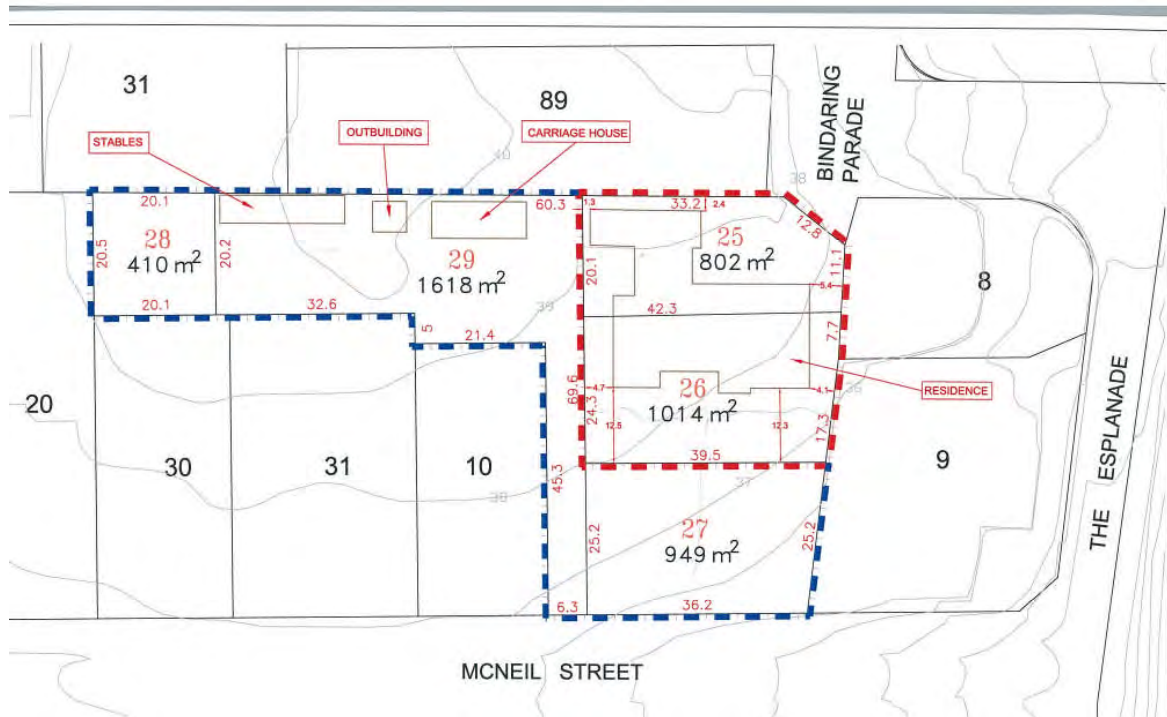


Figure 3 Subdivision Plan of The Cliffe, Peppermint Grove Courtesy Greg Rowe and Associates, January 2009.

1.3 Ownership

The current owner of the place is Mark Gareth Creasy as shown on Certificate of Title 1265/334.

1.4 Acknowledgements

The study team wishes to acknowledge the involvement of the following individuals in the preparation of this study:

Reuben Kooperman, Kooperman Project Management

Graeme Simpson, Chief Executive Officer, Shire of Peppermint Grove

Mark Creasy, Owner of The Cliffe

Sharon Lovelady, Archivist for Presbyterian Ladies College

John Taylor, Community member and Heritage Architect

John Dowson, Community member and Deputy Mayor of the City of Fremantle

1.5 Study Team

The study team comprised:

Ian Hocking, B.Arch. (Hons. His.) (Melb.) GDip.T.P. (UCL.) FRAIA Principal Director

Flavia Kiperman, BSc Arch & Urban Planner, Msc History and Cultural Heritage Conservation (UFRJ- Brazil)

Robyn Diggins, M. Arch (Dist.) (UWA) Graduate Architect

Prue Griffin BA. Post Grad Dip. Public History

1.6 Methodology

The report follows the approach recommended by Australia ICOMOS (International Council on Monuments and Sites) and set out in the study brief attached as Appendices A & B. It applies the principles set out in *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*, *Guidelines to the Burra Charter: Cultural Significance*, *Guidelines to the Burra Charter: Conservation Policy*, and *Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports*.²

The report has also been prepared in accordance with the principles of The Conservation Plan,³ and the Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places.⁴

1.7 Site Inspections

Site inspections were undertaken during January, February, March and April 2009.

1.8 Previous Studies and Research

The place has been the subject of previous research in preparation for Registration by Heritage Council of Western Australia in 1995 and 2004. Acknowledgement is extended to the authors of the following documents.

Heritage Council of WA Assessment Documentation, Place number 1924, July 2005

Shire of Peppermint Grove, Municipal Inventory entry

1.9 Present Heritage Status

Register of Heritage Places:	Interim Entry 10/10/1995 Permanent entry 27/02/2004 Removed 06/07/2004 Interim Entry 20/07/2004 Permanent Entry 19/07/2005 Removed 22/08/2008
National Trust Classification:	06/03/1984
Town Planning Scheme:	-----
Municipal Inventory:	19/07/1999
Register of the National Estate:	14/05/1992

² Peter Marquis-Kyle & Meredith Walker, *The Illustrated Burra Charter: Making Good Decisions About the Care of Important Places, Australia* ICOMOS, Sydney, 1994. The Burra Charter and guidelines are available from www.icomos.org/australia.

³ James Semple Kerr, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*. National Trust NSW, Sydney, 1990 – 5th Edition 2000.

⁴ Heritage Council of Western Australia, *Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places*. Revised November 1996.

1.10 Terminology

Terminology from the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the Burra Charter) (Appendix A) and the Heritage Council of Western Australia's *Criteria of Cultural Heritage Significance for Assessment of Places for Entry into the Register of Heritage Places* is used in this report. Some specific terminology from these works together with other terms and abbreviations used are set out below:

Adaptation means modifying a place to suit proposed compatible uses.

Authenticity refers to the extent to which the fabric is in its original state.

Compatible Use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Condition refers to the current state of the place in relation to each of the values for which the place has been assessed. Condition reflects the cumulative effects of management and environmental events.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Cultural Significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place.

HCWA means Heritage Council of Western Australia

Integrity is a measure of the long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.

Place means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction, which are outside the scope of this Charter.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

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2.0 DOCUMENTARY EVIDENCE

2.1 Chronology of Major Events

1892	Land purchased by Neil McNeil
1895	Building constructed to a design by architect Clarence Wilkinson
1896	Addition of billiard room and other rooms to the residence.
1900	Marriage of Neil McNeil and Jessie Alexander Lawrie, further additions to the house
1902	Alternative design for a residence for Neil McNeil by architect Edward Dean Smith
1906	Modifications designed by Hobbs Smith and Forbes
1915	Subdivision of the property into 20 lots
1927	Death of Neil McNeil, Jessie McNeil returns to Scotland
1927	Transfer of property to Gordon and Betty Craig
1930	Subdivision of property
1932	Transfer of The Cliffe to Myra Brisbane
1938	Modifications by architects Eales Cohen and Fitzhardinge
1960	Death of David Brisbane
1962	Transfer of property to Cotswald Investments Pty Ltd. and new survey of the site.
1962	Property transferred to Harold and Kathleen Athel McComb
1963	Modifications to servants quarters by architect, John White.
1984	Classified by the National Trust
1992	Inclusion on the Register of the National Estate
1995	Interim entry on the State Register of Heritage Places
1995	Property transferred to Sharon Creasy
1999	Inclusion on the Shire of Peppermint Grove Municipal Inventory
2004	Permanent entry on State Register and then removal.
2005	Interim and permanent inclusion on the State Register of Heritage Places.
June 2008	Property transferred to Mark Creasy
October 2008	Removed from the State Register of Heritage Places
2009	Preparation of Conservation Management Plan by Hocking Planning & Architecture and Future Options Study

2.2 Documentary Evidence⁵

The Cliffe, in Bindaring Parade, Peppermint Grove, is a bungalow built, predominantly, of jarrah, with some brick elements and corrugated, galvanised, zinc coated steel roof. It was constructed in 1895 for Neil McNeil and was originally designed by architect Clarence Wilkinson in the Federation Bungalow style.

Neil McNeil purchased the land in 1892; only one year after Peppermint Grove was surveyed into building allotments⁶.

Neil McNeil [1857-1927], an experienced engineer and railway contractor, came to Western Australia from Victoria in 1872 to construct the Jarrahdale to Bunbury railway line. With his brother and several other men, he took over the Jarrahdale Timber Company 'and opened up the W.A. timber trade in the London markets', exporting timber for the paving of London Streets.⁷ This company later became part of Millars Timber and Trading Company.⁸ At the time of the construction of The Cliffe, McNeil was a successful businessman with interests in rail, mining in Kalgoorlie and Ravensthorpe, orchards in Mt. Barker, and state wide real estate. He invested his own funds into the construction of the Perth Water Supply Scheme and also dabbled in the lucrative, if somewhat socially risky, real estate of Roe Street, Perth.⁹

Because of his strong business interest in timber and his conviction of its suitability as a building material, McNeil built his home as a showpiece. Architect Clarence Wilkinson designed the showpiece home for McNeil and called for tenders for the 'Bungalow Residence and Stables' in March 1894.¹⁰

Clarence Harold Wilkinson [1864-1922] underwent his training in architecture in Sydney and worked for the City of Sydney¹¹ before moving to Melbourne where he is recorded as practicing in the firm of Wilkinson & Permewan, in William Street Melbourne in 1889. Wilkinson moved to Western Australia and gained a position with the Public Works Department in 1890.¹² In June 1892, Wilkinson left this position to establish his own practice and in 1893 he is listed in practice in St Georges Terrace, Perth.¹³

Plans prepared by Wilkinson indicate that the contractors Lloyd and Selway signed an agreement on 22 January 1895 to construct the residence. Builders Martin Luther Lloyd and Thomas Henry Selway are presumed therefore to have constructed the original residence and stables in 1895. Construction was well underway in April 1895 as an advertisement was lodged in *The West Australian* for a 'lather' to work 'at once' at Neil McNeil's buildings in Peppermint Grove.¹⁴ From 1 August 1895, the firm of Lloyd and Selway ceased trading by 'mutual consent'.¹⁵ Therefore the construction of The Cliffe was likely to have been one of the last projects undertaken by the firm. In the following year, Martin Lloyd was the builder

⁵ Acknowledgment is extended to the Heritage Assessment prepared in 1996 for the Heritage Council of WA, place number 1927 which is the basis for this documentary evidence.

⁶ Title Deeds indicate that in 1892 McNeil owned Lots 23, 24, 25, 26 & 27 of Section XIV, together with lot 25 of Section XIII, and the carriageway between them (McNeil Street). In 1895 McNeil, in a series of purchases, bought up all the lots of Section XIV.

⁷ Stannage, C.T. *The People of Perth. A Social History of Western Australia's Capital City* (Perth, 1979) p. 228; Battye, J. S. *The Cyclopaedia of Western Australia*, Vol II, Hesperian Press, 1913 p. 290.

⁸ Tweedie, Fiona, "Neil McNeil and 'The Cliffe'", unpublished essay held in the archives of the Presbyterian Ladies College, p. 2.

⁹ Battye, pp. 290-291; Pascoe, p. 62.

¹⁰ *The West Australian*, 9 March 1894, p. 8

¹¹ *The West Australian*, 18 June 1892, p. 4.

¹² Ibid.,

¹³ Ibid, and Kelly, Ian Phillip *Architectural Biography, 1890-1915* appendix to 'The Development of Housing in Perth (1890-1915) Master's Thesis, UWA Dept of Architecture, 1991.

¹⁴ *The West Australian*, 30 April 1895, p. 5.

¹⁵ *The West Australian*, 23 October 1895, p. 9.

overseeing the construction of 'Catlidge' the home of Frederick North in Cottesloe.¹⁶ This residence was later the clubrooms for the Sea View Golf Club.¹⁷

The plans prepared by Wilkinson show the simple form of the original residence and stables. (See Figure 4) The modifications to the plans indicate that the residence underwent additions shortly after construction or during the construction period.

¹⁶ *The West Australian*, 28 August 1896, p. 9.

¹⁷ HCWA place 15822, Sea View Golf Course Club, online database, <http://register.heritage.wa.gov.au> accessed May 2009.

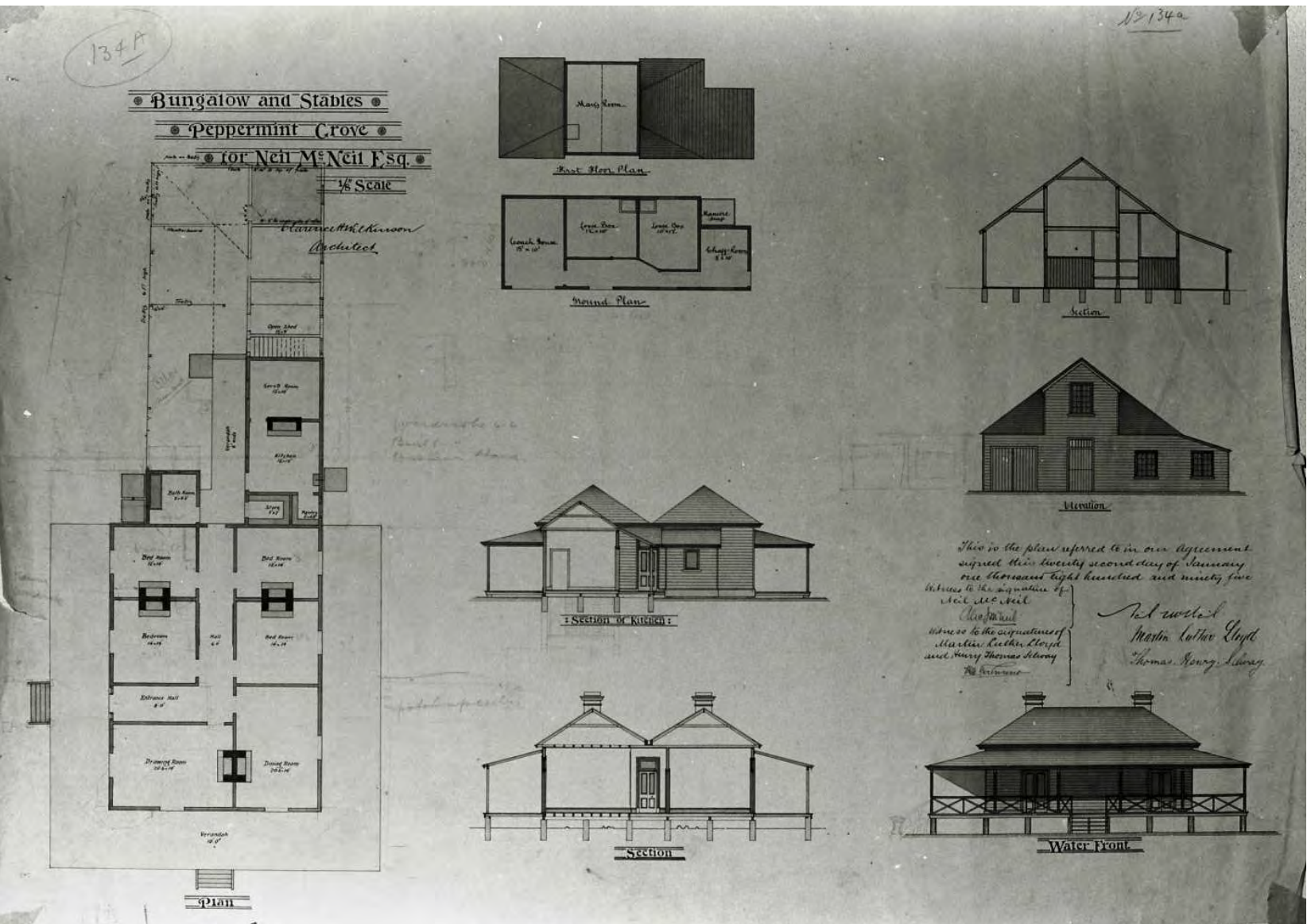


Figure 4 Plan for Bungalow and Stables for Neil McNeil prepared by Clarence Wilkinson. Courtesy of John Taylor, Architect.

The timbers used in the construction of the residence were most likely to have been sourced from McNeil's own timber company. The wall originally surrounding the property and shown in the 1937 plan at Figure 26 was made from limestone quarried from North Fremantle and the wrought iron gates came from the manufacturer James Martin and Co, in Gawler, South Australia which was owned by Neil McNeil's brother in law.¹⁸ The name of the house, 'The Cliffe' was likely to have been inspired by its location at the edge of the drop down to the Swan River.¹⁹ At the time of its construction the house was the closest building to the edge of the cliff.

In 1896, architects Wilkinson and Smith requested tenders from builders for the construction of a 'billiard room and additions' for Neil McNeil's residence in Cottesloe.²⁰ The partnership of Wilkinson and Smith was formed between Clarence Wilkinson and Edward Dean Smith in January 1895 and lasted until 1900.²¹ McNeil also engaged architects Wilkinson and Smith to design commercial buildings *McNeil's Chambers* in Perth (1897), and *Phillimore Chambers* in Fremantle (1899).²²

The form of The Cliffe at the conclusion of these first stages of construction is consistent with the plan at Figure 4 and photographic evidence of the form of the house in 1898 at Figures 6-9. These photographs show some key differences to the later and the general form today [2009]. Notably the roof form is much simpler, there are no gables over the entrances to the house and the foundations of the house are timber with timber louvres covering the space between the ground and the verandah floor. A significant element of these 1898 images is the substantial building on the site of the present day greenhouse. Information from Tweedie in her essay and schematic plan of the house (Figure 24) indicate that this building was the billiard room.²³ However, Tweedie states that the billiard room addition occurred after the 1900 marriage of Neil McNeil to Jessie Lawrie. Given that the dates of the photographs are correct then the billiard room must have been built prior to the marriage in 1900 and Tweedie's assertion is incorrect.

Tweedie comments that the original house was 'a bachelor's house' of only fifteen rooms which was added to following McNeil's marriage is generally supported by later photographs and the physical evidence. The 1898 photograph at Figure 9 indicates the original extent of the house. Photographs taken from 1898 to 1913 demonstrate that the main building was changed through the addition of brick gables and bay windows.

Neil McNeil met Jessie Alexandra Lawrie from Ayr, Scotland when she came to Western Australia in 1898 to visit her sister Ellison Grey Lawrie who had recently married Dr Andrew McNeil, Neil McNeil's younger brother. The two brothers thus married two sisters. Neil McNeil and Jessie Lawrie travelled to Scotland to marry in December 1900. Neil was 42 and Jessie 27 when they married and they had no children.²⁴

Various sources credit architect Joseph John Talbot Hobbs with the design of the original house and later additions.²⁵ Talbot Hobbs did not design the original house as indicated by

¹⁸ Tweedie, op. cit., p. 4.

¹⁹ The spelling of The Cliffe' is sometimes shown as 'The Cliff'. Post Office Directory records for the 1930s include the place as 'The Cliff'. The place seems to most often be spelt as 'The Cliffe' and this will be the convention in this document.

²⁰ *The West Australian*, 15 January 1896, p. 7.

²¹ *The West Australian*, 3 January 1895, p. 4.

²² Of these buildings the Phillimore Chambers is the only building currently [2009] extant.

²³ Tweedie, op. cit. p. 5.

²⁴ Copy of the Marriage record between Neil McNeil and Jessie Lawrie from the online database for births deaths and marriages in Scotland <http://www.scotlandspeople.gov.uk/> Tweedie has the spelling of Lawrie's name as Laurrie, but the conventional spelling is most often used and will be used in this document.

²⁵ Shire of Peppermint Grove Municipal Inventory, Place Record Forms, Place Number PG118 and HCWA documentation 1924 refers to Talbot Hobbs involvement in the design of the house. Pascoe, op. cit., p. 56.

the documentary evidence found which indicates Clarence Wilkinson was the original architect and, with Edward Dean Smith, the designer of the 1896 additions.²⁶ However, an alternative inventory of Talbot Hobbs's buildings, indicates that in the period 1899-1900 he was associated with the McNeil residence: 'what was on the corner of the Esplanade and McNeil Street, now in McNeil Street'.²⁷ The nature of this work is not detailed in these ledgers. Additional research relating to the firm Hobbs Smith and Forbes indicates that the firm undertook works at the Cliffe in 1906 although the nature and extent of the work has not been clearly established.²⁸ It is presumed that the gables and bay windows in the Federation Arts and Crafts style were designed by Talbot Hobbs or the firm Hobbs, Smith and Forbes.

The firm Hobbs, Smith and Forbes was formed in 1905 and included Hobbs, Dean Smith and W. J. Waldie Forbes.²⁹ Prior to the formation of this partnership Edward Dean Smith worked as a sole practitioner (1900-1904) and interestingly, prepared a plan for a masonry residence for Neil McNeil in 1902.³⁰ This plan (Figure 113) was for a masonry building and does not include a site plan but was designated as Peppermint Grove. The location of the future residence may have been on the large parcel of land on which The Cliffe was located or may have been on another parcel of land in the vicinity.³¹ In 1903, Dean Smith also designed a commercial building for McNeil, Surrey Chambers on the corner of St Georges Terrace and Howard Street. (See Figure 112 and Figure 114)

The architects involved in the early design of The Cliffe were all influential in the establishment of the architecture profession in Western Australia. When the West Australian Institute of Architects was formed in 1896 Talbot Hobbs was the Treasurer, Wilkinson acted as the first secretary and Dean Smith was one of the members of the council.³²

Talbot Hobbs was a significant figure in the profession in Western Australia and specifically had a significant impact on the housing stock in Peppermint Grove as he was responsible for the design of many of the prestigious homes there in the 1890s and the early decades of the 20th century.³³

The Cliffe was a well known residence and an unusual choice of construction material for a gentleman's home. The quality of the finish of the building was remarked on nearly twenty years after its construction.

From the substantial foundation to the shingle roof every part of the structure is of jarrah, and after nearly twenty years - the house having been built in 1894 - every plank and beam and joist remain in as sound condition as when first they were cut to the contractor's design. Over twenty rooms are roofed beneath these jarrah shingles, and the interior is fitted up with all that art and comfort can suggest, while surrounding the house is a park of ten acres, tastefully laid out with lawns and flower-beds, and further beautified by the introduction of decorative statuary in bronze, collected by Mr McNeil on various trips to England and the Continent.³⁴

²⁶ Talbot Hobbs practice ledgers for the period 1892 to 1900 do not list any work undertaken on McNeil's house. See Talbot Hobbs Ledger Books, WA State Archives, 2780A/1-3

²⁷ Macauley, C. R. 'Joseph John Talbot Hobbs' (BL - PR14514HOB)

²⁸ Information from John Taylor, states that the local journal 'The West Australian Mining Building and Engineering Journal' in 1906 refers to work undertaken at The Cliffe designed by the Hobbs, Smith and Forbes. The primary source material was not consulted due to time constraints.

²⁹ Kelly, Ian Phillip Architectural Biography, 1890-1915 appendixes to 'The Development of Housing in Perth (1890-1915) Master's Thesis, UWA Dept of Architecture, 1991.

³⁰ Plans for the house for Neil McNeil by Edward Dean Smith, undated, held by John Taylor.

³¹ A site plan in Pascoe, op. cit., p. 84 shows the lot across the road from The Cliffe on McNeil Street was owned or occupied by McNeil. It is likely that McNeil held other parcels of land in the area. The alternate plan does demonstrate some similarity of plan form with the Cliffe.

³² The West Australian 27 May 1896, p. 4 as quoted in Richards, Duncan High Hopes The Institutes of Architecture of Western Australia, RAlA (WA Chapter), 2003, p. 27.

³³ Pascoe, op. cit., p. 50-56, 73-74.

³⁴ Battye, pp. 292-293.

The Cliffe included the previously mentioned billiard room, tennis court, croquet lawn, extensive planted gardens and a summer house. Curving around the house were a long driveway, various flower beds, stables and other outbuildings, and cottages for the staff. McNeil's staff included two gardeners and a chauffeur, for McNeil owned one of the first motor cars in Western Australia.³⁵ A detailed account of the McNeil family and The Cliffe is provided by Fiona Tweedie and is included at Appendix G.

Although the choice of timber for a prestigious home was unusual, The Cliffe was not the only large timber home built in the Peppermint Grove/Cottesloe area. Two other large homes 37 Leake Street Peppermint Grove (1896) designed by Wilkinson and Smith and 11 Saladin Street Swanbourne (c.1895) were built of pre cut timber imported from North America and are still extant [2009].³⁶

The connection with the timber industry was also evident in the homes of other residents in Peppermint Grove. Pascoe writes that apart from McNeil, three other families with connections with the timber industry built their homes when Peppermint Grove was being established. Francis Brady, manager of Millar's Timber and Trading (a company closely associated with McNeil) built a jarrah home on Irvine Street. Edward Keane director of Midland Railway Company and owner of a timber mill on the Darling Scarp built his substantial home *Cappoquin* on the river front which is currently the club rooms for the Royal Freshwater Bay Yacht club. The third home is *Innerhaden* designed by architect James Wright for timber merchant Robert Bunning in Bay View Terrace.³⁷ The Bunning's family had a later connection with The Cliffe when the family company, Cotswolds, purchased the property in 1962.³⁸

It is noted also that McNeil's younger brother Alexander, also built his home in Peppermint Grove on the corner of View and Irvine Streets. Plans of this residence are dated August 1897 have been attributed to Wilkinson and Smith although the name of architect Albert Liddy is on the plan.³⁹ This residence is of brick and timber and the contractor was Joseph Lundie Rae.⁴⁰

The Cliffe's extensive grounds provided space for McNeil and his wife to exercise their horses, 'Whiskey and Soda' (See Figure 12). Boy Scouts were allowed to camp in the grounds and Mrs McNeil supported the Red Cross sewing circle during World War One by holding their meetings in the billiard room of the house.⁴¹ Undated images (Figure 10 to Figure 22) which have been estimated to be from the 1910s and 20s provide an indication of the form of the extensive gardens and the external finish of the main house. A plan the suburb of Peppermint Grove in 1910 reproduced in Pascoe shows the extent of the McNeil landholding from the Esplanade to Stirling Highway. McNeil also held a small parcel of land on the opposite corner of McNeil Street on the corner of The Esplanade.⁴² McNeil had a strong presence and significant influence on the community around his home.

³⁵ Pascoe, p. 63.

³⁶ Information that 37 Leake Street was designed by Wilkinson and Smith was provided by John Taylor, Architect. Supporting information is provided in Pascoe, p. 52 and HCWA database for places 8091 and 16104.

³⁷ Pascoe, op. cit., p. 61, 62, 107.

³⁸ Certificate of Title, 1264/844, Landgate.

³⁹ Liddy would have been working for Wilkinson and Smith on this project. A brief search in relation to Liddy indicates he was working in Perth 1896-98 and then presumably travelled to New Zealand where an architect of that name was working. This architect, Albert Liddy supervised the construction of the Wellington Opera House designed by William Pitt of Melbourne which opened in 1914 but tragically Albert Liddy committed suicide on the site. See websites for the Wellington Opera House <http://www.stjames.co.nz/the-theatres.html> and <http://www.skepticalviewer.com/2008/07/18/ghi-wellington-opera-house/>

⁴⁰ Plans for the house of Alex McNeil dated 4 August 1897, held by John Taylor.

⁴¹ Tweedie, op. cit. p. 6.

⁴² Pascoe, op. cit., p. 84.

Neil McNeil was active in the wider community and was a staunch member of the Presbyterian Church and donated an organ to St Andrew's Church in Perth. Though childless, in 1915 McNeil was one of five elders of Perth's St Andrews' Church to take out a debenture of £1000 for the purpose of establishing Presbyterian Ladies College (PLC) in North Perth. There is a house (faction) named at PLC in honour of the McNeil family.



Figure 5 Neil McNeil
c.1913.

Image from *Battye Cyclopaedia of Western Australia*, 1913, p. 289.



Figure 6 Tennis
Party at The Cliffe, 21
October 1898.

Image Courtesy Battye
Library 5395B/3.

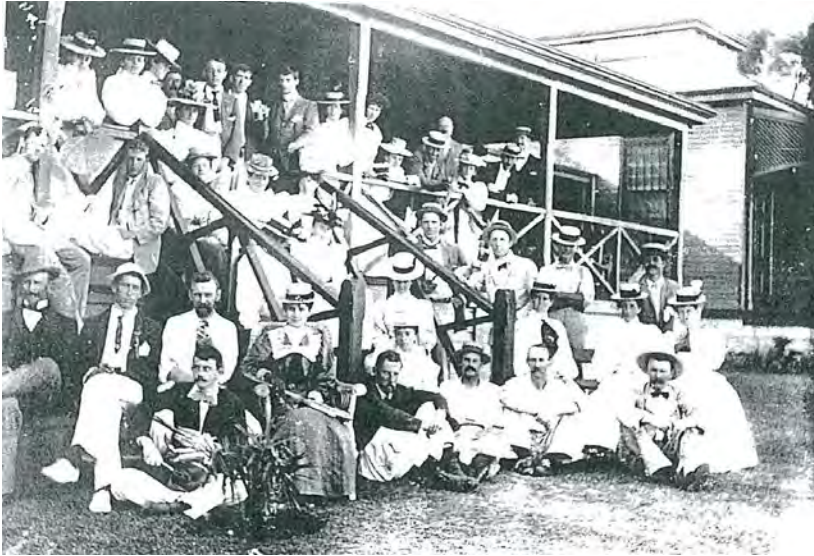


Figure 7 Tennis Party at The Cliffe, 27 December 1898.

Image Courtesy Battye Library 5395B/4.

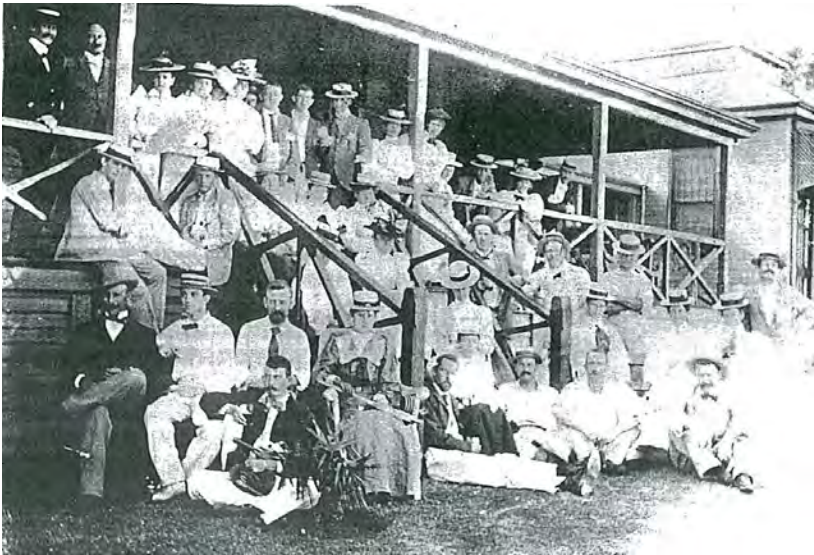


Figure 8 Tennis Party at The Cliffe, 27 December 1898.

Image Courtesy Battye Library 5395B/5.



Figure 9 Tennis Party at The Cliffe, 27 December 1898.

Image Courtesy Battye Library 5395B/6.



Figure 10 View from The Cliffe toward the Swan River c.1905.

Image from Pascoe, p. 57



Figure 11 View from The Cliffe toward the Swan River c.1905.

Image 009969PD Courtesy Battye Library



Figure 12 View of horses at the entrance to The Cliffe from McNeil Street c.1910s.

Image from Pascoe, p. 63

Neil McNeil at left on 'Whiskey' and Jessie McNeil on 'Soda'.



Figure 13 View of The Cliffe c.1913.

Image from Battye Cyclopaedia of Western Australia, 1913, p. 290.

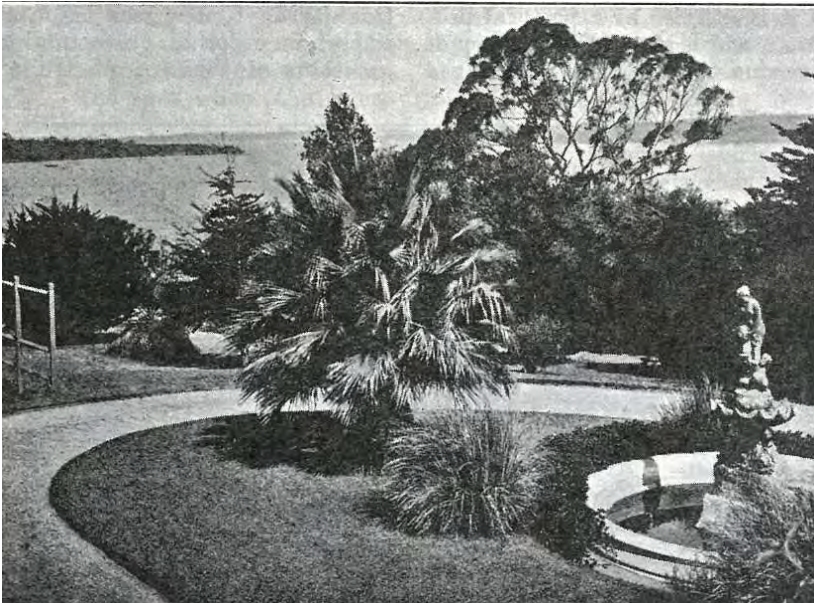


Figure 14 View of the grounds at The Cliffe c.1913.

Image from Battye Cyclopaedia of Western Australia, 1913, p. 291.

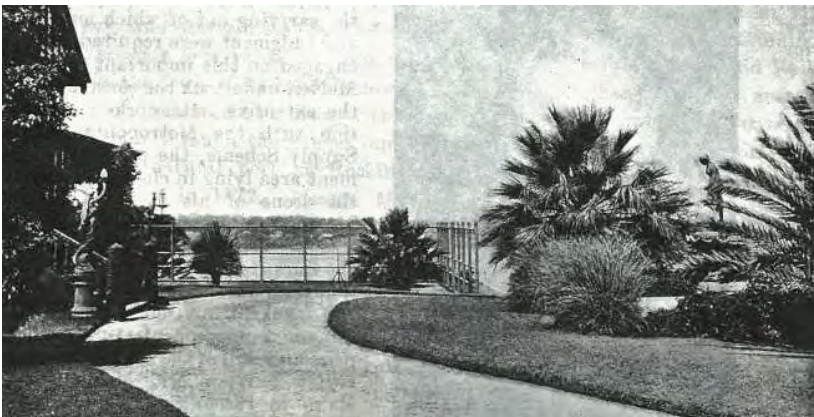


Figure 15 View of the grounds at The Cliffe c.1913.

Image from Battye Cyclopaedia of Western Australia, 1913, p. 290.



Figure 16 View of McNeil car in grounds 1910s

Image from Pascoe, p. 63

The two women are likely to be Jessie McNeil and her sister Ellison McNeil



Figure 17 View of car in front of The Cliffe, with World War One convalescents.

Image from Pascoe, p. 63



Figure 18 Neil McNeil, Jessie McNeil and Ellison McNeil in carriage, 1920s

Courtesy of PLC archives.



Figure 19 View of The Cliffe Grounds, 1920s
Courtesy of PLC archives



Figure 20 View of The Cliffe Grounds, 1920s.
Courtesy of PLC archives



Figure 21 View of The Cliffe, 1920s
Courtesy of PLC archives



Figure 22 View of grounds from verandah, 1920s

Courtesy of PLC archives

McNeil vision of majestic timber houses, rather than houses constructed of brick and stone, was not shared by the Peppermint Grove Road Board, which later legislated against timber construction in the area. Single storey limestone built bungalows remained the dominant construction material for prestige homes in Peppermint Grove.⁴³

In 1915, McNeil subdivided the lower three paddocks of his property into twenty lots, which were auctioned on 4 November by auctioneers Learmonth Duffy and Company (Figure 23). The subdivision was bordered by McNeil Street and the Perth-Fremantle Road (now Stirling Highway) and contributed to the development of the urban form of the northern part of Peppermint Grove.⁴⁴ The houses along the northern side of McNeil Street all date from after this period. McNeil retained the house and the top paddock.

⁴³ Pascoe, p. 57.

⁴⁴ *ibid.*, p. 89.

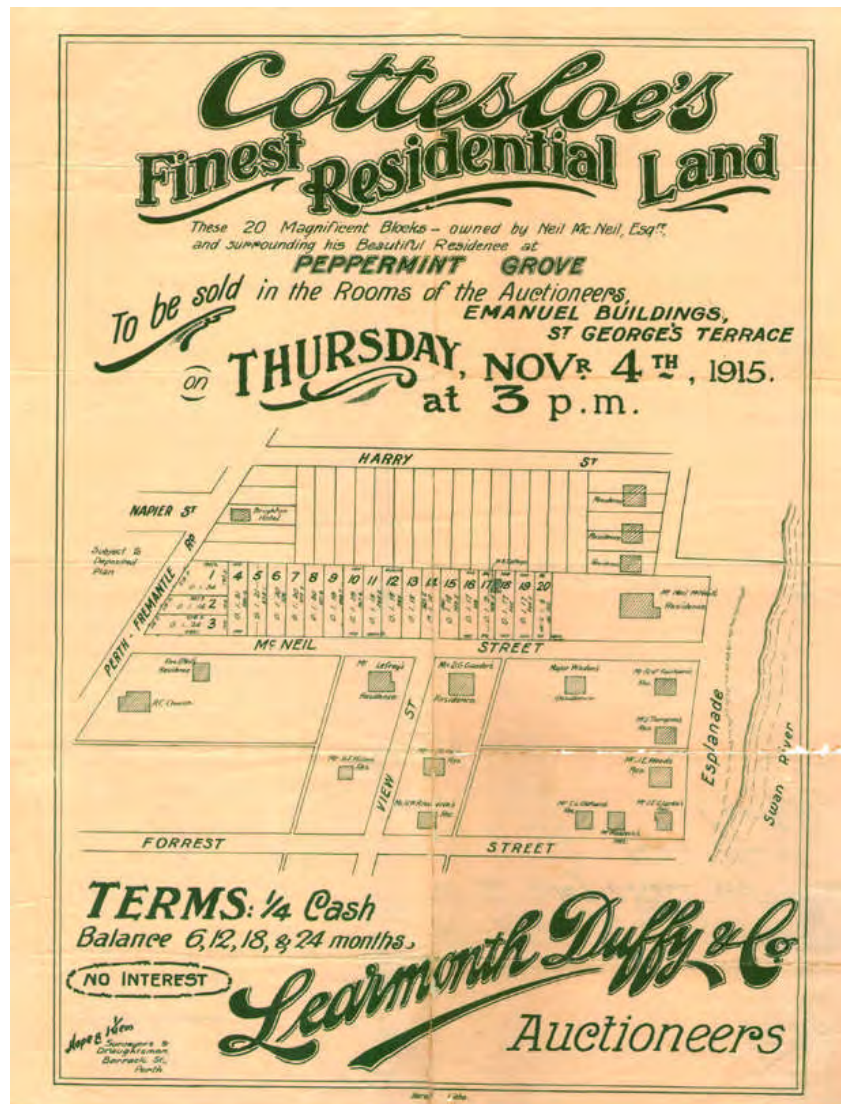


Figure 23 Real Estate Plan showing the location and extent of The Cliffe, 1915. Image 009461d, Courtesy of Battye Library.

In 1916, PLC moved to a house on the corner of View and McNeil Streets in 1917, buying the playing fields along McNeil Street from John Forrest's estate in 1919.

Andrew McNeil died in 1918 and his widow Ellison moved into The Cliffe to live with her sister and brother-in-law.⁴⁵ She occupied the bedroom to the immediate west of the main entrance. The family were supported by several servants who lived on site. The retinue of servants included a cook, maids, valet, chauffeur and gardener. The following schematic plans at Figure 24 and Figure 25 have been provided by descendant of Neil McNeil, Fiona Tweedie and been compiled from the memories of family members. Its accuracy is not infallible but the layout of the gardens and functions of the rooms do provide a good indication of the household during the 1920s.

⁴⁵ Tweedie, op. cit. p. 6.

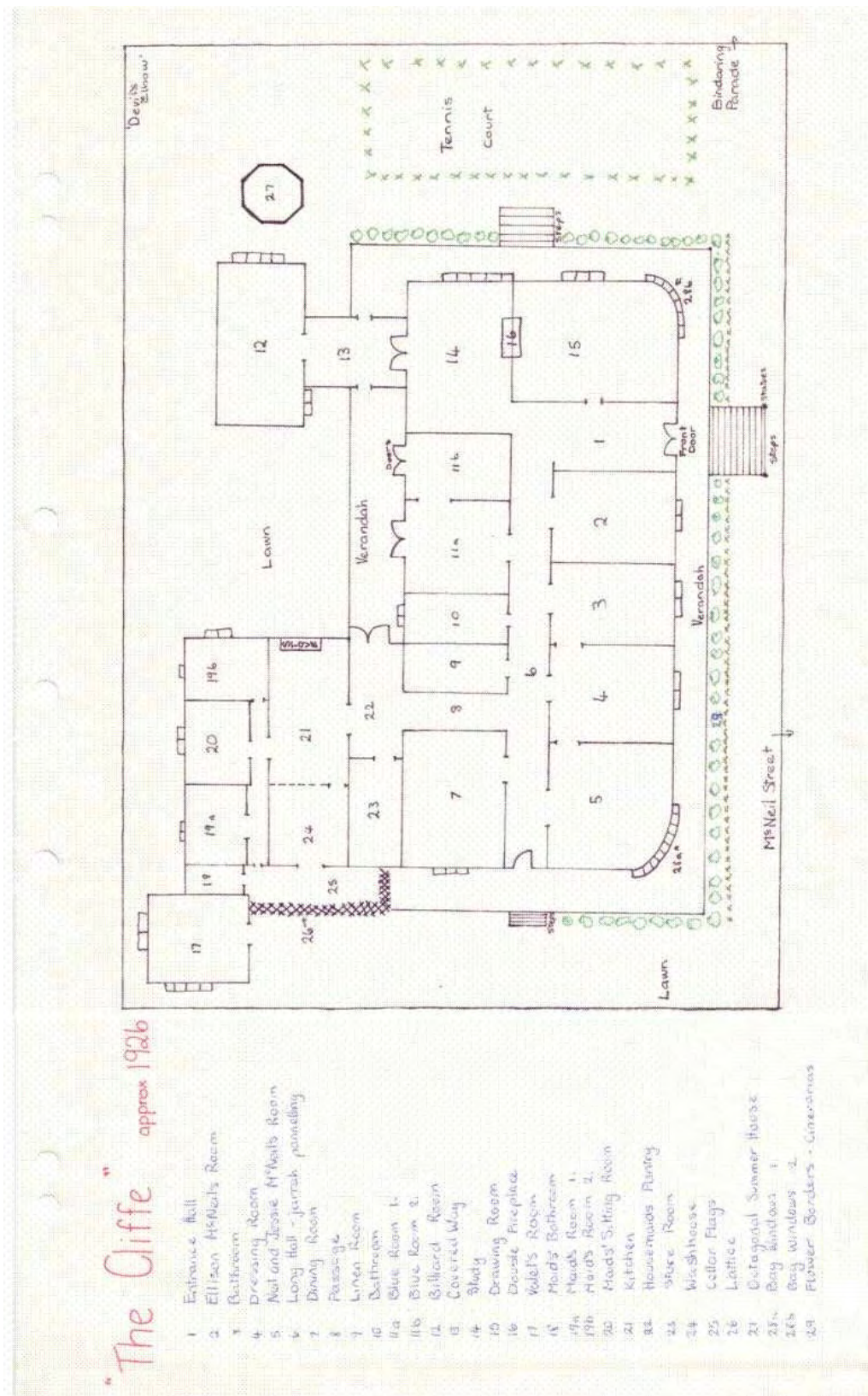


Figure 24 Room layout of The Cliffe, c.1926.

Courtesy of PLC Archives

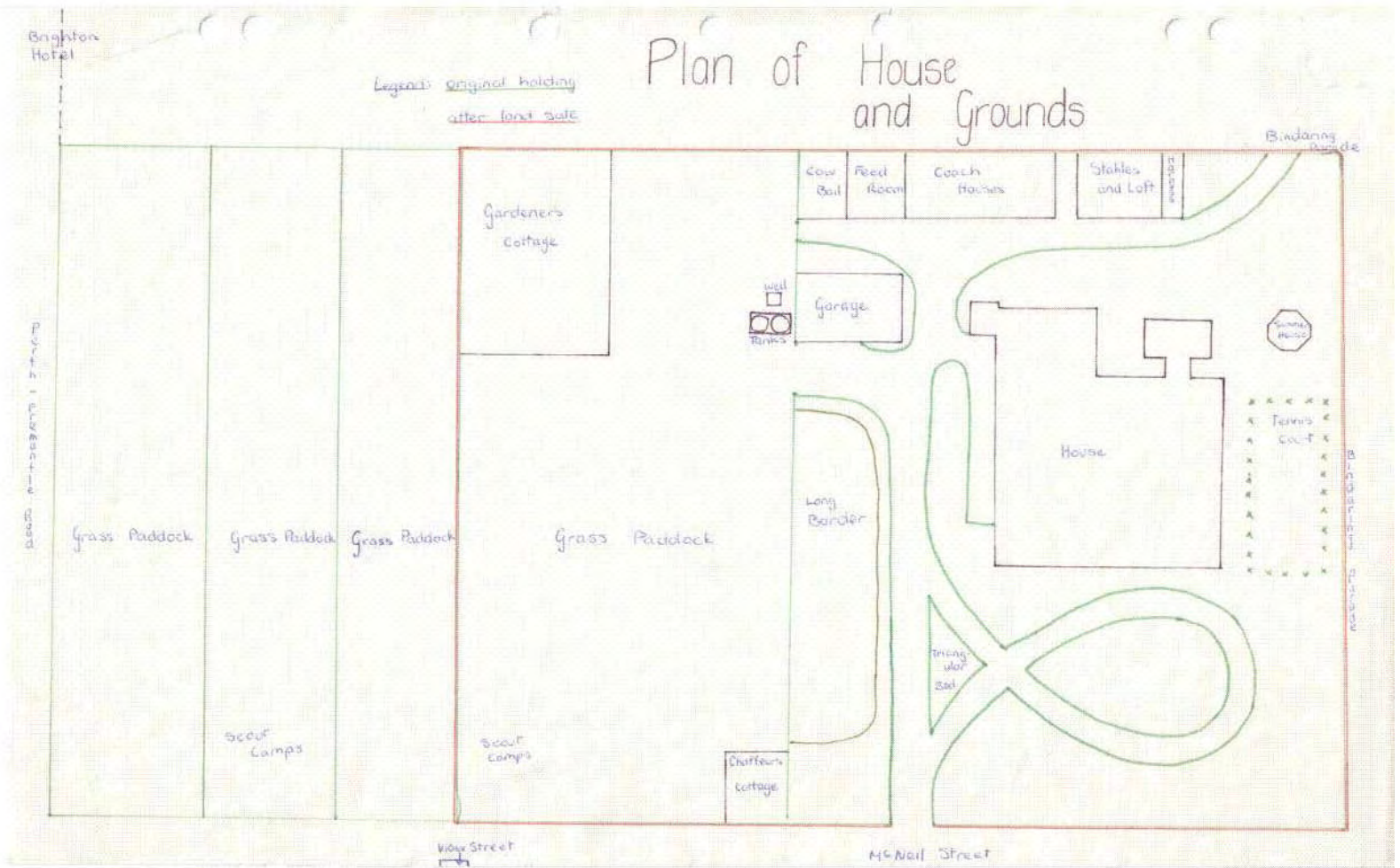


Figure 25 Layout of The Cliffe grounds c. 1926.
Courtesy of PLC archives

McNeil died, childless, in 1927 aged 70, Jessie left The Cliffe to live with her sisters in Scotland.⁴⁶ Ellison McNeil stayed on in Western Australia and moved to Kellerberrin to live with her son Ken and his wife Mollie. The Cliffe was sold to Gordon Smale Craig and his wife Betty.⁴⁷ Betty was the cousin of Mollie McNeil so the property retained an association with the McNeil family.⁴⁸

Gordon Craig was a pastoralist from the Port Hedland region and leased Moundanbullangana Station and later Maroonah Station.⁴⁹ Gordon and Betty Craig were married in 1927 making The Cliffe their first home. In 1930, a survey of the area was submitted to the Department of Lands and Surveys which created several new lots on the site. It is assumed that prior to this survey the parcel of land containing The Cliffe was much as it was when McNeil subdivided the original parcel in 1915 (see Figure 23).⁵⁰

In 1932, the Craig's sold the land in two parcels. Lots 25, 26, 27 and 29 containing the main residence, outbuildings and the lots facing the Esplanade were transferred to Myra Gladys Brisbane. (See Appendix D for detail of the lot arrangement) The other parcel consisting of lot 28, facing McNeil Street, was transferred to Wentworth John Winterbottom.⁵¹

In 1934, Myra Brisbane purchased portion of lot 28 formerly owned by Winterbottom to the east of lot 29.⁵²

Myra Brisbane was the wife of prominent Perth businessman, David Brisbane. He was the Managing Director of Fogden, Brisbane and Co. Ltd. and was the chairman of a number of corporations.⁵³ David Brisbane worked in Singapore for much of the 1930s only returning to Perth in 1942 following the fall of Singapore.⁵⁴ The Post Office Directories for the period record that Myra Brisbane lived at the Cliffe.⁵⁵ From 1942 onwards, David Brisbane is recorded as living at The Cliffe.

A plan of the site prepared in 1937 (see Figure 26) during its occupancy by Myra Brisbane indicates that the basic form of the house had not been greatly altered since the earlier images.

46 Tweedie, op. cit. p. 6.

47 Certificate of Title, 1020/588, Landgate.

48 Tweedie, op. cit. p. 6.

49 Certificate of Title, 1020/588, Landgate.

50 Given the available time and resources no further research was undertaken into the land ownership and subdivisions of the site. The association between McNeil and the site was well established and the exact dates and process of change of the site during his ownership and immediately after was not determined. The exact date of the transfer to the Craig's was not determined by reference to Certificate of Title prior to 1930, but from family memoirs and Post Office Directories, further research of the relevant certificates of title will determine the exact date of the transfer of ownership.

51 Certificate of Title, 1020/587 and 1020/588, Landgate 15/9/1930

52 Certificate of Title, 1040/922 and 1020/587, Landgate 7/11/1934.

53 *Countryman* 4 August 1960, p. 3e.

54 Archives of David Brisbane are held at the Batty library MN 2213.

55 Wises Post Office Directories, 1932-1942, Batty online <http://www.slwa.wa.gov.au/pdf/battye/pods>

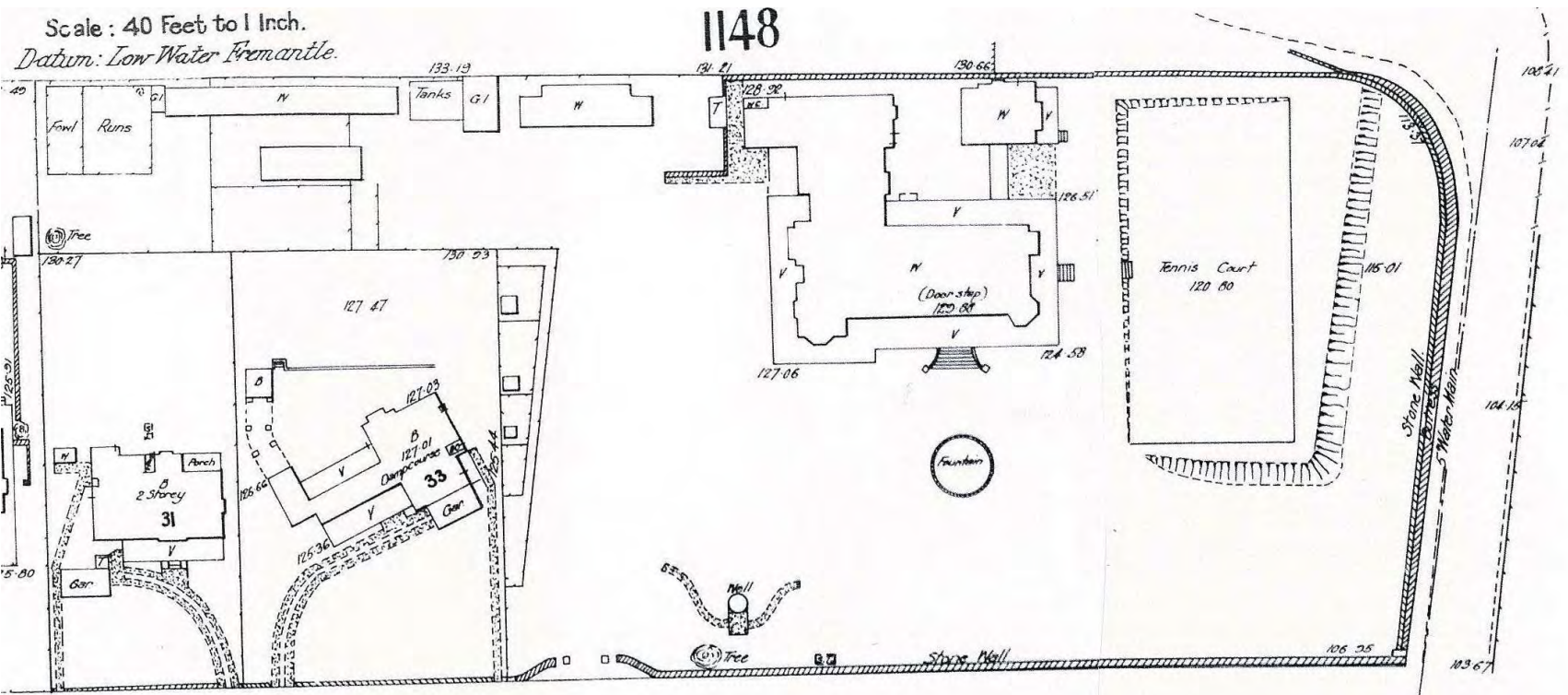


Figure 26 Sewerage plan of the site, 1937, MWSS & DD.
Courtesy of the State Reference Library of Western Australia.

In 1938, a plan showing minor modifications to the main residence designed by architect J. B. Fitzhardinge of the firm Eales, Cohen and Fitzhardinge was submitted to the Town of Peppermint Grove.⁵⁶ The firm of Eales, Cohen and Fitzhardinge were prominent in the 1930s with many of their designs reflecting the interwar art deco style. Architects J. Herbert Eales and Eustace Cohen were partners from 1913. A third partner was W. G. Bennett in the early 1930s, followed by John B. Fitzhardinge in the mid 1930s.

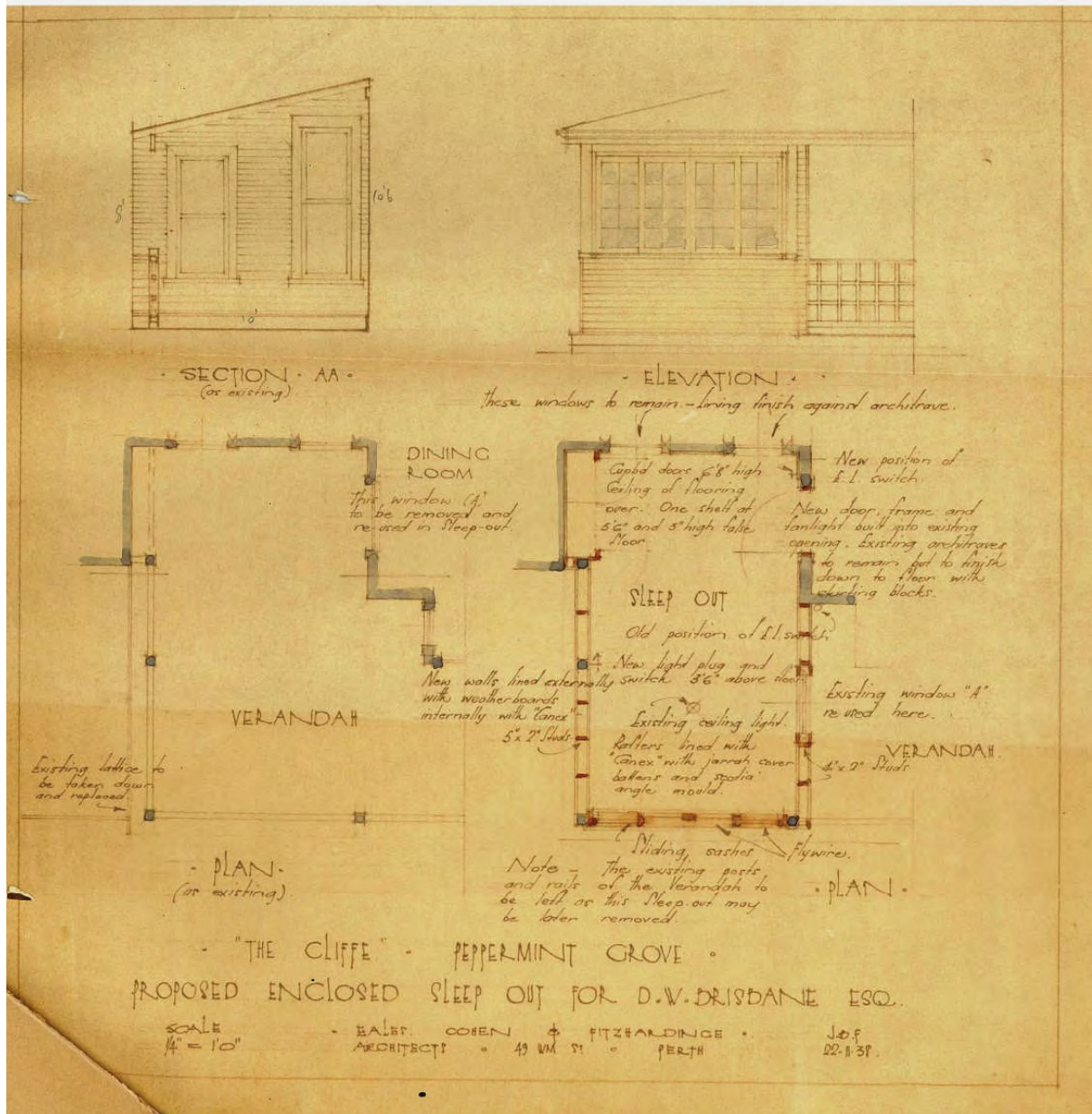


Figure 27 Plan of enclosure of sleep out to create the sewing room, 1938.

Courtesy of the Shire of Peppermint Grove.

David Brisbane died in 1960 and in 1962; a new survey was submitted to the Department of Lands and Surveys.⁵⁷ This survey created two new lots facing The Esplanade (lots 8 and 9) and a new lot (10), facing McNeil Street within lot 29. The subdivision of lots and creation of

⁵⁶ This plan shows the enclosure of the sleepout to form the room currently designated as a sewing room.

⁵⁷ Diagram 28115, Landgate, 14/9/1962.

battleaxe lots from the large landholdings in the established western suburbs was a feature of 1960s urban planning.⁵⁸

The new survey of the site corresponded with the transition of the property to Cotswold Investments Pty Ltd in July 1962.⁵⁹ Cotswold only retained the parcel of land for a few months. In 1962, the property was subdivided into six lots by Cotswold Investments Pty. Ltd., which retained one lot and sold the other five.⁶⁰ The central lot, containing the house, was passed in at auction, although one of the other lots achieved a price of £8,900, which set a 'metropolitan record for a single unit vacant residential lot'.⁶¹ The lot with the house was sold after auction to Harold and Kathleen Athel McComb for £18,000.⁶² A caveat was placed on this sale that 'the within land and premises shall not hereafter be used otherwise than as and for a private residence.'⁶³

Dr Harold McComb, a prominent plastic surgeon, his wife Dr Athel Hockey and their four children lived at The Cliffe until April 1995. In 1963, architect John White prepared plans for the modification of the former servant's quarters into a separate accommodation for the parents of Dr Harold McComb (See Figure 28).⁶⁴ Architect, John White worked as an architect, historian and academic achieving the position of Head of the School of Architecture at the University of Western Australia.⁶⁵

Physical evidence indicates that sometime during the McComb's occupancy the study in the north east corner was modified to enable it to be used as a consulting room.

58 Pascoe, op. cit . p. 129-130 notes that the Shire of Peppermint Grove was subject to pressure from a number of directions to allow subdivisions and creation of battleaxe blocks.

59 Certificate of Title, 1264/844, Landgate, 14/9/1962.

60 Cotswold Investments Pty Ltd is associated with the Bunning's family who have many interests but originally achieved success in the timber industry much as McNeil did.

61 *West Australian* 20 August 1962, p. 7f

62 Certificate of Title, 1040/922, dated 28 September 1962, Landgate.

63 Transfer of land document 18048, dated 17 September 1962, Landgate.

64 Plans held in the archives of the Shire of Peppermint Grove, dated April – May 1963.

65 Richards, op. cit. foreword.

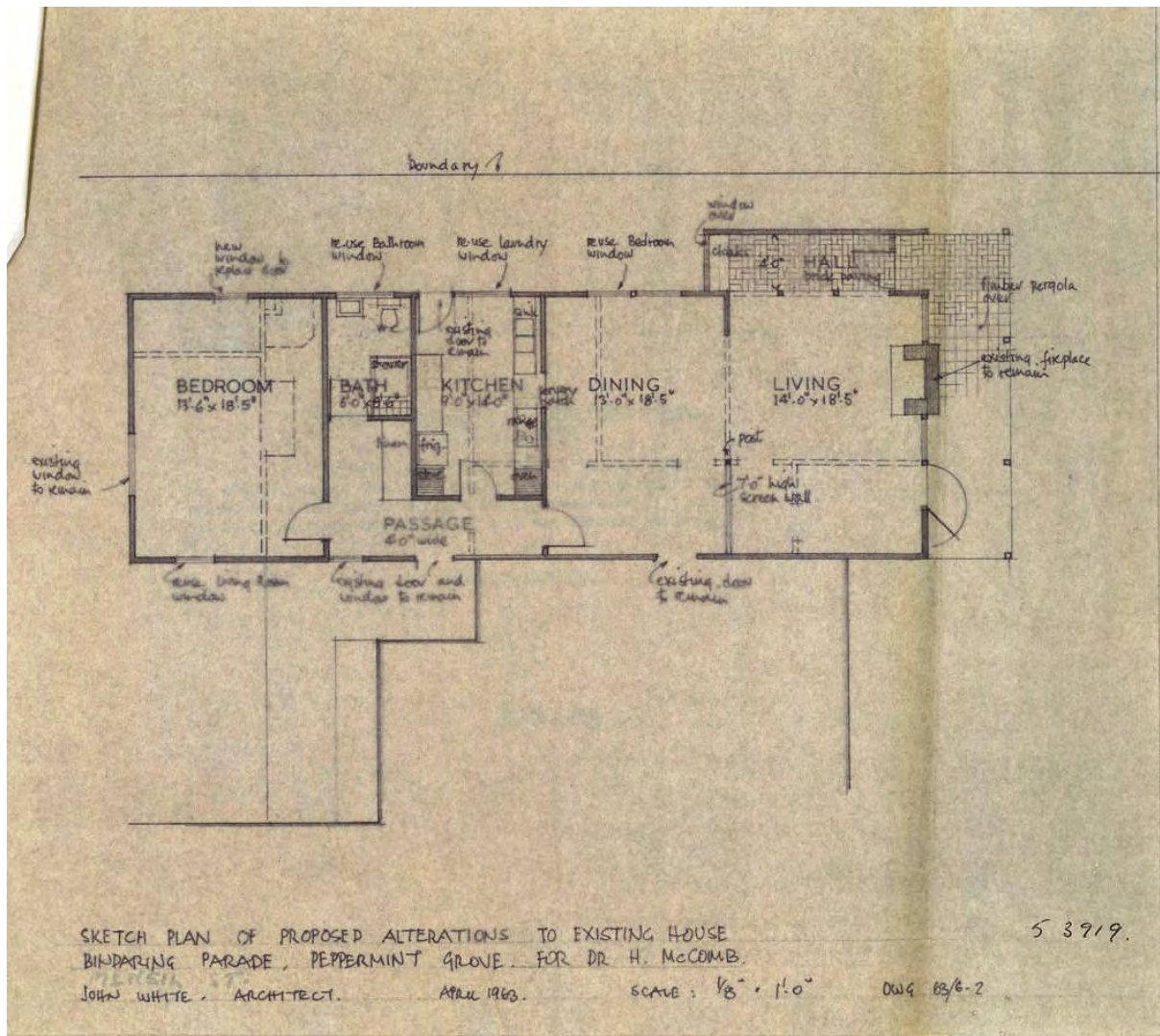


Figure 28 Plan showing the alteration of the former servants quarters. 1963.
 Courtesy of the Shire of Peppermint Grove.

Two of the McComb children, David and Robert were members of influential Perth rock band 'The Triffids'. David McComb was the lead singer and main songwriter for the band. Former member of 'The Triffids', Jil Birt, states that The Cliffe was an influential place in David McComb's creative life.

(David was) writing there since he was old enough to write. Certainly in his late primary school years and his high school years and the years when the Triffids started forming he wrote a lot of short stories, poetry, and obviously songs and the house is clearly the backdrop to this material. Even in later songs it's there and remembered in that respect.⁶⁶

The band's last album 'The Black Swan' features the stable at The Cliffe.

⁶⁶ Hogan, Matthew (2008-12-04). "Cliffe Hanger". Drum Media. <http://www.drumperth.com.au>. Retrieved on 2008-12-05 s quoted in Wikipedia article on The Cliffe, accessed Feb 2009. http://en.wikipedia.org/wiki/The_Cliffe



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Figure 29 View of The Cliffe taken c.1987.

Image 001642d, Courtesy of Battye Library. Note the shingled roof.



Figure 30 View of The Cliffe taken September 1995, for Register of National Estate.

Image NErt39867-3878398, Courtesy of Picture Australia.

In 1984, The Cliffe was classified by the National Trust of Australia (WA) and in 1992; the place was included on the Register of the National Estate.

In 1995, the property was transferred to Sharon Creasy, wife of prospector Mark Creasy. The Creasy's had intended to develop the site at some time in the future and the place has not been occupied since their ownership. Protracted negotiations during the last decade between the owners, the Shire of Peppermint Grove, the Heritage Council of WA and various members of the State Government has resulted in the decision by parliament to remove The Cliffe from the State Register of Heritage Places. The future of The Cliffe since this decision has been discussed widely in the media as there is a high level of community interest in the place.

The Cliffe has been included on the Shire of Peppermint Grove Municipal Inventory of Heritage Places since 1999 and has been designated of Category 1 which is defined as follows.

Buildings, which due to their character create the atmosphere of Peppermint Grove, therefore should be retained, but may be altered and extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained and from the street the additions are seen to be a continuation of the same fabric and character.

Following the removal of The Cliffe from the State Register, the Shire of Peppermint Grove have initiated a process to try and formulate options for development of the site that will satisfy the requirements of the owner and retain the cultural heritage significance of the place.

The Cliffe is presently (2009) unoccupied although the outbuildings are used for storage of materials related to the Creasy Prospecting business. The main house has been subject to a lack of maintenance in recent times; however, it remains in basically sound condition. The claims of dilapidation are unfounded.

2.3 Associations

2.3.1 Owners

Neil McNeil (1855-1927),

Excerpt from Australian Dictionary of Biography entry for Neil McNeil. Accessed February 2009. <http://www.adb.online.anu.edu.au>

Neil McNeil was born on 30 December 1855 at Dingwall, Ross-shire, Scotland, second son of Neil MacNeil (1827-1915), railway contractor, and his wife Elizabeth, née Urquhart. He migrated to Victoria with his parents about 1860 and settled at Ballarat. Educated at Ballarat College, he joined his father's firm and soon became superintendent. Later he set up as a contractor and won government contracts for railways from Hamley Bridge to Balaklava in South Australia, Colac-Camperdown and Lilydale-Healesville in Victoria and Fingal-St Mary's in Tasmania. In Hobart he was also responsible for constructing large works for the metropolitan water supply scheme.

In 1882 McNeil went to Western Australia where he built the Jarrahdale-Bunbury and Geraldton-Mullewa railways. In 1889 he was involved in promoting and constructing the Victoria reservoir in the Darling Range and the Perth water supply scheme, initially a private venture. In that year the 'Neil McNeil Company, Jarrah Timber Station' was incorporated in Victoria and as managing director McNeil successfully negotiated the sale of Western Australian timber in London. Through his efforts English capital was later invested in the company, which in 1897 became Jarrahdale Jarrah Forests and Railways Ltd. Activities expanded greatly in the next two years: the concession was extended for forty years, three hundred men were employed on the mills, and Jarrahdale was described as 'a community of happiness and contentment'. In 1902 the company amalgamated with Millar Brothers to become Millars' Karri and Jarrah Co. Ltd.

For some time McNeil lived in Melbourne but made regular trips by sea to Albany and overland to Jarrahdale to supervise the mills. On a visit to Britain in 1900 he married Jessie Alexandra, daughter of Hugh Laurie, in Ayr, Scotland.

From the early 1890s to the turn of the century his interests rapidly widened. An early visitor to Kalgoorlie in the gold rush, he acquired shares in the Star of the East Mine in the Murchison, the Wealth of Nations and Londonderry mines. He also owned such properties as Surrey Chambers and McNeil Buildings in Perth and Phillimore Chambers in Fremantle. In 1908 he bought 9000 acres (3642 ha) in the Blackwood district and the Mount Barker estate, one of the finest orchards in the south-west, where he concentrated on pioneering the export trade of apples and pears as well as producing large quantities of stone fruits for commercial purposes. He also imported stock and bred excellent carriage horses.

A staunch Presbyterian, he donated £1000 towards the building of St Andrew's Presbyterian Church in Perth. He also gave generous support to the Young Men's Christian Association, Presbyterian Ladies College and to the victims of the earthquake disaster at Messina in 1908. Respected for his business acumen and honesty, he was appointed a justice of the peace for Western Australia in 1902. He died without issue on 8 May 1927 at The Cliffe and was buried in the Presbyterian section of Karrakatta cemetery.

Gordon and Betty Craig,

Betty Craig (nee Salmon) was the cousin of Mollie McNeil, the wife of Neil McNeil's nephew Ken McNeil. On the death of Neil McNeil in 1927, Gordon and Betty Craig purchased The Cliffe. They had married in 1927 so The Cliffe was their first home. Gordon Craig was a pastoralist from the Port Hedland region and previously lived at the Moundanbullangana Station. Little information has been currently found about the period from 1927-1932 in which the Craigs lived at The Cliffe. In 1933, Gordon Craig is recorded as the part owner of Maroomah Station near Onslow.

David William Brisbane (1888-1960),

Excerpt from the Australian Dictionary of Biography entry for Sir Hugh Lancelot Brisbane.
<http://www.adb.online.anu.edu.au> accessed February 2009.

David was educated at Scotch College and Perth Technical School. In 1908 he joined the State Department of Public Works as an engineering cadet and by 1912 was an assistant-engineer. He married Myra Gladys Richardson on 10 December 1913 at the Katanning Baptist Church. Having accepted a position in 1919 as divisional engineer for the Federated Malay States railways, in 1923 he was made managing director of Fogden, Brisbane & Co., Singapore, consulting engineers, a firm which was to execute a range of major public works throughout Asia and the Middle East for the British Admiralty, War Office and Air Ministry. Returning to Perth in early 1942 following the Japanese attack on Singapore, on 28 July David became a skipper (sub lieutenant) in the Royal Australian Naval Auxiliary Patrol.

During World War II he was appointed managing director of the Midland Railway Co. of Western Australia Ltd, the State's last privately-owned railway. He also worked with (Sir) Russell Dumas on the establishment of the Anglo-Iranian oil refinery at Kwinana, chaired the board of West Australian Newspapers Ltd and was appointed C.B.E. in 1958. Survived by his wife, son and three daughters, David Brisbane died in Royal Perth Hospital on 2 August 1960 and was cremated with Presbyterian forms; his estate was sworn for probate in Western Australia at £68,416.

McComb Family

The McComb family who lived at The Cliffe consisted of Dr Harold McComb, his wife Dr Athel Hockey and their four sons. Dr Harold McComb was a renowned and internationally

respected plastic and reconstructive surgeon. He was an inspiration to the former Australian of the Year, Dr Fiona Wood and she established the McComb foundation in his honour. The aim of the Foundation is to advance the research and development of innovative tissue engineering technologies.

Dr Athel Hockey is a geneticist and has had a long association with the Disability Service Commission. She trained as a paediatrician and was a senior lecturer at the University of Western Australia.

Their youngest son David McComb (1962-1999) was one of the founders and songwriter of the Australian Rock Group 'The Triffids' (1976-1989). The band was influential in the Australian post punk music scene and their body of work has been critically acclaimed in Australia and overseas. His brother Robert was also a member of 'The Triffids'.

Mark Creasy

Mark Creasy first came to Australia in 1964, and after graduating as a mining engineer from London's Royal School of Mines, returned to Australia to begin work as a mining engineer at Broken Hill, but was soon opal prospecting in New South Wales and Queensland.⁶⁷

He moved his interests to Western Australia in the 1970s and had success finding individual nuggets in Mount Magnet in 1976 and near Laverton in 1977. These successes enabled him to take up licenses in potentially viable prospects. He has found success in the Yandal area north of Kalgoorlie and found outcrops later named the Bronzewing and Jundee. The sale of these prospects in 1991 to Great Central Mines established Creasy's reputation and financial future.⁶⁸

Creasy continues to work in the mining and exploration industry and has diverse interests throughout Australia.

2.3.2 Architects

Clarence Harold Wilkinson (1864-1922)

Preliminary research indicates that Clarence Wilkinson was born in the Maitland district of New South Wales in 1864 and died in Sydney in 1922.⁶⁹ He undertook his training in Architecture in Sydney and achieved the position of assistant city architect and building surveyor to the City of Sydney.⁷⁰ Clarence Wilkinson was a resident of Melbourne in 1889 when he is recorded as an architect practicing in the firm of Wilkinson & Permewan, in William Street Melbourne.

He moved to Western Australia and secured a position with the Public Works Department in 1890 leaving that position in June 1892 to establish his own practice⁷¹ In 1893, he is listed in practice in St Georges Terrace Perth until 1895.

In 1895, he entered into partnership with Edward H Dean Smith and in the same year married Caroline Sillifant who was formerly a resident of Melbourne.

Wilkinson and Smith undertook several projects during 1895 including the following;

- Semi detached houses in Francis Street, for FC Broadhurst
- Villa Havelock Street, West Perth

⁶⁷ Jones, Faye 'The Pick and Shovel' Newsletter of the Australia Prospectors and Mining Hall of Fame' Issue 14, April 2001. p. 1. Online, http://www.mininghall.com/downloads/mhof_update_april01.pdf , accessed February 2009.

⁶⁸ Ibid.,.

⁶⁹ NSW Registry of Births, Deaths and Marriages, online index, <http://www.bdm.nsw.gov.au/>

⁷⁰ *The West Australian*, 18 June 1892, p. 4.

⁷¹ Ibid.,.

- Stabling and coach house etc, Beaufort St, Perth
- 4 houses and shops corner of Lake and Francis St, Perth
- Villa Residence, Peppermint Grove, for George B. Law Esq
- Villa East Guildford, for HB Parry.
- 2 semi detached (2 storey) houses Dehli Square, Perth for Presbyterian Church
- 5 terrace (2 storey) houses, Adelaide Tce for Mrs Candy
- Goods Shed, Bazaar Terrace for Swan River Shipping Company.

In 1896, Wilkinson & Smith undertook the additions to The Cliffe and in that year until 1900 the partnership continued and succeeded in securing several contracts including the following:

- 1896/7 Primary School, Bagot Road, Subiaco
- 1897, McNeil Chambers, Barrack St Perth
- 1897, Queens Hall, Murray and William Streets, Perth
- 1898, 'Minnawarra', Leake Street, Peppermint Grove residence for Walter James
- 1898, Hotel Fremantle, Fremantle
- 1899, Literary Institute Fremantle, (Evan Davies Library)
- 1899, Phillimore Chambers, Fremantle
- 1899, WA Deaf and Dumb Institution , Curtin Avenue, Cottesloe
- 1900, Bank of Australia

In 1901, Wilkinson is listed in a practice on his own at 264 St Georges Terrace, Perth. He practiced at this location until 1904 and after that date he is not recorded in the Post Office Directories. It is believed he returned to New South Wales as his death is recorded there in 1922.⁷²

Wilkinson was involved in the establishment of the Western Australian Institute of Architects as he was the inaugural honorary secretary of the association in 1896.

Edward Herbert Dean Smith (1861-1906)

Edward Dean Smith trained as an architect in England before moving to Australia and practicing in Sydney. He relocated to Western Australia and secured a position with the contractor for the Midland Railway, Edward Keane. In January 1895, he formed a partnership with Clarence Wilkinson⁷³ and that partnership continued until 1900. The details of their known works are listed above.

Dean Smith successfully entered a competition for the additions to the Presbyterian Church in Perth and the firm of Wilkinson and Smith undertook these additions in 1895.

Dean Smith was present at the inaugurating committee of the West Australian Institute of Architects.

In 1900, he set up practice on his own and was responsible for the design of the following places.

- 1900; Offices for Frank Craig, Cliff Street, Fremantle
- 1902; Premises, 5 Mouat Street, for W. De Lacy Bacon
- 1903; Surrey Chambers, St Georges Terrace and Howard Street for Neil McNeil.
- 1904; Offices for N K Ewing, Howard Street, Perth.

⁷² NSW Registry of Births, Deaths and Marriages, online index, <http://www.bdm.nsw.gov.au/>

⁷³ *The West Australian* 3 January 1895, p. 4.

In 1905, he formed a partnership with J.J. Talbot Hobbs and Walter James Waldie Forbes, This firm, Hobbs, Smith and Forbes, was responsible for a considerable body of work in Western Australia.

Edward Dean Smith died in 1906, aged 45.

Joseph John Talbot Hobbs (1864-1938)

Excerpt from the Australian Dictionary of Biography entry for Sir Joseph John Talbot Hobbs. <http://www.adb.online.anu.edu.au> accessed February 2009.

Architect and soldier, was born on 24 August 1864 in London, son of Joseph Hobbs, a journeyman joiner who became a clerk of works, and his wife Frances Ann, née Wilson. He was educated at St Mary's Church School, Merton, Surrey. He worked as architectural draftsman to a builder, John Hurst, with whom he migrated to Perth in 1887. There he began work as a carpenter but soon set up practice as an architect. On 24 April 1890 he married Hurst's daughter, Edith Ann, at St George's Anglican Cathedral; they had three sons and four daughters. Talbot Hobbs became a leader in the small band of Perth architects. He was first treasurer of the newly formed West Australian Institute of Architects in 1896 (president, 1909-11) and prospered in the 1890s. His success in the competition for the design of the Weld Club in 1891 began a series of commissions for important buildings, both public and private, in Perth and Fremantle. In 1905 he set up the firm Hobbs, Smith & Forbes in which he was the senior partner.

A devout Christian, he was deeply involved in the affairs of the Anglican Church, serving in synod and on various councils and as architect to the diocese of Perth. Above all he was devoted to soldiering, which became virtually a second career parallel to architecture. Beginning with service in the 1st Cinque Ports Artillery Volunteers in 1883, he joined the Volunteer Field Artillery in Perth in 1887 and was commissioned in 1889. In 1903 he commanded the 1st (Western Australian) Field Battery, Australian Field Artillery, by 1908 as lieutenant-colonel the Western Australian Mixed Brigade, and in 1913 the 22nd Infantry Brigade in the rank of colonel.

On the outbreak of war in 1914 Hobbs was given command of the artillery of the 1st Division, Australian Imperial Force. He was acting commander of the 1st Anzac Corps Artillery from October until December when he was given command of the 5th Division. His promotion to major general followed on 1 January 1917. Hobbs was known for his justice and integrity and quickly won the affection and loyalty of his staff. Looking back to 1917-18 in 1938, he declared those years to have been the most momentous and wonderful of all.

In April 1918 Hobbs was largely responsible for the recapture of Villers-Bretonneux. He temporarily commanded the Australian Corps when it was withdrawn to rest in October and succeeded Monash in command on 28 November 1918 as acting lieutenant-general. He was appointed K.C.M.G. in January 1919.

Even before he relinquished command of the Australian Corps in May 1919 Hobbs became deeply involved in the erection of memorials to the Australian divisions. In February 1920, he was called to Melbourne as one of a committee of six generals advising the government on the organization, size and equipment of the army. In 1921 he was made commander of the 5th Division and the 13th Mixed Brigade, Australian Military Forces, appointments which he held until retirement from the army in 1927. From 1922 he was military representative on the faculty of engineering, University of Western Australia, which had conferred on him the honorary degree of LL.D. on his return from the war.

In April 1938 Hobbs left for France with his wife and daughter to attend the unveiling of the Australian war memorial at Villers-Bretonneux, the competition for which he had adjudicated. He suffered a heart attack at sea and died on 21 April. His body was brought back from Colombo to Perth for burial with state and military honours on 14 May after a service at St George's Cathedral. He was survived by his wife and children. His estate was valued for probate at £31,137. A memorial to Hobbs was unveiled in 1940 on the Esplanade in Perth.

Hobbs was responsible for a considerable body of work and many of his buildings are included on the State Register of Heritage Places.

3.0 PHYSICAL EVIDENCE

3.1 Introduction

The physical evidence is based on inspections undertaken in 1995, 2007, by Ian Hocking and in 2009 by Ian Hocking and Flavia Kiperman of Hocking Planning and Architecture.

3.2 Context

The Cliffe comprises a single storeyed Federation Arts and Crafts Bungalow, of predominantly timber construction with extensive verandahs and brick porches. The first stage of construction established the six main internal spaces at the eastern end of the main building in 1895. The western wing was completed in 1896 and 1899. The house is set in a large lot which is predominantly grass, set well back from both street frontages. Plantings on the site are minimal but several mature trees are present and represent evidence of the former gardens. To the north of the house a greenhouse resides where the original outhouse sat. Behind this, to the northwest, are the original Stables, Tankstand and Carriage House which are in a state of dilapidation.

The place retains much authentic fabric and has a high level of integrity. It is one of the earliest large bungalows in the area and a rare example of a timber residence constructed in Peppermint Grove and in the contemporary well-to-do suburbs surrounding, such as Claremont and Cottesloe, established following the opening of the Perth-Fremantle railway line.

Although the grounds once boasted a tennis court, croquet lawn, and extensive planted gardens⁷⁴, the subsequent subdivision of land and encroachment of development has caused the Cliffe to lose much of the grandeur of its original setting.

3.3 Existing Condition

3.3.1 Exterior

The basic structural soundness of The Cliffe, more than 100 years after its construction, is a tribute to the quality of the materials and workmanship that formed the original and early phases of The Cliffe. However, lack of considered maintenance for the nature of the building fabric and uncontrolled stormwaters has resulted in notable deterioration both internally and externally.

The original design of the main building is in the Federation Bungalow style and the early photographs (1898) support this description. Later additions display elements and reference to the Federation Arts and Crafts style. This style is particularly apparent in some of the roof elements and bay windows.

Roof

The roof structure indicates that the original building comprised the six main internal spaces at the eastern end of the main building, and would have been surrounded by verandahs.

Photographic evidence (see fig 9) indicates that the roof form has changed since its original construction. The projecting gables appear to be later additions, as is the change to the roof line over the bay window in Bedroom 1.

The roof comprises of colorbond sheeting laid over a replacement jarrah shingled roof. The shingle roofing is at the end of its life and is in need of replacement. Moisture penetration of

⁷⁴ Register of Heritage Places – Assessment Documentation – The Cliffe 19.07.2005

the shingles at an earlier time has led to some rot and termite damage. The colorbond roofing lacks the finial and ridge details of the original shingle roof.

There are hidden box gutters in the roof of the main house which appear to be the cause of considerable internal water damage to the ceiling of the passage.

Chimneys

Most of the chimney heads have experienced cracking. The chimney above the study is damaged above ceiling level and is structurally unsound. It may be a contributor to the severe structural cracking in the surrounding ceilings. The upper portion of the chimney to the kitchen is badly cracked and in danger of partial collapse.

Verandahs

Verandahs surround The Cliffe and, like the fabric of the building, have been extended and changed over time. A vertical wall joint on the external wall of the main bathroom and a corresponding change in the direction of the timber verandah boards shows a junction between two different stages of development.

Damage to floorboards and the structure of the southern and western verandah is the result of uncontrolled downpipe discharge adjacent to footings, failing soak wells and sumps nearby. The verandah posts to the southern verandah are rotting at their base, as are the lower chords of the balustrade. The verandah balustrading has been replaced with a gridded timber balustrading, which is visually emphatic and in character with the house. The original style of the balustrading is shown in the early photographic evidence shown at figs 5-9.

Rotted edges of tongue and grooved verandah boards are common wherever timber is exposed to the weather; also timber boards are lifting in places. Further water damage is noted on the northern side of the house where the ground level of the lawn is at or above the adjacent verandah levels, trapping runoff under the verandah and providing ideal conditions for termite activity and rotting. This situation has been noted in reports since 1995 and the problem does not appear to have been addressed to date.

The south eastern corner of the verandah has dropped considerably due to settlement of limestone footings. The cause of settlement appears to relate to construction of the neighbouring properties to the east. The verandahs limestone footings are visually more emphatic to the building and had replaced the original timber footings which were infilled with weatherboards.

Brick Entry Stairs

The main entry stairs and pillars are brick and have replaced the original timbers. The pillars are constructed in a narrow tapestry brick consistent with decorative brickwork used between the wars. Although these changes give emphasis to the main entry, they are intrusive to the unpretentious character of the original house.

The rising damp and fretting of the brick entry stairs and tapestry brickwork of the columns is due to heavy stormwater discharges directly onto the back of the structure and the discharge directly onto the brickwork footings.

Greenhouse

It is not possible to determine definitively from the evidence currently available when the Greenhouse was constructed. It is known to have been built after 1937 when a plan of the site shows that it was not present. The Greenhouse whilst not part of the original building is a delightful folly, in an appropriate style, which has become closely identified with The Cliffe.

The central portion of the Greenhouse roof is open and exposes the structure and interior to the weather. As a result the joinery is swollen and damaged. The shingle roof is rotting and the limestone upstand is cracked and requires reconstruction.

The current covered walkway which connects the Greenhouse to the main house is not original, although it appears to be on the site of an original timber walkway which connected the main house to the original outhouse. There is an unconsidered relationship between the walkway roof and the Greenhouse.

Outbuildings

The outbuildings are: Stables, Tankstand and Carriage House. These date from the first or second stage of construction, refer section 2.2, and still exist. The outbuildings are in a state of dilapidation. The quite large Carriage House is sound and stable. A concrete Tankstand, between the Stable and Carriage House, exhibits concrete cancer and has lost the its crowning tank. The stables are in an advanced state of deterioration, with warped frames and delaminating and broken weatherboard external lining.

3.3.2 Interior

The internal layout and details of The Cliffe are generally faithful to the character of the early stages of the house. The six rooms to the south-east, built during the first stage of construction, have ceilings and upper walls of lath and plaster and dados of pressed metal, cast plaster and timber.

The function of some of the major rooms has changed over time. The northern wing of The Cliffe was refurbished internally around the 1960s and original internal finishes and details were removed and replaced. Two replacement ceilings have collapsed in this wing. Internally this wing has lost much of its heritage value.

Original decorative finishes have been painted over internally, other than the tiled finishes in the bathroom, kitchen and associated areas, the tiled surrounds to some fireplaces, and the painted finishes within the Cellar and its staircase. The timber detail that is evident in the house is presumed to have originally been finished in a clear varnish.

The electrical and hydraulic services of the house need to be replaced to ensure compliance with current standards, however, study is required to determine the least intrusive methods of replacing these services.

Much of the internal finish and detail display evidence of refurbishment in the Interwar period although the room layout remains broadly consistent with the original layout in the pre World War I period.

All windows, doors and joinery are original to the period of their construction. Extant door hardware consists of brass Art Nouveau style handles, escutcheon plates and locks.

Main Entry Hall and Central Hallway

The Main Entry Hall shares similarities in decorative character with the Sitting Room and Dining Room, particularly in the ceiling cornice details. The differing decorative motifs between the three rooms, however, suggest different stages of construction.

The Main Entry Hall has a dado of timber panels with an Islamic inspired motif which continues through the Central Hallway and the vestibule.

Throughout the main spaces of the house the brass door furniture is of Art Nouveau designs. The Art Nouveau motif repeats in the copper hood to the fireplace in the Main Entry Hall. The hood is set in a surround of glazed burgundy tiles. The fireplace surround has a horned mantelpiece and interlocking circular motif above skirting height

Throughout the main living and circulation spaces the skirtings, doors and door frames are all consistent in detail from the art nouveau period and were likely to have been replaced in the original part of the main house.

Elaborate joinery contributes to the bold personality of the interior. The decorative timber arches in the central Hallway are Edwardian in character.

The location of the box gutters coincides with areas of ceiling damage, prevalent throughout the central passage. There is also cracked plaster to upper portions of walls throughout and an area of damaged dado where it backs onto the main bathroom.

Bedroom 1 and Retreat

The bay window on the south eastern corner of Bedroom 1 is not an original feature but is likely to have been an addition during the second or third phase of construction. Photographic evidence from 1898 (see fig 8) shows this room was accessed by french doors from the eastern verandah as well as the current doors on the southern verandah. The octagonal bay and associated verandahs to Bedroom 1 are extensively cracked and the floor level has dropped noticeably from its original level. The nature of this movement is different in type and extent from other areas of movement in the house and is consistent with external movement in the south-eastern corner of the verandah, probably due to construction of the neighbouring property, at the time of cutting and retention for the houses constructed at a lower level at the eastern end of the original property; movement of vehicles causing settlement around this corner; and the presence of mature eucalypts in close proximity with the possibility of root intervention in the footings. Proper structural analysis of this situation would be necessary before any remediation / reconstruction works were undertaken in this location.

Serious cracking on the internal eastern and south eastern walls suggests there was once an opening which has been covered over.

Bedroom 1 is fitted with MacKintosh-like⁷⁵ Art Nouveau decorative arches (including a concealed arch in the former ingle) and corner seats markedly different from any of the other decorative details in the house. The ceiling of the bay window repeats the cornice detail of the main room, indicating that the original cornice may have been replaced, or was replicated in later parts of the house.

The four panel door featured in Bedroom 1 is used throughout the main house and the door furniture is one of the Art Nouveau sets used throughout the main house.

The ingle on the northern wall of bedroom 1 has been filled in for use as a wardrobe. This would have been of a comparable scale to the ingle formed around the fireplace in the Dining Room.

Study

The Study has lost its original character with its complete internal refurbishment during the 'between-wars' period, and the addition of a bay window at its eastern end. The bay was probably introduced during the later additions in 1899 and prior to that it is likely from the photographic evidence (see fig 8) that french doors gave access to the verandah.

Plaster to the upper southern wall is indicative of settlement of the chimney and fireplace. The lath and plaster ceiling remain with few cracks.

⁷⁵ Reference to Scottish architect, Charles Rennie Mackintosh.

Bedroom 2, 3, 4 and 5

Bedrooms 2, 3 and 4 were part of the first stage of construction. Generally they are in good condition. A wardrobe has been inserted into bedroom 2 subsequent to construction. It is possible that there was once a pair of french doors to this room which has been replaced with a low silled double hung window. The wall finishes in bedroom 3 are not original.

Bedroom 5 was built in the second stage of construction. It appears to be in original condition although water damage has caused substantial peeling of paint from the lath and plaster ceiling.

Bedrooms 2, 3 and 4 have flat plaster ceilings without cornices, it appears to be a new ceiling below the original one. These new ceilings correlate to the areas of water damage from the box gutters.

Bathrooms

A vertical wall joint on the external wall of the main bathroom and a corresponding change in the direction of the timber verandah floorboards shows a junction between two different stages of development. It is not clear whether the existing main bathroom is from the first or second stages of the Cliff's development.

The fittings in the bathroom appear to be original. There is a freestanding bath with claw feet in the south west corner of the room. A cistern and P trap pan from 1901 sits in the south east corner of the room and there is original tiling to walls and floor. The tiled floor is intricately decorated in small round mosaic tiles, with similarly sized square tiles creating a border for the design.

The original marble shower has brass fittings and is situated in the north-east corner of the Bathroom. The shower floor is of marble. The washstand has settled causing cracking to the northern wall which appears to be the source of water damage to the dado in the Central Hall.

Bathroom 2 has a replacement hand basin and a shower which been inserted subsequent to construction, but the tiles remains in a good condition. Bathroom 3 had a replacement of the P trap and its tiles remains in a good condition.

Dining

This room is part of the second stage of the construction, and has similar decoration as the central and main hallways. Below the dado, cast plaster decoration with a flower motif can be seen throughout the room and a decorated lath and plaster ceiling.

Sewing Room

The sewing room was probably added between the wars and the plan of the site in 1937 supports this conclusion as it was not evident on this plan. Externally it intrudes onto the north western corner of the verandah, despite being constructed in character. Internally it is poorly finished and is in a degraded state due to its poor standard of construction. The doorway through to the dining room appears to be original which predates the addition of the sewing room.

Sitting

This room was built in the second phase of construction in 1896.

The decorated lath and plaster ceiling has some cracks around the ceiling fan and new painting, however, it remains in a good condition. The central hallway, the main hallway and

the dining room have decoration below the dado level, with the same floor skirtings and cornices as the sitting room; that lead to the conclusion that a decorative dado in this room has been replaced.

Kitchen

A hot water boiler has been installed, presumably since World War II, in the Kitchen alcove with a flue within the Kitchen chimney. It appears that the boiler installation is largely responsible for the upper section of the chimney to be badly cracked and in danger of partial collapse. Plaster over the internal face of the kitchen chimney is severely cracked and lifting showing structural movement in chimney breast.

The fitments in the Kitchen are not original, nor are the shelves in the two pantries and the Store, off the Utility Room.

The scullery houses an original ceramic washtub and wooden drainer, possibly of Huon pine. Above it is the original internal communications system. The tiling is original and was used throughout the kitchen and associated areas.

Basement

The grated lightwell above the western wall of the basement is a direct source of water to the external stonewalls in the basement. The more equitable environment within the basement is drawing the moisture through the wall and causing fretting of the internal stonework. The basement remains in authentic condition apart from some minor changes to shelving.

Images and Descriptions

The following images were compiled from site visits undertaken in 2007 and 2009. Because of the lack of maintenance undertaken at the place since 2007 there is only minor evidence of change between the two time periods. Therefore some of the earlier images were used to supplement those taken in January 2009.



Figure 31 Aerial view showing location of The Cliffe. Courtesy of Google Earth.com

Aerial View Single storey of The Cliffe is shown as the second structure in from the top right corner of the image. The “Devil’s Elbow” is in the top right corner and McNeill Street is along the bottom edge of the image. Note the two box gutters over the main section of the house. The building to the south east of The Cliffe has been demolished since this image and a new building is in the process of construction (2009).



Figure 32 View showing location of The Cliffe in relation to access from Bindaring Parade. Note the lack of street frontage. Courtesy of street view. Google Earth.com

Street View From the street The Cliffe no longer has any street presence or any indication of its former garden setting.

Exterior



Figure 33 View towards main building from west.

Hocking Planning & Architecture, February 2009.



Figure 34 View of the grounds showing remnant formal planting and mature trees.

Hocking Planning & Architecture, February 2009.



Figure 35 View of the grounds showing remnant formal planting and mature trees.

Hocking Planning & Architecture, February 2009.



Figure 36 View of the adjacent property to the south east of Cliffe which is currently under construction.

Hocking Planning & Architecture, February 2009.



Figure 37 View of the grounds showing remnant formal planting and mature trees.

Hocking Planning & Architecture, February 2009.



Figure 38 View of the stables and paved area on the west of the lot.

Hocking Planning & Architecture, February 2009.



Figure 39 View of the stables and paved area on the west of the lot.

Hocking Planning & Architecture, February 2009.



Figure 40 Stables.

Hocking Planning & Architecture, February 2009.



Figure 41 View of area adjacent to the carriage house.

Hocking Planning & Architecture, February 2009.



Figure 42 View of the western area at the site with mature trees.

Hocking Planning & Architecture, February 2009.



Figure 43 View of the grounds .

Hocking Planning & Architecture, February 2009.



Figure 44 View of the western area of the site showing the buildings adjacent.

Hocking Planning & Architecture, February 2009.



Figure 45 View of the main entry.

Hocking Planning & Architecture,
February 2009.



Figure 46 View of the Main entry.

Hocking Planning & Architecture,
February 2009.



Figure 47 View of the eastern elevation and access from Bindaring Parade.

Hocking Planning & Architecture,
February 2009.



Figure 48 View of the eastern elevation.

Hocking Planning & Architecture, February 2009.



Figure 49 View of the northern elevation of the house showing the close proximity of the building adjacent.

Hocking Planning & Architecture, February 2009.



Figure 50 View of the covered walkway to the greenhouse. .

Hocking Planning & Architecture, February 2009.



Figure 51 View from the south eastern corner of the verandah.

Hocking Planning & Architecture,
February 2009.



Figure 52 View from the north eastern corner of the verandah.

Hocking Planning & Architecture,
February 2009.



Figure 53 View from the south verandah.

Hocking Planning & Architecture,
February 2009.



Figure 54 View from the south verandah.

Hocking Planning & Architecture, February 2009.



Figure 55 View looking east along south verandah.

Hocking Planning & Architecture, February 2009.



Figure 56 Timber Sheds and garages.

Hocking Planning & Architecture, February 2007.



Figure 57 Former tank stand showing evidence of concrete cancer

Hocking Planning & Architecture, February 2007



Figure 58 Western porch with hanging strut to cantilever corner of verandah.

Hocking Planning & Architecture, February 2007



Figure 59 Open steel grated lightwell above western wall of cellar, a source of stormwater ingress.

Hocking Planning & Architecture, February 2007



Figure 60 Dysfunctional stormwater sump adjacent to western verandah.

Hocking Planning & Architecture, February 2007



Figure 61 Rotted edges of tongue and grooved verandah boards at step on western side.

Rotting to edges of tongue and grooved verandah boards is common wherever timber verandahs are exposed to the weather.

Hocking Planning & Architecture, February 2007



Figure 62 Second dysfunctional stormwater sump to western verandah.

Hocking Planning & Architecture, February 2007



Figure 63 Greenhouse showing rotted timber shingle roof, swollen and damaged joinery and limestone upstand requiring repointing.

Hocking Planning & Architecture, February 2007



Figure 64 Condition of greenhouse joinery.

Hocking Planning & Architecture, February 2007



Figure 65 Open roof structure of Greenhouse.

Hocking Planning & Architecture, February 2007



Figure 66 Condition of the north-east verandah and the verandah connecting to the Greenhouse.

Hocking Planning & Architecture, February 2007



Figure 67 Kitchen chimney with cracked and partially lost head, and structural cracking at two other levels.

Hocking Planning & Architecture, February 2007



Figure 68 North lawn at or above the height of the north verandah, causing stormwater runoff to lodge under verandah.

Hocking Planning & Architecture, February 2007



Figure 69 Dysfunctional stormwater sump adjacent to north verandah.

Hocking Planning & Architecture, February 2007



Figure 70 East verandah showing extent of dropping of south east corner of the structure.

Hocking Planning & Architecture, February 2007



Figure 71 Brick staircase to eastern verandah apparently damaged by vehicles.

Hocking Planning & Architecture, February 2007



Figure 72 South east corner of verandah showing subsidence of the verandah flooring and loss of terra cotta ventilator.

Hocking Planning & Architecture, February 2007



Figure 73 South east corner showing subsidence of verandah flooring and balustrade and bay window to Bedroom 1.

Hocking Planning & Architecture, February 2007



Figure 74 South west corner of verandah showing condition of verandah flooring.

Hocking Planning & Architecture, February 2007



Figure 75 South west corner, showing underside of verandah roof.

Hocking Planning & Architecture, February 2007



Figure 76 Southern entry showing cracking and fretting to brickwork or piers and balustrades.

Hocking Planning & Architecture, February 2007



Figure 77 Cracking to stonework and brickwork of western balustrade and lower steps of southern staircase.

Hocking Planning & Architecture, February 2007



Figure 78 Stormwater discharge onto the foot of the brick piers and the back of the western balustrade of the southern steps.

Hocking Planning & Architecture, February 2007



Figure 79 Rotting bottoms of verandah posts and lower chords of balustrade to southern verandah.

Hocking Planning & Architecture, February 2007

Interior



Figure 80 Fallen fibrous plaster ceiling in Living area of northern annexe.

Hocking Planning & Architecture, February 2007.



Figure 81 Water penetration to interior of cellar and cellar stairs.

Hocking Planning & Architecture, February 2007



Figure 82 Internal face of kitchen chimney showing structural movement in chimney breast.

Hocking Planning & Architecture, February 2007



Figure 83 Intrusive Sewing Room infill in poor quality construction on Dining room verandah.

Hocking Planning & Architecture, February 2007



Figure 84 Bedroom 5 where water has peeled paint away from lath and plaster ceiling.

Hocking Planning & Architecture, February 2007



Figure 85 Main Bathroom where original shower has settled causing cracking in the passage wall.

Hocking Planning & Architecture, February 2007



Figure 86 Detail of tiled floor of main bathroom.

Hocking Planning & Architecture,
February 2007



Figure 87 Water Damage to passage/hall ceiling, directly under roof box gutter.

Hocking Planning & Architecture,
February 2007



Figure 88 Cracked plaster to upper wall in Passage/hall.

Hocking Planning & Architecture,
February 2007



Figure 89 Extent of water damage to ceiling of Passage/Hall, below roof box gutter.

Hocking Planning & Architecture,
February 2007



Figure 90 Cracked plaster to upper wall in Study, indicative of settlement by the chimney and fireplace.

Hocking Planning & Architecture,
February 2007



Figure 91 Cracking in plaster to bay window of Bedroom 1.

Hocking Planning & Architecture,
February 2007



Figure 92 Stress cracking to plaster of south wall of Bedroom 1.

Hocking Planning & Architecture,
February 2007



Figure 93 Stress cracking to plaster of east wall of Bedroom 1.

Hocking Planning & Architecture,
February 2007



Figure 94 Dado panelling in jarrah.

Hocking Planning & Architecture,
February 2009



Figure 95 Kitchen.

Hocking Planning & Architecture,
February 2009



Figure 96 Stairs to cellar.

Hocking Planning & Architecture,
February 2009



Figure 97 Tiled floor in
vestibule and toilet.

Hocking Planning & Architecture,
February 2009



Figure 98 Detail of corner seats in Bedroom 1

Hocking Planning & Architecture,
February 2009



Figure 99 Passageway.

Hocking Planning & Architecture,
February 2009



Figure 100 Study.

Hocking Planning & Architecture,
February 2009

4.0 ANALYSIS OF EVIDENCE

4.1 Sequence of Development

1895	Original construction of the house.
1896	Addition of the billiard room and the western wing of the main residence.
1900 - 1906	Further modifications/additions.
1938	Modification of sleep out.
1963	Refurbishment of servants quarters

4.2 Comparative Analysis - Architectural style

There are many entries on the Heritage Council database of the Federation Bungalow style. Of the entries designated as residential there are 38 included on the State Register of Heritage Places. Less common are places constructed of timber for which the original function was a residence. Of these places 15 are included on the State Register and only two are in the metropolitan area. The scale of these two places is not comparable to The Cliffe as they are much simpler residences built for working people. They are;

- *Anzac Cottage*, (8094) Claremont which is a simple workers cottage built in 1917 for war widows.
- *Mattie Furphy's House*, (13705) Swanbourne built in 1907 is associated with artist Sarah (Mattie) Furphy and her father-in-law Joseph Furphy. It is a simple residence marked by its artistic fit out designed by Mattie Furphy.

Of the other Federation Bungalow places residences included on the State Register there are none directly comparable to The Cliffe because of their location, the size of the place, the materials used or the original function. Those places with some similarity of form are as follows.

- District Medical Officers Quarters (fmr) (2286), Port Hedland built in 1907. This place is a relatively large residence for the region and the use of timber was probably dictated by the difficulty of obtaining brick and the climatic conditions which favoured the use of timber.
- Lady Novar Hostel (fmr) Wyalkatchem (2757) is a late example of the Federation Bungalow style as it was constructed in 1922. It was constructed as a hostel for expectant mothers and had a domestic scale and form with verandahs on all sides of the building.
- Caves House (428) Yallingup consists of several buildings, two of which are timber accommodation buildings constructed in 1912 which had verandahs on the outside of the building. These buildings do not have the same level of finish as The Cliffe.

It may be useful to compare the interior of the State Registered place *Colwyn* (2080) which was built in 1913 in the Federation Queen Anne style of brick. Colwyn was built by timber merchants and builders Bunning Brothers for Arthur and Evelyn Bunning. The two places demonstrate the changes in styles and techniques over the twenty year period between the construction of The Cliffe and Colwyn.

Of comparison also are the remaining examples of large timber houses in the western suburbs although not on the State Register. Of note is a two storey timber house at 37 Leake Street, (16104) c.1896. An identical residence is located at 11 Saladin Street, Swanbourne (8091). Both are two storeyed, but neither is of the same scale or standard as The Cliffe.

4.3 Comparative Analysis - Architect

Clarence Wilkinson

A search of the Heritage Council of WA database of heritage places reveals that ten places are recorded with an association with Clarence Wilkinson or the firm Wilkinson and Smith. Of these places six are included on the State Register of Heritage Places. They are as follows;

- *Bank of Australasia, (fmr)* Fremantle (906), built in 1901 in the Federation Academic classical style. It is a two storey brick building originally consisting of the bank and the quarters of the bank manager on the first floor. (See Figure 101)
- *Evan Davies Building, (861)* Fremantle, built in 1899 in the Federation Academic Classical style. It is a two storey brick and iron constructed as a literary institute. (See Figure 102)
- *Perth Girls' Orphanage (fmr)* (2159), Perth, built in 1899 in the Federation Gothic style. (See Figure 103)
- *Success Hill Lodge (9201)*, Bassendean, built in 1896 as the Lockridge Hotel is a double storey brick and iron building in the Federation Queen Anne style. (See Figure 104)
- *Victoria Park Primary School (3459)*, Victoria Park built in 1894 is a single storey brick and iron building in the Federation Bungalow style. This building was constructed by builders Lloyd and Selway who were the same contractors as The Cliffe. (See Figure 105)
- *WA School for the Deaf Children (594)*, Cottesloe is a complex which began with the block built in 1899 designed by Wilkinson and Smith in the Federation Queen Anne style. It is a two storey brick and iron structure. (See Figure 106)

The remaining places in the database associated with Clarence Wilkinson and not included on the State Register are;

- *Mogumber State School and Schoolhouse (12976)*, Mogumber which was constructed in 1897. It is not clear from the available information if this building is still extant as it is recognised only as an historic site.
- *Old School (fmr) (434)*, Capel is a relocated building originally in Stratham which is now on the grounds of the Capel School. It is a timber framed and clad building in the simple style of the one roomed schools for the Education Department.
- *Phillimore Chambers (979)*, Fremantle built in 1899 in the Federation Free classical style is a two storey rendered masonry building constructed for commercial purposes.
- *Queens Buildings (2058)*, Perth built in 1898 in the Federation Free Classical style is a painted brick and iron structure constructed for commercial purposes.

Wilkinson and Smith were responsible for the design of several residences in the Peppermint Grove area. One of the most notable was *Minnawarra*, the home for the former Premier Sir Walter James at 57 Leake Street. This property is now the residence of the Japanese Consul in Western Australia (see Figure 109). This property built in c.1900 has been attributed to Talbot Hobbs but further research has determined that its design was undertaken by Wilkinson and Smith.⁷⁶

Although now demolished a photograph of McNeil Chambers designed by Wilkinson and Smith for Neil McNeil has been included at Figure 108.

⁷⁶ Information from John Taylor, Architect, 2009.



Figure 101 Bank of Australasia
(fmr) (906)
Fremantle.

Courtesy Heritage Council of WA.



Figure 102 Evan Davies Building
(861) Fremantle.

Courtesy Heritage Council of WA.



Figure 103 Perth Girls
Orphanage (fmr)
(2159).

Courtesy Heritage Council of WA



Figure 104 Success Hill Lodge
(9201), Bassendean.
Courtesy Heritage Council of WA



Figure 105 Victoria Park Primary
School, (3459).
Courtesy Heritage Council of WA



Figure 106 WA School for Deaf
Children, (594)
Cottesloe.
Courtesy Heritage Council of WA



Figure 107 Phillimore Chambers,
Fremantle
Courtesy Heritage Council of WA



Figure 108 McNeil Chambers,
Barrack St at left.
(Demolished)

Courtesy John Taylor, Architect



Figure 109 Minnawarra
Peppermint Grove,
2003

Courtesy Heritage Council of WA

From the available research it is apparent that the bulk of the extant examples of the work of Clarence Wilkinson and his later associate Edward Dean Smith were primarily in brick. There is only minor evidence of work in timber and that is a building for the Department of Education. It is possible that other designs were undertaken by Wilkinson in timber and they have either not been identified as his work or they have not survived.

Edward Dean Smith

The works of Edward Dean Smith are closely associated with Clarence Wilkinson and Joseph John Talbot Hobbs. A search of the online data base of the Heritage Council of WA indicates two places on the State Register associated with Dean Smith. They are

- *Tarantella Night Club (fmr)* 0958, Fremantle built in 1903 in the Federation Romanesque style is a three storey stone commercial building.
- *The Weld Club* 1950, this building was constructed in 1892 to a design by Talbot Hobbs and the additions undertaken in 1904 were designed by Dean Smith.

Two other places on the data base but not on the State Register are attributed to Dean Smith. They are;

- Barrett's House, (11917) Swanbourne. This building is part of the Scotch College campus and was constructed in 1900. Dean Smith designed a number of additions to the schools property including this building.
- House (16396), 152 Forrest Street Peppermint Grove, this limestone and iron residence has been attributed to either J. J. Talbot Hobbs or E H Dean Smith. Further research may determine who was responsible for this design.

The death of Dean Smith in 1906 meant that his body of work was relatively small but nonetheless made a significant contribution to the practice of architecture in Western Australia in the 1890s and 1900s.

During the brief period (1900-1904) in which Dean Smith was working as a sole practitioner he designed Surrey Chambers for Neil McNeil. This building although now demolished (Figures 110 and 112) demonstrates the commercial design work of Edward Dean Smith.

As noted earlier Dean Smith prepared a plan for Neil McNeil for a masonry residence in Peppermint Grove. This plan (figure 111) c.1902 has some similarities to The Cliffe and may have provided some inspiration to alterations carried out in 1906.



Figure 110 Tarantella Night Club (fmr) 0958.

Courtesy John Taylor



Figure 111 The Weld Club, Perth.

Courtesy Wikipedia



Figure 112 Surrey Chambers
c.1907.
(Demolished)

Courtesy Battye Library image
009950PD

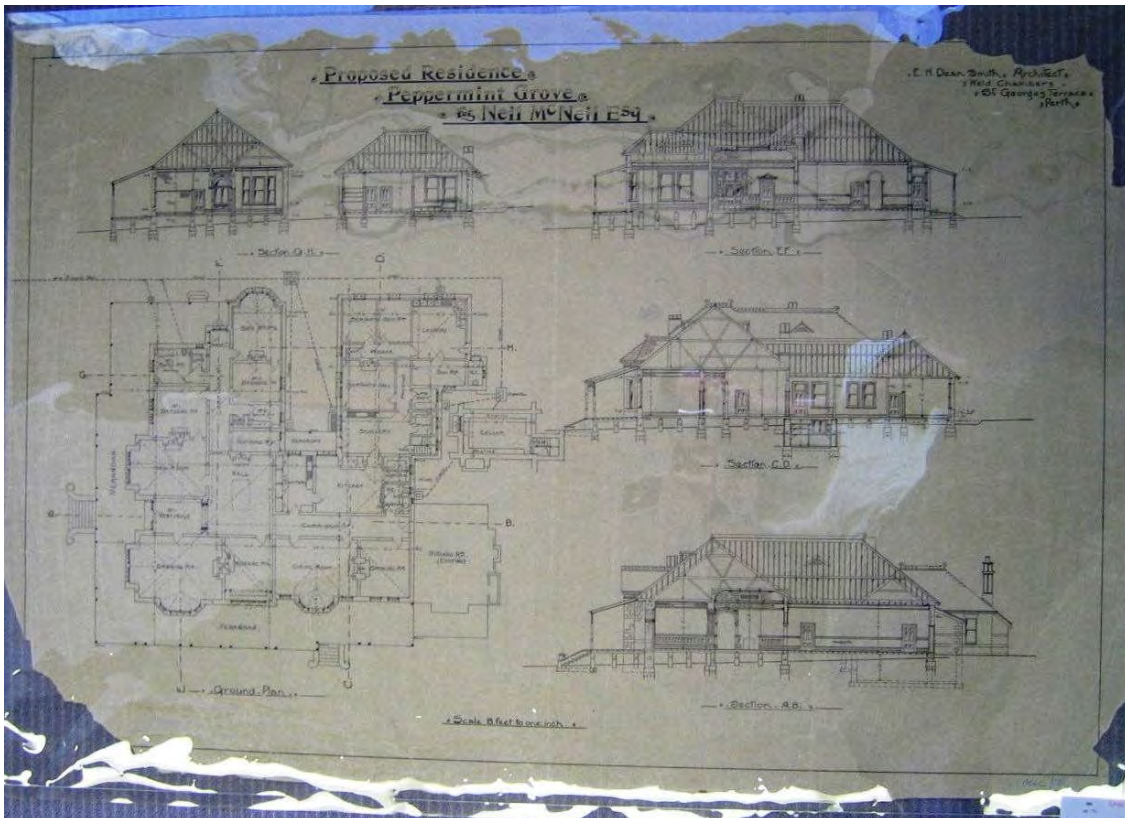


Figure 113 Proposed Residence for Neil McNeil prepared by Dean Smith, 1902.
Courtesy of John Taylor, Architect.



Figure 114 Plan of Surrey Chambers, Perth.
 Courtesy of John Taylor, Architect.

Joseph John Talbot Hobbs

Hobbs was responsible for a considerable body of work and many of his buildings are included on the State Register of Heritage Places. The houses of a similar period include *Dilhorn* (2168), *Hills' Residence* (fmr) (3235) *Samson House* (0869) and *Residence, 52 Mount St* (4342). These houses are in the Federation Queen Anne style and are in brick or brick and stone.

Talbot Hobbs was a resident of Peppermint Grove and his home 'The Bungalow' (built 1899) was one of many homes in the area that were designed by him or the firm Hobbs Smith and Forbes. Many of the large homes of the influential members of the Perth community have been attributed to Hobbs including; Hawthornden 50 Irvine Street (1897), 143 Forrest Street (1902), 47 Johnston Street (1907) and 39 Leake Street (1911).⁷⁷

Hobbs, Smith and Forbes were responsible for alterations to the Cliffe in 1906.

There appears to be no timber places on the State Register that have been designed by Talbot Hobbs. Timber buildings in the area attributed to Hobbs include Scotch College Boatsheds (15939) built in 1914⁷⁸, the Manners Hill Park Pavilion (1904)⁷⁹ and the Freshwater Bay Boat Sheds (17290)⁸⁰

Hobbs had a significant affect on the building industry in Western Australia and particularly the building stock in Peppermint Grove.

⁷⁷ Pascoe, op. cit., p. 50.

⁷⁸ Association to Hobbs demonstrated in the HCWA online database.

⁷⁹ Attributed to Hobbs in communication from John Taylor, Heritage Architect.

⁸⁰ Association to Hobbs demonstrated in the HCWA online database in relation to Hobbs shed.

John B. Fitzhardinge

John Fitzhardinge was an active and influential architect during the 1930s and many of his works have been identified by the Art Deco Society of WA and HCWA. In the HCWA database between 1925 and 1940 three places designed by Eales Cohen and Fitzhardinge have been included in the State Register.

- *Alice Williams Memorial Building, Nungarin* (1920) is a rendered concrete and tile public building constructed in 1936 in the interwar free classical style.
- *Chapel of St Michael and All Angels* (2430) built between 1927 and 1939 is a limestone and tile church in the inter war gothic style.
- *Morowa Shire Office and Town Hall* (1620) are two buildings built in 1930 and 1939 respectively demonstrating the inter war free classical and inter war functionalist style. The buildings are brick, concrete and tile.

4.4 Summary

The Cliffe is a rare example of the work of Clarence Wilkinson in timber. The added associations with architects Edward Dean Smith and Joseph John Talbot Hobbs places this residence within the body of work of three influential practitioners in Perth in the late 19th and early 20th century.

The place is also rare as an example of a substantial gentleman's residence in timber with associated buildings intact. The level of detail remaining from the original construction or earlier adaptations is of note.

The place is closely associated to the area of Peppermint Grove as it is one of the first houses in the area. Its original owner was an influential member of the community at the time the suburb was first settled and the pattern of subdivision of the lot is representative of the development of the suburb. Later occupants have been significant members of the Western Australian community in different fields.

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5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Introduction

The criteria adopted by the Heritage Council in September 1991 have been used to determine the cultural heritage significance of the place.

5.2 Aesthetic Significance

The Cliffe demonstrates a consistent level of intact quality period detailing in both its external and internal construction. (Criterion 1.2)

5.3 Historic Significance

The Cliffe was one of the first houses built in Peppermint Grove, and has a close association with the subsequent subdivision of McNeil Street and the development of the suburb. (Criteria 2.1, 2.2)

The Cliffe has close associations with the prominent McNeil, Brisbane and McComb families (owners), and with Clarence Wilkinson, Edward Dean Smith and J.J. Talbot Hobbs (architects). (Criterion 2.3)

The Cliffe demonstrates a rare use of timber weatherboard for the construction of a residence of its size and scale. (Criterion 2.4)

5.4 Scientific Significance

The site has potential to reveal archaeological material that relates to the former buildings and practices on the site. (Criterion 3.1)

The internal cladding of some of the internal walls below dado height is of an unusual construction method and may provide further information of techniques in the late 19th and early 20th century. (Criterion 3.3)

5.5 Social Significance

The Cliffe is held in high regard by residents in the area as demonstrated by its inclusion on the Shire of Peppermint Grove Municipal Inventory. (Criterion 4.1)

As one of the first 'gentleman's' residences in the suburb, The Cliffe contributes to the community's sense of place. (Criterion 4.2)

The place is associated with the musician and songwriter, David McComb of the rock group 'The Triffids' who were influential in the music industry in Australia and internationally.

5.6 Rarity

The Cliffe is a rare example in metropolitan Perth of a substantial weatherboard 'gentleman's' residence, which has, intact, the subsidiary buildings of coachhouse, stables, greenhouse, servants' cottages, and part of the original gardens. (Criterion 5.1)

5.7 Representativeness

The Cliffe demonstrates the domestic life of a wealthy society family at the turn of the century. The design, configuration and detailing of the property, including the extant associated out-buildings, remain intact, and are representative of the lifestyle and activities originally conducted on the site. (Criterion 6.2)

5.8 Condition

A few structural problems have been identified, but generally the condition of the fabric of The Cliffe is sound. Over the last fifteen years there was no maintenance to the house and the main levels of deterioration addresses to uncontrolled stormwater and clogged gutters, and inadequate or clogged soak sumps. Broken and rotted edges floorboards and timber work are the most common damage features seen where timber is exposed to the weather.

5.9 Integrity

The Cliffe remains in the form of a residential house, the purpose for which it was originally built. The intact nature of the buildings, including the house, coach house, stables, greenhouse, servant's cottages, and part of the original gardens means that The Cliffe retains a high degree of integrity.

5.10 Authenticity

The place retains a large number of original components dating from either the first (1895) or the second (1896) stage of construction. The extensions and additions which have been made in subsequent years, including some elements of redecoration, do not compromise the authenticity of the place as a whole. Generally, The Cliffe retains a high degree of authenticity.

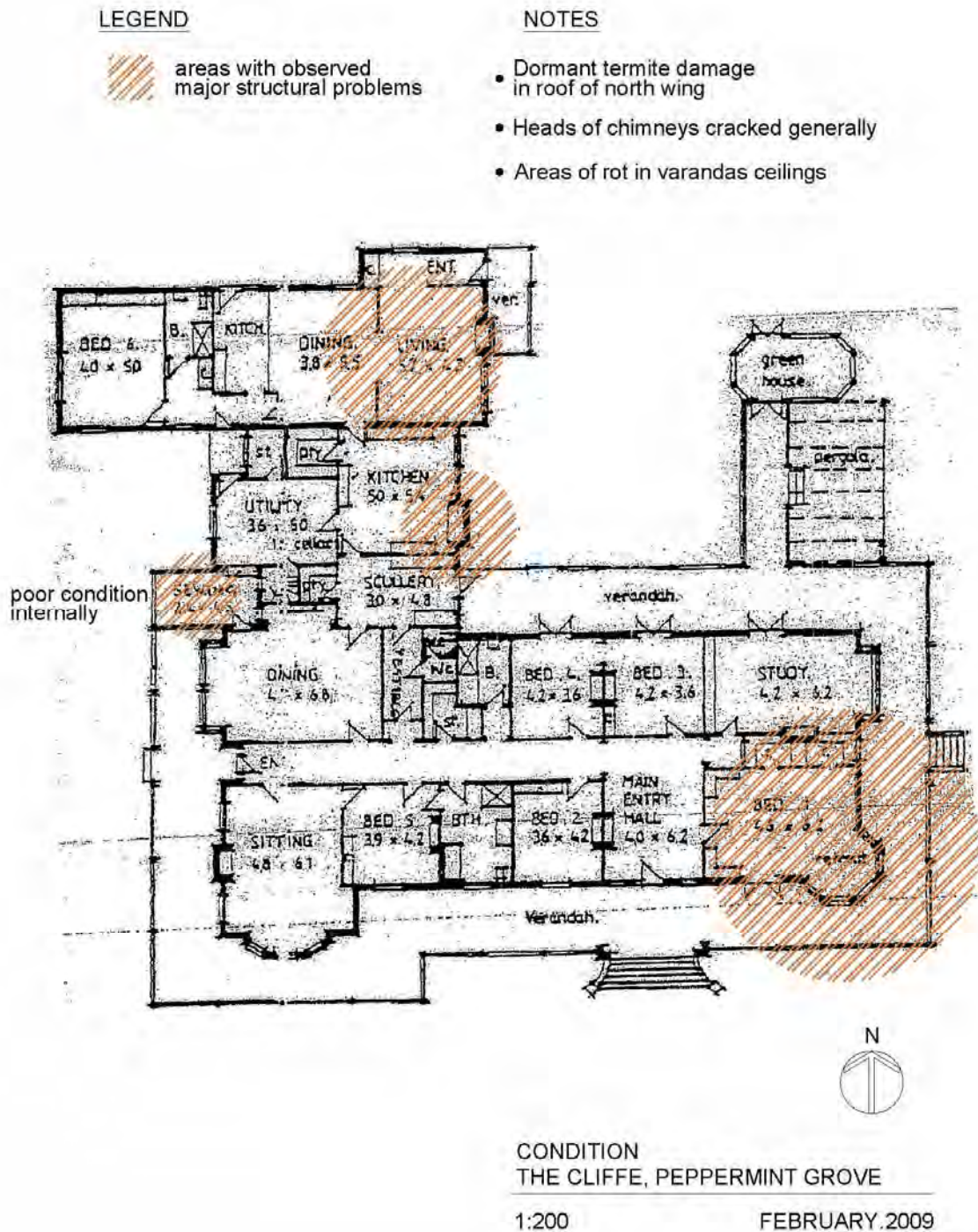


Figure 115 Plan showing condition of the main building

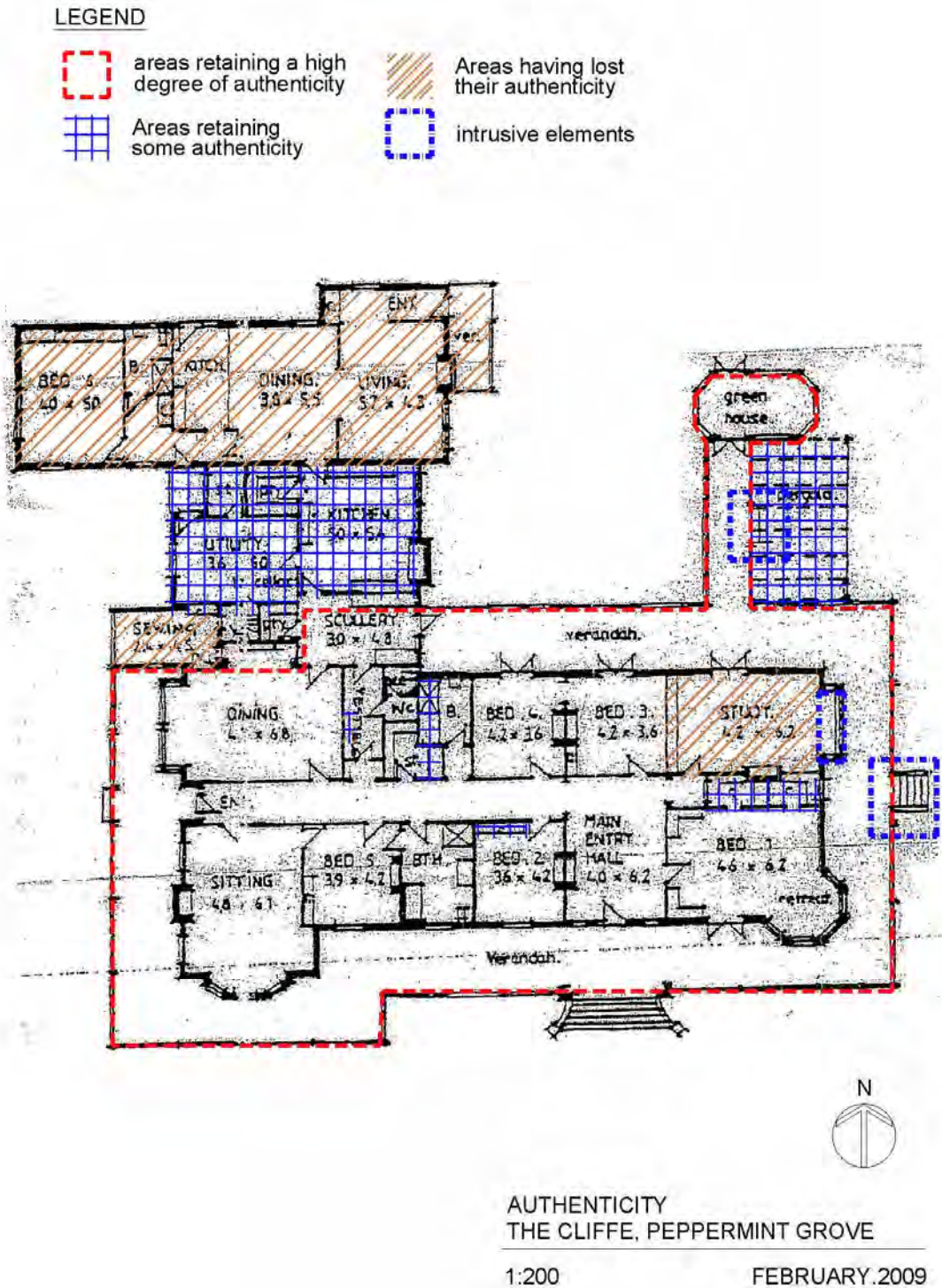


Figure 116 Plan showing levels of authenticity in the main building.

6.0 CULTURAL HERITAGE SIGNIFICANCE

6.1 Statement of Significance

The following statement is based upon the statement prepared in 2005 for the permanent entry of the place in the State Register of Heritage Places. Further information has been found since the preparation of that documentation resulting in the amendment of the statement of significance.

The Cliffe is a single storey, timber residence with associated outbuildings set in a grassed landscape which contains several mature trees. The original residence was constructed in 1895 for business man Neil McNeil and designed by architect Clarence Wilkinson in the Federation Bungalow style, later additions demonstrate elements of the Federation Arts and Crafts style. It has cultural heritage significance for the following reasons:

the place is a rare example of the use of weatherboard in a substantial 'gentleman's' residence in Perth which has, intact, the subsidiary buildings of coach house, stables, greenhouse, servants cottages and part of the original gardens;

it is a good representative example of a turn of the century gentleman's residence, with its quality period detailing intact. The detail and techniques used in the internal finishes are rare and can provide information on early construction methods;

it has historical associations with the prominent McNeil, Brisbane and Creasy families and with architects Clarence Wilkinson, Edward Dean Smith and Joseph John Talbot Hobbs;

it is one of the first houses built in Peppermint Grove and has a close association with the subdivision and development of the suburb and is rare as one of the few 19th century residences remaining in the suburb. The Cliffe is also closely associated with the nearby Presbyterian Ladies College;

the site has the potential to provide archaeological material that may provide further information about previous buildings including the well, former billiard room and former practices undertaken in the grounds; and

the place is associated with the McComb family which included noted plastic surgeon Dr Harold McComb, geneticist Dr Athel Hockey, musician and songwriter David McComb and fellow member of the critically acclaimed Perth rock group 'The Triffids' Robert McComb.

6.2 Levels Of Significance

Relative degrees of significance within the place determine the appropriateness of conservation actions. Gradings of significance are based on a five-tier system as follows:

- Exceptional Significance⁸¹
- Considerable Significance
- Some Significance
- Little Significance
- Intrusive

In identifying the zones and elements of significance in 'The Cliffe' *Building*, the levels of classifications and definitions outlined in Heritage Council of Western Australia 'A Standard

⁸¹ There is no aspect of the place that is of exceptional significance.

Brief for Consultants' have been adopted. The following levels of significance are assigned to the place:

6.2.1 Zones of Exceptional Significance

There are no zones or elements, externally or internally, of the place that are considered to be of exceptional significance.

6.2.2 Zones and Elements of Considerable Significance

The significant fabric of such places or elements should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable provided sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric which is of exceptional or considerable significance. No significant fabric should be removed or action taken to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the conservation policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the building or obscure important views to and from the site. The following zones and elements identified under this level of classification are as below:

The wrought iron gate fencing at Bindaring Parade;

The Carriage House:

Original façades and external fabric, including verandahs;

All remnant of original roof, including verandah's roofing frame, beams and ceiling linings;

All remnant limestone footings, timber floors and substructure of verandahs;

All remnant of verandah's posts, beams and balustrading;

Original layout and internal spaces, unless marked;

Original and existing windows and doors;

All original and/or remnant of original internal fabric;

All original and/or remnant of original internal timber floors;

All original and/or remnant of original internal skirtings and architraves and any decorative timberwork;

All original and/or remnant of original internal plaster works, ceilings and wainscots panels below dado;

All original and/or remnant of original surviving fittings, fixtures and finishes in the existing bathroom;

All original and/or remnant of original chimneys and fireplaces

- Any concealed original fabric within the building;
- The Green house, all its internal and external remnant works;
- The cellar and its brick work.

6.2.3 Zones and Elements of Some Significance

The significant fabric of such places or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing reversible

small fixtures, services and partitions, provided this does not affect any external or internal appearance of the building. Discreet structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new building works in open space areas which will adversely affect the setting of the building or obscure important views into and out of the site. The following zones and elements identified under this level of classification are as below:

External stairs and side entrances;

Kitchen and Utility Room

6.2.4 Zones and Elements of Little Significance

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing fixtures, services and reversible partitions provided this does not affect the significant external and internal appearance of the building. Discreet structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, appropriate replacement planting should be made.

There should be no new building work in open space areas which will adversely affect the setting of the building or obscure important views into and out of the site. The following zones and elements identified under this level of classification are as below:

- Kitchen and utilities room
- Pergola
- The infilling of the angle of Bedroom 1 with dressing areas;
- Wardrobe in Bedroom 2.

6.2.5 Intrusive Zones and Elements

Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal and/or replacement with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economics, before implementation. Before removal/demolition ensure that the comprehensive photographic and graphic recording is completed. The following elements identified under this level of classification are as below:

- Sewing room addition
- The Study refurbishment and the addition of a bay window at its eastern end;
- The north wing

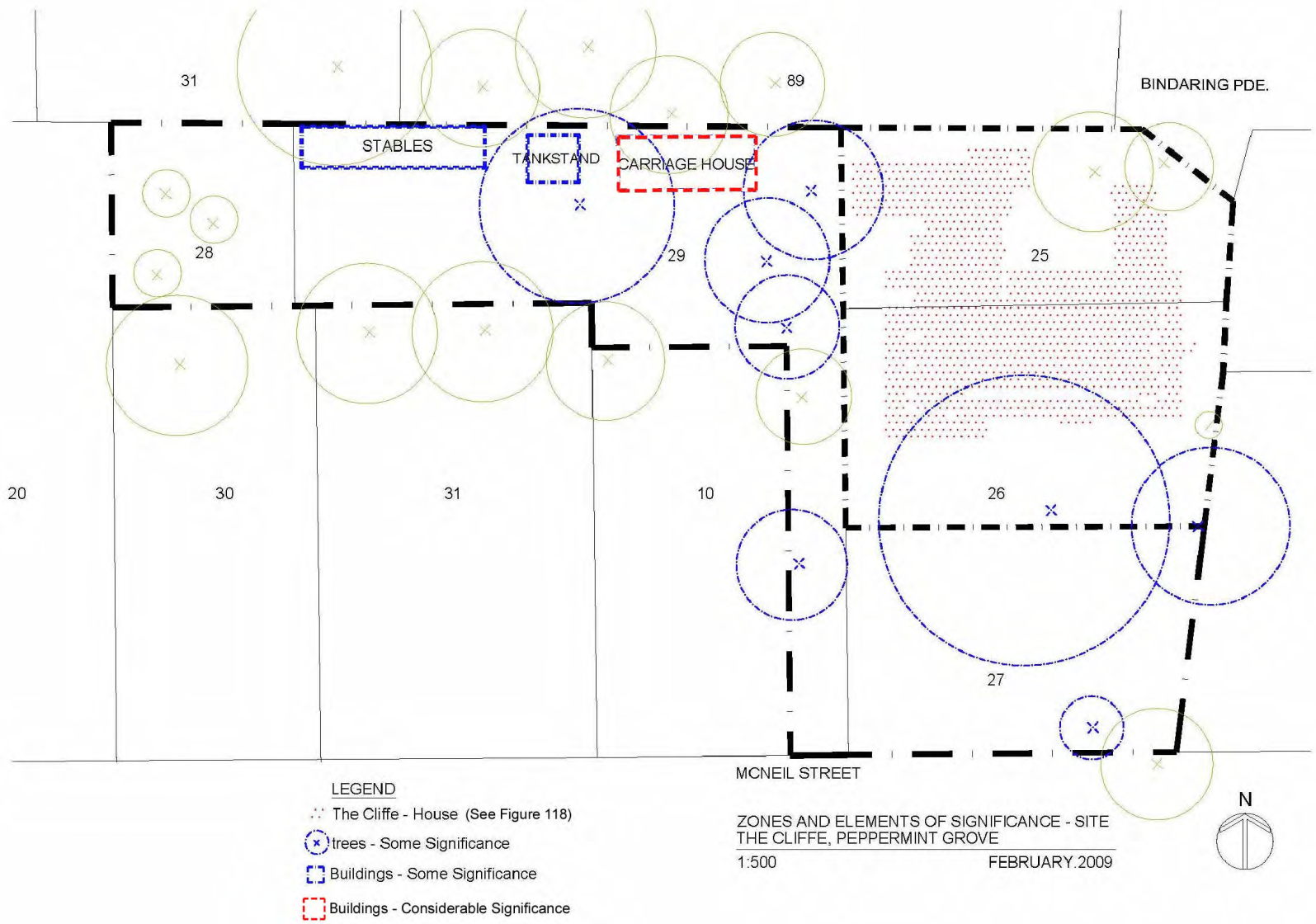


Figure 117 Zones of significance, Site plan.

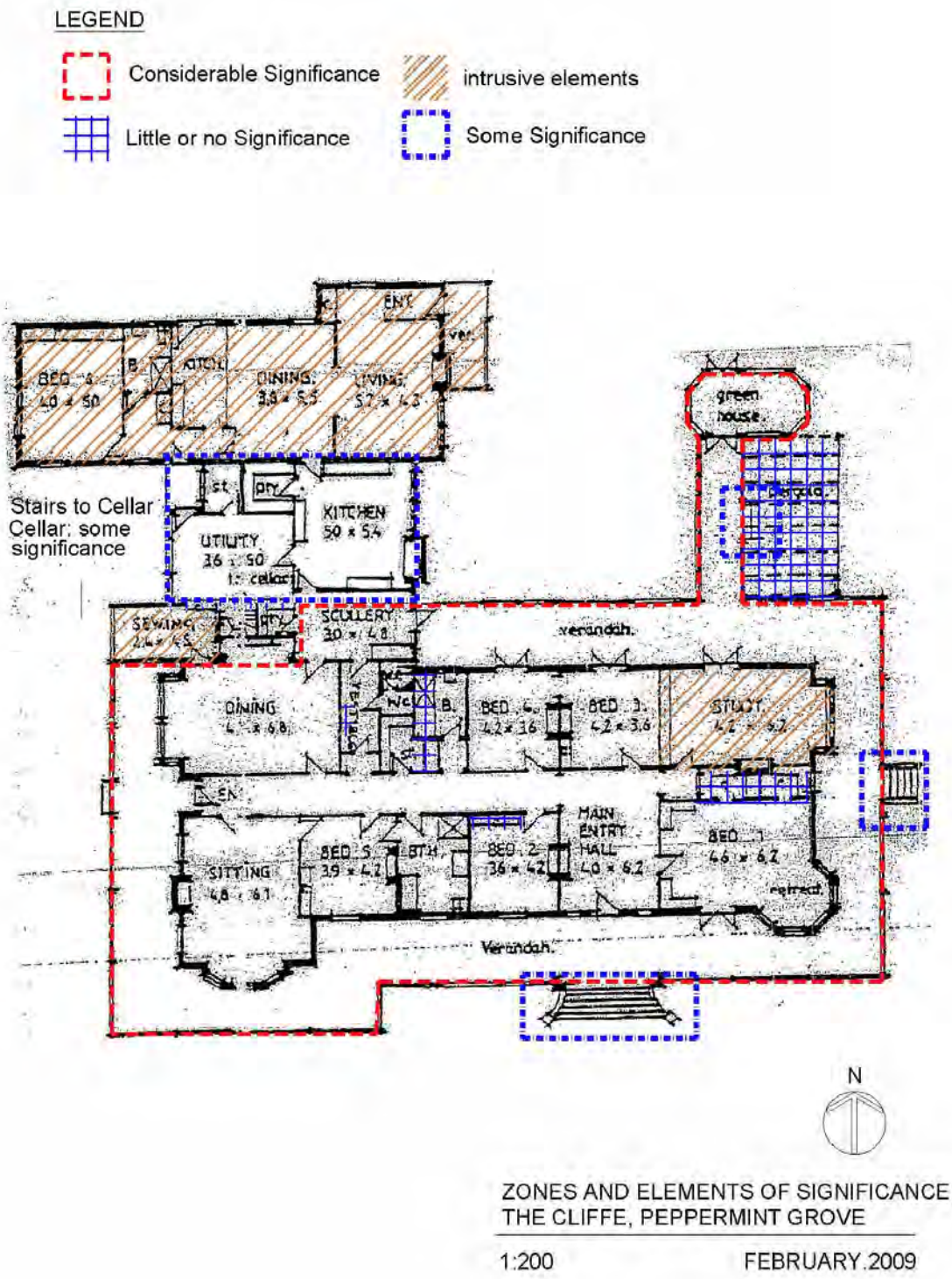


Figure 118 Zones of significance, Main Building.

7.0 CONSERVATION RECOMMENDATIONS

7.1 Introduction

The following conservation policy has been developed on the basis of the preceding assessment of the cultural significance of The Cliffe. The policy is intended to provide guidance and direction in its future use, development, conservation, refurbishment and restoration.

The conservation policy includes general policies to define the procedural constraints in which the conservation of the place will take place and then more specific policies relating to the maintenance of the significance of the place, its physical condition and external and user requirements.

The policies have been drafted so that their application to The Cliffe and to the associated people and agencies, are readily apparent.

7.2 Policies Arising from Cultural Significance of the Place

7.2.1 Procedural Constraints Arising from the Burra Charter

The following general policies have been developed from the principles and guidelines contained in the Burra Charter and are intended to provide an overall framework within which the specific policies have been formulated.

Policy 1

All future development, conservation and maintenance works on the site should be carried out having regard for the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (The Burra Charter)

The principles should be used in determining the acceptability of any proposed works. Decisions should be based on, but not limited to, the following conservation objectives:

- the retention and enhancement of existing cultural heritage values;
- the retention of identity and its contribution to a sense of place;
- the retention of significant fabric and as many attributes as possible;
- the restoration of significant fabric or elements;
- the removal of intrusive accretions.

Policy 2

The aim of conservation is to retain or recover the cultural significance of a place and must include provision for its secure future and its maintenance. (Article 2)

The approach should first be to maintain the building to ensure that the fabric does not deteriorate further and secondly to conserve significant existing fabric.

To achieve the first objective a maintenance program should concentrate on key areas of the site, and particularly the roof and roof drainage, site drainage, sub-floor conditions, external windows, significant internal spaces and electrical, fire and other services.

Conservation also includes preservation, restoration and reconstruction. Where existing fabric needs to be reconstructed, the replacement generally should match the original in design, materials and construction unless there are strong overriding functional reasons for altering the original design. Restoration and reconstruction should only occur when the design, materials, construction or earlier state of the fabric is known. These processes should only occur if returning the fabric to that

known state will recover the cultural significance, or is necessary for the survival of the place.

Conservation works should not occur unless there are sufficient funds to ensure proper completion.

Policy 3

Conservation of a place should take into account all aspects of its cultural significance without unwarranted emphasis on any one at the expenses of others. (Article 5)

Conservation work should not try to recreate the fabric as it existed in one period of time to the detriment or complete removal of earlier or later additions, alterations or treatments on the fabric as these are evidence of its history and uses. In undertaking any maintenance or conservation works or works to adapt the building to new uses, consideration should be given to the assessed significance of the place or element and the impact of the works on that significance.

Policy 4

Conservation requires the maintenance of an appropriate visual setting, eg. form, scale, colour, texture, and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the place should be excluded. (Article 8)

New construction work is acceptable provided it does not reduce or obscure the cultural significance of the place. This policy should form the basis for consideration of all future uses, new works and any adaptation or alteration works that may be proposed.

Adaptation of spaces or elements identified as being of significance should not detract from the overall significance of the place and should have minimal impact on culturally significant fabric and should be reversible. New works or adaptation should first concentrate in areas of little significance or on intrusive elements where possible.

Achievement of an earlier visual setting may be considered desirable in order to interpret the cultural significance of the place, as well as consult a Heritage specialist before proposing any new work on the site.

Policy 5

The physical location of a place is part of its cultural significance. A building or component of a place should remain in its historical location unless it is the sole practical means of ensuring its survival. (Article 9)

Relocation is generally unacceptable however if any building from The Cliffe site was relocated it should be moved to an appropriate location and given an appropriate and compatible use. Such an action should not be to the detriment of its cultural significance.

Relocations should attend and respect all particular characteristics of the building, trying to preserve the integrity of it as much as possible.

Policy 6

The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for such decision. (Article 29)

This Conservation Plan should be adopted by the owners of The Cliffe, and be recognised by the Shire of Peppermint Grove, and any future owner or manager of the place.

The owner has the primary responsibility for the implementation of the Conservation Policy. The owners should seek approval or comment from The Shire of Peppermint Grove and Western Australian Planning Commission where appropriate.

The conservation policy should be subject to review, normally at not more than five yearly intervals. However, should the circumstances affecting the site alter in any significant way, for example a change of ownership or use, then the policy should be reviewed at that time.

Policy 7

Physical disturbance or invasive investigation should only occur where it adds to the body of knowledge about the significance of the site especially where necessary to provide data essential for decisions on the conservation of the place and/or to secure evidence about to be lost or made inaccessible through necessary conservation or other unavoidable action. (Article 28)

Physical investigation may be necessary to determine the composition of material or method of construction where elements require conservation.

Investigation is also necessary to confirm levels of archaeological significance where, because of the nature of the evidence, its detail and extent are not readily apparent.

Policy 8

Appropriate professional direction and supervision must be maintained at all stages of the work. (Article 30)

To ensure that works are completed correctly, overall responsibility for these works should be placed under the control of persons with considerable professional expertise and experience in the planning, conservation, maintenance and repair of heritage buildings.

Generally, day-to-day maintenance work can be carried out in accordance with the conservation policies without particular reference to a conservation specialist. However, major maintenance works, such as render and stone repair, roof works and redecoration works in significant external and internal areas, should be undertaken under the direction of an appropriately qualified conservation practitioner.

Policy 9

Existing fabric should be recorded before any disturbance of the place and the records should be placed in a permanent archive and be made publicly available. (Article 31 and 32)

Before removal, relocation, adaptation or conservation works are carried out to any elements whether or not deemed significant, the elements or place should be fully recorded through the use of photography and measured drawing. The records must be of archival quality and be appropriately stored, with copies held by the Shire of Peppermint Grove.

7.2.2 General Actions and Controls

The following general actions and controls should be applied to the future planning of, and works to The Cliffe in order to maintain the various aspects of significance, as set out in the Statement of Significance.

Policy 10

Those responsible for the future development of The Cliffe should consider the various interest groups, which have expressed an interest in the future of the place.

The Cliffe has been the subject of considerable community debate indicating a high level of interest in its future. For example, local history groups, the Australian Institute of Architects in addition to the many individuals have expressed an interest in maintaining the place in some form. Community consultation with sensitivity and good communication should be encouraged to further the knowledge and understanding of the place

Policy 11

All future works should be guided by this conservation plan.

This conservation plan should be the primary tool in the future planning for The Cliffe. An understanding of the cultural significance of the place as expressed in the Statement of Significance will enable decisions to be made that will respect the cultural significance of The Cliffe.

7.2.3 Opportunities arising from the Statement of Significance

Policy 12

The Cliffe is a rare example of a 'gentleman's residence' expressed in timber. The construction and finishes used at the residence should be documented for future research.

Prior to any changes to the place a detailed photographic record should be prepared. The record prepared in January 2009 by Greg Rowe and Associates is adequate for the present but should future development be delayed then an update of this document may be required.

The significance of The Cliffe as a timber residence in the affluent suburb of Peppermint Grove has been demonstrated in the documentary evidence. Its construction was very unusual for the time and later legislation ensured it would not be repeated.

Policy 13

The Cliffe is rare as a relatively intact example of a collection of buildings that demonstrate the lifestyle of the wealthy in the late 19th and early 20th centuries. The layout of the site and the relationship between the buildings should be further investigated.

The buildings on the site demonstrate the lifestyle of the Perth elite in the late 19th and early 20th century. The use of the various buildings and the relationships between them should be investigated to inform an understanding of this period. Research of the site, including archaeological investigation should include information relating to the paths, garden layouts and evidence of former buildings.

Policy 14

The Cliffe was one of the first residences in this area of Peppermint Grove. The pattern of occupancy and the subdivision of this site and the adjacent properties demonstrate the history of the settlement of the area. Further research of this subdivision would inform the wider history of the Shire of Peppermint Grove.

An understanding of the subdivision of the area as illustrated by this example at The Cliffe provides a good understanding of how this suburb and adjacent suburbs were settled. Large lots of land with large households of servants were common in this area during the late 1890s. The process of transition to smaller lots and smaller households demonstrates changing patterns of land use in the suburbs.

7.2.4 Policies arising from the Levels of Significance

The following policies relate to levels of significance allocated in section 6 and provide specific direction of priorities in relation to development and conservation of the site through indicating where there is greater or lesser scope for adaptation and alteration without diminishing the overall significance of the place.

Policy 15

*Zones and elements of **considerable significance** should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable providing sufficient detailed information is available. Adaptation is acceptable providing all adaptations are reversible and do not affect significant fabric. No original material should be removed or action taken which confuses the sense of the space or original finishes. Structural adaptation is generally unacceptable, although minor structural adaptation may be considered. In open spaces there should be no new works which will adversely affect the setting of the place or obscure important views to or from these zones.*

The zones and elements of considerable significance, as identified in section 6.2, cover .

- Original façades and external fabric, including verandahs;
- The wrought iron gate fencing at Bindaring Parade;
- All remnant of original roof, including verandah's roofing frame, beams and ceiling linings;
- All remnant limestone footings, timber floors and substructure of verandahs;
- All remnant of verandah's posts, beams and balustrading;
- Original layout and internal spaces, unless marked;
- Original and existing windows and doors;
- All original and/or remnant of original internal fabric;
- All original and/or remnant of original internal timber floors;
- All original and/or remnant of original internal skirtings and architraves and any decorative timberwork;
- All original and/or remnant of original internal plaster works, ceilings and wainscots panels below dado;
- All original and/or remnant of original surviving fittings, fixtures and finishes in the existing bathroom;

All original and/or remnant of original chimneys and fireplaces

- Any concealed original fabric within the building;
- The Green house, all its internal and external remnant works;
- The cellar and its brick work.

Policy 16

*Zones and elements of **some significance** should be preserved, restored or reconstructed as appropriate*

The zones and elements of some significance, as identified in section 6.2,

- External stairs and side entrances;

Policy 17

***Intrusive** zones and elements detract from the significance of the place and their removal and/or replacement with more appropriate fabric should be encouraged. They may be retained for as long as they are useful.*

Intrusive elements, as identified in section 6.2, include, but are not limited to,

- Kitchen and utilities room
- Pergola
- The infilling of the inge of Bedroom 1 with dressing areas;
- Wardrobe in Bedroom 2.

7.2.5 Policies Relating to the Physical Setting of the Place

Policy 18

The Cliffe is located in a relatively large grassed lot which also includes some large mature trees. Future development of the place should consider the maintenance of these trees. Any new garden should be cognizant of the plantings and form of the original garden.

The original setting of The Cliffe was a formal garden. The only remains of the garden are several large mature trees. All efforts should be made to retain the trees in any future development.

Should removal of the trees be necessary, the same or similar species should be replanted.

It is recommended to retain as many mature trees as possible and any new garden should be cognizant of the original species planted in the original garden. In case of site redevelopment, a complete documentation survey is required for the gardens as well as trees and species. An alternative interpretation strategy for the garden has to be investigated.

7.2.6 Policies Relating to Historical Associations

Policy 19

There are several individuals and family groups who have been associated with The Cliffe since its construction. Further research into these individuals and family groups would enhance the knowledge of the place.

Research into the body of work of architect, Clarence Wilkinson would enable further comparison between this place and other places of his design. It would be of value to investigate the records of J.J. Talbot Hobbs to determine if any further information can be discovered of the nature and extent of the additions and alterations.

Further research into the various families who occupied the place may reveal documentary evidence relevant to the place. Including photographs and plans of the physical fabric.

Policy 20

Interpretation of the significance of The Cliffe should be implemented at the site and provided to the local community at appropriate venues.

The social and historical significance of The Cliffe is deserving of wider recognition. The most feasible form of interpretation is a plaque on the building, information in heritage trail booklets and other associated material, and interpretative material integrated into a wider interpretation program by Local community groups, schools or other cultural tourism agencies.

Policy 21

Interpretation of the site should be coordinated within a wider interpretation of this location in region/town/local govt and its other significant buildings or sites.

The Cliffe reflects the development of the Shire of Peppermint Grove and adjacent suburbs. It is desirable that any general or focused interpretation of the place be coordinated with other interpretive efforts to gain maximum exposure and to provide an appropriate historical, social and physical context for the interpretation of the locality.

7.3 Policies Arising from the Physical Condition of the Place

The following section sets out policies which apply to maintenance and repair required to maintain or enhance the cultural significance of the place. They are divided into exterior and interior works. These works have been prioritised in the implementation section of this report into a more detailed classification of works amplifying the scope of the policies which follow in this section.

7.3.1 Maintenance and Repair of Culturally Significant Fabric

GENERALLY

Policy 22

The roof and stormwater systems should be reviewed and remediated as appropriate.

The roof and roof drainage should be inspected. There is evidence of water damage to the ceiling throughout the house and it is not known if repairs have been made since to prevent further water ingress.

The failure to remove stormwater from around the verandah has led to the damage of the verandah and foundations. Installation of effective stormwater drainage is considered a priority to maintain the remaining fabric of the place.

Should the main building be relocated then the issues of ground drainage should be addressed specifically to that site.

Policy 23

The remaining trees on the site should be maintained if possible as they contribute to the cultural heritage significance of the place.

Any future development should attempt to retain the remaining trees on the site as the setting is significant to the understanding of the heritage significance of the place and the character of the area.

EXTERIOR

Policy 24

The exterior of The Cliffe is relatively intact and all elements should be conserved, unless specifically identified.

The timber and brick elements are readily capable of conservation including further restoration or replacement where required.

In case of relocation off site, the original timber work of the verandahs (balustrade, posts and louvers) should be reconstructed, returning this house to its original Pre-World War I character (see figure 8 and 9).

Policy 25

The roofs of The Cliffe should be reconstructed with timber shingles.

The original form of the roof should be reconstructed, as well as the timber framing. The original timber shingles should be reconstructed.

INTERIOR

Policy 26

The interior of The Cliffe, apart from the northern wing and study, has a considerable level of integrity and remaining original elements should be conserved.

Policy 27

Historical decorative finishes should be investigated and used as the basis for future colour schemes.

Historical colour references would enhance the integrity of the place.

Policy 28

Services should be upgraded and sympathetically integrated into culturally significant fabric.

The electrical and lighting services of the building appear to be inadequate. Advances in electrical and lighting services provide flexibility and efficiency with less intrusiveness than previously. These services should be upgraded to current standards when appropriate. Original fittings should be retained where feasible.

7.3.2 Maintenance and Repair of Other Fabric

Policy 29

Maintenance and repair to intrusive elements should be carried out with consideration of the cultural significance of the site as a whole and of adjacent culturally significant elements.

The intrusive elements have been identified in section 6.4.

- Sewing room addition
- The Study refurbishment and the addition of a bay window at its eastern end;
- The north wing

Because of the poor condition of the sewing room and the north wing, demolition may be considered a viable option. Archival records should be made of these elements.

The refurbishment of the study is considered to be intrusive but the form of the room is of significance. Reconstruction/ renovation to an earlier period would be appropriate.

7.3.3 Other Issues

Policy 30

Lead content of paint should be investigated and any removal of lead based paint should occur at times when there is little or no use of facilities.

The age of the place makes it likely that lead based paints were used for original finishes. Care should be taken when removing earlier finishes.

Policy 31

The extent of any asbestos materials of the site should be investigated. Their maintenance and/or removal should be carried out according to the appropriate guidelines for removal of hazardous materials.

If necessary, an asbestos audit should be commissioned for the site and appropriate practises adopted for maintenance or other works.

7.4 External Requirements

7.4.1 Heritage Listings

All current heritage listings are noted in section 1.9 of this report. Policies relating to the implications of these listing are discussed below.

Policy 32

The Cliffe is entered on the Shire of Peppermint Grove Municipal Inventory. Approval from the Shire of Peppermint Grove should be sought for any proposed development or changes of use

Development may include:

- the demolition of the building;
- the relocation of the building or part thereof;
- the commencement or carrying out of an renovation, modification, re-fitting or decoration of the building whether internal or external in its effect;

Regard should also be given to other requirements of the Town Planning Scheme when formulating development proposals, such as:

Council may approve the works notwithstanding that the development or other works involved may not comply with building codes or standards or with any other requirement specified in the Town Planning Scheme.

Policy 33

The Shire of Peppermint Grove should ensure they have the necessary technical expertise to assess any proposals for the development of the place.

Should the Shire of Peppermint Grove consider they do not have the technical expertise to assess any development proposals or oversee the management of the redevelopment they should secure the advice of the necessary professionals.

7.4.2 Zoning Requirements

Policy 34

Should future planning for the site involve rezoning the approval of the Western Australian Planning Commission (WAPC) should be sought.

Any future plans for the site which include the potential rezoning of the site should be investigated with the knowledge of the WAPC. The appropriate approvals should be acquired for rezoning prior to the commencement of any development works.

7.4.3 BCA Compliance

Policy 35

Wherever possible, future works should comply with the Building Code of Australia (BCA) and other specific code and regulatory requirements.

Unless it can be demonstrated to the satisfaction of the relevant authorities that the heritage significance of the place would be compromised by compliance, then compliance is required.

7.5 Requirements and Resources of the Owner, Occupants and Users

Policy 36

Future owners, users or occupiers of The Cliffe should be informed of this conservation plan and the heritage significance of the place.

As the place is currently unoccupied any new occupiers or users may not be aware of the cultural heritage significance of the place. Therefore any future owners, users or occupants should be made aware of this conservation plan in order to comprehend the cultural heritage significance of the place and comply with the relevant policies.

7.6 Future Development and Compatible Use

Policy 37

The future development of the place and the site should consider any impact on the cultural heritage significance of the place. (Article 22)

Potential development of the site will be dependent on the form of the development.

Policy 38

Design of any new facilities should primarily respect the historic fabric of the place. (Article 22)

New additions to The Cliffe are acceptable where they do not distort or obscure its cultural significance. New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric but imitation should be avoided.

Policy 39

Design of any new facilities on the site should primarily respect the historic setting of the place. (Article 22)

The site is dominated by several mature trees.

Policy 40

Residential use is considered to be the most appropriate new use for The Cliffe. Should a new use be required then compatible uses should be preferred to other uses. (Article 7)

In assessing the possibilities of compatible uses, the principle of the Burra Charter, which relates to adaptation and reuse, should be adhered to.

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8.0 IMPLEMENTATION

8.1 Implementation and Future Management

8.1.1 Management Guidelines

All works should be undertaken in accordance with this Conservation Plan which should be adopted by the owners of The Cliffe and the Shire of Peppermint Grove. Long term management of the cultural heritage significance of the site should commence on acceptance of this report.

The owner of The Cliffe is primarily responsible for the implementation of the Conservation Plan. However it is recommended that the management and implementation of future development should be developed between the owner and an architect experienced in heritage matters in consultation with the Shire of Peppermint Grove.

Any future management plan should address the issues raised in this report and any other pertinent issues that may arise. It should also establish protocols for decision making in order to achieve the conservation objectives and strategies set out in this report.

8.1.2 Maintenance and Security

An appropriate maintenance and security plan should be established and enforced to ensure minimisation of deterioration of the built fabric. This should be developed by the owners in consultation with the Shire of Peppermint Grove.

Future maintenance work should be carried out by tradespeople with expertise and skills in heritage and conservation work, who will respect the significance of the place. Overseers of the work should be familiar with good conservation practice and should have demonstrated expertise in this area.

8.2 Planning Strategy

The following planning and conservation strategy has been undertaken with the objective of retaining the identified cultural heritage significance of The Cliffe, whilst recognising that following its unfortunate removal from the State Register of Heritage Places and the issuing of a demolition licence, the Shire of Peppermint Grove has limited powers available under its town planning scheme. The outcomes of this strategy provide commentary on the feasibility of satisfying the objective for the exercise and the implications of other potential outcomes.

Seven options are put forward for discussion by the owner, the Shire of Peppermint Grove and interested parties.

1 Status Quo

Retain the house, outbuildings and garden in their existing condition. Property to be marketed with Conservation Management Plan and Heritage Agreement as conditions of sale.

2A Clear site, demolish

Demolish the house in accordance with the conditions of the demolition licence and market as per current subdivision Property to be archivally recorded.

2B Clear site, relocate

Relocate the house offsite, to provide a clear site and market land as per current subdivision. Property to be archivally recorded. Refurbish The Cliffe as per the Conservation Plan, with a use appropriate to the location and the house.

3 Retain house and develop another house

Re-subdivide for one further substantial residential lot. Market The Cliffe and garden and the new residential lot. Market remaining “rump” blocks. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

4 Retain house in large garden

Re-subdivide to retain house in largest possible garden. Market “rump” blocks. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

5 Retain house with smaller lots

Retain house and subdivide rear of Lot 10 and western leg of property into smaller lots with driveway access from McNeill Street. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

6 Relocate house onsite

Relocate The Cliffe further south on the lot and re-subdivide the northern section of the property into smaller lots accessed from the Devil’s Elbow. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

7 Retain house and subdivide front garden

Retain The Cliffe and subdivide the front garden into two wide frontage lots facing McNeill Street. The Cliffe would retain access from Bindaring Parade, but would not be visible from McNeill Street. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

8.3 Conservation Strategy

The identified conservation actions are prioritised into those which are regarded as essential to the retention or enhancement of the cultural significance of the building and recommended actions which would further enhance the place’s significance. Generally, the essential conservation actions should be carried out as a priority in future upgrading of the building, while the recommended actions could be carried out as part of a future works program. Optional works are also listed. These works are those which would enhance the place, but are not required works to conserve the place.

The following works have been prioritised to provide a framework for their implementation and to allow for forward planning. They include repair and maintenance works and desirable conservation works to maintain and enhance the cultural significance of the place. These works will need to be supplemented by works necessary to bring the building into line with the Building Code of Australia (BCA) and with works associated with access issues relating to the site.

The priority of conservation works is categorised into three broad categories: Essential (E), Recommended (R) and Optional (O). These categories are made on the basis that The Cliffe will continue to be used as a residential building and any other uses will be complementary to that role.

1. Essential conservation works include those works which are required to maintain the cultural significance of the building as well as repair and maintenance, and are an essential part of any works to the building. The time frame for these works is within 5 years.
2. Recommended conservation works include those works which should be undertaken over and above essential works. These works include such items as the reinstatement of original decorative schemes to the interior. These works have no time frame as such, but would be dependent on future use.
3. Optional works cover specific areas of new work which relate to the adaptation of the place. These works include those items which could significantly impact on the integrity of the fabric, and overall conservation and interpretation of the place.

SCHEDULE OF CONSERVATION WORKS

The following schedule is provided to clearly outline the physical requirements of each future option for The Cliffe. Where the full physical requirements of the option are not listed these should be read as introduction to the full physical requirements listed in Option 1. Option 1 is the only one that satisfy the objective of retaining the identified cultural heritage values, irrespective of feasibility of outcome.

OPTION 1 – Retention of The Cliffe on site and its restoration.

OPTION 1 – refers to

The place would retain its cultural heritage significance and the preferred schedule of conservation works would serve the following purposes:

- ensure the ongoing retention of the place in sound structural condition;
- ensure the retention of the authenticity and integrity of the place;
- ensure that refurbishment works retain the heritage values of the place and its zones and elements of significance;
- encourage replacement of intrusive elements with elements that would reconstruct original conditions and enhance the levels of integrity;
- ensure compliance with current building codes and standards.

Item/Element	Priority Level	Description of Works
External		
1. Roofing	E	Remove existing shingles and roof sheeting. Remove box gutters. Install new lead/zinc box gutters Install timber shingle roofing with lead/zinc roof flashings

<p>2. Stormwater Elements</p>	<p>E</p>	<p>Remove eaves gutters, downpipes, gable flashings, valley flashings and chimney flashings.</p> <p>Install cyma recta profile galvanised iron eaves gutters and circular galvanised iron downpipes.</p> <p>Install galvanised gable flashings, valley flashings and chimney flashings.</p> <p>Paint all galvanised elements to specification.</p> <p>Install new PVC stormwater lines underground, with gratings under soak wells and issuing into new soak wells located clear of soakage distance to footings.</p> <p>Clean out all perimeter drains and sumps. Replace as necessary and connect to soak well disposal system.</p>
<p>3. Decorative Roof Timbers</p>	<p>E</p>	<p>Repair fascias only as necessary.</p> <p>Replace scotia mouldings.</p> <p>Realign and repair roof framing, where necessary, prior to repair works.</p>
<p>4. Limestone footings to outer edges of verandahs</p>	<p>E</p>	<p>Determine causes of settlement, particularly at south-west corner.</p> <p>Rebuild at corners and other places where settlement has occurred, to permanently stable conditions.</p> <p>Cut out cracks the entire extent of mortar joints.</p> <p>Replace fretted or damaged limestone.</p> <p>Jack up floors to remove settlement, see 5 below.</p> <p>Replace and repoint terra cotta vents, where necessary.</p> <p>Repoint as necessary to mortar joints and cracks to match original finished jointing.</p>
<p>5. Timber floors and sub-structure to verandahs</p>	<p>E</p>	<p>Repair / replace deteriorated joists, bearers and stumps.</p> <p>Stabilise ground at areas of settlement.</p> <p>Treat for termites where necessary.</p> <p>Refix sound timbers as necessary.</p> <p>Repair damaged tongue and groove floor boarding, including replacements to match widths and thicknesses of existing.</p> <p>Apply external grade oil finishes to floor boarding.</p>
<p>6. Verandah posts, beams and balustrading</p>	<p>E</p>	<p>Cut rotted timber from base of posts; splice on new sound matching timber.</p> <p>Replace deteriorated timber members to balustrading.</p> <p>Refix deteriorated joints and fixings; punch all existing nailed fixings to be retained.</p>

		<p>Reconstruct any lost or damaged elements.</p> <p>If required for BCA compliance, bracket additional handrail above balustrade.</p> <p>Paint to colour and finishes specified.</p>
7. Verandah roofing frame, beams and ceiling linings	E	<p>Replace unrepairable timbers.</p> <p>Realign framing where settlement or sideways movement has occurred.</p> <p>Restore timber-boarded ceiling and linings by repair or replacement as necessary.</p> <p>Restore early light fittings and electrical cabling within ceiling linings.</p> <p>Apply external oil finish to specification.</p>
8. Stumps to main floors	E	<p>Assess the status of subfloor stumping under walls and internal floors.</p> <p>Repair / replace stumps as necessary.</p> <p>Jack up floors/walls where subsidence has occurred, providing no structural damage is caused to lath and plaster wall construction.</p>
9. Brick steps to eastern verandah	E	<p>Rebuild damaged brickwork to wing walls.</p> <p>Repoint all exposed brickwork faces.</p>
10. Entrance portico	E	<p>Rebuild west wing wall.</p> <p>Cut out badly fretted bricks in brick piers and replace with matching tapestry bricks.</p> <p>Repoint brick piers.</p> <p>Repair brick steps.</p>
11. External Joinery	E	<p>Repair deteriorated timber frames, doors and window sashes.</p> <p>Replace any items beyond repair.</p> <p>Restore/replace door and window hardware to match existing original hardware.</p> <p>Ease all doors and opening sashes.</p> <p>Repair any broken glass</p> <p>Check and refix lapped weather board linings; punch existing nail fixings.</p> <p>Repaint all to specification..</p>
12. External paintwork	R	<p>Investigate early external colour schemes and determine appropriate paint colours.</p> <p>Prepare and repaint all external joinery currently painted – weatherboard linings, roof members, posts and beams, fascias and mouldings, balustrading, frames, doors, windows and galvanised stormwater elements.</p> <p>Oil all floor boarding, ceiling boarding and linings.</p>

13. Chimneys	E	Demolish kitchen chimney and rebuild to match original. Repair other chimneys, including within the roof space; repair deteriorated brickwork, mortar joints and stucco decoration as necessary.
14. Wrought iron gate fencing at Bindaring Parade	E	Restore gate to operable condition. Repair associated metalwork fencing, remove corrosion, treat corroded areas, prepare and repaint to specification.
15. Concrete driveway from Bindaring Parade around the house to the coach house	R	Remove concrete driveway paving. Select appropriate replacement driveway material. Prepare sub-strate to specification. Lay new paving to geometries, profiles and patterns to specification.
16. Grounds	E	Take arboricultural advice re condition of existing trees. Carry out recommended arboricultural works to existing trees. Reticulate as required by arboricultural advice. Lower level of north lawn to prevent runoff settling under northern verandahs. Assess structural condition of tankstand to determine its future.
17. Conservatory	E	Restore conservatory fabric. Retain as much of the original fabric as possible. Replace only those elements beyond repair with matching elements.
18. Termite control and damage	E	Assess the entire fabric, including all underfloor and roof areas and relevant sites throughout the grounds. Treat any infestation of termites. Assess the extent of any termite damage in floor, wall and roof framing, floor boarding and in lath and plaster linings, moulded joinery, skirtings and architraves.
19. McNeil Street fencing	R	Replace fretting limestone, repoint mortar joints to entire limestone base. Treat corrosion on the metalwork, prepare and repaint.
20. External lighting	R	Renew wiring, switching and fittings to all fittings and power outlets on verandahs, external porches or walls. Restore all historic light fittings. New light fittings to be historically appropriate.

21. Insect screens	R	Provide and fix new framed secure insect screens to all windows and external doors, incorporating locks and hardware of appropriate style.
22. Overgrown foliage	E	Remove foliage which has grown over structure and which may cause damage to structure.
23. Basement walls	E	Demolish sewing room off Dining Room and lift verandah floor above basement stair wall. Remove grating to opening above basement external wall. Parge and waterproof external walls to basement and staircase. Add sump and pump to lightwell under grating. Make good to verandah. Replace grating.
Internal		
24. Timber Floors	R	Remove all coverings to timber-boarded floors. Repair damaged boarding, including levelling of floors, only where necessary. Punch nails, sand to even finish any substantial differences in boarding levels. Complete resanding and refinishing with tung oil to specification.
25. Tiled Floors	E	Replace damaged and missing tiles where necessary to match existing. Where settlement has occurred (in particular marble washstand in main bathroom) investigate cause and make good including preventative measures for future.
26. Skirtings and architraves	R	Repair damaged, replace missing or altered items to match original skirtings and architraves. Refix and realign, in preparation for repainting, following repairs to walls and floors.
27. Walls	E	Assess the conditions of all internal wall linings. Where necessary remove intrusive wall coverings. Where lath and plaster walls are cracked or damaged: A repair minor, repairable defects B remove entire section of wall where extensively cracked or damaged, replace with new lath and plaster to match and line. Dado walls: A repair minor, repairable defects B where repairs require removal of dado panel,

		<p>prepare fibreglass casts of undamaged panel and</p> <p>replace damaged dado panels.</p> <p>Remove, refix and realign, skirtings and architraves as necessary.</p>
28. Ceilings	E	<p>Assess condition of all ceilings.</p> <p>Assess from within roof space.</p> <p>Allow for commercial vacuuming to remove dust and debris on top of ceiling prior to assessment.</p> <p>Where lath and plaster ceilings show evidence of lack of key refix to ceiling laths and battens to secure the ceiling sections.</p> <p>Only remove lath and plaster ceilings where necessary.</p> <p>Reline ceiling with flush-jointed plasterboard sheeting.</p> <p>Retain existing run plaster cornices and plaster ceiling roses.</p> <p>If retention of these items is not physically feasible then reconstruct replacement to match original.</p>
29. Fireplaces	E	<p>Restore damage or incongruous changes to overmantels, wall face finishes, tiling, fire chambers, hearths, hobs, metal gratings and fireplaces.</p> <p>Remove built up fire openings and restore interior fire chambers.</p> <p>Clean all flues and seal to prevent deposition of loose fabric and soot.</p>
30. Doors and windows	E	<p>Restore damage or heavy deterioration to timber.</p> <p>Minor wear and tear to be retained.</p> <p>Ease all doors and opening sashes</p> <p>Restore hardware and latch sets to original appearance and working condition.</p> <p>Replace substitute doors to match original style.</p> <p>Repair any broken or damaged glazing to match original style or pattern.</p>
31. Decorative timberwork	R	<p>Restore to the original locations any relocated decorative timberwork in screens, arches or fireplaces.</p> <p>Remove any intrusive non original timber work elements.</p> <p>Refix as necessary fixings to timber members and fixings to walls, ceilings and floors.</p>
32. Service rooms	E	<p>Retain original surviving fittings, fixtures and finishes in the existing bathroom, where operable.</p>

		<p>Lift marble shower screens, stabilise foundation and drainage outlet, waterproof wall to passage and reconstruct in present location.</p> <p>Recondition and restore existing items to sound working order.</p> <p>Match repair tiling to cracked surfaces.</p> <p>Upgrade service piping, including new pipework for water supply and drainage where concealed within walls or under floors.</p> <p>Kitchen and laundry cleared of existing fittings.</p>
33. Hydraulics	R	<p>Apply least intrusive ways of removing sub-standard hot & cold water supply, sewer & drainage outfalls.</p> <p>Apply least intrusive means of installing current standard hot & cold water supply, sewer & drainage outfalls.</p> <p>Minimise disruption of existing heritage fabric wherever possible.</p>
34. Electrics	R	<p>Apply least intrusive means of removing sub-standard electricity supply to all light points, power outlets, appliances, meter locations and controls.</p> <p>Apply least intrusive means of installing current standard electricity supply to the house, including all light points, power outlets, appliances, meter locations and controls.</p> <p>Minimise disruption to existing heritage fabric.</p>
35. Cellar	E	<p>Repair and repoint inside faces of limestone walling.</p> <p>Repair timber access stair.</p>
36. Professional support	E	<p>Research, assessment, documentation, approvals, tendering or negotiation of contractors, contract administration, certification of works and payments and reports to heritage agencies to be undertaken under the superintendence of a recognised heritage architect.</p>

OPTION 2 – Demolition

Item/Element	Priority Level	Description of Works
1. Archival Record	E	<p>Photographic Record of the existing buildings to archival quality.</p> <p>Collection of materials relating to the place including previous reports and historical photographs.</p>
2. Salvage	E	<p>Determine which individual elements of the place can be salvaged with minimal damage.</p> <p>Determine where the individual elements can be kept and if they can be accessed for study and research by members of the public.</p>

OPTION 3 – Relocation and restoration of the main building on the lot.

This option is to relocate the main building to the south of the lot so that the building retains its current orientation with access from McNeil Street. This option supports the demolition of the outbuildings to allow that portion of land to be used for future development.

Restoration of the main building would be based on the restoration which demonstrates the evolution of the building. Thus the current stone foundations and balustrade detail would remain.

Retaining as many mature trees on the site would be a key aspect of this option.

Item/Element	Priority Level	Description of Works
External		
1. Roofing	E	Remove existing shingles and roof sheeting. Remove box gutters. Install new lead/zinc box gutters Install timber shingle roofing with lead/zinc roof flashings
2. Stormwater Elements	E	Remove eaves gutters, downpipes, gable flashings, valley flashings and chimney flashings. Install cyma recta profile galvanised iron eaves gutters and circular galvanised iron downpipes. Install galvanised gable flashings, valley flashings and chimney flashings. Paint all galvanised elements to specification. Install new PVC stormwater lines underground, with gratings under soak wells and issuing into new soak wells located clear of soakage distance to footings. Clean out all perimeter drains and sumps. Replace as necessary and connect to soak well disposal system.
3. Decorative Roof Timbers	E	Repair fascias only as necessary. Replace scotia mouldings. Realign and repair roof framing, where necessary, prior to repair works.
4. Limestone footings to outer edges of verandahs	E	Determine causes of settlement, particularly at south-west corner. Rebuild at corners and other places where settlement has occurred, to permanently stable conditions. Cut out cracks the entire extent of mortar joints. Replace fretted or damaged limestone. Jack up floors to remove settlement, see 5 below. Replace and repoint terra cotta vents, where necessary.

		Repoint as necessary to mortar joints and cracks to match original finished jointing.
5. Timber floors and sub-structure to verandahs	E	<p>Repair / replace deteriorated joists, bearers and stumps.</p> <p>Stabilise ground at areas of settlement.</p> <p>Treat for termites where necessary.</p> <p>Refix sound timbers as necessary.</p> <p>Repair damaged tongue and groove floor boarding, including replacements to match widths and thicknesses of existing.</p> <p>Apply external grade oil finishes to floor boarding.</p>
6. Verandah posts, beams and balustrading	E	<p>Cut rotted timber from base of posts; splice on new sound matching timber.</p> <p>Replace deteriorated timber members to balustrading.</p> <p>Refix deteriorated joints and fixings; punch all existing nailed fixings to be retained.</p> <p>Reconstruct any lost or damaged elements.</p> <p>If required for BCA compliance, bracket additional handrail above balustrade.</p> <p>Paint to colour and finishes specified.</p>
7. Verandah roofing frame, beams and ceiling linings	E	<p>Replace unrepairable timbers.</p> <p>Realign framing where settlement or sideways movement has occurred.</p> <p>Restore timber-boarded ceiling and linings by repair or replacement as necessary.</p> <p>Restore early light fittings and electrical cabling within ceiling linings.</p> <p>Apply external oil finish to specification.</p>
8. Stumps to main floors	E	<p>Assess the status of subfloor stumping under walls and internal floors.</p> <p>Repair / replace stumps as necessary.</p> <p>Jack up floors/walls where subsidence has occurred, providing no structural damage is caused to lath and plaster wall construction.</p>
9. Brick steps to eastern verandah	E	<p>Rebuild damaged brickwork to wing walls.</p> <p>Repoint all exposed brickwork faces.</p>
10. Entrance portico	E	<p>Rebuild west wing wall.</p> <p>Cut out badly fretted bricks in brick piers and replace with matching tapestry bricks.</p> <p>Repoint brick piers.</p> <p>Repair brick steps.</p>

11. External Joinery	E	<p>Repair deteriorated timber frames, doors and window sashes.</p> <p>Replace any items beyond repair.</p> <p>Restore/replace door and window hardware to match existing original hardware.</p> <p>Ease all doors and opening sashes.</p> <p>Repair any broken glass</p> <p>Check and refix lapped weather board linings; punch existing nail fixings.</p> <p>Repaint all to specification..</p>
12. External paintwork	R	<p>Investigate early external colour schemes and determine appropriate paint colours.</p> <p>Prepare and repaint all external joinery currently painted – weatherboard linings, roof members, posts and beams, fascias and mouldings, balustrading, frames, doors, windows and galvanised stormwater elements.</p> <p>Oil all floor boarding, ceiling boarding and linings.</p>
13. Chimneys	E	<p>Demolish kitchen chimney and rebuild to match original.</p> <p>Repair other chimneys, including within the roof space; repair deteriorated brickwork, mortar joints and stucco decoration as necessary.</p>
14. Wrought iron gate fencing at Bindaring Parade	E	<p>Restore gate to operable condition.</p> <p>Repair associated metalwork fencing, remove corrosion, treat corroded areas, prepare and repaint to specification.</p>
15. Concrete driveway from Bindaring Parade around the house to the coach house	R	<p>Remove concrete driveway paving.</p> <p>Select appropriate replacement driveway material.</p> <p>Prepare sub-strate to specification.</p> <p>Lay new paving to geometries, profiles and patterns to specification.</p>
16. Grounds	E	<p>Take arboricultural advice re condition of existing trees.</p> <p>Carry out recommended arboricultural works to existing trees.</p> <p>Reticulate as required by arboricultural advice.</p> <p>Lower level of north lawn to prevent runoff settling under northern verandahs.</p> <p>Assess structural condition of tankstand to determine its future.</p>
17. Conservatory	E	<p>Restore conservatory fabric.</p> <p>Retain as much of the original fabric as possible.</p> <p>Replace only those elements beyond repair with</p>

		matching elements.
18. Termite control and damage	E	<p>Assess the entire fabric, including all underfloor and roof areas and relevant sites throughout the grounds.</p> <p>Treat any infestation of termites.</p> <p>Assess the extent of any termite damage in floor, wall and roof framing, floor boarding and in lath and plaster linings, moulded joinery, skirtings and architraves.</p>
19. McNeil Street fencing	R	<p>Replace fretting limestone, repoint mortar joints to entire limestone base.</p> <p>Treat corrosion on the metalwork, prepare and repaint.</p>
20. External lighting	R	<p>Renew wiring, switching and fittings to all fittings and power outlets on verandahs, external porches or walls.</p> <p>Restore all historic light fittings.</p> <p>New light fittings to be historically appropriate.</p>
21. Insect screens	R	<p>Provide and fix new framed secure insect screens to all windows and external doors, incorporating locks and hardware of appropriate style.</p>
22. Overgrown foliage	E	<p>Remove foliage which has grown over structure and which may cause damage to structure.</p>
23. Basement walls	E	<p>Demolish sewing room off Dining Room and lift verandah floor above basement stair wall.</p> <p>Remove grating to opening above basement external wall.</p> <p>Parge and waterproof external walls to basement and staircase.</p> <p>Add sump and pump to lightwell under grating.</p> <p>Make good to verandah.</p> <p>Replace grating.</p>
Internal		
24. Timber Floors	R	<p>Remove all coverings to timber-boarded floors.</p> <p>Repair damaged boarding, including levelling of floors, only where necessary.</p> <p>Punch nails, sand to even finish any substantial differences in boarding levels.</p> <p>Complete resanding and refinishing with tung oil to specification.</p>
25. Tiled Floors	E	<p>Replace damaged and missing tiles where necessary to match existing.</p> <p>Where settlement has occurred (in particular marble washstand in main bathroom) investigate cause and make good including preventative measures for</p>

		future.
26. Skirtings and architraves	R	<p>Repair damaged, replace missing or altered items to match original skirtings and architraves.</p> <p>Refix and realign, in preparation for repainting, following repairs to walls and floors.</p>
27. Walls	E	<p>Assess the conditions of all internal wall linings.</p> <p>Where necessary remove intrusive wall coverings.</p> <p>Where lath and plaster walls are cracked or damaged:</p> <p>A repair minor, repairable defects</p> <p>B remove entire section of wall where extensively cracked or damaged, replace with new lath and plaster to match and line.</p> <p>Dado walls:</p> <p>A repair minor, repairable defects</p> <p>B where repairs require removal of dado panel, prepare fibreglass casts of undamaged panel and replace damaged dado panels.</p> <p>Remove, refix and realign, skirtings and architraves as necessary.</p>
28. Ceilings	E	<p>Assess condition of all ceilings.</p> <p>Assess from within roof space.</p> <p>Allow for commercial vacuuming to remove dust and debris on top of ceiling prior to assessment.</p> <p>Where lath and plaster ceilings show evidence of lack of key refix to ceiling laths and battens to secure the ceiling sections.</p> <p>Only remove lath and plaster ceilings where necessary.</p> <p>Reline ceiling with flush-jointed plasterboard sheeting.</p> <p>Retain existing run plaster cornices and plaster ceiling roses.</p> <p>If retention of these items is not physically feasible then reconstruct replacement to match original.</p>
29. Fireplaces	E	<p>Restore damage or incongruous changes to overmantels, wall face finishes, tiling, fire chambers, hearths, hobs, metal gratings and fireplaces.</p> <p>Remove built up fire openings and restore interior fire chambers.</p> <p>Clean all flues and seal to prevent deposition of loose fabric and soot.</p>

30. Doors and windows	E	<p>Restore damage or heavy deterioration to timber.</p> <p>Minor wear and tear to be retained.</p> <p>Ease all doors and opening sashes</p> <p>Restore hardware and latch sets to original appearance and working condition.</p> <p>Replace substitute doors to match original style.</p> <p>Repair any broken or damaged glazing to match original style or pattern.</p>
31. Decorative timberwork	R	<p>Restore to the original locations any relocated decorative timberwork in screens, arches or fireplaces.</p> <p>Remove any intrusive non original timber work elements.</p> <p>Refix as necessary fixings to timber members and fixings to walls, ceilings and floors.</p>
32. Service rooms	E	<p>Retain original surviving fittings, fixtures and finishes in the existing bathroom, where operable.</p> <p>Lift marble shower screens, stabilise foundation and drainage outlet, waterproof wall to passage and reconstruct in present location.</p> <p>Recondition and restore existing items to sound working order.</p> <p>Match repair tiling to cracked surfaces.</p> <p>Upgrade service piping, including new pipework for water supply and drainage where concealed within walls or under floors.</p> <p>Kitchen and laundry cleared of existing fittings.</p>
33. Hydraulics	R	<p>Apply least intrusive ways of removing sub-standard hot & cold water supply, sewer & drainage outfalls.</p> <p>Apply least intrusive means of installing current standard hot & cold water supply, sewer & drainage outfalls.</p> <p>Minimise disruption of existing heritage fabric wherever possible.</p>
34. Electrics	R	<p>Apply least intrusive means of removing sub-standard electricity supply to all light points, power outlets, appliances, meter locations and controls.</p> <p>Apply least intrusive means of installing current standard electricity supply to the house, including all light points, power outlets, appliances, meter locations and controls.</p> <p>Minimise disruption to existing heritage fabric.</p>
35. Cellar	E	<p>Repair and repoint inside faces of limestone walling.</p> <p>Repair timber access stair.</p>

36. Professional support	E	Research, assessment, documentation, approvals, tendering or negotiation of contractors, contract administration, certification of works and payments and reports to heritage agencies to be undertaken under the superintendence of a recognised heritage architect.
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OPTION 4 – Relocation of The Cliffe to a different site.

This option is for the relocation of the main building to another location and the demolition of the remaining outbuildings.

Restoration of the main building at another site would restore the building to a form closer to the original design. A timber subfloor structure would be used throughout including the verandahs to return to the design of the verandah supports which featured a louvred covering. The balustrading used in the original design would be reconstructed.

Item/Element	Priority Level	Description of Works
External		
1. Roofing	E	Remove existing shingles and roof sheeting. Remove box gutters. Install new lead/zinc box gutters Install timber shingle roofing with lead/zinc roof flashings
2. Stormwater Elements	E	Remove eaves gutters, downpipes, gable flashings, valley flashings and chimney flashings. Install cyma recta profile galvanised iron eaves gutters and circular galvanised iron downpipes. Install galvanised gable flashings, valley flashings and chimney flashings. Paint all galvanised elements to specification. Install new PVC stormwater lines underground, with gratings under soak wells and issuing into new soak wells located clear of soakage distance to footings. Clean out all perimeter drains and sumps. Replace as necessary and connect to soak well disposal system.
3. Decorative Roof Timbers	E	Repair fascias only as necessary. Replace scotia mouldings. Realign and repair roof framing, where necessary, prior to repair works.
4. Limestone footings to outer edges of verandahs	E	Determine causes of settlement, particularly at south-west corner. Rebuild at corners and other places where settlement has occurred, to permanently stable conditions.

		<p>Cut out cracks the entire extent of mortar joints.</p> <p>Replace fretted or damaged limestone.</p> <p>Jack up floors to remove settlement, see 5 below.</p> <p>Replace and repoint terra cotta vents, where necessary.</p> <p>Repoint as necessary to mortar joints and cracks to match original finished jointing.</p>
5. Timber floors and sub-structure to verandahs	E	<p>Repair / replace deteriorated joists, bearers and stumps.</p> <p>Stabilise ground at areas of settlement.</p> <p>Treat for termites where necessary.</p> <p>Refix sound timbers as necessary.</p> <p>Repair damaged tongue and groove floor boarding, including replacements to match widths and thicknesses of existing.</p> <p>Apply external grade oil finishes to floor boarding.</p>
6. Verandah posts, beams and balustrading	E	<p>Cut rotted timber from base of posts; splice on new sound matching timber.</p> <p>Replace deteriorated timber members to balustrading.</p> <p>Refix deteriorated joints and fixings; punch all existing nailed fixings to be retained.</p> <p>Reconstruct any lost or damaged elements.</p> <p>If required for BCA compliance, bracket additional handrail above balustrade.</p> <p>Paint to colour and finishes specified.</p>
7. Verandah roofing frame, beams and ceiling linings	E	<p>Replace unrepairable timbers.</p> <p>Realign framing where settlement or sideways movement has occurred.</p> <p>Restore timber-boarded ceiling and linings by repair or replacement as necessary.</p> <p>Restore early light fittings and electrical cabling within ceiling linings.</p> <p>Apply external oil finish to specification.</p>
8. Stumps to main floors	E	<p>Assess the status of subfloor stumping under walls and internal floors.</p> <p>Repair / replace stumps as necessary.</p> <p>Jack up floors/walls where subsidence has occurred, providing no structural damage is caused to lath and plaster wall construction.</p>
9. Brick steps to eastern verandah	E	<p>Rebuild damaged brickwork to wing walls.</p> <p>Repoint all exposed brickwork faces.</p>

10. Entrance portico	E	<p>Rebuild west wing wall.</p> <p>Cut out badly fretted bricks in brick piers and replace with matching tapestry bricks.</p> <p>Repoint brick piers.</p> <p>Repair brick steps.</p>
11. External Joinery	E	<p>Repair deteriorated timber frames, doors and window sashes.</p> <p>Replace any items beyond repair.</p> <p>Restore/replace door and window hardware to match existing original hardware.</p> <p>Ease all doors and opening sashes.</p> <p>Repair any broken glass</p> <p>Check and refix lapped weather board linings; punch existing nail fixings.</p> <p>Repaint all to specification..</p>
12. External paintwork	R	<p>Investigate early external colour schemes and determine appropriate paint colours.</p> <p>Prepare and repaint all external joinery currently painted – weatherboard linings, roof members, posts and beams, fascias and mouldings, balustrading, frames, doors, windows and galvanised stormwater elements.</p> <p>Oil all floor boarding, ceiling boarding and linings.</p>
13. Chimneys	E	<p>Demolish kitchen chimney and rebuild to match original.</p> <p>Repair other chimneys, including within the roof space; repair deteriorated brickwork, mortar joints and stucco decoration as necessary.</p>
14. Wrought iron gate fencing at Bindaring Parade	E	<p>Restore gate to operable condition.</p> <p>Repair associated metalwork fencing, remove corrosion, treat corroded areas, prepare and repaint to specification.</p>
15. Concrete driveway from Bindaring Parade around the house to the coach house	R	<p>Remove concrete driveway paving.</p> <p>Select appropriate replacement driveway material.</p> <p>Prepare sub-strate to specification.</p> <p>Lay new paving to geometries, profiles and patterns to specification.</p>
16. Grounds	E	<p>Take arboricultural advice re condition of existing trees.</p> <p>Carry out recommended arboricultural works to existing trees.</p> <p>Reticulate as required by arboricultural advice.</p> <p>Lower level of north lawn to prevent runoff settling</p>

		<p>under northern verandahs.</p> <p>Assess structural condition of tankstand to determine its future.</p>
17. Conservatory	E	<p>Restore conservatory fabric.</p> <p>Retain as much of the original fabric as possible.</p> <p>Replace only those elements beyond repair with matching elements.</p>
18. Termite control and damage	E	<p>Assess the entire fabric, including all underfloor and roof areas and relevant sites throughout the grounds.</p> <p>Treat any infestation of termites.</p> <p>Assess the extent of any termite damage in floor, wall and roof framing, floor boarding and in lath and plaster linings, moulded joinery, skirtings and architraves.</p>
19. McNeil Street fencing	R	<p>Replace fretting limestone, repoint mortar joints to entire limestone base.</p> <p>Treat corrosion on the metalwork, prepare and repaint.</p>
20. External lighting	R	<p>Renew wiring, switching and fittings to all fittings and power outlets on verandahs, external porches or walls.</p> <p>Restore all historic light fittings.</p> <p>New light fittings to be historically appropriate.</p>
21. Insect screens	R	<p>Provide and fix new framed secure insect screens to all windows and external doors, incorporating locks and hardware of appropriate style.</p>
22. Overgrown foliage	E	<p>Remove foliage which has grown over structure and which may cause damage to structure.</p>
23. Basement walls	E	<p>Demolish sewing room off Dining Room and lift verandah floor above basement stair wall.</p> <p>Remove grating to opening above basement external wall.</p> <p>Parge and waterproof external walls to basement and staircase.</p> <p>Add sump and pump to lightwell under grating.</p> <p>Make good to verandah.</p> <p>Replace grating.</p>
Internal		
24. Timber Floors	R	<p>Remove all coverings to timber-boarded floors.</p> <p>Repair damaged boarding, including levelling of floors, only where necessary.</p> <p>Punch nails, sand to even finish any substantial differences in boarding levels.</p>

		Complete resanding and refinishing with tung oil to specification.
25. Tiled Floors	E	<p>Replace damaged and missing tiles where necessary to match existing.</p> <p>Where settlement has occurred (in particular marble washstand in main bathroom) investigate cause and make good including preventative measures for future.</p>
26. Skirtings and architraves	R	<p>Repair damaged, replace missing or altered items to match original skirtings and architraves.</p> <p>Refix and realign, in preparation for repainting, following repairs to walls and floors.</p>
27. Walls	E	<p>Assess the conditions of all internal wall linings.</p> <p>Where necessary remove intrusive wall coverings.</p> <p>Where lath and plaster walls are cracked or damaged:</p> <p>A repair minor, repairable defects</p> <p>B remove entire section of wall where extensively cracked or damaged, replace with new lath and plaster to match and line.</p> <p>Dado walls:</p> <p>A repair minor, repairable defects</p> <p>B where repairs require removal of dado panel, prepare fibreglass casts of undamaged panel and replace damaged dado panels.</p> <p>Remove, refix and realign, skirtings and architraves as necessary.</p>
28. Ceilings	E	<p>Assess condition of all ceilings.</p> <p>Assess from within roof space.</p> <p>Allow for commercial vacuuming to remove dust and debris on top of ceiling prior to assessment.</p> <p>Where lath and plaster ceilings show evidence of lack of key refix to ceiling laths and battens to secure the ceiling sections.</p> <p>Only remove lath and plaster ceilings where necessary.</p> <p>Reline ceiling with flush-jointed plasterboard sheeting.</p> <p>Retain existing run plaster cornices and plaster ceiling roses.</p> <p>If retention of these items is not physically feasible then reconstruct replacement to match original.</p>

29. Fireplaces	E	<p>Restore damage or incongruous changes to overmantels, wall face finishes, tiling, fire chambers, hearths, hobs, metal gratings and fireplaces.</p> <p>Remove built up fire openings and restore interior fire chambers.</p> <p>Clean all flues and seal to prevent deposition of loose fabric and soot.</p>
30. Doors and windows	E	<p>Restore damage or heavy deterioration to timber.</p> <p>Minor wear and tear to be retained.</p> <p>Ease all doors and opening sashes</p> <p>Restore hardware and latch sets to original appearance and working condition.</p> <p>Replace substitute doors to match original style.</p> <p>Repair any broken or damaged glazing to match original style or pattern.</p>
31. Decorative timberwork	R	<p>Restore to the original locations any relocated decorative timberwork in screens, arches or fireplaces.</p> <p>Remove any intrusive non original timber work elements.</p> <p>Refix as necessary fixings to timber members and fixings to walls, ceilings and floors.</p>
32. Service rooms	E	<p>Retain original surviving fittings, fixtures and finishes in the existing bathroom, where operable.</p> <p>Lift marble shower screens, stabilise foundation and drainage outlet, waterproof wall to passage and reconstruct in present location.</p> <p>Recondition and restore existing items to sound working order.</p> <p>Match repair tiling to cracked surfaces.</p> <p>Upgrade service piping, including new pipework for water supply and drainage where concealed within walls or under floors.</p> <p>Kitchen and laundry cleared of existing fittings.</p>
33. Hydraulics	R	<p>Apply least intrusive ways of removing sub-standard hot & cold water supply, sewer & drainage outfalls.</p> <p>Apply least intrusive means of installing current standard hot & cold water supply, sewer & drainage outfalls.</p> <p>Minimise disruption of existing heritage fabric wherever possible.</p>
34. Electrics	R	<p>Apply least intrusive means of removing sub-standard electricity supply to all light points, power outlets, appliances, meter locations and controls.</p> <p>Apply least intrusive means of installing current</p>

		standard electricity supply to the house, including all light points, power outlets, appliances, meter locations and controls. Minimise disruption to existing heritage fabric.
35. Cellar	E	Repair and repoint inside faces of limestone walling. Repair timber access stair.
36. Professional support	E	Research, assessment, documentation, approvals, tendering or negotiation of contractors, contract administration, certification of works and payments and reports to heritage agencies to be undertaken under the superintendence of a recognised heritage architect.

9.0 BIBLIOGRAPHY

Primary sources

David Brisbane Archives, MN2213, Battye Library of Western Australia.

Certificates of Title, Diagrams and Documents, Landgate

Heritage Assessment for Place number 1927, The Cliffe, Heritage Council of WA,

Macauley, C.R. 'Joseph John Talbot Hobbs' PR 15414HOB, Battye Library.

MWSS & DD Sewerage Plan, 1175, SROWA.

Talbot Hobbs ledger books, Battye Library, 2780A/1-3

Tweedie, Fiona 'Neil McNeil and the Cliffe', a biography compiled by Fiona Tweedie 1977, unpublished, Presbyterian Ladies College Archives.

Wise's Western Australian Post Office Directory, 1894-1900.

Published Sources

Battye, J.S. *The Cyclopaedia of Western Australia* (original pub 1913) Hesperian Press, (facsimile edition) 1985.

Pascoe, R. *Western Australia's Capital Suburb: Peppermint Grove* Oxford University Press, 1897.

Richards, Duncan *High Hopes The Institutes of Architecture of Western Australia*, The Royal Australian Institute of Architecture (WA Chapter), 2003.

Stannage, C.T. *The People of Perth, A Social History of Western Australia's Capital City*, City of Perth, 1979.

The Countryman

The West Australian

10.0 APPENDICES

Appendix A – The Burra Charter

The Burra Charter is available online from Australia ICOMOS at:
www.icomos.org/australia/.

Appendix B – Criteria of Cultural Heritage Significance For Assessment of Places for Entry into the Register of Heritage Places (Heritage Council of WA)

The Criteria for Assessment are available online from the Heritage Council of Western Australia's publications page at:
www.heritage.wa.gov.au/pdfs/pubList/section2/Assess_crit.pdf

Appendix C – The Study Brief

The Study Brief used was the Heritage Council of Western Australia's Conservation Plans: A Standard Brief for Consultants. [October 2002] It is available online from Heritage council of Western Australia's publications page:

www.heritage.wa.gov.au

Appendix D – Certificates of Title and Survey Diagrams. Landgate

Appendix E – HCWA Heritage Assessment for Place 1924, The Cliffe.

Appendix F – Shire of Peppermint Grove, MHI Place Record Form PG118.

Appendix G – Neil McNeil and ‘The Cliffe’ by Fiona Tweedie, 1977.

WESTERN



AUSTRALIA

REGISTER NUMBER	
N/A	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	13/6/2008

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1265 FOLIO 334

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts



REGISTRAR OF TITLES

THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 28 & 29 ON DIAGRAM 8903
 LOTS 25, 26 & 27 ON PLAN 3783

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

MARK GARETH CREASY OF POST OFFICE BOX 4, MOSMAN PARK
 (T K621723) REGISTERED 11 JUNE 2008

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1265 FOLIO 334.
2. T18048/1962 RESTRICTIVE COVENANT BURDEN. REGISTERED 28.9.1962.
3. K621724 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 11.6.2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: D8903 [SHEET 1] , P3783 [SHEET 1].
 PREVIOUS TITLE: 1040-922.
 PROPERTY STREET ADDRESS: 25 BINDARING PDE, PEPPERMINT GROVE (25/P3783).
 25L BINDARING PDE, PEPPERMINT GROVE (26/P3783).
 37 MCNEIL ST, PEPPERMINT GROVE (27/P3783).
 37L MCNEIL ST, PEPPERMINT GROVE (28/D8903).
 37A MCNEIL ST, PEPPERMINT GROVE (29/D8903).
 LOCAL GOVERNMENT AREA: SHIRE OF PEPPERMINT GROVE.

Application 4468/1962 (15463)
Volume 1040 Folio 922

INDEXED



REGISTER BOOK.

Vol. 1264 Fol. No 844

WESTERN AUSTRALIA.

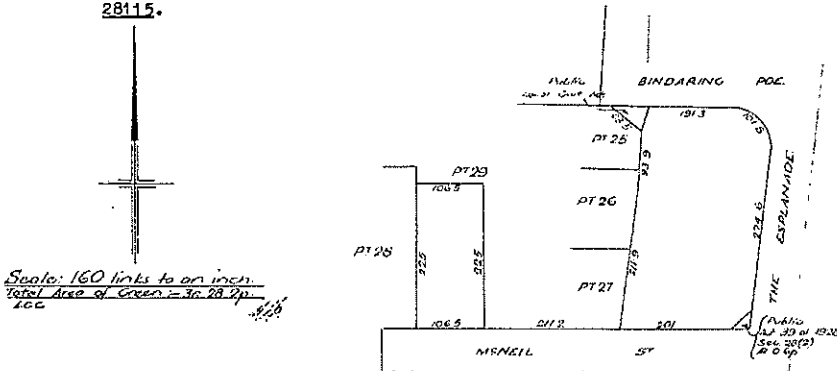
Certificate of Title



under "The Transfer of Land Act, 1893" (56 Vic. 14, s. 5)

Cotswold Investments Pty. Ltd., of A.N.A. House Saint George's Terrace Perth, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing three roods twenty eight and two-tenths perches or thereabouts, being the portion of Swan Location 84 the subject of Diagram 28115.

Cancelled



Dated the fourteenth day of September One thousand nine hundred and sixty-two.

Registrar of Titles.

Portions dedicated above mentioned

CANCELLED

3571/1/1-28115-1/C

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO

TRANSFER 17135/1962 Lot 10 to
Erin May Plunkett
Registered 4th September 1962 at 9.30 in
1264-845
[Signature]
Register of Titles

TRANSFER 17136/1962 Lot 8 to
Joseph Francis Sedyer
Registered 16th September 1962 at 7.30 in
1264-846
[Signature]
Register of Titles

APPLICATION 4469/1962. a separate certificate
Issued for Lot 9
Registered 14th September 1962 at 9.30 in
1264-847
[Signature]
Register of Titles

Cancelled

CT 1264 0844 B



CERTIFICATE OF TITLE

Vol. 1264 Fol. N^o 844

TRANSFER 2305 Vol. 1020, Fol. 587.
 1934. 1028, 181.
 Appn. 2305.
 24354/62

INDEXED



REGISTER BOOK.
 Vol. 1040 Fol. 927.

WESTERN AUSTRALIA.

Diag. 28115

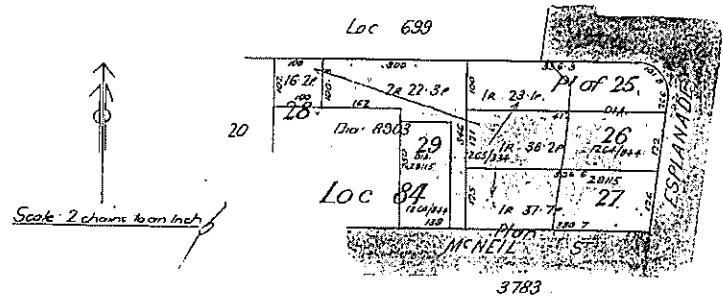
Certificate of Title

under "The Transfer of Land Act, 1933" (Sec. 5, 5B Vic., 14).



Myra Gladys Brisbane of *McNeil Street*
Perth in the *County of Swan*
 is now the sole proprietor
 of an estate in fee simple in possession subject to the encumbrances and encumbrances notified hereunder in all
 those pieces of land delineated and coloured *green* on the map hereon,
 containing *in the aggregate two acres, seven tenths and five twentieths* perches
 or thereabouts, being *portions of Swan Location 811 and being (firstly)*
Lots 26-27 and part of Lot 25 of section XIX of plan 3783 (sheet 1)
and (secondly) Lot 29 and part of Lot 28 on diagram 8903.

Cancelled



Dated the *seventh* day of *November* One thousand nine hundred and thirty *four*

W. Macmillan
 Assistant Registrar of Titles.

Transfer 12744/1962 to Colwood Investments Pty Ltd of a n. a. House, St George's Terrace, Perth.
Registered 13th July 1962 at 9.17.62.

Bleachman
 ASSISTANT REGISTRAR OF TITLES

TOTALLY CANCELLED
 TRANSFER 15048/1962 (Balance) to
Harold Keith McComb and Kathleen Ethel McComb
 Registered 9th September 1962 at 9.30.62
 1265-334
P. Loman
 REGISTRAR OF TITLES

For encumbrances and other matters affecting the land see back.

EASEMENTS AND ENCUMBRANCES REFERRED TO.

APPLICATION 4469/1912. a separate certificate
Issued for the portion the subject of diagram 28115.
Registered 14th September 1962 at 9-30*ic*
1264-844 *[Signature]*
Registrar of Titles

Cancelled

CT 1040 0922 B



CERTIFICATE OF TITLE.

Registered Vol..... Fol.....



WESTERN AUSTRALIA.

Certificate of Title

under "The Transfer of Land Act, 1893" (Sch. 5, 56 Vict. 14.)

CT 1028 0481 F



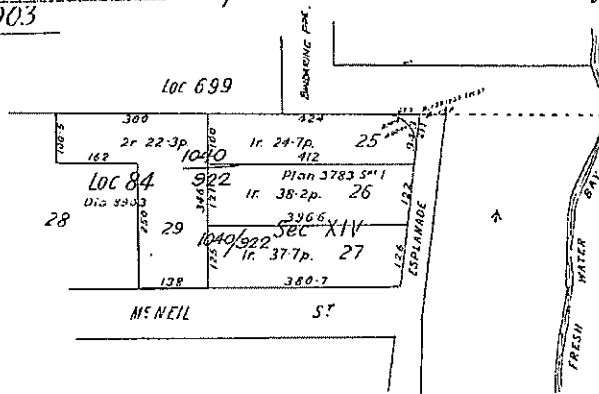
Myra Gladys Brisbane of 20 Richardson Avenue, Claremont
Maidhead, Western Australia
is, now the sole proprietor

of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in Act.
those pieces of land delineated and coloured green on the map hereon,
containing in the aggregate two acres two and nine tenths perches
or thereabouts, being portions of Swan Location 84 and being (Firstly)
Lots 25, 26 and 27 of Section XIV on plan 3783 and (Secondly)
Lot 29 on diagram 8903

CANCELLED

Cancelled

Scale: 2 Chains to an inch.
2" F.H.S.



Dated the fourteenth day of February One thousand nine hundred and thirty-two.
Arthur H. Harvey
Assistant Registrar of Titles.

CANCELLED

Dedicated corner alone remains

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Application 2321/19314 (A new certificate) issued for the within land. (Same and
except dedicated corner) Registered 7th November 1931 at 300
10140-922. *Alison M. D.*

Cancelled

CT 1028 0461 B



CERTIFICATE OF TITLE.

Registered Vol. Fol.

Application
 1759 Vol. 1005, Fol. 484.
 1830 .. 1020 .. 586.

ORIGINAL

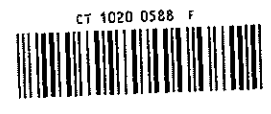
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 315



REGISTER BOOK.
 Vol. 1020 Fol. 588.

WESTERN AUSTRALIA.

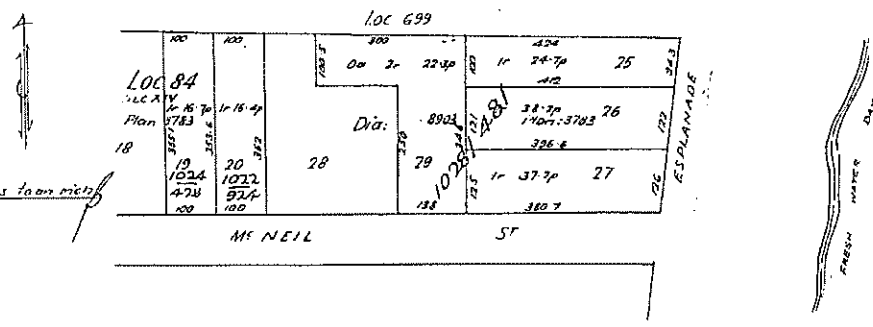
Certificate of Title



under "The Transfer of Land Act, 1893" (Sch. 5, 5B Vict. 14.)

Gordon Smale Craig Pastoralist and Betty Grace Cockburn Craig
 his wife both of Almondakulla Station, Post, Medland
 are now the proprietors as joint tenants
 of an estate in fee simple in possession subject to the encumbrances and encumbrances notified hereunder in and
 those pieces of land delineated and coloured green on the map hereon,
 containing in the aggregate two acres two roods and thirty six perches
 or thereabouts, being portions of Swan Location 84 and being (Firstly)
Lots 19, 20, 25, 26 and 27 of Section XIV on plan 3783 and
(Secondly) Lot 29 on diagram 8903

Cancelled



CANCELLED

Dated the fifteenth day of September One thousand nine hundred and thirty.

Alfred James
 Assistant Registrar of Titles.

Transfer 756/1932 Totally cancelled balance to Myra Gladys Brisbane Registered 19th
February 1932 at 11.25.0
 1020.1181

Alfred James

CANCELLED

EASEMENTS AND ENCUMBRANCES REFERRED TO:

Mortgage 10673/1928 Gordon Small Craig and Betty Grace Lockburn Craig to The West Australian Trustee Executor and Agency Company Limited of St Georges Terrace Perth to secure \$5525. Registered 5th November 1928 at 30c

W. H. Harvey

ag. Arthur G. Harvey

ASSISTANT REGISTRAR OF TITLES

ASSISTANT REGISTRAR OF TITLES

Collateral to Plan stamped £5

Mortgage 10674/1928 Gordon Small Craig and Betty Grace Lockburn Craig to The Union Bank of Australia Limited Registered 5th November 1928 at 30c

W. H. Harvey

ag. Arthur G. Harvey

ASSISTANT REGISTRAR OF TITLES

ASSISTANT REGISTRAR OF TITLES

As to Lot 19 only

Caveat 728/1929 Lodged 2.5.1929 at 11.10.00

ag. A. J. Dartnall

ASSISTANT REGISTRAR OF TITLES

As to Lot 20 only

Caveat 729/1929 Lodged 2.5.1929 at 11.10.00

ag. A. J. Dartnall

ASSISTANT REGISTRAR OF TITLES

As to lots 19 and 20 on Plan 3783

Discharge 2622/1929 of mortgage 10674/1928 Registered 8th May 1929 at 12.40.00

W. H. Harvey

ag. Arthur G. Harvey

ASSISTANT REGISTRAR OF TITLES

Withdrawal 2011/1931 of Caveat 729/1929. Lodged 2.3.1931 at 2.45.00

W. H. Harvey

As to Lot 20 only

Discharge 4834/1931 of mortgage 10673/1928. Registered 2nd March 1931 at 2.49.00

W. H. Harvey

Transfer 1009/1931 Lot 20 to Roland Clausen Smith. Registered 2nd March 1931 at 2.45.00

W. H. Harvey

As to Lots 25, 26, 27 and 29 only.

Caveat 362/1931. Lodged 30.3.1931 at 30c

A. Dartnall

As to Lot 19 only

Discharge 1151/1931 of Mortgage 10673/1928 Registered

11th May 1931 at 30c

W. H. Harvey

Asst. Registrar of Titles

Withdrawal 137/1931 of Caveat 728/1929. Lodged 9th May 1931 at 11.5.00 c.

W. H. Harvey

Transfer 2255/1931. Lot 19 to William Denholm Campbell. Registered 19th May 1931 at 11.5.00 c.

W. H. Harvey

Withdrawal 150/1932 of Caveat 362/1931. Lodged 19.2.1932 at 11.25.00

W. H. Harvey

Discharge 373/1932 of mortgage 10673/1928. Registered 19th February 1932 at 11.25.00

W. H. Harvey

Discharge 394/1932 of mortgage 10674/1928 Registered 19th February 1932 at 11.25.00

W. H. Harvey

Cancelled

CT 1020 0588 B



CERTIFICATE OF TITLE

Registered Vol..... Fol.....

DUPLICATE COPY OF

180. 10.00

Index Advised 13995
Tax Sheet Written

WESTERN AUSTRALIA

18048

Transfer of Land Act 1893-1959

TRANSFER OF LAND



GOTSWOLD INVESTMENTS PTY. LTD. of A.N.A. House, St. George's ..
Terrace, Perth in the State of Western Australia, being registered as
the proprietor of an estate in fee simple in the land hereinafter ..
described subject to the encumbrances notified hereunder in consid-
eration of the sum of EIGHTEEN THOUSAND POUNDS paid to it by
HAROLD KEITH McCOMB, Medical Practitioner, and KATHLEEN ATHEL
McCOMB, his wife, both of 7 Victoria Avenue, Claremont in the said .
State, DOTH HEREBY TRANSFER to the said HAROLD KEITH McCOMB and
KATHLEEN ATHEL McCOMB as joint tenants all its estate and interest
in ALL THAT piece of land being portion of Swan Location 84, and .
being the balance of the land comprised in Certificate of Title ..
Volume 1040 Folio 922.

vs. 1265
334

Handwritten notes:
The Com. (H.K.C.)
acting
Commissioner
accepts
J. R. Flower

AND the said Harold Keith McComb and Kathleen Athel McComb
as the proprietors for the time being of the above land
HEREBY COVENANT with the proprietor of Lot 9 on Diagram 28115,
being the land comprised in Certificate of Title Volume 1264 Folio
847 that the within land and premises shall not hereafter be used
otherwise than as and for a private residence.

DATED the 17th day of September One thousand
nine hundred and sixty two.

THE COMMON SEAL of GOTSWOLD
INVESTMENTS PTY. LTD. was
hereunto affixed by and in
the presence of the under-
signed :-



Handwritten signature:
Governing Director

SIGNED by the said HAROLD
KEITH McCOMB in the presence
of :-

Handwritten signature: H.K.C.

Handwritten signature: J. R. Flower
COMMISSIONER FOR DECLARATIONS

SIGNED by the said KATHLEEN
ATHEL McCOMB in the pres-
ence of :-

Handwritten signature: Athel McComb

Handwritten signature: J. R. Flower
COMMISSIONER FOR DECLARATIONS

ENCUMBRANCES :

Nil

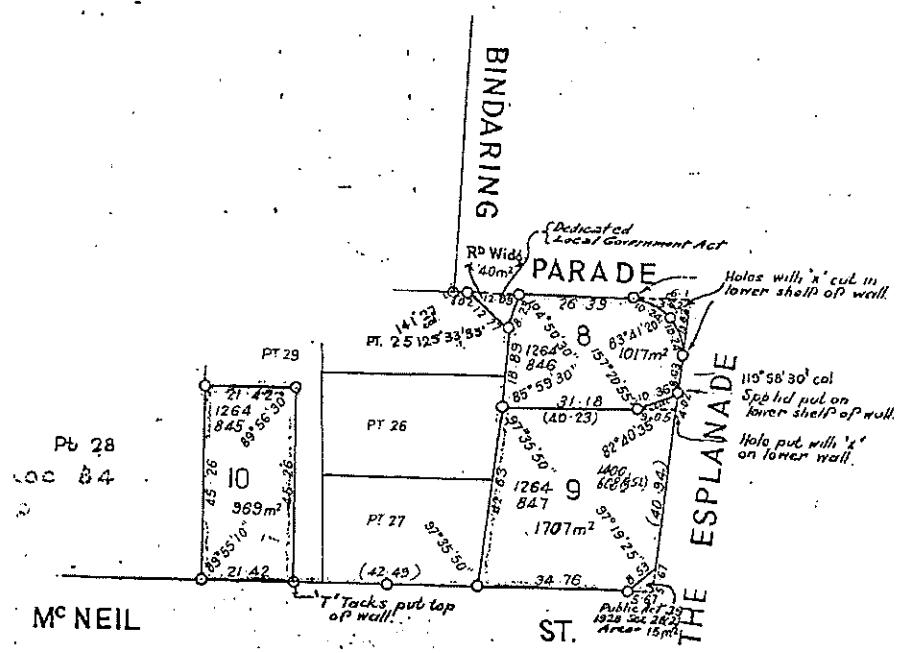
232083



1. The drawing shows a cross-section of a mechanical assembly. The central part is a shaft or stem. To the left of the shaft is a curved component, possibly a valve seat or a similar part. To the right of the shaft is a complex assembly of rectangular and cylindrical parts, including a valve seat or a similar component. The drawing uses solid lines to represent the geometry and hatching to indicate different materials or cross-sections.

2. The drawing shows a cross-section of a mechanical assembly. The central part is a shaft or stem. To the left of the shaft is a curved component, possibly a valve seat or a similar part. To the right of the shaft is a complex assembly of rectangular and cylindrical parts, including a valve seat or a similar component. The drawing uses solid lines to represent the geometry and hatching to indicate different materials or cross-sections.

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
SWAN	Pt. Lots 26, 27, 29 Pt. Lots 25, 28 of Loc 84.	21186	1 : 1267	Vol. 104.0 Fol. 922 NOW 1264. 844	



Lots 1, 2 & 5 have been amended to lots 8, 9 & 10 respectively to comply with regulations.

DIA 28115



APPROVED FOR DEALING

CROSSLAND & BARRY,
Surveyors,
PERTH.
TEL. 6421

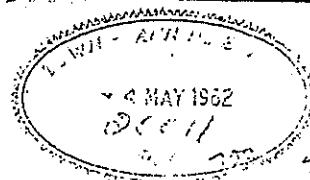
CERTIFICATE

I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection, and field check), in strict accordance with the Regulations for the guidance of Surveyors, and that this plan is in all respects accurate.

[Signature]
Licensed Surveyor.

Date: 18 May 1962

Approved by Town Planning Board



[Signature]
Chairman

Date: 25-5-62

Approved

[Signature]
Inspector of Plans and Surveys

Examined

Date: 11.9.62

- On

Plan 3783(1)

Diagram 8903

Index Plan 8444

PERM 1000 15.39

Registered

115210

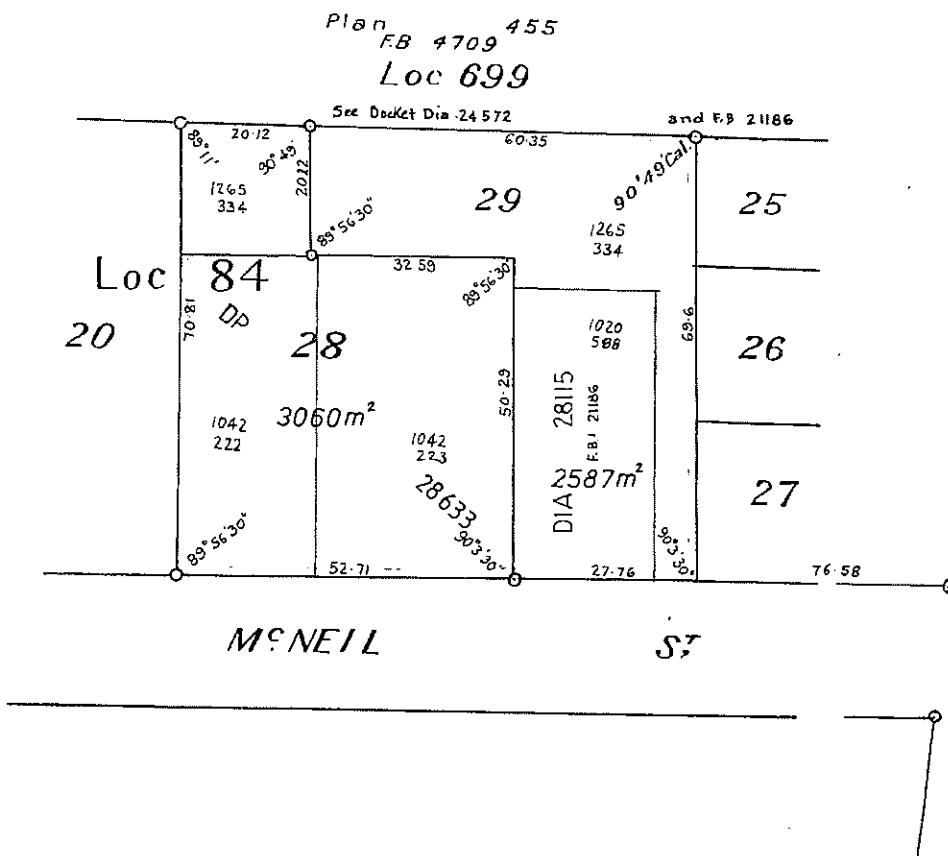
Diagram No.

28115

22

Town or District	Number of Lot or Location	(In)	Surveyor	Field Book	Scale	Part in which land is vested	Deposited
SWAN	21, 22, 23, & 24 of Sec. XIV. of Loc 84	Plan 3783 1 H 6260 Diag Index Arth 1000 Plan 15-33	CHOCARIH	9737	1:792	Vol Fol	28-7-30
						1005-481 1020-586	5-8-30

Cor 534/1930



DIA 8903



G.K.

DUPLICATE 8903



REGISTER OF HERITAGE PLACES

Permanent Entry

1. **DATA BASE No.** 1924
2. **NAME** *The Cliffe (c. 1894)*
3. **LOCATION** 25 Bindaring Parade, Peppermint Grove
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 Portion of Swan Location 84 and being (firstly) part of each of Lots 25, 26 and 27 on Plan 3783 (Sheet 1) and (secondly) part of each of Lots 28 and 29 on Diagram 8903 and being the whole of the land in Certificate of Title Volume 1265 Folio 334.
5. **LOCAL GOVERNMENT AREA** Shire of Peppermint Grove
6. **OWNER** Sharon May Creasy
7. **HERITAGE LISTINGS**
 - Register of Heritage Places:

Interim Entry	10/10/1995
Permanent Entry	27/02/2004
Removed	06/07/2004
Interim Entry	20/07/2004
Permanent Entry	19/07/2005
 - National Trust Classification: 06/03/1984
 - Town Planning Scheme: -----
 - Municipal Inventory: 19/07/1999
 - Register of the National Estate: 14/05/1992
8. **CONSERVATION ORDER**
 A Conservation Order under Section 59 (4) of the *Heritage of Western Australia Act 1990* was issued by the Minister for Heritage on 20 August 2004.
9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
The Cliffe has cultural heritage significance for the following reasons:
 it is a rare example of the use of weatherboard in a substantial 'gentleman's' residence in Perth which has, intact, the subsidiary buildings of coachhouse, stables, summerhouse, servants cottages,

and part of the original gardens;

it has historical associations with the prominent McNeil and Brisbane families (owners) and with J. Talbot Hobbs (architect);

it is a representative example of a turn of the century gentleman's residence, with its quality period detailing intact; and,

it is one of the first houses built in Peppermint Grove, and has a close association with the subdivision and development of the suburb.



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

The Cliffe demonstrates a consistent level of intact quality period detailing in both its external and internal construction. (Criterion 1.2)

11.2. HISTORIC VALUE

The Cliffe was one of the first houses built in Peppermint Grove, and has a close association with the subsequent subdivision of McNeil Street and the development of the suburb. (Criteria 2.1, 2.2)

The Cliffe has close associations with both the prominent McNeil and Brisbane families (owners), and with J. Talbot Hobbs (architect). (Criterion 2.3)

The Cliffe demonstrates a rare use of timber weatherboard for the construction of a residence of its size and scale. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

The Cliffe is held in high regard by residents in the area. (Criterion 4.1)

As one of the first 'gentleman's' residences in the suburb, *The Cliffe* contributes to the community's sense of place. (Criterion 4.2)

12. DEGREE OF CULTURAL HERITAGE SIGNIFICANCE

12.1 RARITY

The Cliffe is a rare example in metropolitan Perth of a substantial weatherboard 'gentleman's' residence, which has, intact, the subsidiary buildings of coachhouse, stables, summerhouse, servants cottages, and part of the original gardens. (Criterion 5.1)

12.2 REPRESENTATIVENESS

The Cliffe demonstrates the domestic life of a wealthy society family at the turn of the century. The design, configuration and detailing of the property, including the extant associated out-buildings, remain intact, and are representative of the lifestyle and activities originally conducted on the site. (Criterion 6.2)

12.3 CONDITION

A few structural problems have been identified in the site report, but generally the condition of the fabric of *The Cliffe* is sound.

For further information see the Site Inspection Report by Ian Hocking: Hocking Planning and Architecture 'The Cliffe - Peppermint Grove: Outcomes from Site Inspection'. (August 1995).

12.4 INTEGRITY

The Cliffe remains in the form of a residential house, the purpose for which it was originally built. The intact nature of the buildings, including the house, coachhouse, stables, summerhouse, servants cottages, and part of the original gardens means that *The Cliffe* retains a high degree of integrity.

For further information see the Site Inspection Report by Ian Hocking: Hocking Planning and Architecture 'The Cliffe - Peppermint Grove: Outcomes from Site Inspection'. (August 1995).

12.5 AUTHENTICITY

The place retains a large number of original components dating from either the first (1894) or the second (1898) stage of construction. The extensions and additions which have been made in subsequent years, including some elements of redecoration, do not compromise the authenticity of the place as a whole. Generally, *The Cliffe* retains a high degree of authenticity.

For further information see the Site Inspection Report by Ian Hocking: Hocking Planning and Architecture 'The Cliffe - Peppermint Grove: Outcomes from Site Inspection'. (August 1995).

13. SUPPORTING EVIDENCE

13.1 DOCUMENTARY EVIDENCE

The Cliffe, in Bindaring Parade, Peppermint Grove, is a bungalow built, predominantly, of jarrah and 'finished off with imported wrought iron railing'.¹

The original owner of *The Cliffe* was Neil McNeil, who purchased the land in 1892 - only one year after Peppermint Grove was surveyed into building allotments². McNeil lived at *The Cliffe* from 1894 until his death in 1927.³

Neil McNeil, an experienced engineer and railway contractor, came to Western Australia from Victoria in 1872 to construct the Jarrahdale to Bunbury railway line. With his brother and several other men, he took over the Jarrahdale Timber Company 'and opened up the W. A. timber trade in the London markets', exporting timber for the paving of London Streets.⁴ This company later became part of Millars Timber and Trading Company.⁵ At the time of the construction of *The Cliffe*, McNeil was a successful businessman with interests in rail, mining in Kalgoorlie and Ravensthorpe, orchards in Mt. Barker, and statewide real estate. He owned *Surrey Chambers* and *McNeil's Building* in Perth, *Phillimore Chambers* in Fremantle, and buildings in the goldfields. He invested his own funds into the construction of the Perth Water Supply Scheme and also dabbled in the lucrative, if somewhat socially risky, real estate of Roe Street, Perth.⁶

Because of his strong business interest in timber and his conviction of its suitability as a building material, McNeil built his home as a showpiece. Nearly twenty years after its construction *The Cliffe* was described as follows:

From the substantial foundation to the shingle roof every part of the structure is of jarrah, and after nearly twenty years - the house having been built in 1894 - every plank and beam and joist remain in as sound condition as when first they were cut to the contractor's design. Over twenty rooms are roofed beneath these jarrah shingles, and the interior is fitted up with all that art and comfort can suggest, while surrounding the house is a park of ten acres, tastefully laid out with lawns and flower-beds, and further beautified by the introduction of decorative statuary in bronze, collected by Mr McNeil on various trips to England and the Continent.⁷

Unfortunately, McNeil's vision of majestic timber houses, rather than houses constructed of brick and stone, was not shared by the Peppermint Grove

¹ Pascoe, R. *Western Australia's Capital Suburb: Peppermint Grove* (Oxford University Press, 1983) p. 57.

² Title Deeds indicate that in 1892 McNeil owned Lots 23, 24, 25, 26 & 27 of Section XIV, together with lot 25 of Section XIII, and the carriageway between them (McNeil Street). In 1895 McNeil, in a series of purchases, bought up all the lots of Section XIV.

³ Tweedie, F. 'Biography of Neil McNeil', a biography compiled by Fiona Tweedie - McNeil's great niece - 1977 no pagination. (BL PR8679PEP) 133

⁴ Stannage, C.T. *The People of Perth. A Social History of Western Australia's Capital City* (Perth, 1979) p. 228; Battye, J. S. *The Cyclopaedia of Western Australia*, Vol II, Hesperian Press, 1913) p. 290.

⁵ Tweedie, no pagination.

⁶ Battye, pp. 290-291; Pascoe, p. 62.

⁷ Battye, pp. 292-293.

Road Board which later legislated against timber construction in the area. Single storey limestone built bungalows remained the norm. The only other timber houses in Peppermint Grove 'were the poorer residences clustered along Johnston Street'.⁸

Research so far conducted has not conclusively revealed who originally designed and built the residence and associated buildings, nor when. Fiona Tweedie, McNeil's grand niece, states that McNeil built *The Cliffe* himself in 1894.⁹ McNeil was a major building contractor and therefore this is likely. An 1896 map of Peppermint Grove and surrounding suburbs shows 'McNeil Street'. A real estate plan, dated February 1897, shows McNeil's name on the site of *The Cliffe*, and Wises Post Office Directory of 1896-1897 lists Neil McNeil as living in Peppermint Grove.¹⁰ There is also photographic evidence, taken in 1898, showing a substantial residence.¹¹

Tweedie states that the original house was soon extended: 'At first it was a bachelor establishment with 15 rooms but he added to it on his marriage in 1899 to Jessie Alexandra Lawrie'.¹² Various sources credit J. Talbot Hobbs with the design and indicate the date of construction as circa 1898. The Talbot Hobbs practice ledgers for the period 1892 to 1900 do not list any work undertaken on McNeil's residence.¹³ However, an inventory of Talbot Hobb's' buildings, compiled from three ledgers kept by Talbot Hobbs in his home in Peppermint Grove, indicates that in the period 1899-1900 he was associated with the McNeil residence: 'what was on the corner of the Esplanade and McNeil Street, now in McNeil Street'.¹⁴

The McNeils entertained frequently, and the expanded *The Cliffe* boasted a billiard room, tennis court, croquet lawn, extensive planted gardens and a summer house. Curving around the house were a long driveway, various flower beds, a tennis court, a summer house, stables and other outbuildings, and cottages for the staff. McNeil's staff included two gardeners and a chauffeur, for McNeil owned one of the first motor cars in Western Australia.¹⁵

The Cliffe's extensive grounds provided space for McNeil and his wife to exercise their horses. Boy Scouts were allowed to camp in the grounds and Mrs McNeil supported the Red Cross sewing circle by holding their

⁸ Pascoe, p. 57.

⁹ Tweedie, no pagination.

¹⁰ Wises's West Australian Post Office Directory, 1896-97 (994); Peppermint Grove 1896, (Map 223C); Real Estate plan 78c/F3 (607).

¹¹ Photographs of tennis party: 21 October 1898 (BL5395B/3); 27 December 1898 (BL 5395B/4)

¹² Tweedie, no pagination

¹³ Talbot Hobbs Ledger Books, WA State Archives, 2780A/1-3

¹⁴ Macauley, C. R. 'Joseph John Talbot Hobbs' (BL - PR14514HOB) Battye Library has an architectural drawing by Edward Dean Smith for a proposed McNeil Residence in Peppermint Grove, however the drawing does not include a site plan and there is no reference to an address. Further more, the details indicate the proposed residence was to be of brick construction; therefore this drawing is unlikely to be connected to *The Cliffe*.

¹⁵ Pascoe, p. 63.

meetings in the billiard room of the house.¹⁶ In 1915, McNeil subdivided part of his property into twenty lots which were auctioned on 4 November by auctioneers Learmonth Duffy and Company. The subdivision was bordered by McNeil Street and the Perth-Fremantle Road (now Stirling Highway) and contributed to the development of the urban form of the northern part of Peppermint Grove as it is currently known.¹⁷

McNeil died, childless, in 1927, his wife left *The Cliffe* to live with her sisters, and the property was sold to Hugh Lance Brisbane.¹⁸ Lance Brisbane, as he was known, was a prominent West Australian industrialist who chaired many companies, notably H. L. Brisbane and Wunderlich Ltd., as well as being President of the Asthma Foundation of W. A.¹⁹ He received an MBE in 1951, and was knighted in 1960.²⁰

In 1933, Lance Brisbane moved to a house in Johnston Street and his brother, David William, moved into *The Cliffe*. David Brisbane was also a prominent member of Perth society. He was the Managing Director of Fogden, Brisbane and Co. Ltd. and was the chairman of a number of corporations and on the board of his brother's company.²¹

David Brisbane, and his family, lived at *The Cliffe* until his death in 1960. In 1962, the property was subdivided into six lots by Cotswald Investments Pty. Ltd., which retained one lot and sold the other five. The central lot, containing the house, was passed in at auction, although one of the other lots achieved a price of £8,900, which set a 'metropolitan record for a single unit vacant residential lot'.²²

Dr Harold McComb, a prominent plastic surgeon, subsequently purchased *The Cliffe* and lived there until April 1995. *The Cliffe* is presently unoccupied. [Further research is needed]

13. 2. PHYSICAL EVIDENCE

The previous physical evidence in this documentation is superseded by the report prepared for the Heritage Council by Ian Hocking, Hocking Planning and Architecture, in August 1995.

13. 3 REFERENCES

- Battye, J. S. (ed) *Cyclopaedia of Western Australia*, 2 Vols., (1912-13) (Perth, Hesperian Press)
- Pascoe, R. *Western Australia's Capital Suburb: Peppermint Grove* (Oxford University Press, 1983)
- National Trust Assessment Exposition (12 September 1983) HCWA Site Particulars Form (3 April 1995)

¹⁶ *ibid.*

¹⁷ *ibid.*, p. 89.

¹⁸ *West Australian Telephone Directory* (BL - Q384.6WES)

¹⁹ *West Australian* 20 August 1962, p. 7f.

²⁰ *West Australian Telephone Directory* (BL - Q384.6WES)

²¹ *Countryman* 4 August 1960, p. 3e.

²² *West Australian* 20 August 1962, p. 7f



NAME: 'The Cliffe'
ADDRESS:
Lot No: Pt 25 & 29
Street No: 25
Street: Bindaring

MANAGEMENT: Category 1
DESCRIPTION:
Construction Date: 1897
Construction Materials: Walls: Weatherboard
Roof: Iron
Other: Arts & Crafts timber verandah and gable details.
Style and Elements: Federation Arts and Craft Bungalow
Brick porches and extensive verandahs
Summer house
Servants wing
Stables
Original interiors, including service areas
Modifications: Minor adaptations
Setting: Large mature grounds, set well back from both street frontages.

BACKGROUND
Original Owner: Neil McNeil
Other Owners: David Brisbane, H and K McComb, S M Creasey
Original Designer: Joseph Talbot Hobbs
Original Builder:

ASSESSMENTS

Historical

Neil McNeil, a leading industrialist, was one of the first five people to establish themselves in Peppermint Grove. The original McNeil holding occupied the whole streetblock from The Esplanade to Stirling Highway, north of McNeil Street, which was named for the family. The McNeils were important members of Perth and Peppermint Grove society, The Cliffe was a notable venue for garden parties with its extensive gardens and cliffside setting overlooking Fresh Water Bay. The McNeils held Red Cross meetings to prepare garments to send to soldiers overseas during World War One. The McNeils remained a part of the Peppermint Grove community for a quarter of a century. After the World War One the extensive McNeil holding was subdivided, with lots facing McNeil Street. The place has been owned for the past decade by Mark Creasey, a notable mineral prospector. Exceptional historical significance.

Aesthetic

The Cliffe has been described as 'the showpiece for the local timber industry...a 30-room honeycomb of jarrah' (Pascoe p 57). Externally J Talbot Hobbs used a restrained Federation Arts and Crafts style, which has been muted with blander decoration. Internally the house has finely proportioned Edwardian interiors, 'MacIntosh' inspired Art Nouveau bedroom suite, original bathrooms and large kitchen, for lavish entertainment.

Technical

The Cliffe demonstrates the skilled use of the several architectural lexicons of the day. It is an exemplar of its time because of the high level of authenticity.

Social

The Cliffe was a focus for Perth and Peppermint Grove society during the first quarter of this century. The history of the McNeil holding reflects the suburb's social development. Considerable social significance.

Environmental

Cultural Group

The Cliffe and its grounds are a cultural group in their own right, whilst the subdivision of the McNeil holding now contains a group of significant InterWar residences.

Rarity

The Cliffe remains a rarity of a mansion constructed almost wholly in timber, in the form of a large bungalow.

Representativeness

The Cliffe was one of the showpieces for the use of jarrah as a fine timber.

STATEMENT OF SIGNIFICANCE

The Cliffe is one of the most significant places of its period in Western Australia with exceptional historic, aesthetic, technical and social significance.

THEME/S

1.1, 1.2, 1.4
2.1, 2.2, 2.3, 2.4
3.1, 3.2, 3.3
4.1, 4.2

LISTINGS/AWARDS

Register of the National Estate: Registered 30.06.1992
Register of Historic Places: Interim Entry 10.10.1995
National Trust (WA) Classified List: 06.03.1984

REFERENCES

R Pascoe *Western Australia's Capital Suburb*
I.Molyneux *Looking Around Perth*
I Hocking, *Report to Heritage Council of WA*
Register of the National Estate Database Entry - 010302

Neil M^cNeil
and
“The Cliffe”

Fiona Tweedie
1977
(Minor corrections made in 2005)

Early Life

Neil M^cNeil was born in Dingwall in the north of Scotland in 1857. He was the second son of Neil M^cNeil and Elizabeth Urquhart. His father was a builder and a very religious and upright man who came to Victoria in 1859 to establish a farm and business in Ballarat.

A year later he was followed by his wife and their three children, John, Neil and Christina. They travelled on ¹ “the well-known clipper ‘Marco Polo’. During the voyage, fire broke out and Mrs M^cNeil gathered her children together, stationed them at the ship’s side, and resolved, should death be unavoidable, to throw them first into the water and then leap in after them herself!” However little damage was caused and they landed safely in Melbourne in 1861. The voyage had taken nearly a year. They stayed at Geelong for three weeks and then moved to Mt Rowan which became their permanent home until 1878 during which time four more children were born.

Every day at the beginning of the evening meal, the servants were called in to stand around the table, and Mr M^cNeil led the family prayers. These tended to be rather long however, and the children became restless, but Mrs M^cNeil solved this problem by hiding a bag of peppermints behind her fan, each meal, and passing them along to the children, who then sat still.

The property on which Neil M^cNeil lived as a boy was called Mt Rowan, and every Sunday, his father would drive the family from there to church near Ballarat, in a horse-drawn buggy. A tuning fork was used to give the note for the beginning of the hymns, but when Neil was six years old, the church acquired a small, portable organ of which the town was very proud. However, when the first note was struck, Mr M^cNeil stood up and said loudly in his strong, Scottish voice, “The invention of the Devil”, and marched his family up the aisle and out of the church! It seems somewhat ironic that his son, Neil, later donated a pipe organ to St Andrew’s Presbyterian Church in Western Australia.

Mr M^cNeil firmly believed that his children should know how to work, and consequently, he made sure that not a minute of their day was spent idly. The children often helped with the animals on the farm, and Neil’s love and respect for horses began in this way. He and his elder brother John, who later became a well-known Presbyterian Minister, became skilful horsemen during the time they were working for their father.

Neil M^cNeil was educated at Ballarat College after three years at Ballarat State School. He then took up engineering, and joined his father in Railway Contracting. He later took complete control of the business, and completed several important railway contracts in the Eastern States and Tasmania. In Tasmania he was also responsible for several water supply works.

In 1882 he came to Western Australia.

1. M^{ac}Neil H: “John M^{ac}Neil”

Life in W.A.

Neil M^cNeil came to Western Australia to set up permanent residence in Perth when he was twenty five. In Western Australia he was a railway contractor, engineer and investor, and his headquarters and offices were first in Roe Street, Perth and then in Exchange House, St George's Terrace. Later he owned M^cNeil Chambers in Barrack Street and Phillimore Chambers in Fremantle, and at one time also owned Surrey Chambers in St George's Terrace.

He was a promoter of the first water works scheme in Western Australia and became engaged in various contracting assignments. He supplied and financed the building of the Geraldton to Northampton Railway which was opened on July 20th, 1889. This has since been pulled up. He became a member of the Stock Exchange; a Director of the Western Australian Bank which is now incorporated in the Bank of New South Wales; and was a Director of the W.A. Trustee Company.

Neil M^cNeil was interested in the men who worked for him, and was by no means aloof from them. ¹ "If there was a complaint from any of the men, he would discuss the problem with them, and it would be solved by mutual agreement." His kindness and consideration are illustrated by the fact that the same men made themselves available to him for work for over ten years.

² "Becoming interested in the Timber Industry, then in its infancy, he acquired holdings at Jarrahdale and was responsible for the first contract between Western Australia and England for street paving timber. From the first, Mr M^cNeil displayed unbounded confidence in the timber resources of the state and his pioneering helped the industry in no little measure to the standard it has reached."

³ "With his brother, A.J. M^cNeil, and several others, he formed the 'Neil M^cNeil Company Jarrahdale Timber Station' in 1889. This company was reorganised in 1892 and called the 'Rockingham Railways and Jarrahdale Forests Company'. Ten years later, it was amalgamated like several other South-West companies with Millars Timber Mills to be called 'Millars Karri and Jarrah Company Ltd.'. Mr M^cNeil became very rich from his association with the Timber Industry, and from all his later investments."

During this time it was often necessary for Mr M^cNeil to travel interstate, especially to Victoria, in connection with his business. ⁴ "For many years the only means of such travel was by boat, and during the period of his interest in the Jarrahdale Timber Mills, he regularly disembarked at Albany. "From there, in the days before the Great Southern Railway was built, he would take the mail coach to Perth, alighting at the thirty six mile, being met there by a horse and buggy which then took him to Jarrahdale along the ten mile bush track to Jarrahdale township!" (V.G. Fall: 'Mills of Jarrahdale')."

⁵ "Mr M^cNeil was also interested to a great extent in the mining industry, being associated with the early days of the Goldfields." He had many shares in mines in that area and would often travel to Coolgardie in particular with Mr Wittenoom and other associates. He had mining interests in the south of the state also, particularly at the 'Phillips River Copper Mining Company' at Ravensthorpe.

He undertook the construction of the Victoria River Reservoir (now Bickley Reservoir) in the Darling Range in 1891 at a contract price of £232,000. This was the first State Dam, of which there are now forty six, and it has an area of thirty six square kilometres and a capacity of 859,000 cubic metres.

He contracted for another Railway, this time from Narngulu (near Geraldton) to Mullewa. It was opened on November 21st, 1894 and has since been extended to Meekatharra by the Government.

Mr M^cNeil became interested in real estate and acquired a large orchard at Mt Barker which he called the 'Mt Barker Estate'. This was kept by his nephews Jim and Alec Martin. The fruit grown at the Estate supplied 'The Cliffe' and was sold at the markets in Perth. The real estate he owned in the city was the M^cNeil Chambers, the Surrey Chambers and Phillimore Chambers in Fremantle.

1. K.M. M^cNeil
2. Obituary in the 'West Australian', Tuesday May 10th, 1927, page 10
3. Dr Vera Summers: "The Light of Other Days"
4. Dr Vera Summers: "The Light of Other Days"
5. Obituary in the 'West Australian', Tuesday May 10th, 1927, page 10

"The Cliffe"

"The Cliffe", now listed as 23 Bindaring Parade, was Neil M^cNeil's home from 1894, when it was built, until his death in 1927. It was originally built as a bachelor menage, and also served to illustrate the suitability of jarrah as a building material.

The original house had fifteen rooms including the maid's quarters, the valet's room, and Mr M^cNeil's own living quarters, however upon his marriage, extensive additions were made to the house.

Dr Andrew M^cNeil, Neil M^cNeil's younger brother, had recently married Ellison Grey Laurrie of Ayr, Scotland. Her sister, Jessie Alexandra Laurrie, came to Western Australia to visit her sister and brother-in-law in 1898 and was taken to 'The Cliffe' to meet her brother-in-law, Neil. After extending her visit indefinitely, she married Neil.

The gardens at 'The Cliffe' were always colourful and immaculately looked after. In some sections of the garden, there were the same types of flowers every year whereas in other places like the triangular bed to the right as you drove toward the stables and garage from the gate, the plants were changed twice a year.

The long flower border to the left as you entered had chrysanthemums and perennials, and there were five rows of tall sweet peas. Whenever visitors came, they took home as many flowers as they wanted to pick. Flowers were also picked and sent to the hospitals.

The Land

The original land holding extended from The Esplanade to the Perth-Fremantle Road adjacent to the Brighton Hotel. Later the three lower paddocks were sold and the house and one paddock were retained as is shown on the map.

Mr M^cNeil encouraged the Scouts to camp on his property, and they did every year. They used a small part of the middle paddock which was later sold, however the Scouts then moved to the bottom corner of the remaining paddock.

He also encouraged school children going to and from school, to walk through the property so that they would not have to walk around the dangerous 'Devil's Elbow'.

In the three lower paddocks, and later in the fourth paddock, there were three Jersey cows, kept for milking, three blood horses called Bracelet, Bangle and Necklace which were bay mares, and two white riding horses called Whiskey (Neil M^cNeil's horse) and Soda (Jessie M^cNeil's horse). Mrs M^cNeil rode side saddle and Mr M^cNeil adopted the straight-legged Stockman's style.

Behind the garage was a well 150 feet deep. From this the water was pumped into two water tanks on a 25 foot stand by a triple action pump which was driven by an electric motor. There was a windmill in case of breakdown also. This enabled the garden to be fully reticulated, and it supplied the house until the early 1900's when it was connected to the public water scheme.

The house was supplied with electricity from a pump at the bottom of the property. It was installed by Splatt Wall and Co, who also supplied the telephone, which was acquired in 1897, with power.

The wall surrounding the property is made from limestone which was quarried at North Fremantle, and iron work from Gawler, South Australia. The company from which the iron was bought was owned by Neil M^cNeil's brother-in-law, John Martin.

While travelling in France on one of his visits to Europe, Mr M^cNeil bought a car. It was a yellow Panhard, and its driver, William House, came to Western Australia with the car. Its number plate was "P.G. 1" as it was the first car in the Peppermint Grove-Cottesloe area. It had red leather upholstery and along the sides outside the car there were long wicker baskets in which lunch could be kept cool. It was entered from the back, and amongst the family it was known as "The Yellow Terror"!

Later he sold the Panhard and acquired a Thornycroft, and after that bought an Overland, but all the cars had the same number plate. Other drivers were Harry Millward and Mr Wesley.

The horse-drawn vehicles Mr M^cNeil owned were a light American Spider, imported from America, which Bracelet and Bangle could pull the eight miles into town in twenty minutes; and a carriage which was used when the ladies went driving.

The House

The original bachelor's establishment had no verandahs and had only fifteen rooms. When the additions were made, illustrating the use of jarrah as a decorative facing (jarrah panelling in the Long Hall) and as a good, solid building material, nine rooms were added.

The Billiard Room at the back of the house, and the covered corridor leading to it were added when Neil M^cNeil married. The cellar was under the kitchen. Also, the Long Hall and entrance hall, and the five rooms in the very front of the house were added. The roof, which had previously had long, curving eaves, now has two gables. Verandahs were added all around the house for the purpose of cooling the house. The statues at the base of the front steps, and the one in the fish pond, were imported from Europe.

The Staff

Of the original staff, the cook, some of the gardeners and the groom were Chinese. The other members were an English valet and a gardener of mixed nationality. At one time the M^cNeils became nervous of the Chinese, and so replaced them. The second set of staff consisted of a cook, a housemaid a chauffeur and a valet, and two gardeners.

The English gardener in the first set of staff was named Harrison. He had been Lord Kitchener's gardener in Cairo, but wanted to come to Australia. Mr M^cNeil brought him home when he returned from one of his overseas trips. When Harrison left, he started the large nursery now called Dawson and Harrison.

He was followed by McKeown, and Standon followed him. These were the two gardeners in the second set of staff. They lived in the gardeners' cottage which is in the first paddock.

The groom lived in the loft so that he could be near the horses at all times, however when the restaffing came, there was a chauffeur who also acted as a groom, and he lived in a cottage to the left as you come in the gate.

The cooking area and sink in which the eating dishes were washed was in the kitchen. The stove used for cooking and water heating was a 'Metters' and burnt a 'shocking' amount of wood, however this was not terribly costly as 'millends' were brought up from Jarrahdale for burning in the house. All cooking utensils were washed in the wooden tubs in the big washhouse adjacent to the kitchen. There were also a copper, a mangle, a wringer and an ironing board in the washhouse.

Entertainment

Neil M^cNeil was not a man who went to many social occasions but he did occasionally take his wife and sister-in-law (after his brother had died) to parties, and Mrs M^cNeil often had croquet parties. She was very good at croquet, and the tennis court was used as a field. When friends visited, they played tennis or croquet or just walked in the gardens and picked flowers, and the men often played billiards.

Once when Mr M^cNeil gave a party, the whole tennis court was covered over to form a dancing floor, and a marquee was erected over it. This was a big event for the members of the household.

For recreation Mr M^cNeil enjoyed taking frequent walks in his garden, and around the verandahs, and every morning before going to town, he “did the rounds” of the garden and verandahs. He was a very keen horseman and possessed a very sure pair of hands when driving either pairs or four-in-hand. He was a very good shot with a gun, and when on one of his frequent holiday trips to Britain and Europe, he shot an elk in Norway which he donated to the Western Australian Museum.

Benefactions

¹ “He interested himself in the work of the YMCA and in 1910 gave them an indoor swimming pool which in 1956 was converted into a War Memorial Youth Centre, comprising a Coffee Lounge and a meeting room in memory of men from both World Wars.” He was a very generous man, and gave an annual prize to the best Engineering Student at the University of Western Australia. The prize was £100.

He was a generous supporter of St Andrew’s Church and a regular attender at services. He donated the first organ to them. He also supported all worthwhile organisations, and ² “he was one of five to take out debentures to the value of £1000 in 1915 to start Presbyterian Ladies’ College off on a sound basis, and his widow, at the suggestion of Mr Carmichael, had later made over the £1000 to the school for the provision of scholarships”. This scholarship is given annually to a Year Nine student of the school, and is called the M^cNeil Scholarship. There is also a House at the school named after Mr M^cNeil.

The Peppermint Grove Roads Board named M^cNeil Street in Peppermint Grove after Neil M^cNeil because he was a generous and prominent man in Perth society. It is also the road onto which his house faced, and his driveway opened.

During the First World War, Mr M^cNeil covered his billiard table with a firm top, and Mrs M^cNeil invited the Sewing Ladies in on Mondays to sew as a contribution to the War Effort. On other days the ladies went to different houses.

³ “Mr M^cNeil who was well known in commercial circles in Western Australia and was one of the pioneers of the state’s timber industry, died at his residence in Peppermint Grove on Sunday night after a long illness.” That Sunday was May 8th 1927. Soon after his death, his sister-in-law Ellison M^cNeil, who had lived at “the Cliffe” since the death of her husband, went to live with her son Kenneth and his new wife Mollie at their farm in Kellerberrin, and Jessie M^cNeil returned to Ayr, Scotland and lived with her other two sisters, Jeannie and Ethel, after selling the house at an auction. “The Cliffe” was bought by Mollie M^cNeil’s first cousin Betty Craig and her husband Gordon. Although the grounds have since been sub-divided, the house remains essentially unchanged.

1. Dr Vera Summers: “The Light of Other Days”
2. Letter from Dr Vera A. Summers to Mr K.M. M^cNeil on April 24th 1977
3. Obituary in the ‘West Australian’, Tuesday May 10th, 1927, page 10

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3. Light Railways Vol 9 No 33 Spring 1970 pages 2-20
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5. Obituary in the ‘West Australian’, Tuesday May 10th, 1927, page 10
6. Peppermint Grove Roads Board Records: AN262-AN282
7. Stirling, Edmund: “Millars Karri and Jarrah Company”
8. Dr Vera Summers: a letter to K. M. M^cNeil on April 24th 1977
9. Dr Vera Summers: “The Light of Other Days”
10. Thomas, WC: “Outlines of the Timber Industry”
11. Western Australian Historical Society Journal. Vol 1, part 1, 1977, pg 44
12. ‘West Australian, The’, Tuesday May 10, 1927, page 8

All information about “the Cliffe” was given to me by my Grandparents, Ken and Mollie M^cNeil, who were familiar with the house. Much of the anecdotal information throughout the biography was also given by them.

Photographs

1. Framed photograph of Neil M^cNeil.
2. 7 inch by 5 inch photo – Stables, Long Border and tankstand: about 1895.
3. Mrs Andrew M^cNeil, Mr and Mrs Neil M^cNeil in the American buggy with groom: about 1895.
4. Mr and Mrs Neil M^cNeil on Whiskey and Soda outside front gates (see similar picture, no1 in folder): about 1895.
5. Mr and Mrs Neil M^cNeil and Dr and Mrs Andrew M^cNeil with carriage. Front of the house showing extensions and statue.
6. Folder. This shows the house approximately 1920, well after extensions were made.

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VALUATION REPORT

**PREPARED FOR:
SHIRE OF PEPPERMINT GROVE**

**BINDARING PARADE
"THE CLIFFE"
PEPPERMINT GROVE WA 6011**



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EXECUTIVE SUMMARY

PROPERTY ADDRESS

BINDARING PARADE, "THE CLIFFE"
PEPPERMINT GROVE, WA, 6011

DESCRIPTION

Comprising a circa 1894 character weatherboard residence with a former heritage listing and occupying 5 lots on a single title totalling 4,793m² in an elevated hill top position overlooking the river.

DATE OF VALUATION

30TH APRIL 2009

DATE OF INSPECTION

17TH APRIL 2009

CLIENT

Shire Of Peppermint Grove

CERTIFICATE OF TITLE

Lots 28 & 29 on Diagram 8903, and Lots 25, 26 & 27 on Plan 3783 as contained within Certificate of Title Volume 1265, Folio 334.

ENCUMBRANCES

The land, the subject of this Certificate of Title, excludes all portions of the lot described above except that portion shown in the sketch of the superseded paper version of this Title. See Volume 1265, Folio 334.

T18048/1962 Restrictive Covenant Burden,
K621724 Mortgage to Macquarie Bank Limited,
registered 11/6/2008

REGISTERED PROPRIETOR

Mark Gareth Creasy

PREVIOUS SALE

N/A

ZONING

Residential R10

INTEREST VALUED

An Estate in Fee Simple subject to an unencumbered Title and excepting Restrictive Covenants on the title.

PURPOSE OF VALUATION

- To provide market value outcomes to the Shire of Peppermint Grove and other parties involved for a number of options to subdivide the subject property and retain the Cliffe residence.

- To provide advice in relation to the most practical and feasible options for 'unlocking' the highest value from the site and in doing so, allow retention of the existing residence which has heritage significance.

VALUATION

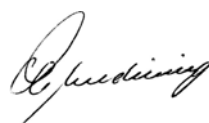
In accordance with our instructions and based on the details and comments contained within this report, we have assessed the following Net Realisation figures for each of the Options put forward as at the 30th April 2009:

OPTION	NET REALISATIONS
Option 1	\$7 - \$7.5 million
Option 2A	\$11.8 million
Option 2B	\$9.7 million
Option 3	\$6.55 - \$7.25 million
Option 4	\$5.45 - \$6.3 million
Option 5	\$9.4 - \$9.9 million
Option 6	\$7.44 - \$7.94 million
Option 7	\$10.35 - \$10.85 million


BEN ARCHIBALD

Inspecting Valuer

AAPI Certified Practising Valuer No. 44073


DAVID GLENDINNING

Director of Valuations

AAPI Certified Practising Valuer No. 342

IMPORTANT: All data provided in the summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only, designed to provide a brief overview and must not be used or considered in isolation.

ASSUMPTIONS, CONDITIONS AND LIMITATIONS APPLICABLE TO THIS REPORT

This valuation is for the use of the party or parties to whom it is addressed and is subject to the definitions, qualifiers and disclaimers contained herein and which form part of this report. No responsibility is accepted to any party which may use or rely on the whole or any part of this report or its conclusion without express written authority from Glendinning & Associates Pty Ltd and the valuer. We accept no responsibility for unauthorised copies and will not be bound unless the recipient is in receipt of a signed original document.

Conflict of Interest

The valuer has no interest pecuniary or otherwise in the said property unless stated, and the opinion expressed is free of bias and given in an expert capacity. The valuation is prepared in accordance with the instructions given and the value has been assessed in relation to prevailing market conditions and qualifications as noted in the report.

Survey

A detailed site survey has not been undertaken and the valuation is given on the assumption that fences and structures are on or within the title boundaries. Our inspection suggests this is the case.

Market Value

The valuation has been completed based on the definition of market value as adopted by the International Asset Standards Committee and the Australian Property Institute.

"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an armslength transaction after proper marketing wherein the parties had each acted knowledgeably prudently and without compulsion."

Market Movement

This valuation is current as at the date of valuation only.

The value assessed herein may change significantly and unexpectedly over a relatively short time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Proposed Developments

Where the valuation has been completed based on a proposed development, the following definitions are adopted, as outlined in the Land Valuers Licensing Act 1978.

"as if complete" valuation means a valuation that assumes the proposed development to be in a completed state as at the date of valuation and reflects current market conditions at the date of valuation;

"as is" valuation means a valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development;

"proposed development" means any planned development or redevelopment of a property, including building improvements or modifications, which are proposed, approved or under construction on the property;

Contamination

We have not engaged a building expert or inspected unexposed or inaccessible portions of the site. Any misgivings have been noted in our report and we do not warrant that the property is free from termite infestation, rot, contamination, asbestos or other impediments apart from those noted or visible to a prudent valuer. While our inspection indicates that the site is clear of contamination, we have not undertaken nor been provided with an environmental audit, nor are we aware of any soil contamination, which may affect the property being valued. We therefore reserve the right to amend any valuation should the presence of contamination above acceptable levels be established by competent analysis.

By the commencement of the Contaminated Sites Act 2003, a public register is now kept in Western Australia of land that has been classified as being either contaminated - remediation required; contaminated - restricted use or remediated for restricted use. In arriving at the assessment of market value, a basic search of the register has been undertaken. We do not accept any responsibility or liability whatsoever for the accuracy of the information contained in the search of the Contaminated Sites Register. In this case, the site is not registered on the data base.

TITLE DETAILS**Legal Description**

The subject property comprises Lots 28 and 29 on Diagram 8903 and Lots 25, 26 and 27 on Plan 3783 as contained within Certificate of Title Volume 1265, Folio 334.

Encumbrances

1. The land, the subject of this Certificate of Title, excludes all portions of the lot described above except that portion shown in the sketch of the superseded paper version of this Title. See Volume 1265, Folio 334.
2. T18048/1962 Restrictive Covenant Burden, registered 28/9/1962.
3. K621724 Mortgage to Macquarie Bank Limited, registered 11/6/2008.

Registered Proprietor

Mark Gareth Creasy.

SITE DESCRIPTION

Lot No.	Frontage	Depth	Area
25	Irregular/corner	42.00m	802m ²
26	Irregular	42.00m	1,014m ²
27	36.15m	25.15m	949m ²
28	20.22m	20.12m	410m ²
29	Irregular	Irregular	1,618m ²
Total:			4,793m²

OVERALL SITE DESCRIPTION

A multi-lot title at its highest point near the Bindaring Parade entry (Lot 25) at the north-eastern corner of the lot near "Devil's Elbow". Running south from this point the lot slopes gently down below road level before falling down to meet up with McNeil Street with Lot 27 having street frontage. Lot 29 is an irregular battleaxe shaped site and sits behind Lots 25, 26 and 27 which run parallel with The Esplanade and this lot also has a gentle slope above road before levelling to the rear. Lot 28 at the rear is predominantly level with no road access; except by inclusion with Lot 29. The site appears to comprise sandy well drained soils.

SITE IDENTIFICATION

We have positively identified the site from the Title and the Tax Map. While this is the case, a detailed site survey has not been undertaken and the valuation is given on the assumption that fences and structures are on or within the Title boundaries. Our initial inspection of the property suggests that this is the case.

LOCATION

The subject lots are located on the south-western side of Bindaring Parade adjacent Devil's Elbow and being positioned one lot back from The Esplanade within the locality of Peppermint Grove. The lots are bounded by McNeil Street on the southern side. The subject of this valuation comprises the five lots which are located within an elevated position overlooking the river and Freshwater Bay. Peppermint Grove is located approximately 10 kms south-west of the Perth Central Business District. Bindaring Parade is arguably one of the most prestigious addresses along the riverfront and the property benefits from being within close proximity to the river reserve and local amenities such as private schools, sporting facilities and generally surrounded by a high quality and standard of housing.

TOWN PLANNING

The Shire of Peppermint Grove confirms a zoning of "Residential R10" which requires a minimum site area per dwelling of 875m² with an average of 1000m². The site has been previously subdivided and comprises a total of five lots contained on a single title. We do note that Lot 28 being 410m² falls below the minimum land requirement under "R10"; however, this was approved under a previous subdivision application.

HERITAGE

"The Cliffe" comprises a single storey, timber residence with associated outbuildings set in a lot which contains several mature trees. The original residence was constructed in 1894 for businessman Neil McNeil and designed by architect Clarence Wilkinson in the Federation bungalow style with later additions which demonstrate elements with the Federation arts and crafts style. It has cultural heritage significance for the following reasons:

1. The place is a rare example of the use of weatherboard in a substantial gentleman's residence in Perth, which has intact the subsidiary buildings of coach house stables, greenhouse, servants' cottages and part of the original gardens.
2. It has historical associations with the prominent McNeil, Brisbane and Creasy families and with architects Clarence Wilkinson, Edwards Dean Smith and John Joseph Talbot Hobbs.
3. It is a representative example of a turn-of-the-century gentleman's residence with its quality period detailing intact. The detail and techniques used in the internal finishes are rare and can provide information on early construction methods.
4. It is one of the first houses built in Peppermint Grove and has close association with the subdivision and development of the suburb.
5. The place has the potential to provide archaeological material that may provide further information about previous buildings and former practices undertaken at the site.
6. The place is associated with the McComb family which included noted plastic surgeon, Dr Harold McComb; Dr Athel Hockey, musician and songwriter David

McComb and fellow member of the critically acclaimed Perth rock group The Triffids, Robert McComb.

The Cliffe designed by architect Clarence Wilkinson, is architecturally significant as a rare example of a large scale Victorian bungalow with outbuildings, constructed of local hardwood timber. The use of timber weatherboard construction for the home of a prominent Perth family was unusual for the time, with limestone or brick being the preferred building material of the wealthier citizens of Peppermint Grove. The Cliffe demonstrates the typical features of a large Victoria bungalow with French doors opening from the internal rooms into a wide surrounding verandah. The house and outbuildings are in fair condition with architectural features including the original hardwood weatherboards, jarrah floors and roof shingles, original bathrooms in working condition, decorative art nouveau woodwork and fittings on internal doors and doorways and an elaborate dado in the hall and passages. Elements of the original garden also survive.

The Cliffe outbuildings and remaining garden illustrate the prosperity achieved by the original owner, Neil McNeil, one of a small number of men who invested in the early West Australian timber industry. His efforts were to promote the use of local hardwood timbers for house construction and the gracious, affluent lifestyle of the wealthy Perth citizens of the period.

Heritage Status

During the 1980s and 1990s the heritage value of the place was recognised. In 1984 it was classified by the National Trust and in 1992 it was included on the Register of the National Estate. In 1999 the Shire of Peppermint Grove included the place on its municipal inventory of heritage places. In 1995 the Heritage Council of WA included The Cliffe on the State Register of Heritage Places at an interim level. The Cliffe was last registered as a heritage place in 2004/2005 however was later removed on 22 August, 2008.

During the last decade, protracted negotiations between the owners, the Shire of Peppermint Grove, the Heritage Council of WA, the State Government and interested community groups have resulted in the decision by Parliament to remove The Cliffe from the State Register of Heritage Places.

The future of The Cliffe since this decision has been in doubt with wide discussion in the community and media at present due to the property having been removed from the Register of Heritage Places, the buildings can in fact be demolished.

SERVICES

Services provided to the site include water, electricity, gas and telephone. We note sewer is available yet not connected. In addition, both Bindaring Parade and McNeil Street are bitumen sealed, concrete kerbed and provide adequate drainage.

IMPROVEMENTS

Comprising a circa 1894 single storey timber residence constructed on timber stumps with timber frame and weatherboard external walls and an iron roof. The residence has been built in the Federation bungalow style with later additions demonstrating elements of the Federation Arts and Crafts style. It is noted that a detailed report and assessment of the residence has been completed by Hocking Planning and Architecture therefore we have not been requested to provide a detailed summary of the improvements. We have provided a summary below of the accommodation and building areas courtesy of Ralph Beatie Bosworth (RBB) Construction Consultants.

Accommodation

Comprises entry hall, six bedrooms, study, sitting, dining, kitchen, utility, scullery, sewing, vestibule, living, 2nd dining, kitchenette, three bathrooms

Areas (approximate)

Building:	431m ²
Verandahs:	190m ²
Pergola:	24m ²
Greenhouse:	11m ²
TOTAL BUILDING:	656m²

VALUATION SCENARIOS

We have been requested to provide analysis and assessment of value for a number of scenarios devised by The Cliffe Committee to achieve a number of outcomes and address issues contained within the Conservation Management Plan (CMP) recently completed for the residence. These options are summarised below and then following is a detailed analysis of each scenario separately and including a list of assumptions made for each. The scenarios are;

1. Status quo – retain house and garden, put to market as is, with conservation plan and heritage agreement.
2. (a) Demolish house – put to market with the existing subdivision.
(b) Relocate house off site – put to market with the existing subdivision.
3. Retain house and garden, re-subdivide as necessary to obtain one further development site and sell off rump blocks to adjoining owners.
4. Retain house and large as possible garden, re-subdivide rump blocks for sale to adjoining owners.
5. Retain house and garden, re-subdivide rump blocks and Lot 10 into smaller lots.
6. Relocate house on site, re-subdivide for smaller north-facing lots accessible from Devil's Elbow.
7. Retain house with plans to transfer the entry facade to the northern side and retain with large garden and building envelope, re-subdivide one lot fronting McNeil Street. House lot still retains option to sell off Lot 28 to adjoining owner.

Valuation Assumptions for all Scenarios

Before going through the above scenarios, it is relevant to raise a number of issues which will have an effect on values on the property in the various scenarios outlined. These can be summarised as follows;

- The subject is one of few large estate-style blocks in the area.
- A house under construction on adjoining Lot 9 is being built to the maximum height limit in some sections however not in others. This building, however, could support an increase in roof height in some sections which has the potential to further limit views from Lots 25, 26 and 27. The house on adjoining Lot 8 would appear to be reaching the end of its economic life and could be redeveloped in the near future, which would impact on existing views.
- Current market conditions in relation to world financial markets being the topical issue at present.
- In assessing values in the above scenarios, we are mindful of the implications of the Conservation Management Plan in place.
- The presence of multi-lot titles and existing restrictive covenants.
- Where applicable values assigned are based on the principle of highest and best use, with the definition of market value as per Australian Property Institute standards (Refer VALUATION ASSUMPTIONS AND CONDITIONS APPLICABLE TO THIS REPORT).
- Supporting evidence for values assessed is contained within the COMPARABLE SALES EVIDENCE section of the report (page 38)

OPTION 1

Status quo – retain house and garden, put to market as is with conservation plan and heritage agreement.

Positives

- Time effective.
- Ensures a future owner retaining and conserving the significance of the place and buildings for future generations.
- Still retains potential for the new owner to sell off Lots 28 and 29 to adjoining owners

Negatives

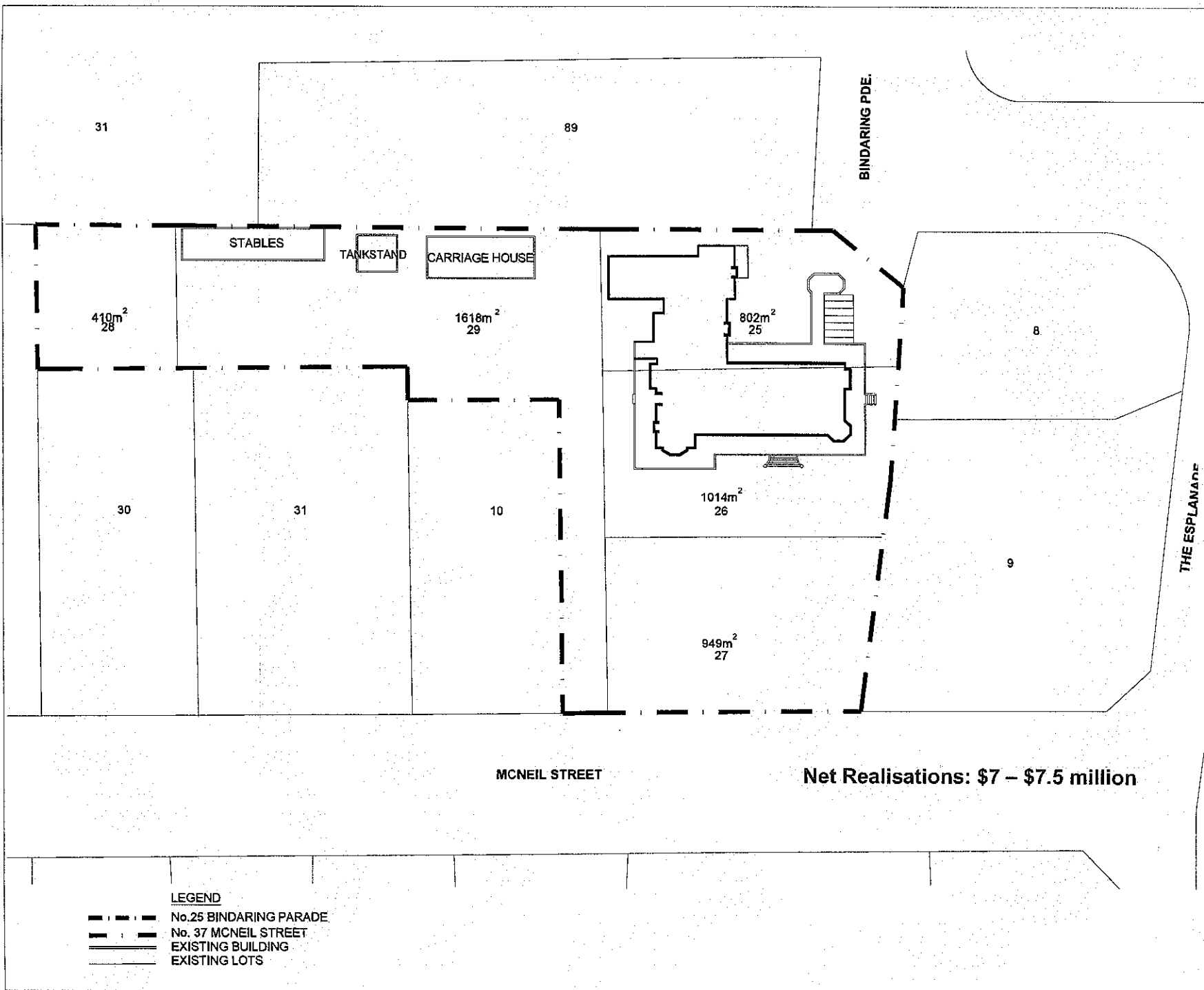
- Future owners will need to strictly adhere to the Conservation Management Plan (CMP), with some items contained subject to interpretation.
- Difficult to determine the upper limit of cost for restoration.
- Inability of the existing house to take full advantage of the views (except for the north wing, which can be rebuilt to further enhance views from a second level).
- Limited buyers for such a large parcel and therefore is likely to require an extended marketing period.
- Work completed will be scrutinised before, during and after restoration.
- Limitations due to position of existing trees and garden for future development of surrounding grounds.

***NOTE:** The buildings currently straddle Lots 25 and 26, and it is assumed that Lot 27 must be retained as attached to the main residence under the CMP.

Assessed Values

Assessed Market Value Range: \$7-\$7.5 million

Net Realisations - **\$7 - \$7.5 million**



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Consultants

Client

SHIRE OF PEPPERMINT GROVE

Project

THE CLIFFE - DEVELOPMENT OPTION

Project Number

200905

Drawing Title

OPTION ONE:
RETAIN HOUSE, RETAIN EXISTING LOTS

Scale:

1:500
(APPLIES TO A3 ONLY)

CAD File	200905_200910_01a.dwg	Drawn	FBK
Coordinated	FBK	DATE	16.03.2009
Project Director	FBK	Updated	
Project Director		Rev	
Drawing Number			North

A01

Net Realisations: \$7 – \$7.5 million

OPTION 2 (a)

Demolish house – put to market with the existing subdivision.

Assumptions

- Titles are issued and lots are assumed to be sold separately but does not preclude a multi-lot purchase
- The existing zoning of "R10" is applied across the entire site although can be reconfigured.
- The existing Restrictive Covenant Burden (T18048/1962) does not restrict five reconfigured lots (meeting Council requirements).

Positives

- Cleared vacant site not bound by CMP.
- Many options for future purchasers.
- Time effective.
- Ability to rebuild to a form that maximises views (Note: No height restrictions in place, as best views are obtained from second level or above).

Negatives

- Limited purchasers in this high price bracket.
- Loss of historical place in the Shire of Peppermint Grove.

Assessed Values

Lot 25: \$2.9 million

Lot 26: \$2.8 million

Lot 27: \$3.8 million

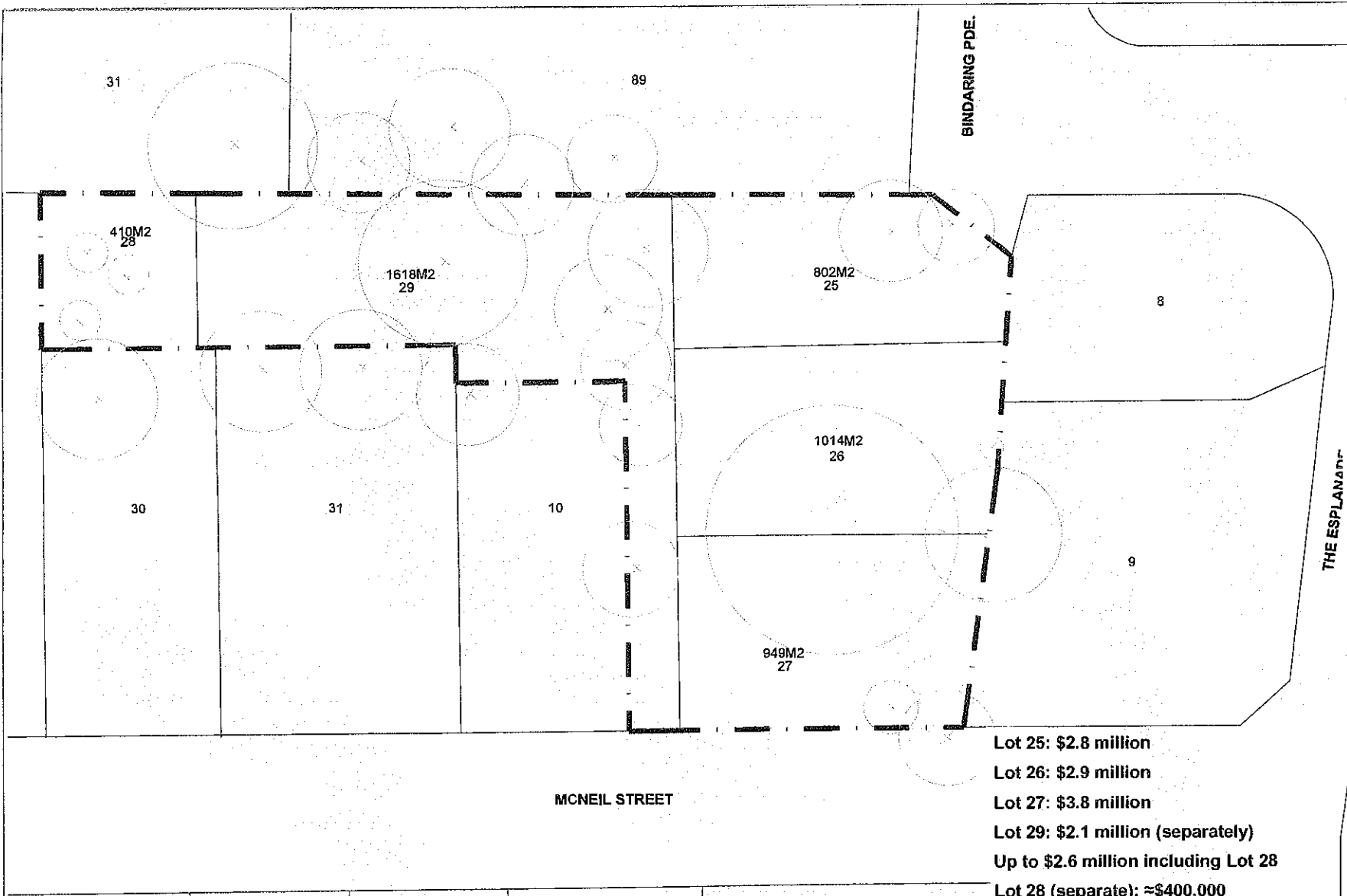
Lot 28: \$400,000

Lot 29: \$2 million (Combined with Lot 28 up to \$2.6 million)

GROSS REALISATIONS: \$12 .1 million


LESS – Estimated demolition & marketing costs of \$300,000

Net Realisations - **\$11.8 million**



Rev	Description	By	Date

NOTES:


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Client:
SHIRE OF PEPPERMINT GROVE

Project:
THE CLIFFE - DEVELOPMENT OPTIONS


Project Number:
200905

Drawing Title:
OPTION TWO:
DEMOLISH HOUSE, RETAIN EXISTING LOTS


Scale:
1:500
(APPLIES TO A3 ONLY)


CAD File: 2009_05010.dwg	Drawn: FBK
Coordinated: FBK	Date: 10.09.2009
Project Architect: FBK	Updated:
Project Director: IH	Rev:
Drawing Number	North


A02



 N


LEGEND

 AREA TO DEVELOP

 No. 37 MCNEIL STREET

 RELOCATED HOUSE

 EXISTING LOTS

 MATURE TREES

Lot 25: \$2.8 million

Lot 26: \$2.9 million

Lot 27: \$3.8 million

Lot 29: \$2.1 million (separately)

Up to \$2.6 million including Lot 28

Lot 28 (separate): ~\$400,000

Net Realisations: \$11.8 million

OPTION 2 (b)

Relocate house off site – Put to market with the existing subdivision.

ASSUME CLEARED SITE AS PER OPTION 2 (a), SAME VALUE AND CONSIDERATIONS APPLY WITH THE ADDITION OF RELOCATION COSTS.

Assessed Values

Lot 25: \$2.9 million

Lot 26: \$2.8 million

Lot 27: \$3.8 million

Lot 28: \$400,000

Lot 29: \$2 million (Combined with Lot 28 up to \$2.6 million)

GROSS REALISATIONS: \$12 .2 million

LESS – Relocation Costs @ \$2.5 million (as per RBB estimates)

(*Note: This estimate does not include the cost of acquiring a suitable site for relocation)

Net Realisations - **\$9.7 million**

OPTION 3

Retain house and garden, re-subdivide it as necessary to obtain one further development and sell off rump blocks to adjoining owners.

Assumptions

- Selling of rump blocks may achieve nominal values
- **Note:** Achieving highest and best (market value) may be difficult or unlikely given sale to limited buyer profile (i.e. adjoining owners).
- For ease of reference, we have allocated lot numbers to the individual lots as per the diagram overleaf, where there is also a diagrammatical representation of values.
- Lot 28 is a separately titled lot

Positives

- Time effective given quicker negotiations with known buyers.
- Simplicity of subdivision.
- One further parcel of land available for sale to adjoining owner.
- Lot 28 could be added to Lot 30 McNeil as a separately titled lot, thus with access easement may have the potential to be built on and sold separately.

Negatives

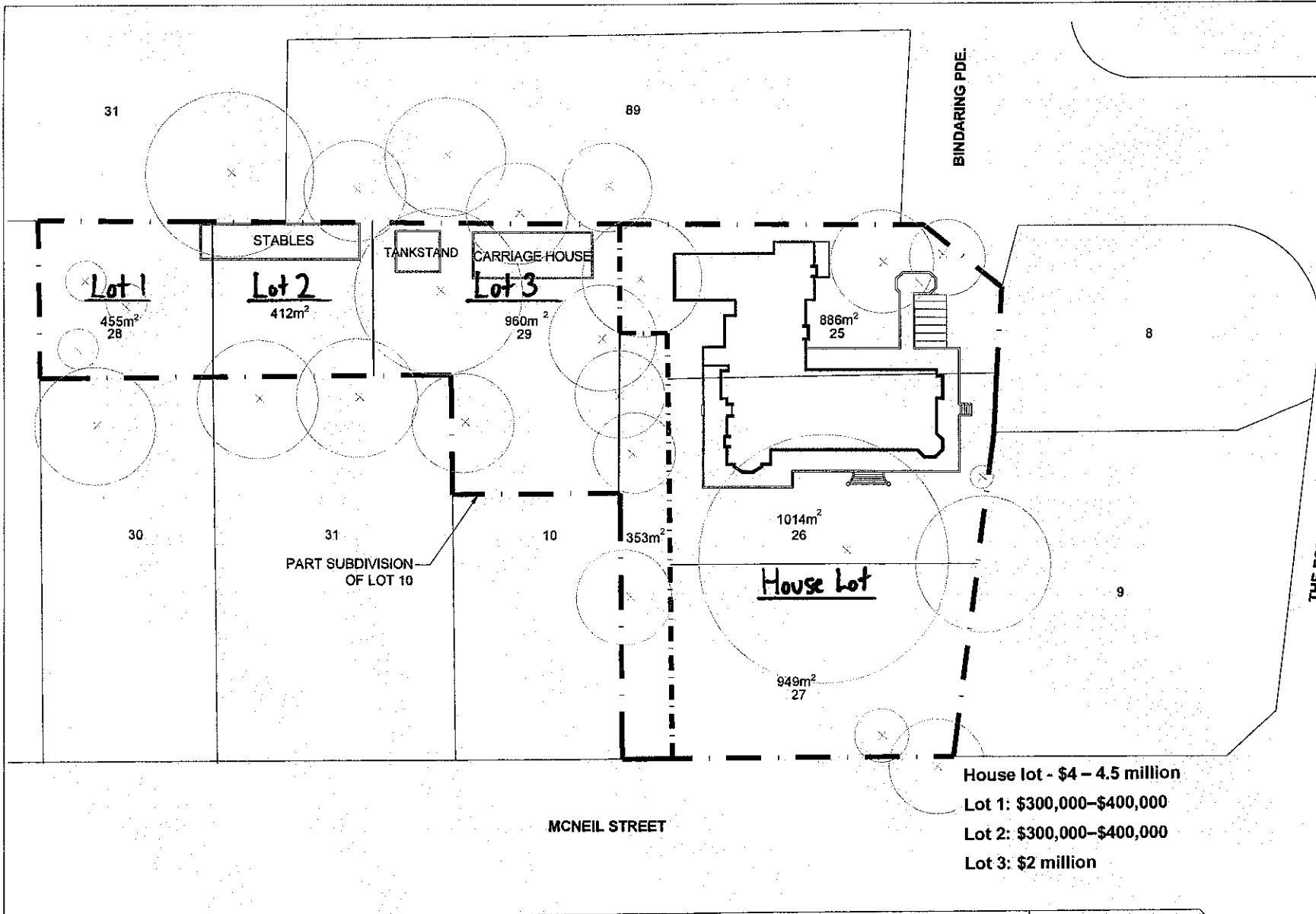
- Rump blocks may not achieve market value as assumed definition above.
- Retention of outbuildings, i.e. stables, tank stand and carriage house.

Assessed Values

House Block: \$4 - \$4.5 million
Lot 1: \$300,000 to \$400,000
Lot 2: \$300,000 to \$400,000
Lot 3: \$2 million
GROSS REALISATIONS: \$6.6 - \$7.3 million

LESS – Development Costs (estimated at up to \$50,000)

Net Realisations - \$6.55 - \$7.25 million

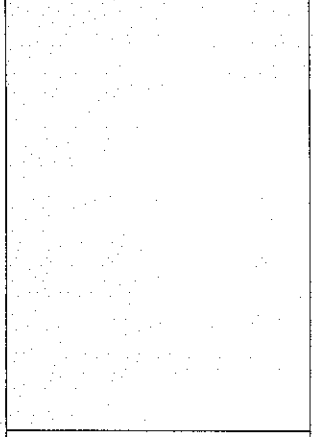


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Consultants

Client:
 SHIRE OF PEPPERMINT GROVE

Project:
 THE CLIFFE - DEVELOPMENT OPTIONS

Project Number:
 200905

Drawing Title:
 OPTION THREE:
 RETAIN HOUSE & GARDEN, SECOND
 HOUSE LOT, DISPOSE RESIDUAL LOTS

Scale:
 1:500
 (APPLIES TO A3 ONLY)

CAD File	200905_200110.rvt	Drawn	FBK
Coordinated	FBK	Date	10.02.2009
Project Architect	FBK	Updated	
Project Director	IH	Rev	

Drawing Number: A03

North

- LEGEND**
- No. 25 BINDARING PARADE
 - No. 37 MCNEIL STREET
 - EXISTING BUILDING
 - EXISTING LOTS
 - MATURE TREES

House lot - \$4 - 4.5 million
 Lot 1: \$300,000-\$400,000
 Lot 2: \$300,000-\$400,000
 Lot 3: \$2 million

Net Realisations: \$6.55 - 7.25 million

OPTION 4

Retain house and large as possible garden, re-subdivide rump blocks for sale to adjoining owners.

Assumptions

- Selling of rump blocks assumes market value definition of willing buyer and willing seller.

Note: Achieving highest and best (market value) may be difficult or unlikely given sale to limited buyer profile (i.e. adjoining owners).

- For ease of reference, we have allocated lot numbers to the individual lots as per the diagram overleaf, where there is also a diagrammatical representation of values.

Positives

- Similar to Option 3, this option is time effective given quicker negotiations with known buyers.
- Simplicity of subdivision.

Negatives

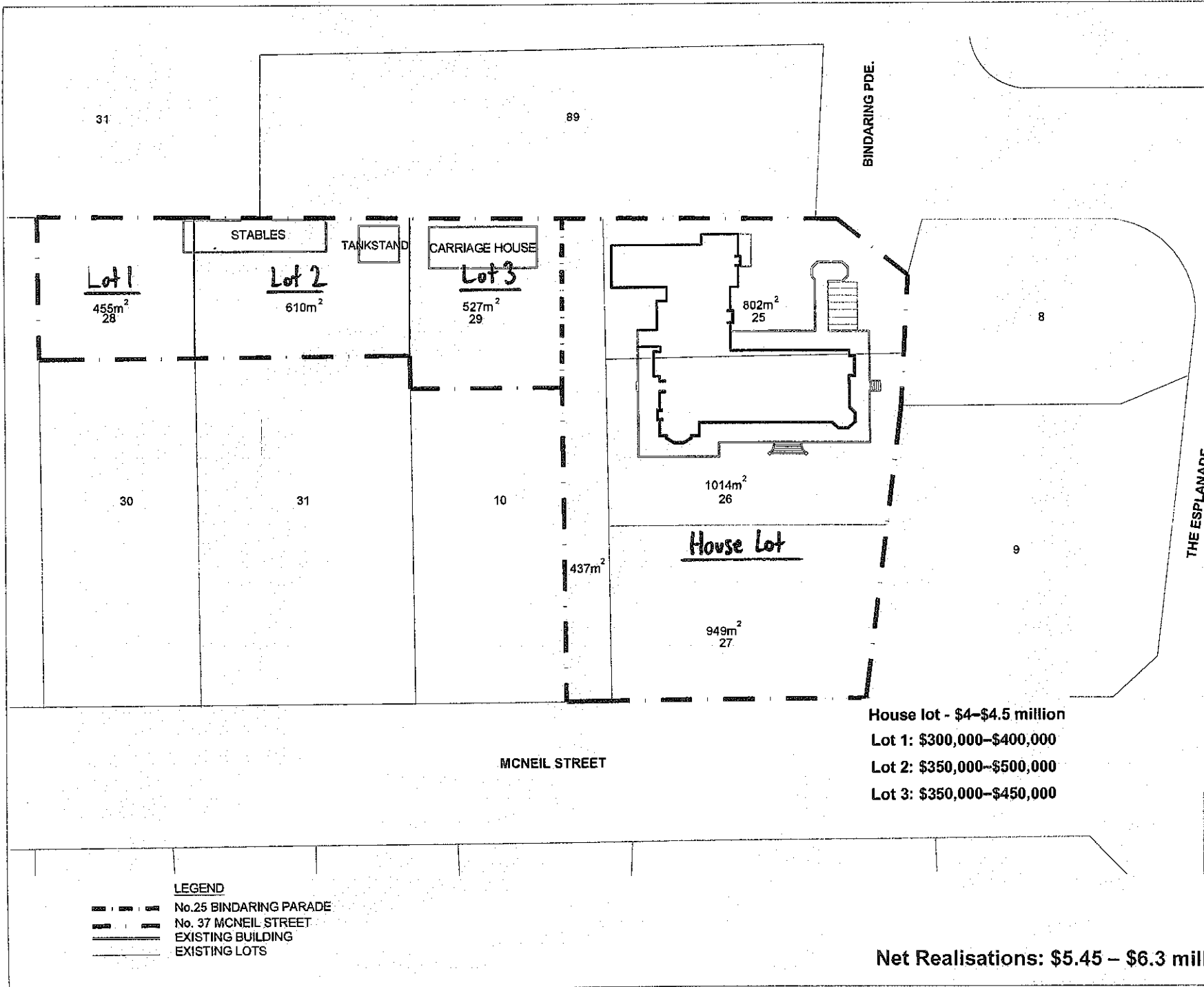
- Rump blocks may not achieve market value as assumed definition.
- Retention of outbuildings, i.e. stables, tank stand and carriage house although not essential

Assessed Values

House Block: \$4.5 - \$5 million
Lot 1: \$300,000 - \$400,000
Lot 2: \$350,000 - \$500,000
Lot 3: \$350,000 - \$450,000
GROSS REALISATIONS: \$5.5 – 6.35 million

LESS – Development Costs (estimated at up to \$50,000)

Net Realisations - \$5.45 - \$6.3 million



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Consultants

Client
 SHIRE OF PEPPERMINT GROVE

Project
 THE CLIFFE - DEVELOPMENT OPTIONS

Project Number
 200905

Drawing Title
 OPTION FOUR:
 RETAIN HOUSE & GARDEN, DISPOSE
 RESIDUAL LOTS

Scale
 1:500
 (APPLIES TO A3 ONLY)

CAD File: 2009_0905_010.dwg Drawn: FBK

Coordinated: FBK Date: 10.02.2009

Project Architect: FBK Up-dated:

Project Director: IN Rev:

Drawing Number: A04 North

LEGEND
 --- No.25 BINDARING PARADE
 --- No. 37 MCNEIL STREET
 --- EXISTING BUILDING
 --- EXISTING LOTS

House lot - \$4-\$4.5 million
 Lot 1: \$300,000-\$400,000
 Lot 2: \$350,000-\$500,000
 Lot 3: \$350,000-\$450,000

Net Realisations: \$5.45 – \$6.3 million



OPTION 5

Retain house and garden, re-subdivide rump blocks and Lot 10 into smaller lots.

Assumptions

- Lot 10 is incorporated into the site with cooperation from the owner.
- The Cliffe residence to be retained on a large estate-style lot. The site would be required to be rezoned to support smaller lot sizes, with the smallest lot being 307m². Common sealed roadway access to each of the lots.
- All lots to be fully serviced with cost of access and services to be borne by the Shire of Peppermint Grove.
- For reporting purposes, we have allocated lot numbers as per plan overleaf

Negatives

- Smaller lots, with Lot 2 having an awkward shape.
- Loss of significant trees.
- Longer time frame, risk of higher costs.
- May set precedent for other redevelopments of estate-style blocks.
- Likely objection from neighbours due to impact on privacy and overshadowing
- Up to \$1 to \$2 million in further development costs
- Likely buyer resistance due to length of construction time, style of neighbouring homes often seen in a small lot development
- Traffic management issues during construction process
- Uncertainty of the intentions of the owner of Lot 10 and possible relocation of the current occupant
- May set precedent for further redevelopment outside "R10" guidelines with possible delays and objections from neighbours/locals
- Re-zoning required

Positives

- Higher lot yield and potentially highest and best use.
- Higher values for lots sold separately.

OPTION 5 Contd...

- Possible demand from purchasers looking to downsize onto smaller lots in Peppermint Grove to allow for more affordable housing options.
- Potential to make subdivision and incorporate building styles sympathetic to the theme of The Cliffe.
- Rear lots have some potential for achieving some distant ocean views from a second or third storey

Assessed Values

House Block: \$4.5 - \$5 million

Lot 1: \$1.3 million

Lot 2: \$1.2 million

Lot 3: \$900,000

Lot 4: \$1.4 million

Lot 5: \$2.1 million

TOTAL REALISATIONS: \$10.9 – 11.4 million

LESS:

Subdivision Costs: ~\$ 1.5 million

Net Realisations: \$9.4 – \$9.9 million

No	Description	By	Date

NOTES

PECKHAM PLANNING & ARCHITECTURE
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Consultants

Client
SHIRE OF PEPPERMINT GROVE

Project
THE CLIFFE - DEVELOPMENT OPTIONS

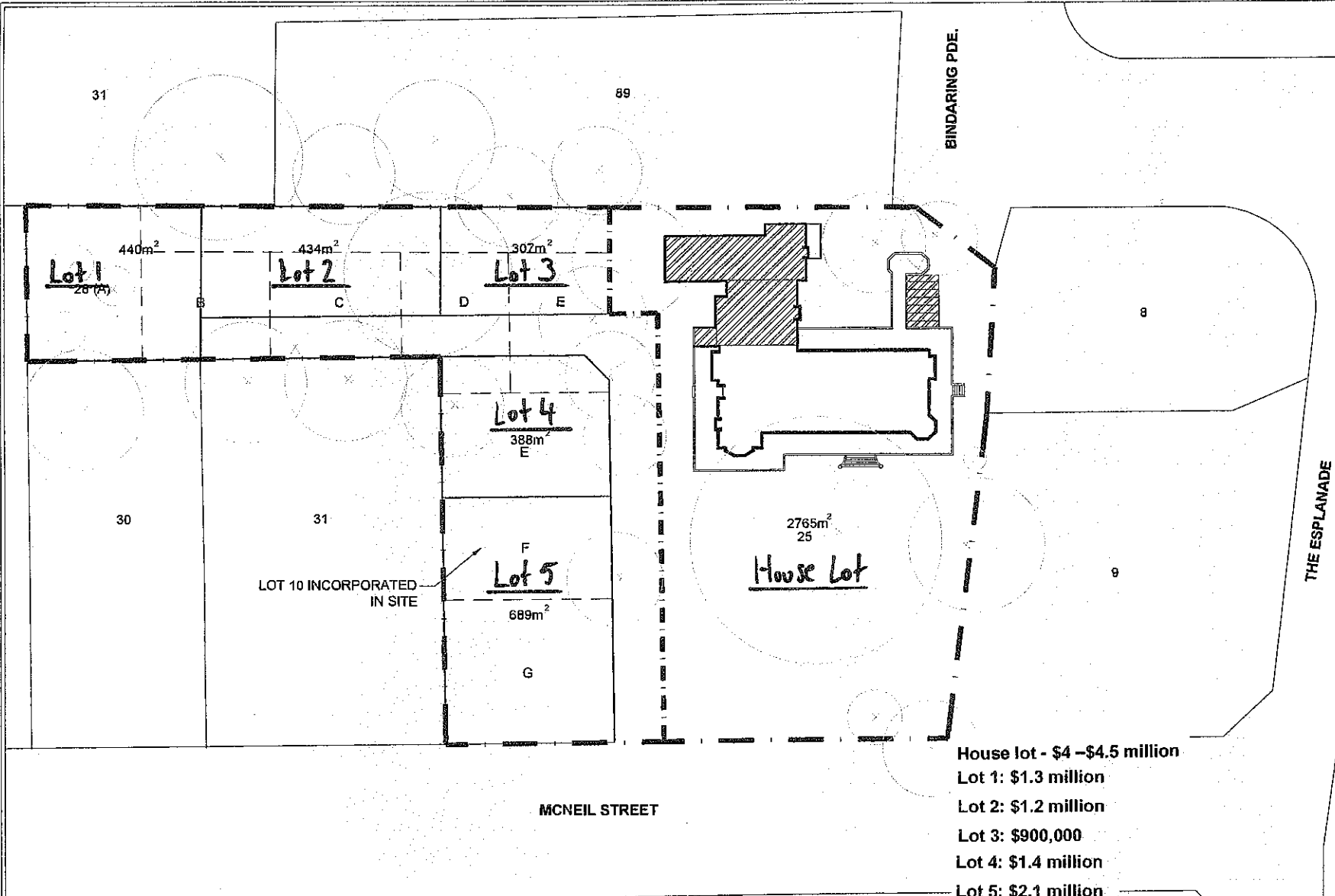
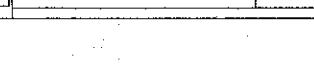
Project Number
200905

Drawing Title
**OPTION FIVE:
 RETAIN HOUSE & GARDEN, CREATE
 SMALLER LOTS**

Scale
**1:500
 (APPLIES TO A3 ONLY)**

CAD File: 2009_050510_0505plan.dwg	Drawn: FBK
Coordinated: FBK	Date: 10.08.2009
Project Architect: FBK	Updated:
Project Director: JH	REV:

Drawing Number **A05**



Net Realisations: \$9.4 - \$9.9 million

OPTION 6

Relocate house on site, re-subdivide for smaller north-facing lots accessible from Devil's Elbow.

Assumptions

- Rezoning of the site to allow for the smaller lot sizes, currently not permissible under "R10" zoning.
- It is anticipated that under this scenario, after the residence is relocated, that it is reconstructed/restored, including adaptation of kitchen wing, as per the CMP and to the level budgeted by RBB Construction Cost Consultants.

Negatives

- Loss of significant trees and garden surrounds.
- Small lot sizes.
- Longer time frame with further risk of cost escalations.
- May set precedent for further redevelopment outside "R10" guidelines with possible delays and objections.
- Access/egress to Bindaring Parade at Devil's Elbow is of safety concern due to blind corner.
- Likely objection from neighbours due to impact on privacy and overshadowing
- Up to \$1 to \$2 million in further development costs
- Likely buyer resistance due to length of construction time, style of neighbouring homes often seen in a small lot development
- Traffic management issues during construction process

Positives

- Cliffe residence can be admired from the street, with public access available to the site.
- Better potential to take advantage of views/north-facing aspect, especially for small lots.
- Associated development could finance relocation.
- Use of the building could be for private or public purposes, i.e. such as school purposes or community facilities.

OPTION 6 Contd...

- As a community or public use, there would be enhanced opportunity for public to access the site and the building.
- Rear lots have some potential for achieving some distant ocean views from a second or third storey

Assessed Values

House Block: \$4 - \$4.5 million

Lot 1: \$1.3 million

Lot 2: \$1.2 million

Lot 3: \$1 million

Lot 4: \$800,000

Lot 5: \$1.1 million

Lot 6: \$1.8 million

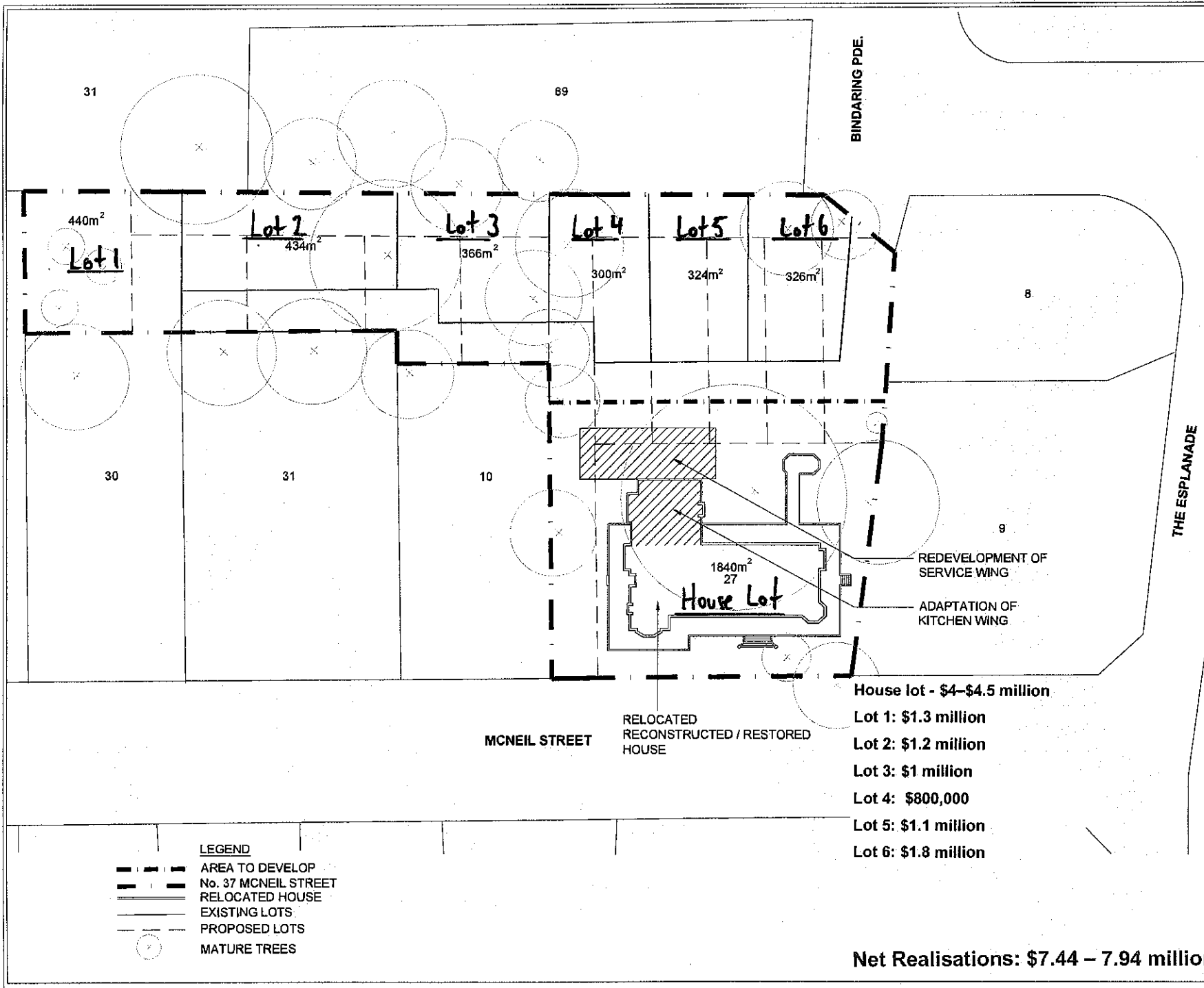
TOTAL REALISATIONS: \$11.2 - \$11.7 million

LESS:

Subdivision Costs: ~\$ 1.5 million

Relocation Costs: \$ 2.265 million (RBB)

Net Realisations: \$7.44 - \$7.94 million (rounded)



REVISIONS TO BE MADE TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT OR ARCHITECTS IN CHARGE OF THE PROJECT AND NOT BY THE CLIENT. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND ARCHITECTS IN CHARGE OF THE PROJECT.

Rev	Description	By	Date

NOTES:

HOCKING PLANNING & ARCHITECTURE
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Consultants:

Client: SHIRE OF PEPPERMINT GROVE

Project: THE CLIFFE - DEVELOPMENT OPTIONS

Project Number: 200905

Drawing Title: OPTION SIX: RELOCATE HOUSE ON SITE, SMALL LOT SUBMISSION

Scale: 1:500 (APPLIES TO A3 ONLY)

CAD File	2009_060210_v14.dwg	Drawn	FBK
Coordinated	FBK	Date	10.03.2009
Project Architect	FBK	Updated	
Project Director	IH	Rev	

Drawing Number: _____ North

- House lot - \$4-\$4.5 million
- Lot 1: \$1.3 million
- Lot 2: \$1.2 million
- Lot 3: \$1 million
- Lot 4: \$800,000
- Lot 5: \$1.1 million
- Lot 6: \$1.8 million

Net Realisations: \$7.44 – 7.94 million (rounded)



OPTION 7

Retain house with plans to transfer the entry facade to the northern side and retain with large garden and building envelope, re-subdivide one lot fronting McNeil Street. House lot still retains option to sell off Lot 28 to adjoining owner.

Assumptions

- That the CMP allows re-creation of the facade on the north-facing side of the building fronting Devil's Elbow to give visual of home to Bindaring Parade
- That the Shire allows a significant building envelope and total land area to comprise approximately 3,300m².
- Lot subdivided off McNeil Street will occupy area of approximately 1500m².
- Proposed extensions are in keeping with the existing style of the house yet with some building concessions.
- That a two storey section could be constructed on the northern side of the existing building.
- Owner retains the option of selling off Lot 28 (as rump block) to adjoining owner

Negatives

- Loss of garden area fronting McNeil Street, although this is partly counteracted by the addition of land which is more usable to the rear (east) of the residence.

Positives

- Rear previously land-locked, and less valuable land is able to be utilised.
- New heritage street facade to Devil's Elbow and thus maintaining a Bindaring Parade address.
- Less cost in recreating the facade on the northern side rather than the high cost of moving the residence.
- Ability to subdivide and sell a lot facing McNeil Street, with excellent aspect to the river, in prime section of the site.
- The ability to build a two storey section in a large building envelope on the northern side allows views to be better utilised.
- Still maintains The Cliffe on a large estate-style lot.

OPTION 7 Contd...

- Much more attractive to a wider market
- Owner of house lot still has option to sell off Lot 28 to adjoining neighbour

Assessed Values

House Block: \$5 - \$5.5 million

Lot 1: \$5 million

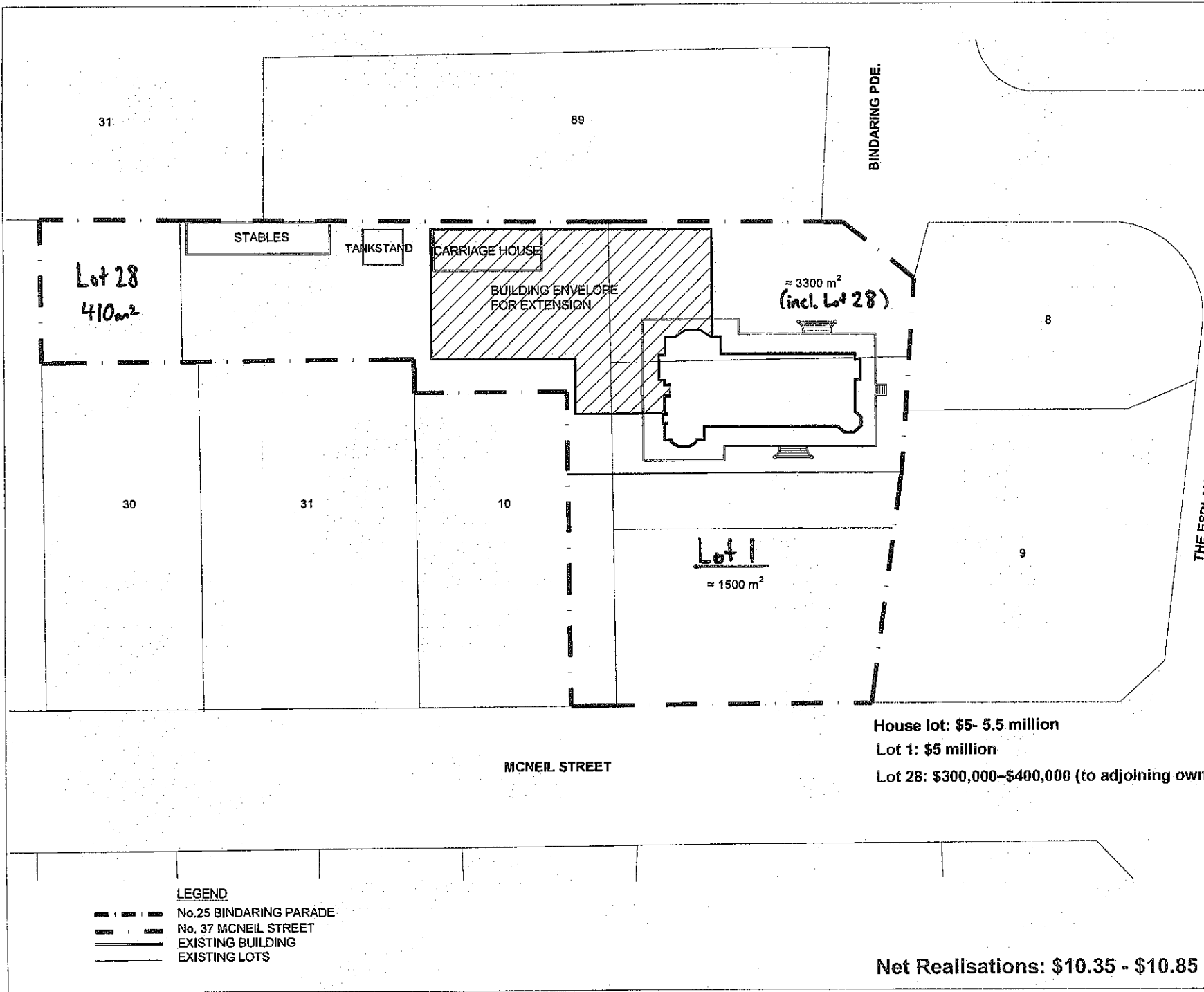
Lot 28: \$300,000 to \$400,000 (to adjoining owner)

TOTAL REALISATIONS: \$10.4 - 10.9 million

LESS:

Subdivision costs: \$50,000

Net Realisations: \$10.35 - \$10.85 million



REVISIONS

Rev	Description	By	Date

NOTES

1. All dimensions are given in metres and shall apply to the finished ground level unless otherwise stated.

2. The proposed development shall be in accordance with the relevant provisions of the Local Government Act 1995 and the relevant provisions of the Planning and Development Act 2005.

3. The proposed development shall be in accordance with the relevant provisions of the Planning and Development Act 2005.

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Consultants

Client
SHIRE OF PEPPERMINT GROVE

Project
THE CLIFFE - DEVELOPMENT OPTIONS

Project Number
200905

Working Title
OPTION SEVEN: RELOCATE HOUSE ON SITE, SMALL LOT SUBMISSION

Scale
1:500 (APPLIES TO A3 ONLY)

CAD File	200905_002101_0101.plt	Drawn	82
Coordinated	FEK	Date	10.01.2009
Project Architect	FEK	Updated	06.01.2009
Project Director	JH	Rev	
Drawing Number		North	

House lot: \$5- 5.5 million
 Lot 1: \$5 million
 Lot 28: \$300,000-\$400,000 (to adjoining owner)

Net Realisations: \$10.35 - \$10.85 million



Options	Description of Option	Assessed Values	Estimated Cost of Development	Net Realisations
Option 1	Status quo – retain house and garden, put to market as is, with conservation plan and heritage agreement.	\$7 – \$7.5 million	Nil	\$7 – \$7.5 million
Option 2a	Demolish house – put to market with the existing subdivision.	Lot 25: \$2.8 million Lot 26: \$2.9 million Lot 27: \$3.8 million Lot 29: \$2.1 million (separately) (Up to \$2.6 million including Lot 28) Lot 28 (separate): ≈\$400,000 Gross Realisations: \$12.1 million	Demolition & Marketing estimated @ \$300,000	\$11.8 million
Option 2b	Relocate house off site – put to market with the existing subdivision.	Same as per option 2a Total Realisations: \$12.2 million	2.5 million (relocation off site) as per RBB	\$9.7 million
Option 3	Retain house and garden, re-subdivide as necessary to obtain one further development site and sell off rump blocks to adjoining owners.	House lot - \$4 – 4.5 million Lot 1: \$300,000–\$400,000 Lot 2: \$300,000–\$400,000 Lot 3: \$2 million Gross Realisations: \$6.6 – 7.3 million	Up to \$50,000	\$6.55 - 7.25 million
Option 4	Retain house in largest possible garden, re-subdivide rump blocks for sale to adjoining owners.	House lot - \$4.5–\$5 million Lot 1: \$300,000–\$400,000 Lot 2: \$350,000–\$500,000 Lot 3: \$350,000–\$450,000 Gross Realisations: \$5.5 - \$6.35 million	Up to \$50,000	\$5.45 – \$6.3 million
Option 5	Retain house and garden, re-subdivide rump blocks and Lot 10 into smaller lots.	House lot - \$4 –\$4.5 million Lot 1: \$1.3 million Lot 2: \$1.2 million Lot 3: \$900,000 Lot 4: \$1.4 million Lot 5: \$2.1 million Gross Realisations: \$10.9 - \$11.4 million	≈\$1.5 million (subdivision & dev-costs incl. roads, drainage services etc) (Note: includes provision of Lot 10 in subdivision)	\$9.4 - \$9.9 million
Option 6	Relocate house on site, re-subdivide for smaller north-facing lots accessible from Devil's Elbow.	House lot - \$4–\$4.5 million Lot 1: \$1.3 million Lot 2: \$1.2 million Lot 3: \$1 million Lot 4: \$800,000 Lot 5: \$1.1 million Lot 6: \$1.8 million Gross Realisations: \$11.2 – 11.7 million	\$2.265 million (relocation) as per RBB ≈\$1.5 million (subdivision & dev-costs incl. roads, drainage services etc)	\$7.44 – 7.94 million (rounded)
Option 7 (proposed)	Retain house with plans to flip the facade to the northern side and retain with large building envelope, re-subdivide one lot fronting McNeil Street. House lot still retains option to sell off Lot 28 to adjoining owner.	House lot: \$5 - \$5.5 million Lot 1: \$5 million Lot 28: \$300,000–\$400,000 (to adjoining owner) Gross Realisations: \$10.4 - \$10.9 million	Up to \$50,000	\$10.35 - \$10.85 million

** In options where the house is retained, or relocated on site, it is anticipated that the northern service wing, which is of lesser heritage value, could be redeveloped. See full explanations of assumptions for all above options as contained within the VALUATION SCENARIO section of valuation report prepared by Glendinning & Associates.

DISCLAIMER: All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report that gives the supporting detail to each of the options summarised. It is a synopsis only and must not be copied or distributed in isolation and always be referenced with our valuation report dated 30th April 2009.

VALUATION RATIONALE AND ANALYSIS

In determining the maximum realisations in each of the options presented, we have analysed a wide range of market evidence ranging from small green titled lots through to large estate style lots with existing homes. In each of the varying options, we have used a similar set of sales evidence and the analysis of sales has been broken into the following categories, which are discussed below.

1. Assessing Values of Heritage Properties

We have seen very limited transactions of high level heritage listed residential properties in premier locations within the past few years except that of "Le Fanu" House in Cottesloe which sold in March 2009. We have used this sale as an example of a heritage listed property situated on a prime piece of land that was heavily discounted by the market due to the uncertainty and constraints imposed by the heritage listing. The recent sale of the property as detailed in the sales evidence section, was representative of an approximately 70% discount to the market value of the property if the listing was not in place. It should be noted at this point that "The Cliffe", due to its type of construction and being further from the harsh elements of the ocean, is in substantially better condition than "Le Fanu" and hence it is inappropriate to apply the same discount to the "The Cliffe". We have therefore taken into consideration the implications of the CMP, estimated costs of rectification, likely end values on completion of rectification works and then arrived at an appropriate discount amount. This approach has been utilised in any option which involves the sale of the property with the existing CMP in place which includes Option 1 and Option 3 through to Option 7.

2. Analysis of Evidence for Estate-Style Lots

Estate-style lots can be described as the larger style lots most typical within the Shire of Peppermint Grove, generally ranging between 1,000m² to over 3,000m². These types of properties often afford substantial surrounding grounds and include such amenities as pools, tennis courts, gardens and landscaping. Factors that affect values of this style of property include overall size of the lot, frontage, access, privacy and availability of views. We have therefore analysed a number of recent transactions within Peppermint Grove and surrounding areas making the necessary adjustments when comparing to the subject.

3. Analysis of Evidence for Rump Blocks and Small Lot Subdivisions

In assessing values for the rump blocks in the varying options it is more than likely that achieving highest and best value (ie market value) for the lots will be difficult (unlikely) to achieve given the limited buyer profile ie the adjoining owners. We have also given consideration to the fact that value diminish as you travel from the front of a lot to the rear, making the rear of the lots the least valuable land. Therefore, the addition of a further 400m² to 600m² could be argued to add nominal value to adjoining the properties. The price that these lots are offered to the neighbours also needs to be attractive enough to warrant undertaking the exercise of taking on the additional land, which may or not at this time be of any benefit to the neighbour.

We do note however, in the case of Lot 31 McNeal Street that the house and buildings are set quite far back and therefore to gain some additional land at the rear lot may be considered beneficial however at the time of preparing this report, we are not aware of the intentions of any of the neighbours in acquiring further land.

This makes the valuation approach somewhat more subjective and there is little directly comparable data available. In our experience and what we have seen in these situations is that the neighbour that has been asked to consider acquiring additional land will only do so if the land is offered at a considerable discount to normal market value rates.

We have therefore given consideration to the additional value this land would add as well as considered values on a rate per square metre.

In conclusion, we have assessed added values of rump blocks to be on average of \$300,000 to \$500,000.

There is also an option for Lot 28 as a separately gazetted lot, to be issued it's own title with access granted over Lot 31 McNeil Street. Whilst there would be some market for this lot possibly up to \$800,000, there would also be some detriment to Lot 31 McNeil Street due to the right of way, costs of establishing the access and loss of some privacy hence added value of this lot still falls back to the above values between \$300,000 to \$500,000.

Zonings within the Shire of Peppermint Grove do not support small lot subdivision therefore there is little or no market evidence of small "green" titled lots within the Shire. Small lots do have the benefit of allowing ageing residents the option to downsize whilst still staying in the area and also lowering the entry level price into the suburb. Planning policy however has not allowed this to occur such as in the neighbouring suburbs of Claremont and Mosman Park. We have therefore considered sales evidence of smaller lots within these suburbs making the necessary adjustments for differences in lot size, type of development, access, availability of views and proximity to amenities. From our own observations we have also seen vacant lots sold in small subdivisions (lots <500m²) such as that proposed in some of the options presented, often fail to reach expectation. This can be due to a number of factors but mainly the uncertainty which arises with a number of neighbours' building and the timing of these developments. There is also inconvenience for surrounding owners during the construction process which can be prolonged. For this reason, few developments are sold in this manner, limiting sales evidence.

In determining values for the small vacant lots in Options 5 and 6, we have adjusted figures to take into account issues such as outlined above.

COMPARABLE SALES EVIDENCE

1. Heritage Properties

- Address:** *Le Fanu House, 2 SALVADO STREET, COTTESLOE
(cnr Marine Parade)*
- Sold:** *3/2009 for \$4,250,000*
- Property Description:** *Comprising a circa 1893 residence constructed of dressed limestone and roofed in asbestos and occupying a 1,492m² site. Gables on all four sides have Tudor details, and on the south-east side is a bay window with conical turret topped with an elegant finial. Surrounding verandahs are supported on simple square timber posts, and the garden is enclosed by a surrounding limestone wall. The home boasts 17 rooms, with a cellar, store room, and has a frontage of 36 metres to Marine Parade and achieves 180° ocean views. The property is currently in a significant state of disrepair, requiring extensive restoration, and is being described as being in "near ruin", with collapsing chimneys, white ant-eaten floors and ceilings collapsing under tonnes of sand blown in over the years.*
- History:** *Formerly known as "Banksia", Le Fanu House was constructed in circa 1893 as the private residence of Henry Diggins Holmes and his wife Marion. The place is of architectural excellence and has associations with prominent people. It was built originally as a convalescent home for children, the patrons of which were prominent in the district and in Western Australian political life. In 1945, Le Fanu was bought by the Anglican Church, which continued the charitable efforts established by the Holmes family. Le Fanu maintained its association with the Ministering Children's League and was used as a meeting place for religious organisations and groups. Le Fanu remained under the ownership of the Anglican Church until in 1973, when it was sold as a residence. It had been named "Le Fanu House" in honour*

2 SALVADO STREET, COTTESLOE –
History Cont'd...

of a former Anglican Archbishop and used as a seaside conference centre. In the time that the Anglican Church owned the property, it had been modified including being fitted with big toilets and kitchens, and it had been argued that there were several intrusive elements and was considered to have lost its heritage value.

In the 1990s Cottesloe Council declared the house unfit and dangerous for humans to live in. The previous owner, Mrs Drake-Brockman later gained approval to subdivide the site and build a new house on the Marine Parade frontage, so long as the old home remained visible from the street. She built the new house however failed to do any work on the old house. In December 2000 she was prosecuted and fined after she had work done on Le Fanu House in 1998 without Heritage Council approval; she had two chimneys removed to roof level and was convicted and fined and ordered to pay costs. The prosecution was a test case under the Heritage Act, which carries heavy penalties for anyone convicted of damaging a heritage property.

Analysis:

This sale is a prime example of a heritage building which has been regarded by the market as a blight to the land value, due to the existing heritage buildings which are unable to be demolished. Supporting evidence of recent sales on Marine Parade (overleaf) show that as a vacant site, this property would achieve around \$12-15 million, showing up to 70% decrease in the value of the site.

2 SALVADO STREET, COTTESLOE –
 Analysis Cont'd...

We are aware there were several previous offers received at higher amounts (the last being \$5.25 million) but all failed to have finance approved or meet offer conditions. The buildings are assessed to have no added value. The land value can be expressed as a rate of \$2,849/m² as heritage-affected land value. This can be expressed as follows:

Land	\$4,250,000 (\$2,849/m ²)
Improvements	\$0

Address: 164 MARINE PARADE, COTTESLOE

Sold: 2/2009 for \$6,650,000

Property Description: *Comprising a 709m² duplex site with improvements comprising two approximately 25-year-old homes (the rear of which is two storey) and offer modest accommodation. The location allows uninterrupted panoramic ocean views. A prime site which does not get much better in Cottesloe.*

Analysis:	Land	\$6,600,000 (\$9,309/m ²)
	Improvements	\$50,000

(Above sale is included for analysis purposes only)

2. Evidence for Estate-Style Lots

Address: 31 VIEW STREET, PEPPERMINT GROVE

Sold: 2/2009 for \$7,300,000

Property Description: *Comprising a dated 2 storey 4 bedroom plus study, 3 bathroom brick and tile residence built in 1976. The property occupies a 1,904sqm composite site in a prime central position with tennis court, manicured gardens, double garage and river vistas from ground floor and upper floor. The buildings have a living area of 359m² plus double garage and basement.*

Analysis: Land: \$6,800,000 (\$3,571/m²)

Improvements: \$500,000

Conclusions: *Superior central location with arguably superior views to the Cliffe. Superior improvements with no restrictions on construction/demolition. Overall superior.*

Address: 6 JOHNSON PARADE, MOSMAN PARK

Sold: 1/2009 for \$9,000,000

Property Description: *Comprising a vacant 1,106m² lot located directly opposite the river reserve and obtaining uninterrupted river views. Situated in an exclusive and sought after precinct, having little through traffic and no public parking along Johnson Parade. The site is zoned "R25" and has conditional approval for subdivision into three lots, although we have been advised the purchaser is looking to develop a single residence on the site. Sold for a premium price and was considered slightly above market.*

Analysis: Represents \$8,137/m²

Conclusions: *Superior river front private location. Overall superior.*

Address: 29 VIEW STREET, PEPPERMINT GROVE

Sold: 8/2008 for \$7,850,000

Property Description: Comprising a substantial, single level, character, brick and tile residence providing six bedroom, three bathroom accommodation. The property occupies a 1,659m² block with a wide 36.5m frontage. The property has extensive parking facilities, a walk-down cellar, well presented cottage gardens and is in a prime central position, and there is potential for some minor river glimpses from a second level construction.

Accommodation comprises six bedrooms, study, three bathrooms and large formal areas, with the home having a total building area of 444m² with 45m² of garage and just under 200m² of verandahs.

History: The property comprises a circa 1907 landmark character residence known as "Braemar" and is not currently listed on any heritage registers.

Analysis: Land: \$7,200,000 (\$4,339/m²)

Improvements: \$650,000

Conclusions: Superior central location however inferior views to the Cliffe. Superior improvements with no restrictions on construction/demolition. We have also adjusted for downward market movement since the sale date. Overall lower values to apply for the overall property with the CMP in place.

Address: 10 HILL STREET, MOSMAN PARK
Sold: 1/2009 for \$10,000,000
Property Description: *Comprising a 1948 built, renovated and extended six bedroom, three bathroom, brick and tile house with a attached double garage. The residence has a living area of 480m², and features a below ground pool, tennis court and manicured grounds. The home is situated on a prime 1945m² allotment with river views and within close proximity to the foreshore in a sought after precinct. Under the zoning, the lot can be subdivided into four.*

Analysis: Land: \$9,000,000 (\$4,627/m²)

Improvements: \$1,000,000

Conclusions: *Far superior location and access to the river compared to the Cliffe and house can be demolished. Superior.*

Address: 56 JUTLAND PARADE, DALKEITH
Sold: 12/2008 for \$20,000,000
Property Description: *Comprising a six bedroom, four bathroom brick and tile mansion built in 2003 and set over three levels and occupying a 2302m² site backing onto the river. The home has a reported building area of 720m² with a high standard of fitout, extensive garaging and a pool. There is extensive retaining stepping down the block and adjoining the river foreshore. At river level, there is a three level guest house/studio with boat garaging to the undercroft. The property and the property was previously purchased in 2006 for \$12.25 million with an old original residence.*

Analysis: Land: \$14,000,000 (\$6,082/m²)

Improvements: \$6,000,000

Conclusions: *An exclusive location with far superior improvements to the Cliffe and considered to have achieved a premium with this considered an exceptional sale and being out of the ordinary, given the current economic climate.*

Address: 44 VIEW STREET, PEPPERMINT GROVE

Previously Listed: for \$12,000,000

Property Description: "St Just" Comprises a substantial period home built in circa 1900, with extensive restoration and renovations completed in 1999. The property occupies a total land area of 3035m² with extensive manicured and reticulated lawns and gardens incorporating extensive ponds and water features. Car accommodation is provided by a three car garage entered from Keane Street. The residence was previously restored however most recently was presenting in fair condition requiring maintenance. Most of the home was restored to original condition, including restoration of the original ceilings, original fireplaces to rooms and a feature solid jarrah staircase with original carved newels and handrails. Additional features include ducted air conditioning provided to the kitchen downstairs and the bedrooms upstairs, state-of-the-art security, a large cellar and sauna to the basement and a total of six bedroom, seven bathroom accommodation with a reported building area of 650m².

A substantial landmark home which is on the local Municipal Inventory yet without the heritage restrictions. Was originally listed for sale at \$16,000,000 and reportedly reduced to \$12,000,000 before it was withdrawn from the market. It is noted the property was originally purchased in March 2006 for \$9,000,000. At last asking price;

Analysis: Land: \$9,500,000 (\$3,130/m²)

Improvements: \$2,500,000

Conclusions: Sought after central position however without the views. An arguably superior site and improvements to the subject overall although not a transacted sale.

Address: 37 VIEW STREET, PEPPERMINT GROVE
Sold: 7/2008 for \$6,000,000
Property Description: *Comprising a 1950s built, renovated and extended, five bedroom, five bathroom, two storey, brick and tile residence occupying an 878m² lot. The property is in an elevated position, achieving river views from the upper level, having well presented surrounding grounds and reportedly has a building area of 380m². There is also a below ground pool, double garage and large rear balcony.*

Analysis: Land: \$4,800,000 (\$5,467/m²)
Improvements: \$1,200,000

Conclusions: *Superior central location and views on a smaller lot to the Cliffe however noted we have also adjusted for downward market movement since the sale date. Overall higher values to apply for the overall property with the CMP in place.*

Address: LOTS 72 & 73 BUNGALOW COURT, PEPPERMINT GROVE
Sold: 11/2008 for \$7,500,000
Property Description: *Comprising two adjoining allotments purchased as a single parcel at the rear of a cul-de-sac and with potential for river vistas from the proposed upper levels. The site has as combined area of 1,892m², and we consider values would have softened significantly since the date of this sale.*

Analysis: Represents a rate of \$3,964/m²

Conclusions: *Central location however inferior views to the Cliffe. We have adjusted for downward market movement since the sale date. Overall provides insight to values for the Cliffe if sold with CMP in place under Option 1.*

Address: 8-12 BAYVIEW TERRACE, PEPPERMINT GROVE

Sold: 9/2008 for \$10,500,000

Property Description: Comprising three adjoining lots purchased as a single parcel and with a combined area of 2,952m². Similarly, we consider values would have softened significantly since the date of this sale.

Analysis: Represents \$3,557/m².

Conclusions: Central location however inferior views to the Cliffe. We have adjusted for downward market movement since the sale date. Overall lower values for the Cliffe to apply if sold with CMP in place under Option 1.

On The Market Evidence

Address: 39 & 41 KEANE STREET, PEPPERMINT GROVE

On the Market: Asking \$5,500,000 each

Property Description: *Comprising two vacant lots side by side, being 1,818m² and 1,822m² respectively. Each of the lots are mainly level, sloping gently above road grade and comprising sandy soils. Though situated a short walk to the river and also in close proximity to the tennis club and amenities. These lots gain river views and are in a prime sought after position.*

Analysis: *The asking price represents a rate of around \$3,025/m².*

Conclusions: *Arguably superior location and views to the Cliffe although smaller lot size. Although not yet sold, this listing does provide an insight to values achievable for vacant lots in Options 2 & 7.*

Address: 161 WELLINGTON STREET, MOSMAN PARK

On the Market: Asking \$5,250,000

Property Description: *Comprising an older style, three bedroom, two bathroom residence occupying a 1012m² lot with panoramic river and city views. The lot is situated opposite the golf course also with some views to the ocean, in a very elevated position, with the house having little added value although offering quite substantial accommodation with a pool. It is noted that views to the river are partially restricted by two homes situated in front.*

Analysis: *The asking price represents a rate of \$5,188/m² overall*

Conclusions: *A superior location and views to the Cliffe although smaller lot size. Although not yet sold, this listing does provide an insight to values achievable for larger vacant lots in Options 2 & 7.*

Address: LOT 10 SAUNDERS STREET, MOSMAN PARK

On the Market: Asking \$6,500,000

Property Description: Comprising a vacant 812m² battleaxe site and situated in a very elevated position obtaining very good river views over Freshwater Bay and being situated within a small exclusive estate on the former "Prix d'Amour" site. Height restrictions apply on this site.

Analysis: The asking price represents a rate of \$8005/m².

Conclusions: Far superior views and location and has been listed for several months with little interest shown at this price.

3. Analysis of Evidence for Small Lots

Address: LOTS 1 & 2 BINDARING PARADE, CLAREMONT
Sold: 7/2008 for \$2,100,000 each
Property Description: *Comprising two vacant lots of 280m² and 283m² respectively, situated on the river and street-fronting a four-lot green titled development of four proposed luxury homes. The lots are situated on the cliff and fall steeply down below road level and sold with plans approved for a four-level luxury residence on each site. Upper level river views are protected by height covenants on the lots behind. Considered to have sold at a slight premium just prior to the market downturn.*

Analysis: Represents \$7,460/m² overall.

Conclusions: Superior location looking over the cliffs and with plans approved Far lower rates to apply to the green titled sites in Options 3, 5 & 6.

Address: 12 & 12A HILL TERRACE, MOSMAN PARK
Sold: 1/2009 for \$2,600,000 & \$2,700,000 respectively
Property Description: *Comprising two vacant lots with the front lot being 500m² and the rear lot (12A) having an area of 475m². Both lots are in a sought after precinct, having rear lane access to 12A and being only metres from the river. There is some potential for restricted views down the street, and we are also aware there are height covenants in place on these lots. The lots have purportedly bought by the same purchaser of 6 Johnson Parade, Peppermint Grove, as the lots back onto this site.*

Analysis: No.12 represents \$5,200/m²
No.12A represents \$5,684/m²

Conclusions: Superior location one lot back from the foreshore. Far lower rates to apply to the green titled sites in Options 3, 5 & 6.

Address: Lot 9/24 BAY VIEW TERRACE, MOSMAN PARK

Under Offer: Reportedly 2/09 for \$1,650,000

Property Description: Comprises a vacant 717m² battleaxe lot situated on Bayview Terrace within a sought after precinct of Mosman Park and on the border of Peppermint Grove. Situated at the rear of a four unit green title development with plans approved and height covenants in place to protect upper level river views. There is a common central driveway as well as a rear access leg. The development did struggle to sell with an extended marketing period.

Analysis: \$2,301/m²

Conclusions: Superior location yet due to the smaller size of the subject lots in Options 5 & 6, we expect higher rates would apply.

Address: 69 MATHEISON AVENUE, MOSMAN PARK

Under Offer: 4/09 for \$2,470,000

Property Description: Comprises a vacant 555m² lot on the cliffs edge in Minum Cove and achieving uninterrupted river views.

Analysis: \$4,450/m²

Conclusions: Superior location to the small lots in Options 5 & 6 with lower rates to apply. Due to smaller size and views slightly higher rates to apply for Lot 6 in Option 6

Address: 2 MARGARET STREET, COTTESLOE
Sold: 1/2009 for \$1,600,000
Property Description: *Comprising a 324sqm lot one street back from the beach and near the corner of Grant Street. Improvements comprise a knock down two level brick residence. The lot has lane access yet slopes down below road and obtains no ocean views. The vendor was under duress to sell and sold below expectation. We note it was purchased in 12/06 in the peak for \$1,700,000.*

Analysis: *Purchase price represents \$4,938/sqm.*

Conclusions: *Superior location and with better access than lots contained within Options 5 & 6.*

On The Market Evidence

Address: 22 THE CUTTING, MOSMAN PARK
On the Market: Asking \$999,000
Property Description: *Comprising a vacant 350m² lot within the Minum Cove estate and with minimal river views expected from a second level over roof tops. The asking represents \$2,854/sqm and has been reduced in price several times originally starting at a listing price of \$1,525,000.*

Analysis: *Asking price \$2,854/m²*

Conclusions: *Although not yet sold, provides insight to values for the small lots in Options 5 & 6.*

Comparable Sales Summary

In arriving at final values for each of the options we have been mindful that there has been a negative change in the top end of the real estate market since early September 2008 through to current time. This is in close relation to the stock market crash and more importantly the impact it has had on resource stocks, commodity prices and the exposure to this relating directly to the Western Australian economy. We have seen a quantifiable drop in values over the last 3 -5 month period for comparable properties and there has been significant commentary from numerous real estate participants that have indicated a drop in values/demand and an increase in supply. This has especially been the case for vacant land with most buyers opting to purchase an established property which can be lived in, rather than carrying the holding costs for a vacant lot. Values of vacant sites have therefore suffered the most losses in value and have required extended selling periods.

Those sales outlined in the report that relate to periods prior to the stock market crash have been adjusted down when comparing to the subject in the current market.

We are concerned with the oversupply of top end properties for sale and lack of buyer demand although in the last 8 week period, market activity has been improving with many properties sold, however prices are trending to values achieved in 2006 being 15 to 25% down on the peak in 2007. It is important in these times to interpret buyer behaviour and we are seeing a bargain hunting mentality for luxury homes in many market sectors in Perth and this will no doubt translate to the Claremont/Peppermint Grove market when properties are offered for sale.

Comparable Sales Summary Contd...

Estate Style lots

The sales evidence indicates that land rates for large estate style lots are now achieving between \$2500 to over \$4000 per square metre, the latter generally for premium locations. Some sites have achieved well over this amount with most of these sites being prior to the market downturn or simply in a premium location with uninterrupted views such as Johnson Parade. It should be noted that the majority of sales at the upper end of this range were also sold with quite substantial improvements which increased the appeal. We feel that on a vacant basis, Lots 25, 26 & 27 could achieve rates between \$2900 to \$4000 per square metre depending upon the position and views with Lot 27 considered the most superior. The land to the rear is discounted well below these rates due to the battle-axe nature and lack of views compared with the front lots.

House Lot

Considering the evidence of larger estate style lots and estimating the impact of the CMP on the Cliffe, we have assessed values for the house lot in Options 3 through to 7 broadly in the range of \$4 million up to 5.5 million depending upon the size of lot and configuration. Option 7 is considered to best utilise the land by giving sufficient space to extend on the northern side and this has been reflected in a higher value assessed.

Small Lots

Rates for small lots (excluding sale of rump lots to adjoining owners) are more subjective however we feel the smaller lots will achieve rates between \$2,600 to \$3,600 per square metre depending upon size and position with the exception of Lot 6 in Option 6 which is assessed at around \$5,500 per square metre. The higher rate reflects the very good river and city views as well as the small size of 326m².

VALUATION SUMMARY & CONCLUSIONS

The future of "The Cliffe" since this decision to remove it from the State Register of Heritage Places has been in doubt with wide discussion in the community and media at present due to the fact that the building can now be demolished.

We have been requested to undertake valuations to determine value outcomes for a number of options which involve subdivision and reconfiguration of the site, with the main objective to unlock the highest value possible and retain the existing heritage buildings as close to their original form as possible. More specifically, this involves finding an option which meets or exceeds the unimproved value of the site such that the option is practical and economically viable for all parties.

It is evident from the outcome of several of the options that they fail to capitalise on the most valuable parts of the land, which are those sites closest to The Esplanade and for this reason, are simply not practical. It is also questionable whether those options which involve small lot subdivisions are also practical, given that it goes against current zonings, is likely to raise objection from neighbours and also adds further to the development costs.

Option 7, has been presented as an additional option as it achieves the outcome of retaining 'The Cliffe' on a substantial Estate-style lot and we also recommend that the land be offered with building concessions which would allow the property to be more attractive to a potential purchaser.

VALUATION SUMMARY AND CONCLUSIONS Contd...

Finally, and in conclusion, after considering all of the options dealt with in the body of this report, a number of them have severe practical restrictions and are simply not feasible. In effect they involve too many variables that are outside the control of the committee's mandate. From our extensive analysis, Option 7 is the one that gets the closest to maintaining the original residence in heritage style on a large estate style lot, but still involves compromise on the part of the CMP and the objectives of the committee. We would therefore recommend negotiation and further consultation with the owner of "The Cliffe" if Option 7 is acceptable.

The summary of options is provided overleaf.

VALUATION

In accordance with our instructions and based on the details and comments contained within this report, we have assessed the following Net Realisation figures for each of the options put forward as at the 30th April 2009:

OPTION	NET REALISATIONS
Option 1	\$7 - \$7.5 million
Option 2A	\$11.8 million
Option 2B	\$9.7 million
Option 3	\$6.55 - \$7.25 million
Option 4	\$5.45 - \$6.3 million
Option 5	\$9.4 - \$9.9 million
Option 6	\$7.44 - \$7.94 million
Option 7	\$10.35 - \$10.85 million


BEN ARCHIBALD

AAPI Certified Practising Valuer No. 44073


DAVID GLENDINNING

AAPI Certified Practising Valuer No. 342

IMPORTANT: All data provided in the above table is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only, designed to provide a brief overview and must not be used or considered in isolation.

Invoice ID: 233843

CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER N/A	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 13/6/2008

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1265

FOLIO
334

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts

REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 28 & 29 ON DIAGRAM 8903
LOTS 25, 26 & 27 ON PLAN 3783

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MARK GARETH CREASY OF POST OFFICE BOX 4, MOSMAN PARK
(T K621723) REGISTERED 11 JUNE 2008

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 1265 FOLIO 334.
2. T18048/1962 RESTRICTIVE COVENANT BURDEN. REGISTERED 28.9.1962.
3. K621724 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 11.6.2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: D8903 [SHEET 1] , P3783 [SHEET 1].
PREVIOUS TITLE: 1040-922.
PROPERTY STREET ADDRESS: 25 BINDARING PDE, PEPPERMINT GROVE (25/P3783).
25L BINDARING PDE, PEPPERMINT GROVE (26/P3783).
37 MCNEIL ST, PEPPERMINT GROVE (27/P3783).
37L MCNEIL ST, PEPPERMINT GROVE (28/D8903).
37A MCNEIL ST, PEPPERMINT GROVE (29/D8903).
LOCAL GOVERNMENT AREA: SHIRE OF PEPPERMINT GROVE.

PT OF SWAN LOC. 84.

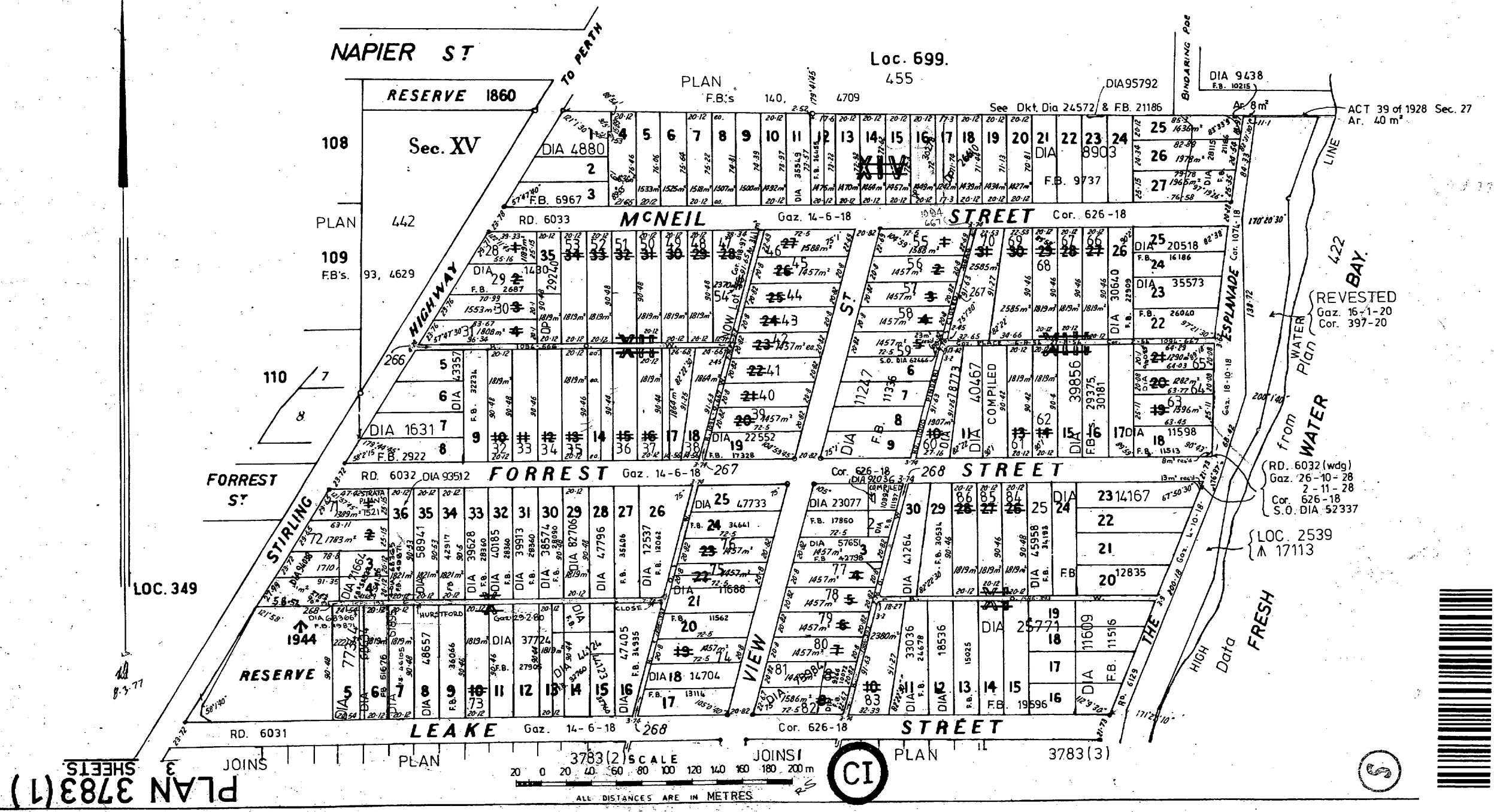
L.T.O. Cor. 818/1897.
F.B's 5912 5913 6028 & 6260.
INDEX PLAN PERTH 1000 14.38
15.39

APPROVED.
25. 1. 16.

Land parcel identifier amended -
Regulation 12 Licensed Surveyors
(Transfer of Land Act 1893)
Regulations. Corr. 1775-2000-01
Date: 11. 2. 02

Land Parcel Identifier amended -
Regulation 6 of Transfer of Land
(Surveys) Regulations 1895
Corr. 1775-2000-01
Date: 15. 3. 2005

PERTH 2000 07 20
PLAN 422
C/T's 187-2



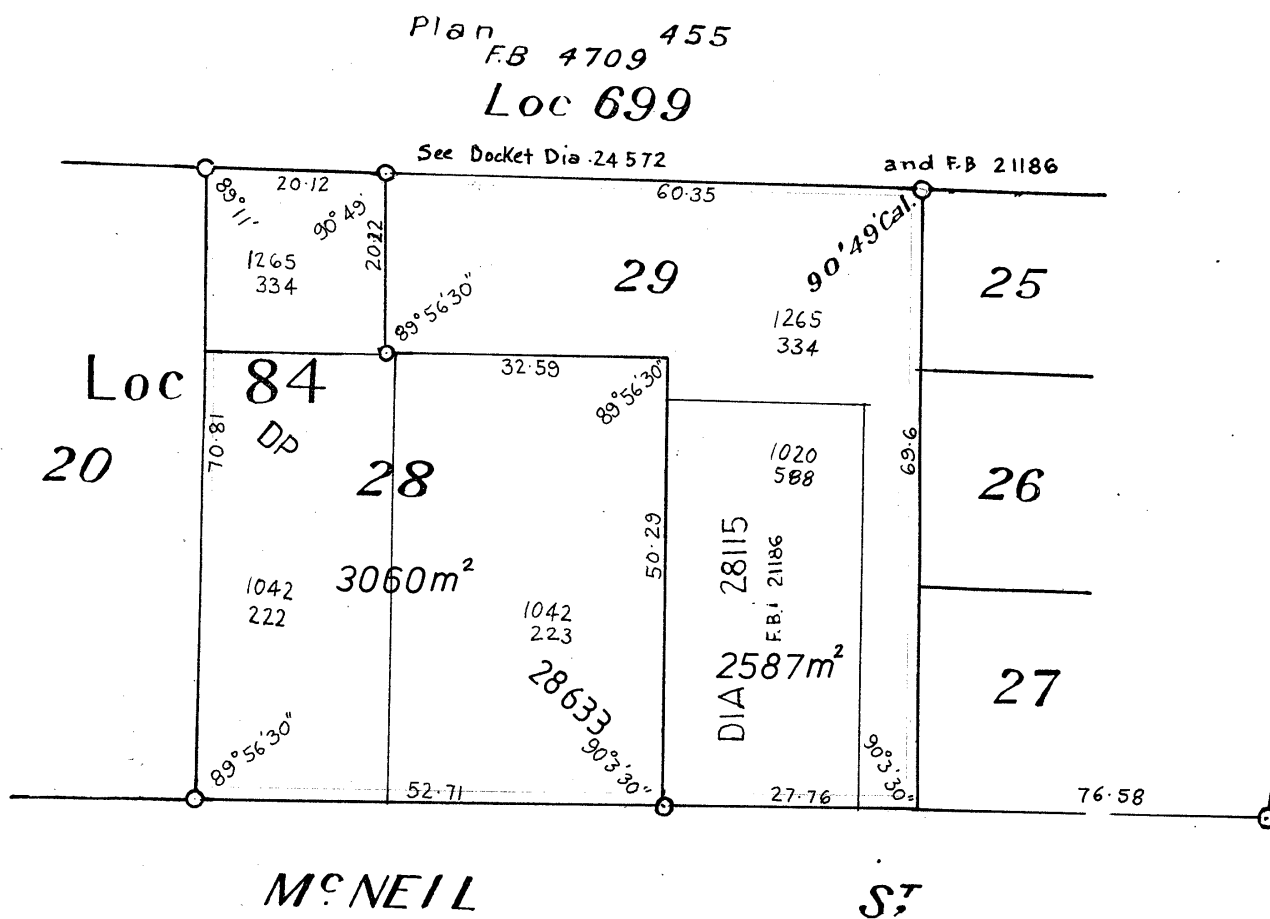
PLAN 3783(1)
3 SHEETS

SCALE
20 0 20 40 60 80 100 120 140 160 180 200m
ALL DISTANCES ARE IN METRES



Town or District	Number of Lot or Location	(In)	Surveyor	Field Book	Scale	Cert. in which land is vested	Deposited
SWAN	21, 22, 23, & 24 of Sec. XIV.	Plan 3783 FR 6260	C HOGARTH	9737	1:792	Vol Fol	28-7-30
	Loc of 84	Diag Index Perth 1000 Plan) 15-39				1005 484 1020-586	Passed 5-8-30

Cor 534/1930



DIA 8903



G.K.

DUPLICATE 8903

LOCATION MAPS



LETTER OF INSTRUCTION



Mr R Sharpe
Glendinning & Associates
Level 3
673 Murray Street
West Perth WA 6005

Dear Mr Sharp

I write to confirm my verbal advice that this Shire is happy to engage Glendinning and Associates to undertake valuation scenarios for The Cliffe Committee as required for the quoted fee of \$8,000 plus GST.

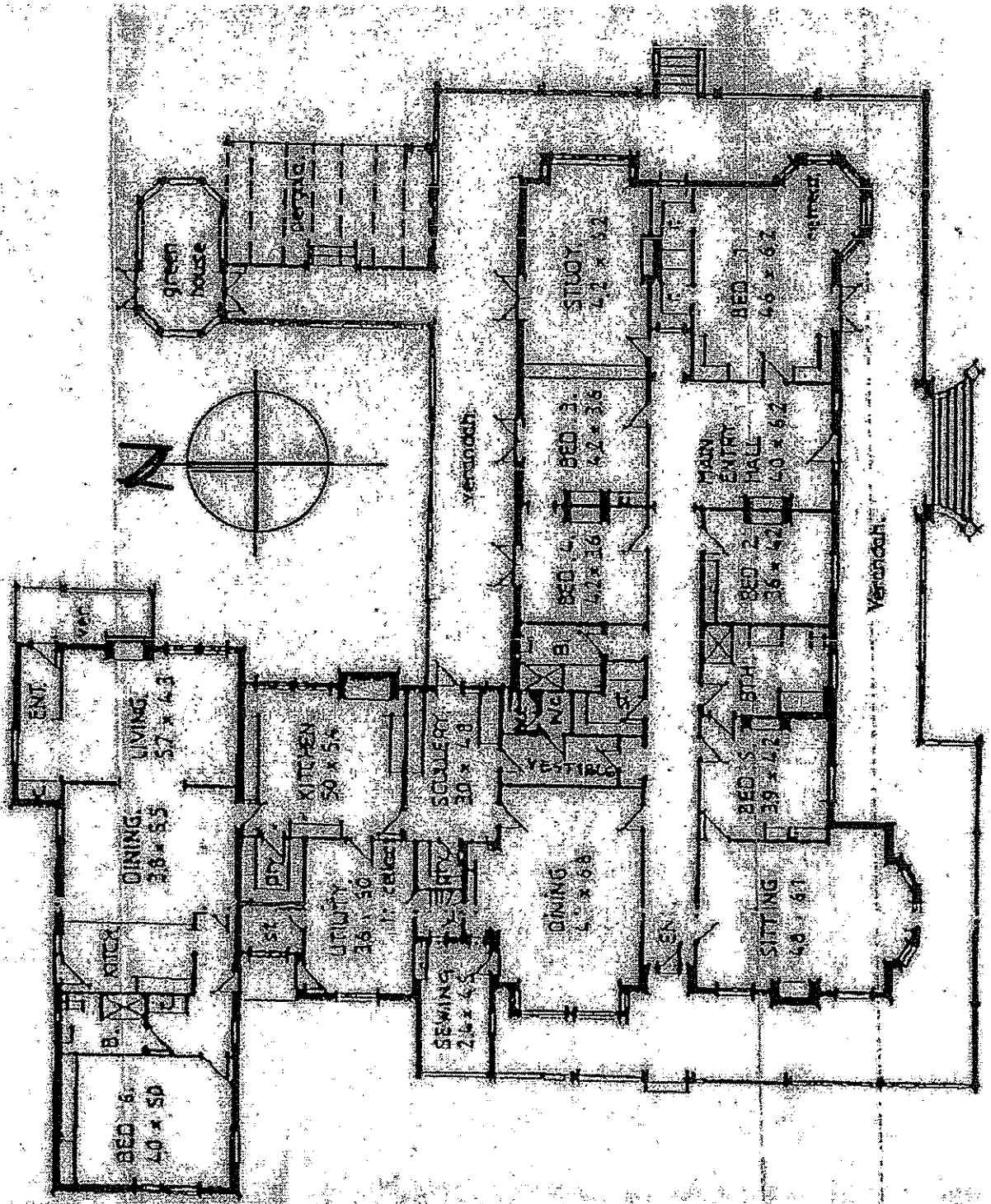
Yours faithfully

A handwritten signature in black ink, appearing to read 'G.K. Simpson', is written over a horizontal line.

G K Simpson
Chief Executive Officer

BUILDING PLAN

REFERENCE PLAN



OPTION 1	-	STATUS QUO	\$	<u>-</u>
OPTION 2A	-	DEMOLISH HOUSE	\$	<u>43,000</u>
OPTION 2B	-	RELOCATE HOUSE OFF SITE	\$	<u>2,500,000</u>
OPTION 3	-	RETAIN HOUSE AND GARDEN	\$	<u>1,430,000</u>
OPTION 4	-	RETAIN HOUSE AND LARGEST POSSIBLE GARDEN	\$	<u>1,430,000</u>
OPTION 5	-	RETAIN HOUSE AND GARDEN	\$	<u>1,430,000</u>
OPTION 6	-	RELOCATE HOUSE ON SITE	\$	<u>2,265,000</u>

NOTES

- refer to estimate exclusions contained within the option estimates
- Allowances have been made for areas of repair/rectification and finishes, and detail investigations will be required to ascertain the full extent of repair/rectification works
- As advised by Ian Hocking Architects landscaping allowance to options 3 - 5 to be the same amount irrespective of size of landscape area

OPTION 1 – STATUS QUO

13974-EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 1 OPTION 1 - STATUS QUO
 ELEMENT GE GENERAL ESTIMATING

Scope

1 Retain house and garden as is

Scope 0.00

Status Quo

2 Do nothing

Note

Status Quo 0.00

=====
 Total for GENERAL ESTIMATING 0.00

=====
 Total for OPTION1 - STATUS QUO 0.00

=====
 Total for ORDER OF MAGNITUDE ESTIMATE 0.00

=====
 Total for THE CLIFFE RESTORATION 0.00

=====
 TOTAL \$ 0.00
 =====

*** END OF REPORT ***

OPTION 2A – DEMOLISH HOUSE



13974 - EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2A OPTION 2A - DEMOLISH HOUSE
 ELEMENT GE GENERAL ESTIMATING

Scope

3 Demolish house, stables, tank stand,
 carriage house and associated paths, etc

Retain existing mature trees

Scope 0.00

Demolition

4	Demolish house	m2	442	50.00	22,100.00
5	Demolish verandah	m2	190	50.00	9,500.00
6	Demolish pergola	m2	24	25.00	600.00
7	Demolish green house	m2	11	25.00	275.00
8	Demolish stables	m2	80	25.00	2,000.00
9	Demolish carriage house	m2	75	50.00	3,750.00
10	Demolish tank stand	m2	25	50.00	1,250.00
11	Take up paths and paving	Item			1,500.00
12	Sundry demolitions	Item			2,025.00
Demolition					43,000.00

Exclusions

- 13 GST
- 14 Professional fees

13974-EST THE CLIFFE RESTORATION

15 Escalation to commencement

Exclusions	0.00
=====	
Total for GENERAL ESTIMATING	43,000.00
=====	
Total for OPTION 2A - DEMOLISH HOUSE	43,000.00
=====	
Total for ORDER OF MAGNITUDE ESTIMATE	43,000.00
=====	
Total for THE CLIFFE RESTORATION	43,000.00
=====	
TOTAL \$	43,000.00
=====	

*** END OF REPORT ***

OPTION 2B – RELOCATE HOUSE OFF SITE



13974-EST THE CLIFFE RESTORATION

ESTIMATE SUMMARY

OPTION

2B	OPTION 2B - RELOCATE HOUSE OFF SITE	2,500,000.00
		\$ 2,500,000.00

ELEMENT

1	AREAS	298,570.00
SB	SUBSTRUCTURE	123,855.00
CL	COLUMNS	31,620.00
SC	STAIRCASES	9,000.00
RF	ROOF	422,530.00
EW	EXTERNAL WALLS	69,620.00
WW	WINDOWS	38,260.00
ED	EXTERNAL DOORS	71,000.00
NW	INTERNAL WALLS	90,300.00
ND	INTERNAL DOORS	8,750.00
WF	WALL FINISHES	154,155.00
CF	CEILING FINISHES	55,715.00
PD	SANITARY PLUMBING	75,200.00
LP	ELECTRIC LIGHT AND POWER	73,000.00
AR	ALTERATIONS & RENOVATIONS TO EXIST BUILDINGS	520,525.00
XP	SITE PREPARATION	227,900.00
YY	SPECIAL PROVISIONS	230,000.00
GE	GENERAL ESTIMATING	0.00
		\$ 2,500,000.00

*** END OF REPORT ***

13974 EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT 1 AREAS

Scope

16 Demolish, stables, tank stand,
 carriage house and associated paths, etc

Retain existing mature trees

Dismantle, transport, reassemble entire
 house off site (approx 1km away)

Refurbish house (in new location)
 generally in accordance with
 conservation plan

Scope 0.00

Total for AREAS 0.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT PR PRELIMINARIES

Preliminaries

17 Allow for preliminaries 15% Item 298,570.00

Preliminaries 298,570.00

Total for PRELIMINARIES 298,570.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT SB SUBSTRUCTURE

Verandah

18	Make good floor framing	m2	190	50.00	9,500.00
19	Replace damaged floor boards (50% of area allowed)	m2	95	150.00	14,250.00
20	Repunch nails sand floor boards	m2	190	30.00	5,700.00
21	New limestone wall (avg 600 h)	m2	62	400.00	24,800.00

13974 EST THE CLIFFE RESTORATION

22	Allow for termite inspection and treatment	Item			2,500.00
				Verandah	56,750.00
	<u>House</u>				
23	Make good floor framing	m2	381	50.00	19,050.00
24	Make good damaged floor floor boards (15% area allowed)	m2	65	200.00	13,000.00
25	Take up floor coverings (10% of area allowed)	m2	41	10.00	410.00
26	Repunch nails sand and seal floor boards	m2	381	45.00	17,145.00
27	Rebuild timber floor framing and line with fibre cement to receive tiles - wet area	m2	26	250.00	6,500.00
28	Rebuild timber floor framing and line with fibre cement to receive tiles - kitchen	m2	24	250.00	6,000.00
29	Allow for termite inspection and treatment	Item			5,000.00
				House	67,105.00
				Total for SUBSTRUCTURE	123,855.00
PROJECT	PR	THE CLIFFE RESTORATION			
ESTIMATE	E1	ORDER OF MAGNITUDE ESTIMATE			
OPTION	2B	OPTION 2B - RELOCATE HOUSE OFF SITE			
ELEMENT	CL	COLUMNS			
	<u>Verandah</u>				
30	Repaint verandah columns	m2	54	30.00	1,620.00
31	Take down post, remove rotted foot, new plate connector and timber foot and metal surround including all temporary propping	No.	40	750.00	30,000.00
				Verandah	31,620.00
				Total for COLUMNS	31,620.00

13974-EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT SC STAIRCASES

Verandah

32	New brick entry steps and wing walls 1.5m wide	No.	1	1,500.00	1,500.00
33	New brick entry steps and wing walls 5m wide	No.	1	7,500.00	7,500.00
					Verandah
					9,000.00
					=====
					Total for STAIRCASES
					9,000.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT RF ROOF

Verandah

34	Make good damaged roof timbers and beams (15% of area allowed)	m2	29	100.00	2,900.00
35	Replace damaged timber soffit linings (15% of area allowed)	m2	29	250.00	7,250.00
36	Repaint timber soffit lining and roof timbers (oil finish)	m2	190	30.00	5,700.00
37	Remove existing shingles and roof sheeting and rainwater goods	m2	190	25.00	4,750.00
38	New shingles on battens	m2	190	500.00	95,000.00
39	New rainwater goods and flashings	m2	190	45.00	8,550.00
					Verandah
					124,150.00

House

40	Make good damaged roof timbers and beams (10% of area allowed)	m2	43	100.00	4,300.00
41	Remove existing shingles and roof sheeting and rainwater goods (say 26 degree pitch)	m2	499	25.00	12,475.00
42	New timber shingles on battens	m2	499	500.00	249,500.00
43	New rainwater goods and flashings	m2	499	45.00	22,455.00

13974-EST THE CLIFFE RESTORATION

44	Allow for making good damaged barges fascias, etc	Item			7,500.00
45	Repaint barges fascias, etc (roof area on plan measured)	m2	430	5.00	2,150.00
				House	298,380.00
				Total for ROOF	422,530.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT EW EXTERNAL WALLS

Verandah

46	Nominal 4500 wide x 4000 high brick entry portico (verandah)	No.	1	5,000.00	5,000.00
				Verandah	5,000.00

House

47	Demolish brick chimney + pot	No.	9	1,000.00	9,000.00
48	New brick chimney	No.	9	2,000.00	18,000.00
49	Chimney pot	No.	9	200.00	1,800.00
50	Extra for rendered corbelling to chimney	No.	9	500.00	4,500.00
51	Repair and repaint timber weather boards	m2	368	65.00	23,920.00
52	Replace timber weatherboards and paint 10%	m2	37	200.00	7,400.00
				House	64,620.00
				Total for EXTERNAL WALLS	69,620.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT WW WINDOWS

House

53	Replace broken glass (25% of area allowed)	m2	14	200.00	2,800.00
54	New window hardware	No.	30	250.00	7,500.00
55	Resash windows	No.	30	500.00	15,000.00

13974-EST THE CLIFFE RESTORATION

56	Fly screens	m2	54	150.00	8,100.00
57	Repair and repaint windows and architraves	m2	108	45.00	4,860.00
				House	38,260.00
				Total for WINDOWS	38,260.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
ELEMENT ED EXTERNAL DOORS

House

58	Repair as necessary, ease and repaint single door and frame, architrave including replacing door hardware	No.	6	600.00	3,600.00
59	Fly screen single door	No.	6	400.00	2,400.00
60	Repair as necessary, ease and repaint double doors and frame, architrave including replacing door hardware	No.	4	1,200.00	4,800.00
61	Flyscreen double doors	No.	4	800.00	3,200.00
				House	14,000.00

Verandah

62	Remove and replace verandah balustrades including painting	m	95	600.00	57,000.00
				Verandah	57,000.00
				Total for EXTERNAL DOORS	71,000.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
ELEMENT NW INTERNAL WALLS

House

63	Rebuild existing brick fire places	No.	9	4,000.00	36,000.00
64	Fire place surrounds	No.	9	5,000.00	45,000.00

1997A - EST THE CLIFFE RESTORATION

65	Repair internal wall framing and install new insulation	m2	465	20.00	9,300.00
				House	90,300.00
	Total for INTERNAL WALLS				90,300.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT ND INTERNAL DOORS

House

66	Repair as necessary, ease and repaint single door and frame, architraves including refurbishing door hardware	No.	25	350.00	8,750.00
				House	8,750.00
	Total for INTERNAL DOORS				8,750.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT WF WALL FINISHES

House

67	Ceramic wall tiles	m2	90	130.00	11,700.00
68	Ceramic border/trim wall tiles	m	37	225.00	8,325.00
69	Remove existing wall tiles	m2	90	25.00	2,250.00
70	Remove plaster wall linings	m2	1099	20.00	21,980.00
71	Allow for making good timber lath to receive plasterboard	m2	1099	10.00	10,990.00
72	New pressed tin dado and paint	m2	322	85.00	27,370.00
73	Timber dado rail	m	322	25.00	8,050.00
74	Plaster picture rail	m	322	15.00	4,830.00
75	Prepare and paint existing skirting	m	322	10.00	3,220.00
76	Allow for replacing existing skirting to match existing (10% of length allowed)	m	33	60.00	1,980.00

13974 EST THE CLIFFE RESTORATION

77	Plasterboard and paint fixed to timber framed wall	m2	1188	45.00	53,460.00
				House	154,155.00
				Total for WALL FINISHES	154,155.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
ELEMENT CF CEILING FINISHES

House

78	Remove lath and plaster ceilings	m2	430	20.00	8,600.00
79	New plasterboard ceiling and paint fixed to roof framing	m2	430	45.00	19,350.00
80	Remove cornice	m	423	10.00	4,230.00
81	New cornice and paint	m	423	45.00	19,035.00
82	Ceiling rose	No.	9	500.00	4,500.00
				House	55,715.00
				Total for CEILING FINISHES	55,715.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
ELEMENT PD SANITARY PLUMBING

House

83	WC	No.	4	3,000.00	12,000.00
84	Hand basin	No.	4	2,000.00	8,000.00
85	Shower	No.	3	1,500.00	4,500.00
86	Refix kitchen sink	No.	2	500.00	1,000.00
87	Refix kitchen sink tap ware	No.	2	350.00	700.00
88	HWH and reticulation	No.	9	1,000.00	9,000.00
89	Sundries	Item			2,500.00
90	Sewer	Item			5,000.00
91	Stormwater	Item			20,000.00

13974-EST THE CLIFFE RESTORATION

92	External water	Item			7,500.00
93	Gas service	Item			5,000.00
				House	75,200.00
Total for SANITARY PLUMBING					75,200.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT LP ELECTRIC LIGHT AND POWER

Verandah

94	Make good electrical wiring and lights	m2	190	40.00	7,600.00
				Verandah	7,600.00

House

95	Make good electrical wiring and lights	m2	430	80.00	34,400.00
96	Allow for security system	Item			20,000.00
97	External power	Item			7,500.00
98	External communications	Item			3,500.00
				House	65,400.00
Total for ELECTRIC LIGHT AND POWER					73,000.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT AR ALTERATIONS & RENOVATIONS TO EXIST BUILDINGS

Demolition

99	Demolish stables	m2	80	25.00	2,000.00
100	Demolish carriage house	m2	75	50.00	3,750.00
101	Demolish tank stand	m2	25	50.00	1,250.00
102	Take up paths and paving	Item			1,500.00
103	Sundry demolitions	Item			2,025.00
				Demolition	10,525.00

13974-EST THE CLIFFE RESTORATION

House Relocation

104	Allow for dismantling and transporting house off site	Item			500,000.00
105	Allow for altering existing gates and fences to allow transportation off site and reinstating on completion	Item			10,000.00

House Relocation 510,000.00

Total for ALTERATIONS & RENOVATIONS TO EXIST BUILDINGS 520,525.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT XP SITE PREPARATION

Site Preparation

106	Allow for site preparation and site levelling	m2	300	20.00	6,000.00
107	Allow for landscaping and surrounds (allowance as advised Ian Hocking Architects)	Item			200,000.00
108	Timber framed/glazed greenhouse	m2	11	1,000.00	11,000.00
109	Timber framed pergola	m2	24	350.00	8,400.00
110	Allow for removing existing trees	Item			2,500.00

Site Preparation 227,900.00

Total for SITE PREPARATION 227,900.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 2B OPTION 2B - RELOCATE HOUSE OFF SITE
 ELEMENT YY SPECIAL PROVISIONS

Contingency

111	Contingency 10%	Item			230,000.00
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Contingency 230,000.00

Total for SPECIAL PROVISIONS 230,000.00

1397A-EST THE CLIFFE RESTORATION

PROJECT	PR	THE CLIFFE RESTORATION
ESTIMATE	E1	ORDER OF MAGNITUDE ESTIMATE
OPTION	2B	OPTION 2B - RELOCATE HOUSE OFF SITE
ELEMENT	GE	GENERAL ESTIMATING

Exclusions

- 112 GST
- 113 Professional fees
- 114 Loose furniture and equipment
- 115 Escalation to commencement
- 116 Window treatments
- 117 Bad founding ground
- 118 Conservation not reflective of burra charter principles
- 119 Rebuilding of cellar
- 120 Site/boundary fencing at Manners Hill Park
- 121 Kitchen upgrade
- 122 Sheilding power lines
- 123 Cutting back/trimming trees on route to Manners Hills Park
- 124 Road alterations to accomodate building relocation transport and jinkers
- 125 Providing services to Manners Hill Park

Exclusions	0.00
=====	
Total for GENERAL ESTIMATING	0.00
=====	
Total for OPTION 2B - RELOCATE HOUSE OFF SITE	2,500,000.00
=====	
Total for ORDER OF MAGNITUDE ESTIMATE	2,500,000.00
=====	
Total for THE CLIFFE RESTORATION	2,500,000.00
=====	
TOTAL \$	2,500,000.00
=====	

*** END OF REPORT ***

OPTION 3 – RETAIN HOUSE AND GARDEN



13974-EST THE CLIFFE RESTORATION

E S T I M A T E S U M M A R Y

OPTION

3	OPTION 3 - RETAIN HOUSE AND GARDEN	1,430,000.00
		\$ 1,430,000.00

ELEMENT

1	AREAS	174,420.00
SB	SUBSTRUCTURE	119,755.00
CL	COLUMNS	31,620.00
SC	STAIRCASES	6,000.00
RF	ROOF	427,530.00
EW	EXTERNAL WALLS	47,020.00
WW	WINDOWS	38,260.00
ED	EXTERNAL DOORS	71,000.00
NW	INTERNAL WALLS	45,000.00
ND	INTERNAL DOORS	8,750.00
WF	WALL FINISHES	87,255.00
CF	CEILING FINISHES	36,540.00
PD	SANITARY PLUMBING	66,200.00
LP	ELECTRIC LIGHT AND POWER	53,000.00
XP	SITE PREPARATION	87,650.00
YY	SPECIAL PROVISIONS	130,000.00
GE	GENERAL ESTIMATING	0.00
		\$ 1,430,000.00

*** END OF REPORT ***

13974-EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT 1 AREAS

Scope

126 Retain stables, tank stand,
 carriage house and associated paths, etc

Retain existing mature trees

Refurbish house generally in accordance
 with conservation plan

Scope 0.00

Total for AREAS 0.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT PR PRELIMINARIES

Preliminaries

127 Allow for preliminaries 15% Item 174,420.00

Preliminaries 174,420.00

Total for PRELIMINARIES 174,420.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT SB SUBSTRUCTURE

Verandah

128 Make good floor framing m2 190 100.00 19,000.00

129 Replace damaged floor boards (50% of
 area allowed) m2 95 150.00 14,250.00

130 Repunch nails sand floor boards m2 190 30.00 5,700.00

131 Refurbish limestone wall (avg 600 h) m2 62 75.00 4,650.00

132 Allow for termite inspection and
 treatment Item 2,500.00

Verandah 46,100.00

13974-EST THE CLIFFE RESTORATION

House

133	Make good floor framing	m2	381	100.00	38,100.00
134	Make good damaged floor floor boards (15% of area allowed)	m2	65	200.00	13,000.00
135	Take up floor coverings (10% of area allowed)	m2	41	10.00	410.00
136	Repunch nails sand and seal floor boards	m2	381	45.00	17,145.00
137	Allow for termite inspection and treatment	Item			5,000.00

House 73,655.00

Total for SUBSTRUCTURE 119,755.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT CL COLUMNS

Verandah

138	Repaint verandah columns	m2	54	30.00	1,620.00
139	Take down post, remove rotted foot, new plate connector and timber foot and metal surround including all temporary propping	No.	40	750.00	30,000.00

Verandah 31,620.00

Total for COLUMNS 31,620.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT SC STAIRCASES

Verandah

140	Refurbish brick entry steps and wing walls 5m wide	No.	1	2,000.00	2,000.00
141	Refurbish brick entry steps and wing walls 1.5m wide	No.	1	1,000.00	1,000.00

Verandah 3,000.00

13974-EST THE CLIFFE RESTORATION

Cellar

142	Repair timber access stair	Item			3,000.00
				Cellar	3,000.00
				Total for STAIRCASES	6,000.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT RF ROOF

Verandah

143	Make good damaged roof timbers and beams (15% of area allowed)	m2	29	100.00	2,900.00
144	Replace damaged timber soffit linings (15% of area allowed)	m2	29	250.00	7,250.00
145	Repaint timber soffit lining and roof timbers (oil finish)	m2	190	30.00	5,700.00
146	Remove existing shingles and roof sheeting and rainwater goods	m2	190	25.00	4,750.00
147	New shingles on battens	m2	190	500.00	95,000.00
148	New rainwater goods and flashings	m2	190	45.00	8,550.00
				Verandah	124,150.00

House

149	Make good damaged roof timbers and beams 10%	m2	43	100.00	4,300.00
150	Remove existing shingles and roof sheeting and rainwater goods (say 26 degree pitch)	m2	499	25.00	12,475.00
151	New timber shingles on battens	m2	499	500.00	249,500.00
152	New rainwater goods and flashings	m2	499	45.00	22,455.00
153	Allow for making good damaged barge fascias, etc	Item			7,500.00
154	Repaint barge fascias, etc (roof area on plan measured)	m2	430	5.00	2,150.00

13974-EST THE CLIFFE RESTORATION

155	Make good portico	Item			5,000.00
				House	303,380.00
				Total for ROOF	427,530.00
PROJECT	PR	THE CLIFFE RESTORATION			
ESTIMATE	E1	ORDER OF MAGNITUDE ESTIMATE			
OPTION	3	OPTION 3 - RETAIN HOUSE AND GARDEN			
ELEMENT	EW	EXTERNAL WALLS			
<u>Verandah</u>					
156	Refurbish nominal 4500 wide x 4000 high brick entry portico (verandah)	No.	1	2,000.00	2,000.00
				Verandah	2,000.00
<u>House</u>					
157	Refurbish brick chimney + pot	No.	8	1,000.00	8,000.00
158	New brick chimney	No.	1	2,000.00	2,000.00
159	Chimney pot	No.	1	200.00	200.00
160	Extra for rendered corbelling to chimney	No.	1	500.00	500.00
161	Repair and repaint timber weather boards	m2	368	65.00	23,920.00
162	Replace timber weatherboards and paint 10%	m2	37	200.00	7,400.00
				House	42,020.00
<u>Cellar</u>					
163	Repoint cellar walls	Item			3,000.00
				Cellar	3,000.00
				Total for EXTERNAL WALLS	47,020.00
PROJECT	PR	THE CLIFFE RESTORATION			
ESTIMATE	E1	ORDER OF MAGNITUDE ESTIMATE			
OPTION	3	OPTION 3 - RETAIN HOUSE AND GARDEN			
ELEMENT	WW	WINDOWS			
<u>House</u>					
164	Replace broken glass (25% of area allowed)	m2	14	200.00	2,800.00
165	New window hardware	No.	30	250.00	7,500.00

13974 - EST THE CLIFFE RESTORATION

166	Resash windows	No.	30	500.00	15,000.00
167	Fly screens	m2	54	150.00	8,100.00
168	Repair and repaint windows and architraves	m2	108	45.00	4,860.00
				House	38,260.00
				Total for WINDOWS	38,260.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT ED EXTERNAL DOORS

House

169	Repair as necessary, ease and repaint single door and frame, architrave including replacing door hardware	No.	6	600.00	3,600.00
170	Fly screen single door	No.	6	400.00	2,400.00
171	Repair as necessary, ease and repaint double doors and frame, architrave including replacing door hardware	No.	4	1,200.00	4,800.00
172	Flyscreen double doors	No.	4	800.00	3,200.00
				House	14,000.00

Verandah

173	Remove and replace verandah balustrades including painting	m	95	600.00	57,000.00
				Verandah	57,000.00
				Total for EXTERNAL DOORS	71,000.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT NW INTERNAL WALLS

House

174	Rebuild existing brick fire places	No.	2	4,000.00	8,000.00
175	Make good existing fire places	No.	7	1,000.00	7,000.00
176	Fire place surrounds	No.	2	5,000.00	10,000.00

13974-EST THE CLIFFE RESTORATION

177	Refurbish existing fire place surrounds	No.	7	2,000.00	14,000.00
178	Repair internal wall framing (allowance 100sqm)	m2	100	60.00	6,000.00
				House	45,000.00
	Total for INTERNAL WALLS				45,000.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT ND INTERNAL DOORS

House

179	Repair as necessary, ease and repaint single door and frame, architraves including refurbishing door hardware	No.	25	350.00	8,750.00
				House	8,750.00
	Total for INTERNAL DOORS				8,750.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT WF WALL FINISHES

House

180	Ceramic wall tiles	m2	90	130.00	11,700.00
181	Refurbish existing ceramic wall tiles (50% of area allowed)	m2	45	75.00	3,375.00
182	New ceramic border/trim wall tiles (50%)	m	19	225.00	4,275.00
183	Refurbish ceramic border/trim wall tiles (50% of area allowed)	m	19	100.00	1,900.00
184	Remove existing wall tiles (50% of area allowed)	m2	45	25.00	1,125.00
185	New lath and plaster in repairing existing wall linings (200 sqm allowed)	m2	200	75.00	15,000.00
186	Refurbish and repaint existing lath and plaster wall linings	m2	899	30.00	26,970.00
187	Refurbish and and paint existing plaster dado panel	m2	322	40.00	12,880.00
188	Repaint existing dado rail	m	322	10.00	3,220.00

13974 EST THE CLIFFE RESTORATION

189	Prepaint plaster picture rail	m	322	5.00	1,610.00
190	Prepare and paint existing skirting	m	322	10.00	3,220.00
191	Allow for replacing existing skirting to match existing (10% of length allowed)	m	33	60.00	1,980.00
				House	87,255.00
				Total for WALL FINISHES	87,255.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT CF CEILING FINISHES

House

192	Vacuum , refix/stablise lath and plaster ceilings to existing roof framing	m2	430	50.00	21,500.00
193	Patch and paint existing lath and plaster ceiling	m2	430	25.00	10,750.00
194	Extra for anti fungal paint to passage	m2	30	2.00	60.00
195	Repaint cornice	m	423	10.00	4,230.00
				House	36,540.00
				Total for CEILING FINISHES	36,540.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT PD SANITARY PLUMBING

House

196	WC	No.	4	3,000.00	12,000.00
197	Hand basin	No.	4	2,000.00	8,000.00
198	Shower	No.	3	1,500.00	4,500.00
199	Refix kitchen sink	No.	2	500.00	1,000.00
200	Refix kitchen sink tap ware	No.	2	350.00	700.00
201	HWH and reticulation	No.	9	1,000.00	9,000.00
202	Allow for refurbish shower stall/recess from subsidence and cracking	Item			10,000.00

13974-EST THE CLIFFE RESTORATION

203	Sundries	Item			2,500.00
204	Sewer	Item			2,500.00
205	Stormwater	Item			10,000.00
206	External water	Item			3,500.00
207	Gas service	Item			2,500.00

House 66,200.00

Total for SANITARY PLUMBING 66,200.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT LP ELECTRIC LIGHT AND POWER

Verandah

208	Rewire electrical wiring and lights	m2	190	40.00	7,600.00
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Verandah 7,600.00

House

209	Make good electrical wiring and lights	m2	430	80.00	34,400.00
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210	External power	Item			7,500.00
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211	External communications	Item			3,500.00
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House 45,400.00

Total for ELECTRIC LIGHT AND POWER 53,000.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
 ELEMENT XP SITE PREPARATION

Site Preparation

212	Allow for site preparation and site levelling	m2	300	20.00	6,000.00
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213	Allow for landscaping and surrounds (allowance as advised Ian Hocking Architects)	Item			75,000.00
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214	Make good existing timber framed/glazed greenhouse	m2	11	350.00	3,850.00
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13974-EST THE CLIFFE RESTORATION

215	Make good existing timber framed pergola m2	24	75.00	1,800.00
216	Make good existing gates - binding parade	Item		1,000.00
		Site Preparation		87,650.00
		Total for SITE PREPARATION		87,650.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
ELEMENT YY SPECIAL PROVISIONS

Contingency

217	Contingency 10%	Item		130,000.00
		Contingency		130,000.00
		Total for SPECIAL PROVISIONS		130,000.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 3 OPTION 3 - RETAIN HOUSE AND GARDEN
ELEMENT GE GENERAL ESTIMATING

Exclusions

218	GST
219	Professional fees
220	Loose furniture and equipment
221	Escalation to commencement
222	Window treatments
223	Conservation not reflective of burra charter principles
224	Refurbishment of sheds, water tank and stables
225	Kitchen upgrade

13974-EST THE CLIFFE RESTORATION

226 Security

Exclusions	0.00
=====	
Total for GENERAL ESTIMATING	0.00
=====	
Total for OPTION 3 - RETAIN HOUSE AND GARDEN	1,430,000.00
=====	
Total for ORDER OF MAGNITUDE ESTIMATE	1,430,000.00
=====	
Total for THE CLIFFE RESTORATION	1,430,000.00
=====	
TOTAL \$	1,430,000.00
=====	

*** END OF REPORT ***

OPTION 4 – RETAIN HOUSE AND LARGE GARDEN

13974-EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 4 OPTION 4 - RETAIN HOUSE IN LARGE GARDEN
 ELEMENT 1 AREAS

Scope

227 Retain stables, tank stand,
 carriage house and associated paths, etc

Retain existing mature trees

Refurbish house generally in accordance
 with conservation plan

Scope 0.00

Total for AREAS 0.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 4 OPTION 4 - RETAIN HOUSE IN LARGE GARDEN
 ELEMENT GE GENERAL ESTIMATING

Retain House

228 Option 4 = Option 3 (refer Option 3 for
 detail order of magnitude estimate) Item

1,430,000.00

Retain House 1,430,000.00

Total for GENERAL ESTIMATING 1,430,000.00

Total for OPTION 4 - RETAIN HOUSE IN LARGE GARDEN 1,430,000.00

Total for ORDER OF MAGNITUDE ESTIMATE 1,430,000.00

Total for THE CLIFFE RESTORATION 1,430,000.00

TOTAL \$ 1,430,000.00

*** END OF REPORT ***

OPTION 5 – RETAIN HOUSE AND GARDEN

13974-EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 5 OPTION 5 - RETAIN HOUSE AND GARDEN
 ELEMENT 1 AREAS

Scope

229 Retain stables, tank stand,
 carriage house and associated paths, etc

Retain existing mature trees

Refurbish house generally in accordance
 with conservation plan

Scope 0.00

Total for AREAS 0.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 5 OPTION 5 - RETAIN HOUSE AND GARDEN
 ELEMENT GE GENERAL ESTIMATING

Retain House

230 Option 5 = Option 3 (refer Option 3 for
 detail order of magnitude estimate) Item

1,430,000.00

Retain House 1,430,000.00

Total for GENERAL ESTIMATING 1,430,000.00

Total for OPTION 5 - RETAIN HOUSE AND GARDEN 1,430,000.00

Total for ORDER OF MAGNITUDE ESTIMATE 1,430,000.00

Total for THE CLIFFE RESTORATION 1,430,000.00

TOTAL \$ 1,430,000.00

*** END OF REPORT ***

OPTION 6 – RELOCATE HOUSE ON SITE



13974 EST THE CLIFFE RESTORATION

ESTIMATE SUMMARY

OPTION

6	OPTION 6 - RELOCATE HOUSE ON SITE	2,265,000.00
		\$ 2,265,000.00

ELEMENT

1	AREAS	271,720.00
SB	SUBSTRUCTURE	137,155.00
CL	COLUMNS	31,620.00
SC	STAIRCASES	9,000.00
RF	ROOF	426,080.00
EW	EXTERNAL WALLS	69,620.00
WW	WINDOWS	38,260.00
ED	EXTERNAL DOORS	71,000.00
NW	INTERNAL WALLS	90,300.00
ND	INTERNAL DOORS	8,750.00
WF	WALL FINISHES	154,155.00
CF	CEILING FINISHES	55,715.00
PD	SANITARY PLUMBING	75,200.00
LP	ELECTRIC LIGHT AND POWER	73,000.00
AR	ALTERATIONS & RENOVATIONS TO EXIST BUILDINGS	320,525.00
XP	SITE PREPARATION	227,900.00
YY	SPECIAL PROVISIONS	205,000.00
GE	GENERAL ESTIMATING	0.00
		\$ 2,265,000.00

*** END OF REPORT ***

13974-EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT 1 AREAS

Scope

231 Demolish, stables, tank stand,
 carriage house and associated paths, etc

Retain existing mature trees

Dismantle, transport, reassemble entire
 house on site

Refurbish house (in new location)
 generally in accordance with
 conservation plan

Scope 0.00

Total for AREAS 0.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT PR PRELIMINARIES

Preliminaries

232 Allow for preliminaries 15% Item 271,720.00

Preliminaries 271,720.00

Total for PRELIMINARIES 271,720.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT SB SUBSTRUCTURE

Verandah

233	Make good floor framing	m2	190	50.00	9,500.00
234	Replace damaged floor boards (50% of area allowed)	m2	95	150.00	14,250.00
235	Repunch nails sand floor boards	m2	190	30.00	5,700.00
236	New limestone wall (avg 600 h)	m2	62	400.00	24,800.00
237	Foundation to last	m3	19	700.00	13,300.00

13974 - EST THE CLIFFE RESTORATION

238	Allow for termite inspection and treatment	Item			2,500.00
				Verandah	70,050.00
	<u>House</u>				
239	Make good floor framing	m2	381	50.00	19,050.00
240	Make good damaged floor floor boards (15% area allowed)	m2	65	200.00	13,000.00
241	Take up floor coverings (10% area allowed)	m2	41	10.00	410.00
242	Repunch nails sand and seal floor boards	m2	381	45.00	17,145.00
243	Rebuild timber floor framing and line with fibre cement to receive tiles - wet area	m2	26	250.00	6,500.00
244	Rebuild timber floor framing and line with fibre cement to receive tiles - kitchen	m2	24	250.00	6,000.00
245	Allow for termite inspection and treatment	Item			5,000.00
				House	67,105.00
					=====
				Total for SUBSTRUCTURE	137,155.00
	PROJECT	PR	THE CLIFFE RESTORATION		
	ESTIMATE	E1	ORDER OF MAGNITUDE ESTIMATE		
	OPTION	6	OPTION 6 - RELOCATE HOUSE ON SITE		
	ELEMENT	CL	COLUMNS		
	<u>Verandah</u>				
246	Repaint verandah columns	m2	54	30.00	1,620.00
247	Take down post, remove rotted foot, new plate connector and timber foot and metal surround including all temporary propping	No.	40	750.00	30,000.00
				Verandah	31,620.00
					=====
				Total for COLUMNS	31,620.00

13974-BST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT SC STAIRCASES

Verandah

248	New brick entry steps and wing walls 1.5m wide	No.	1	1,500.00	1,500.00
249	New brick entry steps and wing walls 5m wide	No.	1	7,500.00	7,500.00
Verandah					9,000.00
Total for STAIRCASES					9,000.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT RF ROOF

Verandah

250	Make good damaged roof timbers and beams 15%	m2	29	100.00	2,900.00
251	Replace damaged timber soffit linings (15% of area allowed)	m2	29	200.00	5,800.00
252	Repaint timber soffit lining and roof timbers (oil finish)	m2	190	30.00	5,700.00
253	Remove existing shingles and roof sheeting and rainwater goods	m2	190	25.00	4,750.00
254	New shingles on battens	m2	190	500.00	95,000.00
255	New rainwater goods and flashings	m2	190	45.00	8,550.00
Verandah					122,700.00

House

256	Make good damaged roof timbers and beams (10% of area allowed)	m2	43	100.00	4,300.00
257	Remove existing shingles and roof sheeting and rainwater goods (say 26 degree pitch)	m2	499	25.00	12,475.00
258	New timber shingles on battens	m2	499	500.00	249,500.00
259	New rainwater goods and flashings	m2	499	45.00	22,455.00

L3974-EST THE CLIFFE RESTORATION

260	Allow for making good damaged barges fascias, etc	Item			7,500.00
261	Repaint barges fascias, etc (roof area on plan measured)	m2	430	5.00	2,150.00
262	Make good portico	Item			5,000.00
				House	303,380.00
				Total for ROOF	426,080.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT EW EXTERNAL WALLS

Verandah

263	Nominal 4500 wide x 4000 high brick entry portico (verandah)	No.	1	5,000.00	5,000.00
				Verandah	5,000.00

House

264	Demolish brick chimney + pot	No.	9	1,000.00	9,000.00
265	New brick chimney	No.	9	2,000.00	18,000.00
266	Chimney pot	No.	9	200.00	1,800.00
267	Extra for rendered corbelling to chimney	No.	9	500.00	4,500.00
268	Repair and repaint timber weather boards	m2	368	65.00	23,920.00
269	Replace timber weatherboards and paint 10%	m2	37	200.00	7,400.00
				House	64,620.00
				Total for EXTERNAL WALLS	69,620.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT WW WINDOWS

House

270	Replace broken glass (25% of area allowed)	m2	14	200.00	2,800.00
271	New window hardware	No.	30	250.00	7,500.00

13974-EST THE CLIFFE RESTORATION

272	Resash windows	No.	30	500.00	15,000.00
273	Fly screens	m2	54	150.00	8,100.00
274	Repair and repaint windows and architraves	m2	108	45.00	4,860.00
House					38,260.00
Total for WINDOWS					38,260.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT ED EXTERNAL DOORS

House

275	Repair as necessary, ease and repaint single door and frame, architrave including replacing door hardware	No.	6	600.00	3,600.00
276	Fly screen single door	No.	6	400.00	2,400.00
277	Repair as necessary, ease and repaint double doors and frame, architrave including replacing door hardware	No.	4	1,200.00	4,800.00
278	Flyscreen double doors	No.	4	800.00	3,200.00
House					14,000.00

Verandah

279	Remove and replace verandah balustrades including painting	m	95	600.00	57,000.00
Verandah					57,000.00
Total for EXTERNAL DOORS					71,000.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT NW INTERNAL WALLS

House

280	Rebuild existing brick fire places	No.	9	4,000.00	36,000.00
281	Fire place surrounds	No.	9	5,000.00	45,000.00

13974 - EST THE CLIFFE RESTORATION

282	Repair internal wall framing and install new insulation	m2	465	20.00	9,300.00
				House	90,300.00
	Total for INTERNAL WALLS				90,300.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT ND INTERNAL DOORS

House

283	Repair as necessary, ease and repaint single door and frame, architraves including refurbishing door hardware	No.	25	350.00	8,750.00
				House	8,750.00
	Total for INTERNAL DOORS				8,750.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT WF WALL FINISHES

House

284	Ceramic wall tiles	m2	90	130.00	11,700.00
285	Ceramic border/trim wall tiles	m	37	225.00	8,325.00
286	Remove existing wall tiles	m2	90	25.00	2,250.00
287	Remove plaster wall linings	m2	1099	20.00	21,980.00
288	Allow for making good timber lath to receive plasterboard	m2	1099	10.00	10,990.00
289	New pressed tin dado and paint	m2	322	85.00	27,370.00
290	Timber dado rail	m	322	25.00	8,050.00
291	Plaster picture rail	m	322	15.00	4,830.00
292	Prepare and paint existing skirting	m	322	10.00	3,220.00
293	Allow for replacing existing skirting to match existing (10% length allowed)	m	33	60.00	1,980.00

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294	Plasterboard and paint fixed to timber framed wall	m2	1188	45.00	53,460.00	
					House	154,155.00
					Total for WALL FINISHES	154,155.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT CF CEILING FINISHES

House

295	Remove lath and plaster ceilings	m2	430	20.00	8,600.00	
296	New plasterboard ceiling and paint fixed to roof framing	m2	430	45.00	19,350.00	
297	Remove cornice	m	423	10.00	4,230.00	
298	New cornice and paint	m	423	45.00	19,035.00	
299	Ceiling rose	No.	9	500.00	4,500.00	
					House	55,715.00
					Total for CEILING FINISHES	55,715.00

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
 ELEMENT PD SANITARY PLUMBING

House

300	WC	No.	4	3,000.00	12,000.00
301	Hand basin	No.	4	2,000.00	8,000.00
302	Shower	No.	3	1,500.00	4,500.00
303	Refix kitchen sink	No.	2	500.00	1,000.00
304	Refix kitchen sink tap ware	No.	2	350.00	700.00
305	HWH and reticulation	No.	9	1,000.00	9,000.00
306	Sundries	Item			2,500.00
307	Sewer	Item			5,000.00
308	Stormwater	Item			20,000.00

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309	External water	Item			7,500.00
310	Gas service	Item			5,000.00
				House	75,200.00
Total for SANITARY PLUMBING					75,200.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
ELEMENT LP ELECTRIC LIGHT AND POWER

Verandah

311	Make good electrical wiring and lights	m2	190	40.00	7,600.00
				Verandah	7,600.00

House

312	Make good electrical wiring and lights	m2	430	80.00	34,400.00
313	Allow for security system	Item			20,000.00
314	External power	Item			7,500.00
315	External communications	Item			3,500.00
				House	65,400.00
Total for ELECTRIC LIGHT AND POWER					73,000.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
ELEMENT AR ALTERATIONS & RENOVATIONS TO EXIST BUILDINGS

Demolition

316	Demolish stables	m2	80	25.00	2,000.00
317	Demolish carriage house	m2	75	50.00	3,750.00
318	Demolish tank stand	m2	25	50.00	1,250.00
319	Take up paths and paving	Item			1,500.00
320	Sundry demolitions	Item			2,025.00
				Demolition	10,525.00

13974-EST THE CLIFFE RESTORATION

House Relocation

321	Allow for dismantling and transporting, reassembling house on site	Item			300,000.00
322	Allow for altering existing gates and fences to allow transportation on site and reinstating on completion	Item			10,000.00
				House Relocation	310,000.00
	Total for ALTERATIONS & RENOVATIONS TO EXIST BUILDINGS				320,525.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
ELEMENT XP SITE PREPARATION

Site Preparation

323	Allow for site preparation and site levelling	m2	300	20.00	6,000.00
324	Allow for landscaping and surrounds (allowance as advised Ian Hocking Architects)	Item			200,000.00
325	Timber framed/glazed greenhouse	m2	11	1,000.00	11,000.00
326	Timber framed pergola	m2	24	350.00	8,400.00
327	Allow for removing existing trees	Item			2,500.00
				Site Preparation	227,900.00
	Total for SITE PREPARATION				227,900.00

PROJECT PR THE CLIFFE RESTORATION
ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
OPTION 6 OPTION 6 - RELOCATE HOUSE ON SITE
ELEMENT YY SPECIAL PROVISIONS

Contingency

328	Contingency 10%	Item			205,000.00
				Contingency	205,000.00
	Total for SPECIAL PROVISIONS				205,000.00

13974-EST THE CLIFFE RESTORATION

PROJECT PR THE CLIFFE RESTORATION
 ESTIMATE E1 ORDER OF MAGNITUDE ESTIMATE
 OPTION 6
 ELEMENT GE GENERAL ESTIMATING

Exclusions

- 329 GST
- 330 Professional fees
- 331 Loose furniture and equipment
- 332 Escalation to commencement
- 333 Window treatments
- 334 Bad founding ground
- 335 Conservation not reflective of burra charter principles
- 336 Rebuilding of cellar
- 337 Kitchen upgrade

Exclusions	0.00
=====	
Total for GENERAL ESTIMATING	0.00
=====	
Total for OPTION 6 - RELOCATE HOUSE ON SITE	2,265,000.00
=====	
Total for ORDER OF MAGNITUDE ESTIMATE	2,265,000.00
=====	
Total for THE CLIFFE RESTORATION	2,265,000.00
=====	
TOTAL \$	2,265,000.00
=====	

*** END OF REPORT ***