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## **HERITAGE ASSESSMENT**

of the

# **PERON HOMESTEAD**

## **AND STATION PRECINCT**

in the

**FRANCOIS PERON NATIONAL PARK**

**SHARK BAY WORLD HERITAGE AREA**



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Prepared by Tanya Suba  
for the Department of Conservation and Land Management  
1995

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## 1.0 INTRODUCTION

This study was commissioned by the Department of Conservation and Land Management as part of an overall Management Plan for the terrestrial reserves of the Shark Bay World Heritage Area, including Francois Peron National Park.

The report was prepared by Heritage Researcher, Tanya Suba, and undertaken between January and February, 1995.

The purpose of the report is to provide a heritage assessment of the Peron Homestead, which includes a statement of cultural heritage significance, a description of the existing built fabric, floor plans, a brief historical background, a photographic record and options for the future management of the homestead.

Other buildings and structures which make up the Peron Homestead Precinct have also been identified, with brief descriptions and management recommendations provided.

With better access to the Peron Homestead Precinct proposed in the near future the likelihood of increased visitor numbers is very real. As a consequence the place will be under considerable pressure; a situation which could result in detrimental side effects for the heritage components of the Precinct.

Therefore, it is necessary to address a number of issues prior to this potential influx. Safety, appropriate uses of the buildings, correct interpretation of the precinct, and an ongoing maintenance program all need to be addressed in order to ensure the conservation of the place.

Furthermore, the future of the Peron Homestead itself needs to be resolved. Although only of relatively recent construction, the Homestead was central to the operations of the Station from the 1950s until the Western Australian Government acquired it in 1990. Consequently it warrants a heritage assessment to outline what is significant about the place prior to any development being undertaken.

In preparing this report documentary evidence was searched at the Battye Library (State Reference Library), the Department of Land Administration and the CALM District Office in Denham. In addition, anecdotal evidence was gathered by consulting with previous residents and owners of the Peron Homestead and other interested parties.

## 2.0 THE SITE

### 2.1 Location

The Peron Homestead Precinct is situated in A Class Reserve Number 42471, approximately 10kms northeast of the Denham townsite and 6kms north of the Monkey Mia Road. Part of the Francois Peron National Park, access to the Precinct is by a sandy track suitable for four-wheel drive vehicles only.



### 2.2 Existing Fabric

The Peron Homestead Precinct comprises of a homestead, a shearing shed and yards, shearers' quarters, a cook house, workers' quarters, a killing shed, two storage/machinery sheds, a tack shed and horse yards, three windmills, rainwater tanks, an artesian tank and a dam.

The site also features various trees and shrubs, a large date palm, aloes, a Moreton Bay Fig tree and a number of tamarisk trees, some of which almost surround the homestead. Others provide a buffer between the shearing shed and the shearers' quarters.

Recent developments undertaken by the Department of Conservation and Land Management include the establishment of parking areas, walkways and interpretive signage. A new hot tub and adjacent paddling pool have been created with an ablution block sympathetically located amidst some nearby trees. A picnic area with undercover seating will shortly be joined by barbecue facilities. Considerable plantings have also taken place to beautify the place as well as to provide shade. [See item 11.1 - Site Plan of the Peron Homestead Precinct]

Several buildings and structures have been demolished during these developments, including the generator/fuel shed, two storage sheds, a loading ramp, the chook shed and yard as well as a toilet block which was located behind the cook house. Foundation remains are also located immediately south of the workers' quarters, however it is unclear what the structure was and when it was removed. [See item 11.2 - Site Plan of the Peron Homestead Precinct prior to Government Acquisition]

### 3.0 HISTORICAL BACKGROUND

#### 3.1 Historical Chronology

This section is arranged in chronological order and offers a brief outline of the history of the Peron Peninsula, the Peron Station and the Homestead.

- 1616 On the *Eendracht*, Dutch Captain Dirk Hartog's landing on the island that bears his name was the first known landing of a European on Australian soil. He landed at Cape Inscription, on the northern end of Dirk Hartog Island.
- 1697 On board the *Geelvinck* William de Vlamingh landed on Dirk Hartog Island while searching for survivors from a missing ship.
- 1699 William Dampier, the first English visitor to Australia, explored the Shark Bay area aboard HMS *Roebuck*. Having noticed the abundance of sharks in the vicinity, it was Dampier who named the area "Shark's Bay".
- 1772 French explorer Francois de St Allouarn arrived at Cape Inscription and claimed Australia for France.
- 1801 Nicolas Baudin's scientific expedition with the French naval vessels *Geographe* and *Naturaliste* included 22 scientists. The expedition contributed significantly to the scientific knowledge of the area and also gave names to geographical features in the bay.
- 1803 Baudin's second expedition to the Shark Bay area.
- 1818 Louis de Freycinet, a French explorer arrived in Shark Bay on the *Uranie* as part of a world scientific voyage. Members of this scientific expedition established a temporary camp at Cape Le Sueur on the shores of the Peron Peninsula. The party deposited a number of gifts, including scissors, knives and looking glasses, on the shore in the hope that they would be discovered and be of use to the Aborigines. [M. Stanbury, *Historic Sites in Shark Bay*, p4]
- 1821-22 Englishman, Phillip Parker King surveyed the Western Australian coast, including the Shark Bay area.
- 1841 The French whaler *Perseverant* is believed to have been wrecked on the Shark Bay coast with the crew reported to have spent 10 weeks on an island. [M. Stanbury, *Historic Sites in Shark Bay*, p5]
- 1850 Discovery of guano on islands in Shark Bay. A protective military force was stationed on Dirk Hartog Island to prevent the illegal removal of guano by foreign vessels as well as to protect other economic interests in the area such as pearlshell and sandalwood resources. [M. Stanbury, *Historic Sites in Shark Bay*, p6]
- 1858 Captain Henry Mangles Denham chartered the waters near Peron Peninsula.
- c1860s The first pastoralists and pearl traders arrived in the area.
- c1870s Small settlements emerged along the coastline. Malays, islanders and Chinese were attracted to the district for pearling. Denham, then known as Freshwater Camp, was the main pearling centre.
- 1883 17 February. The earliest records uncovered indicate that Lease No. 4/25, a portion of the land which later became known as Peron Station, was issued to William Thomas on this date. Thomas leased other nearby land also located on the Peron Peninsula; N 2833, 4/346, N 2834, as well as 4/25, the lease of which was due to expire on 31 December, 1893. [Battye Library,

L & S Red Nos. 779 & 780] The application for lease reveals that the land was 'Class 2'. (The pastoral lands of Western Australia were divided into three classes which refers to location. [WA Land Regulations 1828-1874, Q346.044 REG - 1872]

William E. Marmion & Co., Fremantle Merchants, leased land on the Peron Peninsula to a total of 20,000 acres. The land included N 2330, N 2331, N 2332, N 2334.

1884 21 August. Lease information indicates that Lease No. 4/346 was issued to W.D. Moore on this day. [Battye Library, L & S Red No. 780]

1887 November. William Dalgety Moore, in partnership with two other gentlemen, Alfred Frederick Durlacher and John Maxwell Ferguson, applied to lease land on the Peron Peninsula.

1888 1 January. Approval was granted and the lease for 280,000 acres was issued, to end on 31 December, 1907. Their land included N 2833, 4/346, N 2334, N 2333, N 2332, N 2331, N 2330 and 4/25. The lease holder, referred to as W.D. Moore and Co., Fremantle Merchants, also leased surrounding lands previously leased by William Thomas and William E. Marmion. Their land included Faure Island - Lease No. 293/94.

At some stage the property boundaries were amalgamated to form one large lease-hold which practically encompassed the entire peninsula except for one section, Lease No. 67/854. The large lease-hold was allocated a new lease number, 67/97.

c1890s First shipments of sandalwood left Shark Bay bound for south-east Asia, sandalwood cutting continued through the years, on Peron Station and especially on Nanga Station. [Shark Bay World Heritage Notes, CALM]

1891 18 December. Lease No. 67/854, containing 61,000 acres, was issued to Edward Francis Robins. The term was from 1 January 1891 to 31 December 1907.. Robins also leased No. 67/855. [Battye Library, L & S Red No. 89]

1892 17 February. Lease No. 67/854 was transferred to W.D. Moore and during the year the lease was declared unpaid. [Pastoral Inspector's Fieldbook]

1900 1 March. William Dalgety Moore applied to have Lease No. 292/94 (formerly 67/97) renewed. This was approved, however, the area of land under lease was reduced to 203,000 acres following a recalculation. The lease was renewed from 1 April, 1900 to 31 December, 1928. [Battye Library, L & S Red No.s 1177]

1903 1 January. Lease No. 539/94, formerly 67/854, was taken up by Richard John Leeper, a Solicitor from Brisbane. [Battye Library, L & S Red No. 1178]

n.d. The original Peron Homestead was built in the Denham townsite where the Shell Petrol Station is presently situated. Shearing sheds were located adjacent to the Homestead. The wool clip was railed to the beach where it was loaded onto ships and sent to Perth. [Fry, G.W., "Shark Bay Days", John Sellenger] It is said that the Denham shearing shed was relocated to the vicinity of the Peron Precinct due to the distracting influence of the hotel which was located nearby. [Arthur Pepper]

1908 10 October. Lease No. 292/94 was transferred to John Henry Mead. [Titles Information and Pastoral Inspector's Fieldbook]

1910 1 February. Lease No. 539/94 was declared unpaid. [Pastoral Inspector's Fieldbook]

1911 6 April. Lease No. 1074/96, formerly 539/94, was registered in the name of John Henry Mead, a Shark Bay grazier. The term was from 1 July 1910 to 31 December 1928 and the yearly rent was 30.10.0 (pounds). [Titles information]

- 1918 10 March. Lease No. 292/94 was surrendered for Lease No. 2141/96. [Titles Information]
- 23 May. Lease No. 1074/96 was surrendered for Lease No. 2140/96, then containing 60,800 acres. [Pastoral Inspector's Fieldbook]
- 1 April. Lease No. 2141/96 and Lease No. 2140/96 were transferred to James Nicholas, a sheep and cattle farmer of Cottesloe. The term for both leases was from 1 April 1918 to 31 December 1948. The yearly rent for Lease No. 2141/96 was 211.1.0 pounds while the rent for Lease No. 2140/96 was 64.1.0 pounds. [Titles Information]
- 1922 Peron Station's first artesian bore was drilled between September 1922 and July 1923. [See Discussion Items]
- 1926 19 February. The transfer of Lease No. 2140/96 and Lease No. 2141/96 was registered to Peron Peninsula Station Ltd. [Titles information]
- c1930s Applications for relief under the Land Act Amendment. The Station consisted of 260,000 acres and the Manager at the time was J.E. Booth. [Battye Archives]
- 1934 1 January. Lease Nos. 2140/96 and 2141/96 were surrendered to form part of Lease No. 394/1074, containing about 261,600 acres and to extend until 31 December 1982. The Peron Peninsula Station Ltd remained the lease holder. The annual rent between 1 January 1934 and 31 December 1941 was 275.2.0 (pounds). [Titles Information and Pastoral Inspector's Fieldbook]
- Late 1930s The combination of the First World War and the Depression caused the pearling industry to close. The fishing industry took over as the major concern for the area.
- 1945 "Inspection 1945 - Homestead (w.i.) 6 rooms, incl kitchen and bathroom. (situated in main street of Shark Bay townsite). Shearing shed (w.i.) 5 std "makeup" 0 4 h.p. Blackstone, press, scales. Shearers qtrs, mess room, kitchen. Maintenance poor, all iron very corroded." [Pastoral Inspector's Field Book]
- The 1945 Inspection further reveals that there was 163 miles of fencing, with 3 boundary and 160 internal fences making 25 paddocks.
- c1950s The Peron Homestead was constructed. [Sue Hancock, DOLA Files - V1 & 2, Cilla Hurley, Arthur Pepper]
- 1956 9 August. The leaseholders registered a change of name to Peron Peninsula Station Pty. Ltd. The total area under lease was 260,342 acres. [Pastoral Inspector's Fieldbook]
- 1957 Estimated carrying capacity for the Peron Station - 1,625 sheep. [Pastoral Board Records referred to in DOLA File 02036 - 1965 - 05R0, 1988, Correspondence]
- 1961 The Shire of Shark Bay was established under the Local Government Act.
- 1963 17 June. The transfer of Lease No. 394/1074 to Mileura Pastoral Company Pty. Ltd was registered. [Pastoral Inspector's Fieldbook]
- c1963 Matchem Walsh, the owner, had an extension built onto the Peron Homestead. It consisted of two bedrooms, an entrance room and a toilet. In addition, the verandah to the east facade was built. Walsh lived in Denham while Tom Pepper, the Overseer and later the Manager, lived at the Homestead. [Matchem Walsh]
- 1967 24 April. Pastoral Lease No. 3114/761, Crown Lease 280/1967, Edel Location 72, was issued in lieu of Lease No. 394/1074 under Section 114 of the Land Act. It was still registered in the name of the Mileura Pastoral Company (Pty) Limited., consisting of 260,342 acres. The lease



was for a term of 48 years, 2 months and 7 days and was due to expire on 30 June, 2015. Annual rental was \$476.35 as at 1967. [Titles information & Pastoral Inspector's Fieldbook]

Estimated carrying capacity for the Peron Station - 3,466 sheep.

- 1970 October. The Pastoral Inspector's Field Book indicates that the estimated carrying capacity for the Peron Station is 15,000, "when fully developed and watered". This figure is significantly higher than the Pastoral Board Records referred to in DOLA files. The Field Book further states, "This lease should have no trouble with 20,000 sheep when under sound management." The vermin figures indicate that there were foxes, kangaroos, eagles, goats, emus and rabbits "numerous in parts".
- 1973 9 July. Transfer registered to John & Constance Rocchi and Louis Stewart & Elizabeth Rocchi as tenants in common in equal shares. [Pastoral Lease information] Stewart lived at and managed the Peron Station. [Cilla Hurley & Pastoral Inspector's Field Book]
- 1974 There were a total of 18,712 sheep on Peron Station. [Pastoral Inspector's Field Book]
- 1975 4 August. Portion of lease (2.077Ha) surrendered to the Government. (105,352Ha) [Pastoral Lease information]
- There were a total of 15,965 sheep on Peron Station. [Pastoral Inspector's Field Book]
- 1976 There were a total of 21,900 sheep on Peron Station. [Pastoral Inspector's Field Book]
- 1977 21 September. Portion of lease resumed for the purpose of roads. [Pastoral Lease information]
- Estimated carrying capacity for the Peron Station - 3,466 sheep.
- 1979 25 November. John Rocchi died. [Pastoral Lease information]
- 1980 12 March. Portion of lease (5.0ha) surrendered (105,200.0ha). The half yearly rental was \$347.30. [Pastoral Lease information]
- 1981 30 September. Portion of lease (9160sqm) resumed for the purpose of water supply. [Pastoral Lease information]
- 1982 11 May. Portion of lease (100sqm) resumed for the purpose of a navigation beacon site. [Pastoral Lease information]
- 1984 Estimated carrying capacity for the Peron Station - 11,688 sheep.
- c1986 George Christie, the Manager between 1985 and 1990, built the shade house at the rear of the Peron Homestead. George was also responsible for digging out the dam. [George Christie]
- 1987 1 January. The half yearly rental decreased to \$159.94 (annual rental - \$319.88). [Pastoral Lease information]
- 1988 17 March. The probate of John Rocchi's will was granted. [Pastoral lease information]
- 26 April. Francis Allan Love and Esther Mary Love were registered as joint tenants. The Station consisted of approximately 105,200 hectares (260,342 acres). The annual rent was \$319.88 as at December, 1988. [DOLA File 02036 - 1965 - 05RO - correspondence, Pastoral Lease information]

At this time Peron Station was virtually all uncleared except for an area of approximately 6070 hectares located on the southern portion of the Station near Eagle Bluff which had recently been cleared using fire and sown to winter species of buffel grass. This limestone country

comprised mainly spinifex and the grazing capacity had increased greatly for this section of the Station. Stock numbers as at December, 1988 were approximately 13,200 sheep. [DOLA File 02036 - 1965 - 05RO - correspondence]

1990 14 August. Soil and Land Conservation Act, 1945 - Memorial Lodged on the property for the Eagle Bluff open area.

26 October. Withdrawal of Memorial. [Pastoral Lease Information]

26 October. The Government purchased the Peron Station consisting of 105,200ha for \$1.1 million.

Descriptions of station at time - approximately 10,000 sheep, 60 mixed cattle, 20 odd horses, and approximately 2,000 feral goats.

1991 World Heritage Listing for Shark Bay

c1990-94 Several buildings and structures were demolished within the Peron Homestead Precinct. The Generator Shed, the two storage sheds and the Garage were of timber frame and corrugated iron construction and in poor condition. Several rubbish dumps located around the Precinct were cleared up and bulldozed over. The Chook Shed and Yards, which were located near the Killing Shed, were removed to make way for a picnic area. This grassed area features a new "hot tub" and adjacent paddling pool. A seating shelter has been built which reflects the simple form and materials of the nearby Killing Shed. An ablution block and interpretation boards have been established in a sympathetic manner and considerable plantings have taken place.

1993 8 January. The area north of the Monkey Mia Road on the Peron Peninsula was proclaimed a national park, comprising Edel Location 89 with an area of about 52,528.600 0 hectares. It was gazetted as A Class Reserve Number 42471 and named Francois Peron National Park. The southern area remained as vacant Crown land.

At present the main industries of the World Heritage Area are fishing, tourism and pastoral activities.

## 3.2 Discussion Items

### The Name

The Peron Homestead, which has also previously been referred to as the Peron Peninsula Homestead, is named after the Peninsula on which it is located. [Pastoral Inspector's Fieldbook] The Peron Peninsula was named after Francois Peron, the French naturalist who visited Shark Bay with the Geographe expeditions in 1801 and 1803.

Francois Peron was born in Cerilly, France, on 22 August, 1774. In 1800 Peron set sail as a pupil zoologist with Captain Baudin in Geographe, accompanied by Captain Hamelin in Naturalist, to explore the Great South Land. Peron visited the Shark Bay area again in 1803 with Baudin and the Geographe.

While in the area Peron undertook extensive surveys. In his journals Peron describes the plants he collected, the Aboriginal people he encountered and their dwellings at Cape Peron. Indeed, he made some of the earliest recordings of the area's inhabitants and wildlife.

Peron became a leading scientist, with his writings establishing him as the father of anthropology and his comments on evolution pre-dated those of Charles Darwin.

### Water

Finding good water on the Peron Peninsula was an ongoing problem. Shark Bay's low rainfall, high evaporation rates and strong winds meant that there was very little fresh surface water available. In the late 1800s, as pastoral stations were being established in the area, shallow wells were sunk on the beaches. These wells produced only small quantities of brackish ground water for the stock. The beach wells had limited use and most were abandoned in the early 1900s. [Shark Bay World Heritage Notes]

Water was then pumped from underground sources, via artesian bores on Peron which provided for a greater quantity and quality of water. Artesian bores were a common way of sourcing water in the district with over 100 bores being built for pastoral use in the Carnarvon Basin.

Peron Station's first (No. 1) artesian bore, located adjacent to the homestead, was drilled between September 1922 and July 1923 to a depth of 542 metres (539m with 150mm steel casing) Repairs on the No. 1 bore were carried out by Davis Harkinson & Co commencing in June 1955. This work included relining the bore with 5 inch casing. The work was completed in November. The main driller was J. Longrid while some of the other drillers involved were J.G. Crawford Snr, J.G. Crawford Jnr, J. Mallard, E. Pepper and G. Pepper. [CALM File No. 7.5.3, Vol. 1, 3 September 1993, Artesian Bores - Peron, p20-21]

Water was pumped from the homestead bore by three windmills to nine watering points located in five different directions around the property. Elsewhere on the station, windmills were used to pump water 12kms from the bore. From the holding tanks the water was then gravity fed into troughs for the stock. [Shark Bay CALM newspaper, Shark Bay World Heritage Notes]

Valuations of the Peron Station in 1988 indicated that the artesian bores were on average over 500m deep with some only a few years old. The water supply was described as a feature of the Peron Station with five flowing artesian bores and 17 mills which pumped water to 30 watering points through 120.7kms of 1.5 inch, 1.25 inch and 1 inch polythene piping, according to the pressure required. The mills varied from 20 x 8 ft to 30 x 10 ft and, at that time, were in fair condition. A large reservoir of water was held in five new 90,000 litre fibreglass tanks, plus 26 x 22,000 litre concrete tanks. Generally the waters were of a good stock standard, however, the water at Monkey Mia and Eagle Bluff had a higher salt content. [DOLA File 02036 - 1965 - 07R0]

In 1990 the watering system was still serviced by 5 artesian bores:

1. New Ten Mile: serving tanks at 15 Mile, 12 Mile and Sippon
2. Homestead: serving tanks at Lagoon Pt, Kraskoe, Graveyard, Old Cape Rose, Monkey Mia No 1, Raceway and Warren north of the Monkey Mia Road and Monkey Mia 2 south of the road.
3. Monkey Mia: serving tanks at East Cape Rose, Hades all these points north of the Monkey Mia Road, North Dubouts and South Dubouts south of the Monkey Mia Road.
4. No. 2: serving tanks No. 1, War, Burnt Ground, Old Dubouts and Squatters.
5. Unnamed Bore: near Eagle Bluff shearing shed, serving tanks at Eagle Bluff (west of main road) and an unnamed tank inside Boundary Paddock.

[DOLA File 02036 - 1965 - 06RO, 1990]

The water tanks were given names which were generally related to geographic place names or distance from the Homestead, eg Cape Rose Tank, Lagoon Point Tank, 10 Mile Tank, 16 Mile Tank, and Dubout Tank. Kraskoe Tank was named after a man who died there while Graveyard Tank was named because many sheep died at that location. [George Christie]

Even in recent years water remained a crucial factor in the operations of the station as well as the domestic sphere. Arthur Pepper and George Christie, who have both worked on Peron, claim that checking on the water pipes and windmills was a major job. Cilla Hurley, who lived in the Peron Homestead when George Christie managed the station between 1985 and 1990, recalls that the only fresh water available was from rainwater tanks. Two litre bottles of rainwater were carried from the tank located between the two sheds to the house for use.

Today the artesian bore at Peron Homestead has been developed into a recreational "hot tub" for the public to enjoy.

### Fencing

In December, 1988 the Peron Station occupied all of the Peron Peninsula and had over 300kms of water frontage including Denham Sound and Freycinet Reach on the western boundaries and Shark Bay and Hopeless Reach forming the northern and eastern boundaries. The southern boundary of Peron Station was approximately 5kms of land bordering Nanga Station. The natural boundaries being mainly ocean frontage facilitated management of the property.

Valuations of the Peron Station undertaken in 1988 indicate that there were about 300kms of fencing on the property. Of this 40km was electric solar powered fencing, while over 100km was new fencing constructed within the last 5 years. Sheep fencing consisted of 5 to 6 plain wires on steel posts, with some of the older fences having wonyu posts cut on the property. Sub-division within the station included 15 main paddocks with many holding yards. There were also numerous laneways of 25kms (approx.) which led to the three shearing sheds. [DOLA File 02036 - 1965 - 07R0]

### Gypsum

Gypsum is the name given to Calcium Sulphate which is salt normally found in sea water. It is used principally for cement manufacture and farm fertiliser but an increasing market use is as the basic constituent of gypsum board used in residential and commercial buildings. Gypsum deposits occur within a number of birridas at the northern end of Cape Peron. Shark Bay Gypsum (SBG) has two mining leases in the Cape Peron area - 09/7 and 09/8 - which were granted on 9 November 1984. [See attachments] The total area covered by these leases is 348.9ha. These leases correspond to four earlier mineral claims which were converted to mining leases just before the new mining legislation came into effect on 1 January 1984. Garrick Agnew Pty Ltd first tested deposits in the Cape Peron area and undertook a number of studies and field investigations. In 1984 an exploration licence was applied for and granted. The following year a detailed exploration program designed to test both old and new tenements was carried out. Although much exploratory work and testing has been undertaken the mines have not been worked to date. ["Shark Bay Gypsum, Cape Peron Deposits - Project Synopsi" in DOLA File 02036 - 1965 - 07R0]

## 4.0 THE PERON HOMESTEAD

### 4.1 External Description

The large house is situated in the middle of a fenced area and almost surrounded by tamarisk trees which were planted approximately 30 years ago when the Walsh Family owned the Station. [Arthur Pepper] The pole fence has an entry gate at the southeast corner. There are two pathways, one of which leads to the entry door on the southern elevation. Prior to the extension being constructed, this path would have lead to the front door and, hence, into the living room. The second path runs along the length of the eastern verandah and leads to another entry door which is accessed through a wooden gate. [Photos 10.1.1 - 4]

The house is timber framed and clad with asbestos/fibre cement sheeting. Some external asbestos sheets are damaged and cracked, with several holes of different sizes. The external walls are painted white and the window and door surrounds are painted brown.

There is a steeply pitched corrugated iron roof to the main section of the house, with a gabled roof at ends. On either side of the main section the verandah roof line is of a much shallower pitch. Some of the iron sheets have become unattached and are at risk of letting the weather in. There is no roof overhang to provide additional protection from the weather. The roof has been painted green and the word "Peron" has been painted in large white letters on the roof. This could possibly be for aerial identification. [Photo 10.1.6]

The house has an extension to the southern facade which was built while the Walsh Family owned the Station. [Arthur Pepper, Cilla Hurley] Whereas the original section has concrete foundations, the extension is constructed on metal piling. An interesting feature of the house is the foundation mixture of concrete, sand and local shells which is unique to the area.

The house has two verandahs, one of which runs the length of the eastern elevation, wrapping around the north-east corner of the building. At some stage this corner has been enclosed with shade cloth and asbestos/fibre cement sheeting to create an additional room. The second verandah, on the western elevation, is flanked by two rooms of the house and similarly enclosed with shade cloth and asbestos/fibre cement sheeting. (See internal descriptions for further details) [Photos 10.1.5 & 49]

There is a large wooden framed shade house attached to the Homestead's western elevation, which is bordered by the Meat and Wash House, outside toilet and the large corrugated iron rainwater tank. This shade house was built by George Christie in the late 1980s when he was managing the Station. [George Christie] The use of shade cloth was necessary not only to provide shade but also to provide additional living areas in the hot summer months. [Photos 10.1.13 - 15]

Windows throughout are generally all wooden framed, although the window in the enclosed verandah is aluminium framed. The original section of the house features glass louvres to most of the window openings. The extension has large three paned windows. Fly wire has been nailed to the outside of some of the windows.

The gutters are in a poor condition with sections rusted through. Although not examined, the plumbing and electrical wiring would require serious attention if the house was to be made livable.

Located immediately adjacent to the house, the Meat House, the Wash House and the outside Toilet are similarly of asbestos/fibre cement sheet and timber frame construction with a concrete floor. Some of the asbestos sheeting is broken and cracked, with holes in places. The concrete floor also shows signs of movement with large cracks. There is evidence of considerable white ant damage/infestation. [Photos 10.1.16 & 17]

The Meat House has asbestos/fibre cement sheeting to a height of 1.23m, above which is shade cloth/fly wire attached to a timber frame. The fly wire is torn and missing in places. The timber framed wall and fly wire door show signs of weathering. Inside there is a hanging metal pole for the storage of meat. All other fixtures have been removed.

The Wash House has no door. The wooden framed window has a pane of glass missing. Internally the walls feature exposed wooden framing. There is a sink with three taps.

The Toilet has a wooden plank door. It does not have a window.

#### 4.2 Internal Description and Condition

Please note that the rooms of the Peron Homestead have had various uses depending on the requirements of the occupants. During the time that George Christie and Cilla Hurley were residing there the Enclosed Verandah was used as an office. The Lounge Room has also been used as a dining room in the past.

**Kitchen - (5.29m x 6.04m)** It is a large room with a ceiling height of 2.68m. The concrete floor has a number of cracks of various sizes as does the asbestos wall panelling. The kitchen features a large old oven located in a hatch which is outset from the main wall line. The large pantry is located in the north-east corner of the kitchen. It has three wooden shelves, lino on the floor and an open man hole in the ceiling. The opening to Verandah 2 has a wooden plank door as well as a wooden framed fly wire door. Three of the windows feature glass louvres, while the oven hatch has two small square windows to let in extra light. The kitchen walls and ceiling are painted white, while the wooden door and window surrounds are painted cream or brown. The kitchen cupboards are painted yellow and the sink area has white tiles. The ceiling has two wooden framed air vents located in the corners. The room has a fluoro light fixture with bulb. There are signs of white ant damage around the oven hatch. [Photos 10.1.19 - 24]

**Lounge - (3.43m x 6.04m)** A large dark room with a ceiling height of 2.70m. The concrete floor is set in squares of 1.10m x 1.22m. It has a number of cracks, with one particularly large one. The asbestos wall panelling also shows signs of cracking. The lounge features a "look through" opening, 1.16m x 1.1 m, with a wooden ledge into Entry Room 2. Adjacent is an opening with no door. Prior to the extension being built this would have been the lounge window and entry door. The only other window has glass louvres and looks out to Verandah 2, and consequently the room receives very little natural light. The ceiling boards have a slight sag, possibly caused by a build up of dust and dirt above the ceiling. The opening to the bathroom has a wooden plank door, while the door to the kitchen has panes of frosted glass with an imprinted design. The door to Bedroom 1 is hollow timber. The walls and ceiling are painted white and the wooden door and window surrounds are painted cream or brown. The paint is peeling in places. The ceiling has two wooden framed air vents located in opposite corners. The room has a light fixture with bulb. [Photos 10.1.28 - 31]

**Entry Room 1 - (2.61m x 2.60m)** A small dark room with a sloping ceiling. The concrete floor shows signs of cracking as does the asbestos wall sheeting, with a hole evident. The wall facing Verandah 1 has asbestos panelling to a height of 1.20m with fly wire above to the ceiling. The plasterboard ceiling also has several cracks and a hole. The entrance door facing Verandah 1 has a fly wire top half. The walls are painted cream, the ceiling is white and the wooden door and window surrounds are painted brown. The room has a light fixture with bulb. [Photo 10.1.34]

**Entry Room 2 - (3.52m x 3.58m)** A small light room with a ceiling height of 2.42m. Part of the extension, the room's wooden floorboards are 8.5cms in width and have been left in their natural state. (as is the case with Bedrooms 2 and 3) The asbestos wall panelling shows signs of damage and cracking with a hole in the southern wall. The room has a very simple cornice. The wooden framed window has two panes of glass. The walls are painted cream, the ceiling is white and the wooden door and window surrounds are painted a darker shade of cream. There is a fuse box next to the outside door which is hollow timber. The room has a fluoro light fixture with no bulb. [Photos 10.1.35 - 37]

**Bedroom 1 - (2.60m x 3.88m)** A small narrow room with a sloping ceiling. The concrete floor has various sized cracks. There are two wooden framed windows with glass louvres which look out onto Verandah 1. Consequently the room is quite dark. The door is hollow timber. The walls are painted light green, the ceiling is white and the wooden door and window surrounds are painted cream.

**Bedroom 2 - (3.52m x 3.64m)** A small light room with a ceiling height of 2.42m. Part of the extension, the room's wooden floorboards show some signs of damage. [Cilla Hurley - dead fox removed from under the floorboards] The plywood sheet ceiling and the plain wooden cornice have come unattached in places. The large wooden framed window had three panes of glass although one is broken and now boarded up. The door is hollow timber with a wooden surround. The walls are painted cream while the ceiling and window surrounds are painted white. The room has a light fixture with no bulb. There are signs of white ant damage in the south-east corner around the cornice and the window frame. [Photos 10.1.38 - 41]

**Bedroom 3 - (3.52m x 3.27m)** A small room with a ceiling height of 2.42m. Part of the extension, the room has wooden floorboards. The asbestos panelled walls show signs of patching. The large wooden framed window is intact, with three panes of glass. The walls are painted cream and the ceiling and doors are painted white. The room has a light fixture with a bulb. [Photo 10.1.42]

**Bathroom - (2.28m x 2.76m)** A small room with a concrete floor which has several cracks visible. The ceiling is sagging and cracking quite badly. The wooden framed window has glass louvres. The door opening onto Verandah 2 is of wooden plank construction. The walls and ceiling are painted white, while the wooden framed window and door surrounds are painted brown. The ceiling paint is peeling noticeably. The bath and sink enamel is light green in colour and is rusting badly. There are also shower fixtures. [Photo 10.1.43]

**Heater Room - (1.90m x 2.79m)** A small room which houses the hot water system, now rusted and damaged beyond use. The concrete floor has several cracks and the asbestos wall panelling are cracked and broken in places. There are noticeable gaps where the walls do not sit flush with the floor. The timber wall framing is exposed and the corrugated iron roof is rusted through in places. The wooden framed window had glass louvres which have been removed. [Photo 10.1.44]

**Enclosed Verandah** - The concrete floor shows some signs of cracking. The verandah wall has asbestos panelling to a height of 1.12m with shade cloth/fly wire to the ceiling. The joining of the plaster board ceiling sheets has come away in places. The door is of wooden plank construction. There are two windows - one is wooden framed with glass louvres and the other is a large aluminium framed window. The walls are painted cream and the wooden door and window surrounds are painted brown. [Photo 10.1.45]

**Verandah 1 - (8.16m x 2.6m)** Originally the verandah was all open and wrapped around the north-east corner, however it has since been partly enclosed. The remaining section has a concrete floor with several cracks evident. Similarly the asbestos wall panels to the house have signs of cracking. The verandah wall itself features asbestos panelling to a height of 1.26m with one section having fly wire to the ceiling. The verandah has wooden posts and metal poles to support the roof. It has no ceiling, rather the wooden beams and sloping corrugated iron roof are exposed. The iron has rusted through in places. The walls are painted white and the wooden door and window surrounds are painted brown. It has a light fixture with bulb. [Photos 10.1.46 & 47]

**Verandah 2** - Encompassed on three sides by rooms of the house, the verandah has asbestos panelling to the fourth and external side only to a height of 1.05m. Above this is fly wire/shade cloth. It has a concrete floor with several cracks. The asbestos wall panels are also damaged. The verandah has metal poles to support the roof. A fluoro light fixture with bulb is attached to the timber roofing beams as there is no ceiling. Several rusty holes are evident in the corrugated iron roof. [Photos 10.1.48 & 49]

**Toilet** - The room has a concrete floor and a wooden plank door which is painted brown. There is a small frosted glass window.

## 5.0 OTHER BUILDINGS AND STRUCTURES

**Workshop** - (12.5m x 7m) Steel framed and clad with corrugated iron, this shed has a concrete floor and a sliding door. It is painted green. It appears to be in relatively good condition. [Photos 10.2.1 & 2]

**Machinery Shed** - (7.5m x 13m) Steel framed and clad with corrugated iron, this shed has an open front (eastern elevation). The shed has a concrete floor and a skillion roof. It has been left unpainted. It appears to be in relatively good condition. [Photo 10.2.3]

**Tack Room and Horse Yards** - The small corrugated iron shed has a skillion roof, cement floor and an iron shutter which can be opened out to allow for ventilation. The shed is in fair condition. The horse yards are of steel frame construction and of only small capacity. There is a circular yard for training purposes. [Photo 10.2.4]

**Killing Shed** - A small, open sided shed with metal poles and a corrugated iron roof. Some iron sheeting requires replacement. [Photo 10.2.5]

**Wind Mills** - The three windmills are a very prominent feature of the Precinct. [Photos 10.2.6 - 9]

**Bore** - The rusty coloured bore is covered and virtually surrounded by trees (tamarisks and a large date palm) [Photos 10.2.10 -12]

**Shower** - A small, square, timber framed corrugated iron clad structure located adjacent to the bore. [Photo 10.2.10]

**Ablution Block** - Recently constructed by CALM, the ablution block is shielded from view by vegetation.

**New Hot Tub, Bathing Pool & Undercover Seating** - Recently constructed by CALM these features are set within a grassed picnic area. The undercover seating structure is sympathetically designed to blend in with the surrounds. [Photo 10.2.13]

**No. 2 Shearers' Quarters** - (13m x 9.1m) Steel framed and clad with corrugated iron this shed incorporates living quarters of 6.1m x 9.1m which has its own ceiling. The quarters comprise of 2 bedrooms, and a large lounge/dining/kitchen area. A bathroom/laundry is at the rear under the main roof which acts as a front and rear verandah for the living quarters. Overall in fair condition. [Photos 10.2.14 - 17]

**Foundations** - Now all broken up and partly hidden by shrubs, the foundations are located immediately south of the No. 2 Shearers' Quarters. It is not known what the structure was. [Photo 10.2.18]

**Shearing Shed and Yards** - (29m x 9.1m) Large shed with cement and timber floors. The roof has been extended to accommodate the wool press which was destroyed by the previous owners, the Love's, prior to sale. [Cilla Hurley] The extensive sheep yards are constructed of 1" steel water pipe and are in good condition. The use of spinifex on top of the yards was to provide the newly shorn sheep with protection from the sun. [Photos 10.2.19 - 26]

**Shearers' Quarters** - Large steel framed, iron clad shed with a rainwater tank to the north-east corner. [Photos 10.2.27 - 29]

**Cook House** - This building features surrounding verandahs partly enclosed, with metal poles. It has cement floors and shutters which open out from windows. [Photos 10.2.30 & 31]



**6.0 CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE**  
**(Using the Heritage Council Criteria for Entry in the Register of Heritage Places)**

**i. AESTHETIC VALUE**

**It is significant in establishing particular aesthetic characteristics valued by the community.**

The Peron Homestead had only limited aesthetic significance. However, there is a certain aesthetic relationship between the Homestead and some of the parts which make up the Precinct. The use of similar materials, styles, form and colour create a unifying effect. Similarly, both the tamarisk trees and pole fencing which virtually surrounds the Homestead are evident throughout the Precinct. The fencing and introduced species provide a further common thread within the Precinct.

**ii. HISTORIC VALUE**

**It is significant in the evolution or pattern of the history of Western Australia.**

The Peron Peninsula has a long association with the pastoral industry, of which the present Homestead represents a distinct era. This building has replaced at least two previous Homesteads, one located within the Precinct and the other in the Denham townsite. Therefore it is evidence of the evolution of Homestead construction.

**iii. SCIENTIFIC VALUE**

**It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of Western Australia**

As part of the Precinct, the Peron Homestead contributes to a wider understanding of the pastoral activities on the Peron Peninsula from the 1950s on.

**iv. SOCIAL VALUE**

**It is significant through association with a community or cultural group in Western Australia for social, cultural, educational or spiritual reasons.**

Community opinions vary considerably about the value of the Homestead and its potential for restoration and refurbishment. However, in general, compared with the original Homestead located in Denham, this building has low significance under this criteria.

**v. RARITY**

**It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.**

There were only ever two pastoral station complexes on the Peron Peninsula; Peron and Nanga. Consequently, in terms of the locality the Homestead is a rare. However, within the broader context of the state the place does not have any significance under this criteria.

**vi. REPRESENTATIVENESS**

**It is significant in demonstrating the characteristics of a class of cultural places or environments in the State.**

The construction materials used on the Peron Homestead, combined with some elements such as louvre windows, are characteristic of its era. Other than these points the place is not particularly representative of its type.

vii

#### **CONDITION**

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

The Peron Homestead is in poor condition. Recent years have seen the Homestead left unoccupied and hence general maintenance has been neglected. Consequently, the place has considerable white ant damage. The many cracks in the concrete floor are evidence of movement in the foundations. The asbestos wall panelling also shows signs of damage, ranging from small cracks to large holes.

viii

#### **INTEGRITY**

**Is a measure of the likely 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.**

At present, the Peron Homestead has low integrity. Given that the place is in poor condition, that it has been unoccupied for a number of years and still presents a challenge in terms of identifying a sympathetic use, it is unlikely that the place will be restored.

ix.

#### **AUTHENTICITY**

**Refers to the extent to which the fabric is in its original state.**

The Peron Homestead has had a large extension built on its south elevation, a verandah has been enclosed and, in recent times, a large shade house has been constructed on the west elevation. These changes and additions reflect the needs and requirements of the owners and/or occupants of the time. Otherwise, the place is highly authentic and still retains many of its original fixtures and fittings.

7.0

### **STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE**

The Peron Homestead has cultural heritage significance for the following reasons:

the building and its immediate surrounds contribute to the aesthetic character of the Precinct, which is enhanced by the use of corrugated iron, roof paint colour, introduced vegetation and fence construction.

the building represents an era of pastoral activity on the Peron Peninsula and is evidence of the evolution of Homestead construction on the Station.

the building contributes to a wider understanding and fuller interpretation of the pastoral activities on the Peron Station.

## 8.0 MANAGEMENT GUIDELINES

### 8.1 The Peron Homestead

- i. Owing to the poor condition of the Homestead, the use of asbestos and the limitations for future use, demolition would appear to be the only realistic option for the place.
- ii. It is recommended that if a new structure is to be constructed on the site that it have a similar style, scale and form to the Homestead.
- iii. The distinctive roof pitch of the Homestead should be incorporated in any new design if possible.
- iv. Paint treatments of any new building should reflect the colour scheme of the Homestead. The green roof colour should be used which would maintain the relationship with the green corrugated iron machinery shed which stands adjacent to the house. Similarly, external walls of any proposed building should be painted white or light cream in order to retain the contrast between the walls, roof and surrounding environment that presently exists.
- v. It is suggested that the verandahs and the use of shade cloth evident in the Homestead be included in any new design. Not only would this reflect the form and fabric of the previous structure, it would also be a practical way of combating the heat and glare often experienced in the area.
- vi. Where possible building materials should be recycled and used in the construction of any new buildings and structures in the Peron Homestead Precinct. The entry gate to Verandah 1 and the internal doors, both wooden plank and fly wire, could be relatively easily incorporated elsewhere.
- vii. The tamarisk trees and steel pole fencing surrounding the Peron Homestead should be retained. New plantings should not impact on the spatial relationship between the house site and the surrounding fence. That is, infill plantings and native shrubs would detract from a full understanding of the place.

### 8.2 The Peron Homestead Precinct

- i. An ongoing maintenance program and conservation guidelines should be prepared to ensure the conservation of the Precinct. Immediate works could include white ant treatment and securing buildings and structures against weather.
- ii. Since the Western Australian Government purchased the Peron Station in 1990 a number of buildings and structures have been demolished and removed. No more buildings and structures should be demolished unless advice has been sought regarding their heritage value. The significance of the Precinct is both a result of, and enhanced by, its parts. Consequently, if some parts are removed, the level of significance could decrease. Similarly, the loss of more parts will detract from a full understanding and interpretation of the place.
- iii. Any new buildings and structures should be designed and constructed in a sympathetic style. Consideration should be afforded to appropriate materials, style, form and character. New structures should not appear intrusive or overtly new. New buildings could feature a steel or timber frame clad with corrugated iron sheeting on the walls and roof, and either an earth or concrete floor depending on the proposed use of the building. In general a skillion roof or a 30 degree pitch would be appropriate.
- iv. Consideration should be given to the most appropriate location for any new buildings and structures so as not to detract from both the spatial relationship between existing buildings and a full understanding of the place. If new buildings have to be constructed within the precinct, such as the ablution block, screenings of natural vegetation should be introduced, but on a limited scale.

- v. The pastoral character of the precinct should be maintained and elements which detract from it should either be removed or screened. For example, the use of pine log barriers is not sympathetic to the pastoral theme of the Precinct. It is suggested that an alternative material and form be investigated. New fencing could reflect the existing fencing and stock yards by being of simple steel pole construction.
- vi. Given the essential role of the windmills and wells for providing water for the stock on Peron Station it is important to conserve some as examples. Those which are in good condition or strategically placed for ease of access could be considered for conservation. Certainly the three windmills in the Homestead Precinct warrant conserving. Not only are they a prominent aesthetic feature of the precinct, the windmills are an essential element in the interpretation of the Peron Station with its reliance on artesian water. In addition, the distinctive sound of the windmills provides an evocative experience for the visitor.
- vii. A system of tracks was created when the peninsula functioned as a pastoral station to provide access to various parts of the property. The network of tracks is particularly evident in aerial photographs of the station. Given that some of the tracks no longer fulfil a useful purpose, several are currently being revegetated. Nevertheless, it is important that the tracks be acknowledged either by way of written or visual medium as they provided essential access routes across the station.
- viii. Although contrary to National Park Policy, the introduced vegetation evident in the Peron Homestead Precinct should be retained and managed accordingly so as to be maintained in the future. The tamarisks, aloes, date palms, moreton bay fig tree and olive trees are evidence of the human occupation of and influence on the environment. As long as these species do not adversely impact on the native vegetation and wildlife, they should be retained to assist with a full interpretation of the place.
- ix. The use of spinifex on the sheep yards is an unusual and interesting adaptation to the hot conditions of the district. Its purpose was to provide shade for the shorn sheep and the workers as well as to cool off the sheep prior to shearing. A section of yard should have the spinifex re-established and maintained to assist with the interpretation of the Precinct.
- x. Of the existing buildings in the Peron Homestead Precinct the No. 2 Shearers' Quarters would be the most appropriate for use as an Interpretive Centre. It is centrally located and it features a large main room which could easily be adapted for displays. Consideration would need to be given to sealing the rooms and to the design of sympathetic internal fixtures which should ideally be simple and unobtrusive. If possible, the unusual form of the building should be retained as it is an example of both the resourcefulness and basic conditions of much pastoral life.

### 8.3 General

- i. **Additional Research:** The Battye Library holds a number of sources which could be searched for additional information on the Peron Homestead and Station. These include Minute Books, Surveyor's Field Books and Local Newspapers. Examining the Minute Books would be very time consuming, however, when a particular year is known, could be beneficial. Also historic photographs of the Peron Homestead and Station should be sought to assist with the interpretation of the place. Previous owners, managers and occupants should be contacted for information.
- ii. **Interpretation:** The Peron Homestead Precinct offers a unique opportunity to interpret the pastoral activities of the district. Interpretive material could include information on what life was like for residents and workers at the Station, the pastoral calendar, identification of people involved with the Station, the impact of the seasons on pastoral work and the breeds of sheep grazing on Peron.

## 9.0 BIBLIOGRAPHY

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Stanbury, M., "Historic Sites in Shark Bay", Western Australian Maritime Museum.

WA Land Regulations 1828-1874, Q346.044 REG, 1872

### CALM Files

File No. 7.5.3, Vol 1, 3 September 1993, Artesian Bores - Peron.

File No. 7.5, Vols 1-4, 1990-94, Francois Peron National Park

### DOLA Files

03009 - 1989 - 01R0, Rubbish Disposal, Ptn Peron Station (Proposal for rubbish disposal site for Monkey Mia. Did not proceed)

02036 - 1965 - 05R0 to 07R0, Peron Station.

### Photographs

4530B/1 Artesian bore on Peron Station c1922, Const. W.C. Jury in foreground. [Battye Library]

## CONTACTS

Department of Land Administration  
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Gary Taylor (Manager of Records Section)	ph: 273 7574
David Forrest (Disposal Officer)	ph: 273 7522
Ian Elliott	ph: 273 7199

### Denham Residents

John and Mehala Sellenger	ph: (099) 48 1331
Cilla Hurley and George Christie	ph: (099) 48 1227

### Previous Owner

Matchem Walsh	ph: (099) 81 2927
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**10.0 PHOTOGRAPHS**

**10.1 The Peron Homestead (Black and White Photographs for archival purposes)**

**10.1.1** View of the Peron Homestead surrounded by tamarisk trees. The gate to the Peron Peninsula is at right.



**10.1.2** The entrance gate to the Homestead



10.1.3 View of the Homestead looking east. The tamarisk trees and pole fence, which surrounds the Homestead, are evident.



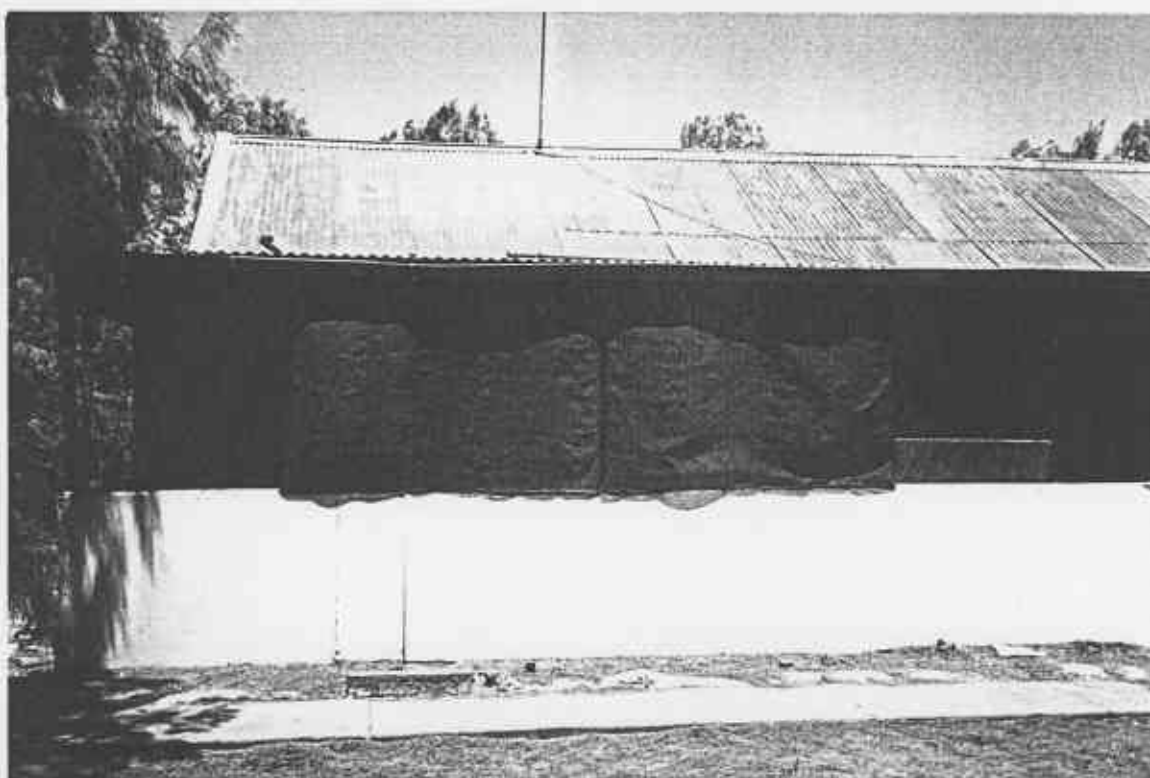
10.1.4 View of the south elevation of the Homestead showing the pathway to the entry door of the extension. The pitch of, and the gable end to, the roof are evident. Note the damage to the external asbestos wall panelling.



10.1.5 View of Verandah 1, looking north. Note the shell-cement blocks at the bottom of the photograph.



10.1.6 The word 'Peron' is painted in large white letters on the green corrugated iron roof. Note the wooden post and metal pole verandah supports. Shade cloth is loosely attached between the verandah asbestos sheeting and the roof.

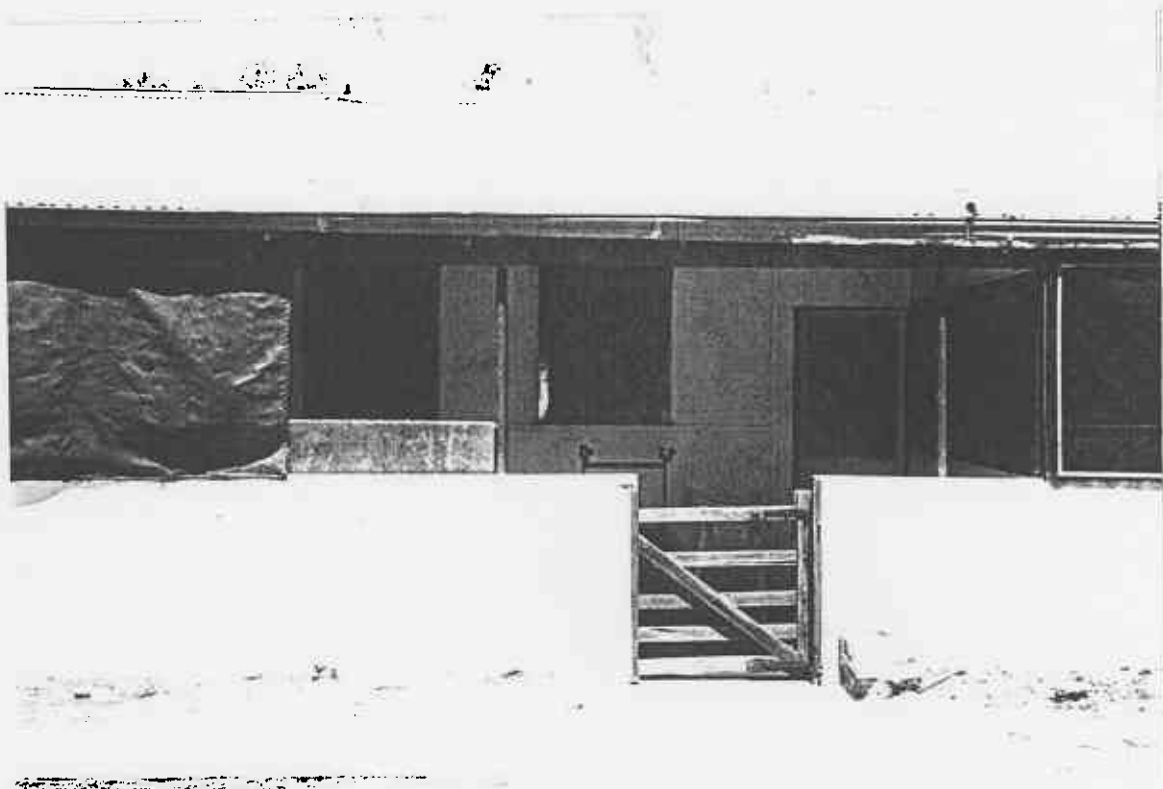




10.1.7 The east elevation of the Peron Homestead showing the enclosed verandah.



10.1.8 The entrance gate leading to Verandah 1. The two wooden framed glass louvre windows lead to Bedroom 1.



10.1.9 The north-east corner of the Homestead. Note how the corrugated iron roof sheeting has become unattached in places.



10.1.10 Note the water tank/heater and the oven alcove which is set out from the north wall. Flywire has been attached to the outside of some windows.



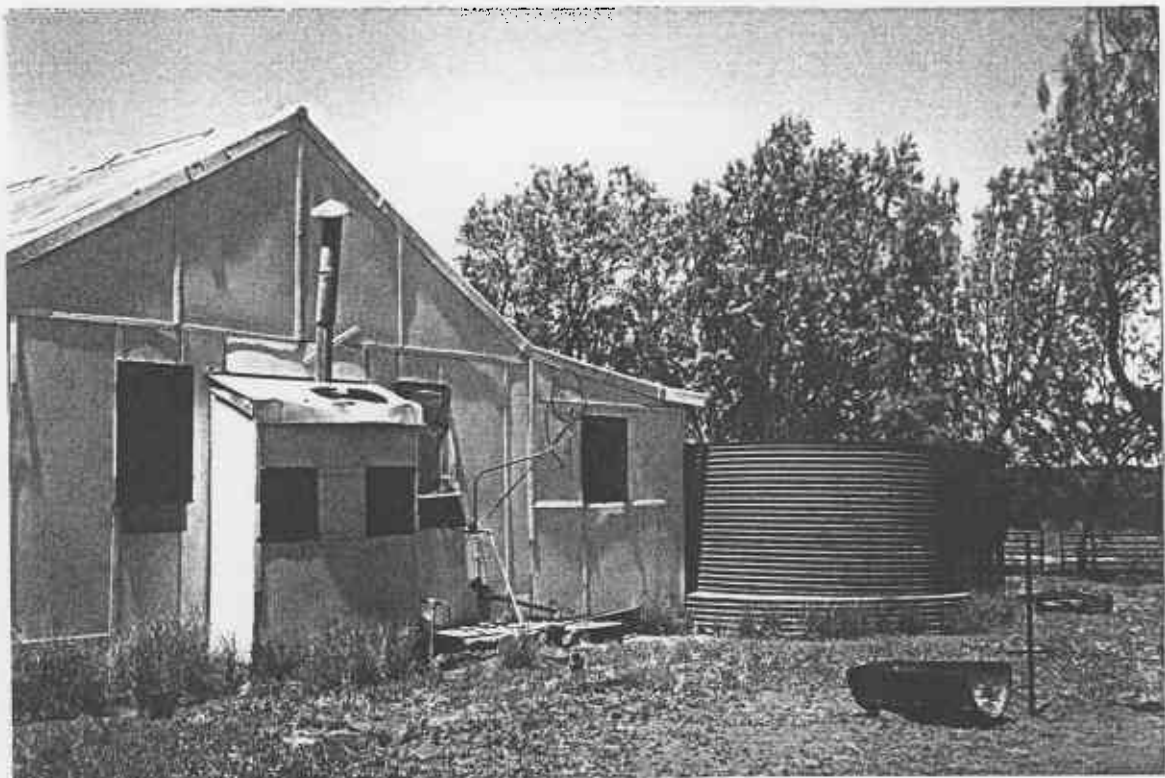
10.1.11

View of the north elevation of the Peron Homestead. Note the large aluminium framed window of the wall of the enclosed verandah. All other windows are wooden framed.



10.1.12

Small, square windows set in the oven alcove allow for natural light into the kitchen. The large corrugated iron rainwater tank is a dominant feature of the Homestead.



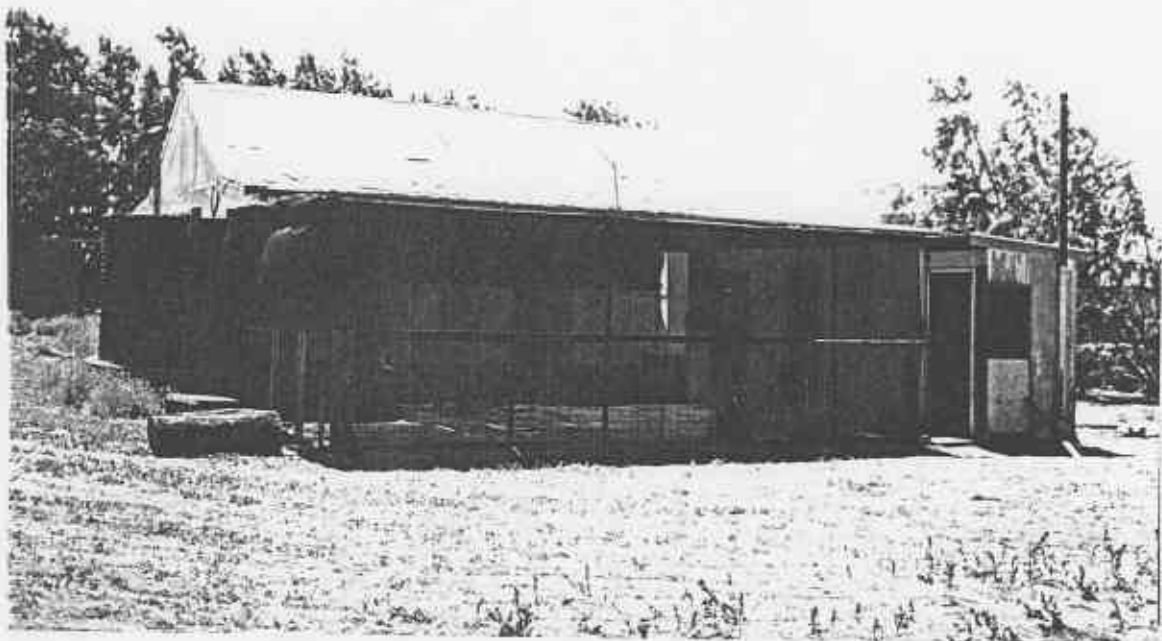
10.1.13

The north-west corner of the Homestead, showing the large wooden framed shade house which was built in the late 1980s.

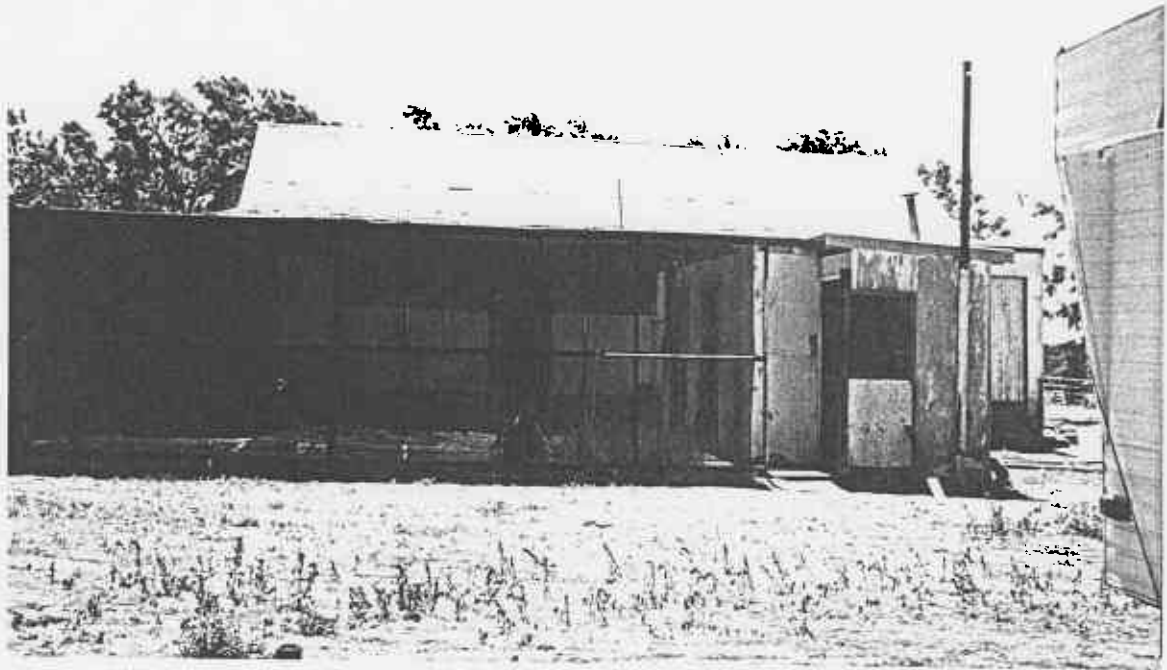


10.1.14

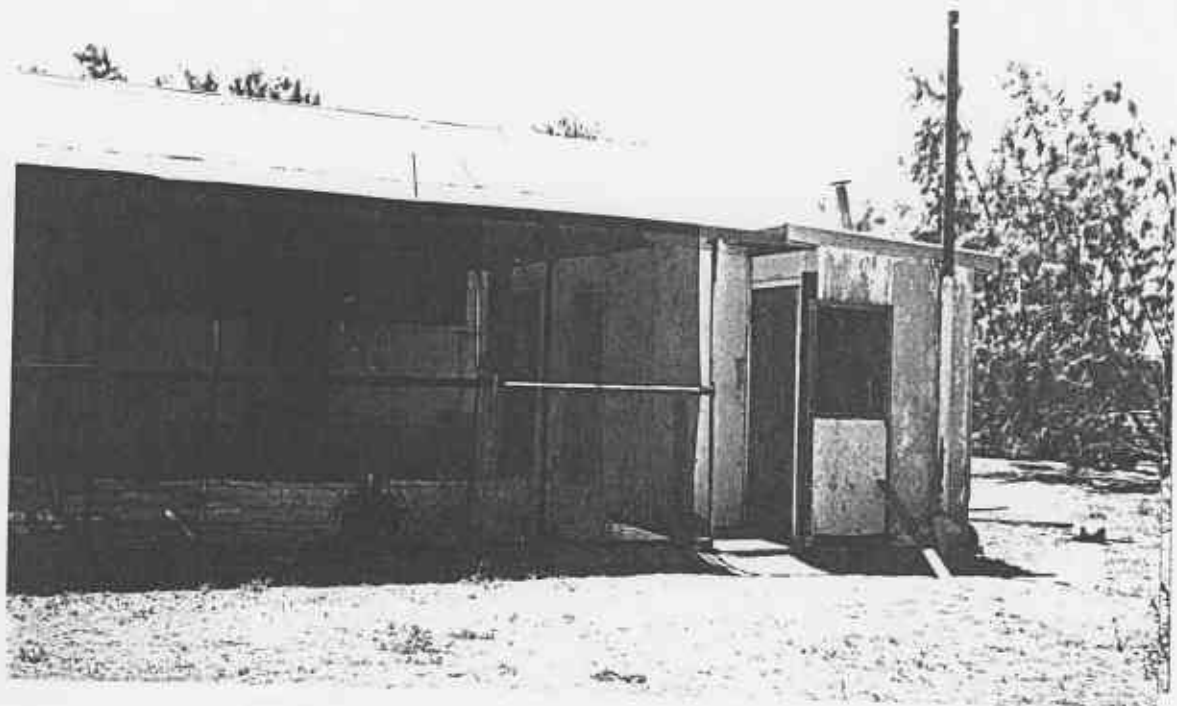
The large shade house is a dominant feature of the Homestead's west elevation.



10.1.15 The west elevation of the Peron Homestead.



10.1.16 The Meat and Wash House and the Outside Toilet form one side of the shade house.



10.1.17

The rear of the Meat and Wash House and the Outside Toilet. Note the hole in the asbestos wall panelling below the central window.



10.1.18

The south-west corner of the Homestead. Note the small void at centre where the inside toilet window is situated.





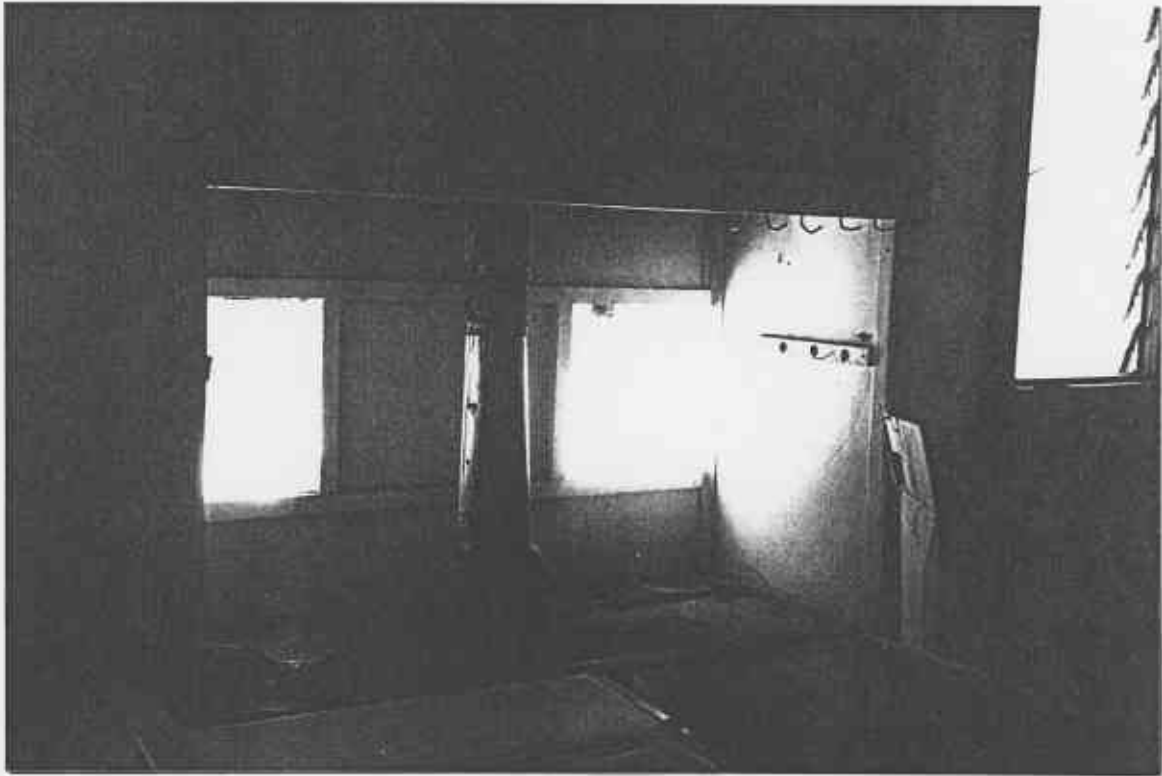
10.1.19 The large kitchen has cupboards painted bright yellow. The door opens out to Verandah 2.

10.1.20 Wooden framed glass louvre windows are a common feature of the Homestead. The kitchen sink is located below this window.



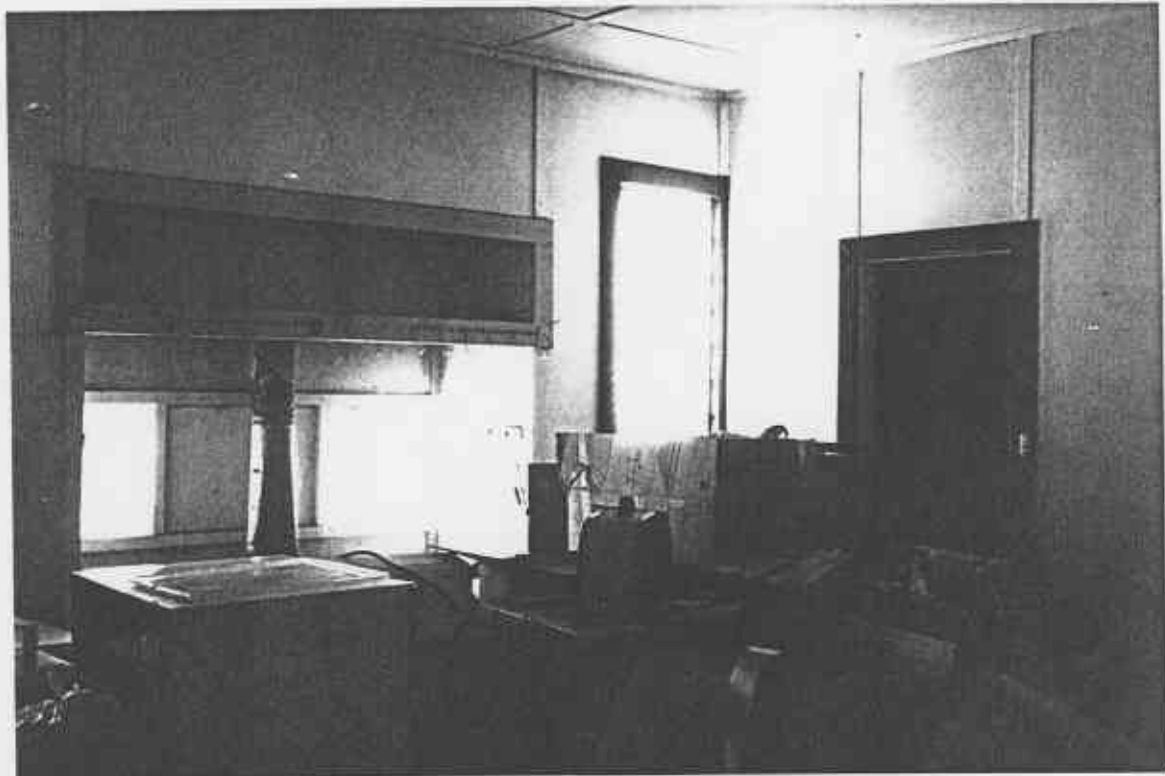
10.1.21

An unusual feature of the kitchen is the oven alcove which is outset from the main wall line. The two small square windows allow for extra natural light into the room.



10.1.22

The door at right leads to the pantry.





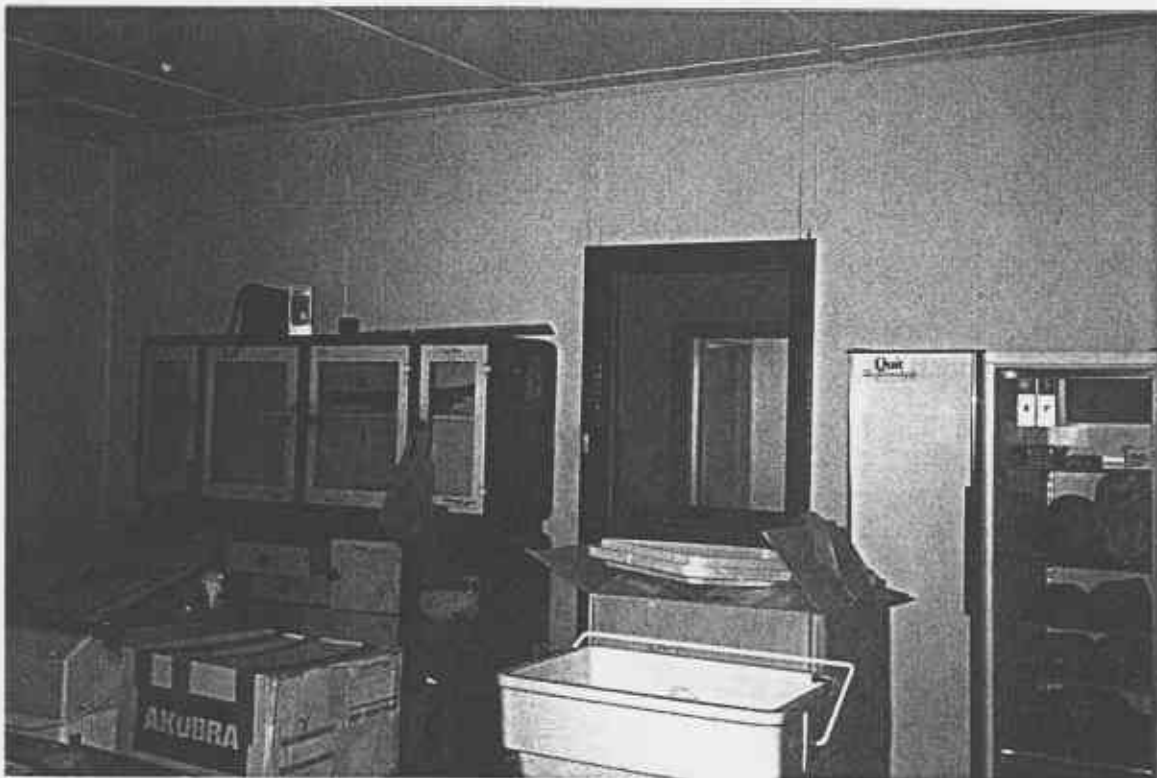
10.1.23

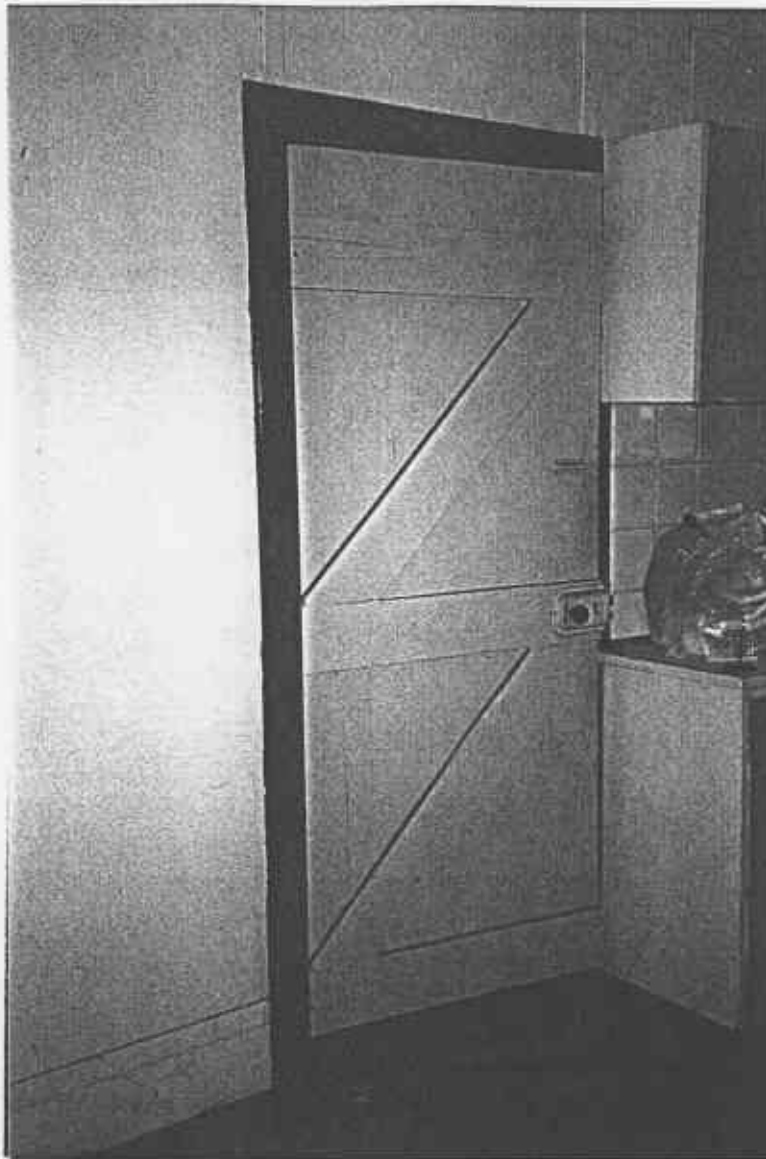
The door and louvre window lead to Entry Room 1. Note the air vent in the right hand corner of the ceiling.



10.1.24

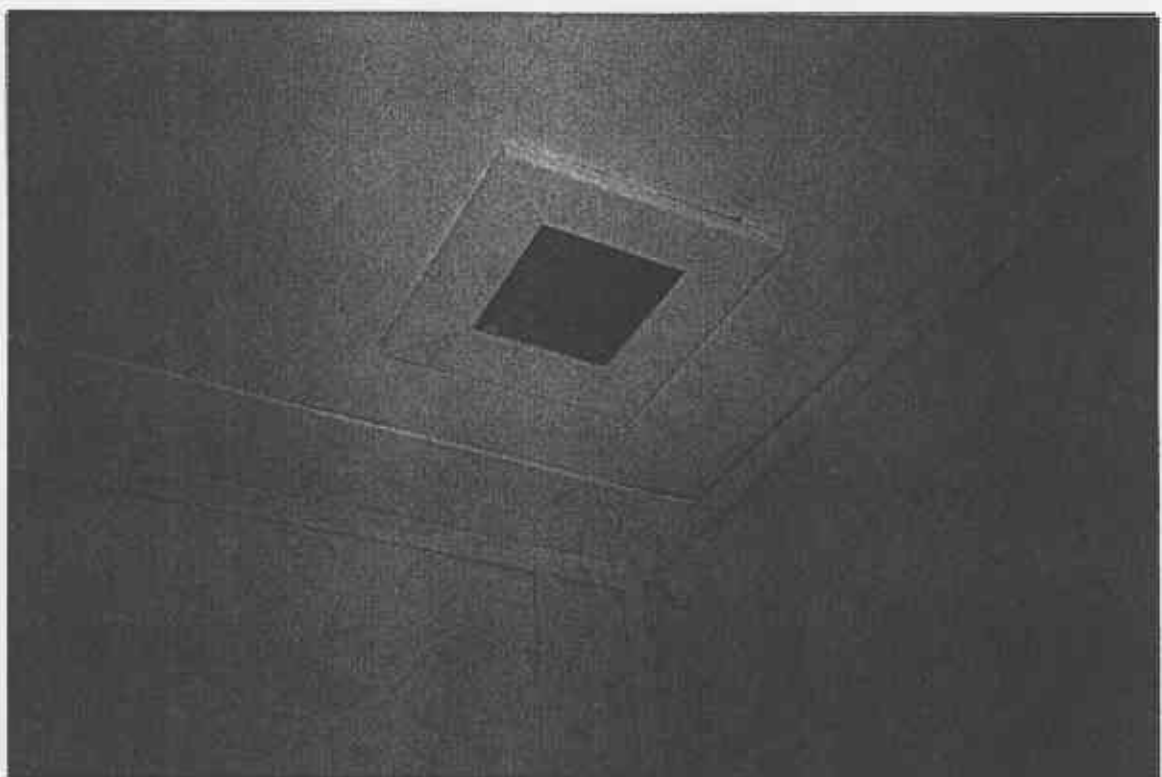
The door opening leads into the Lounge Room





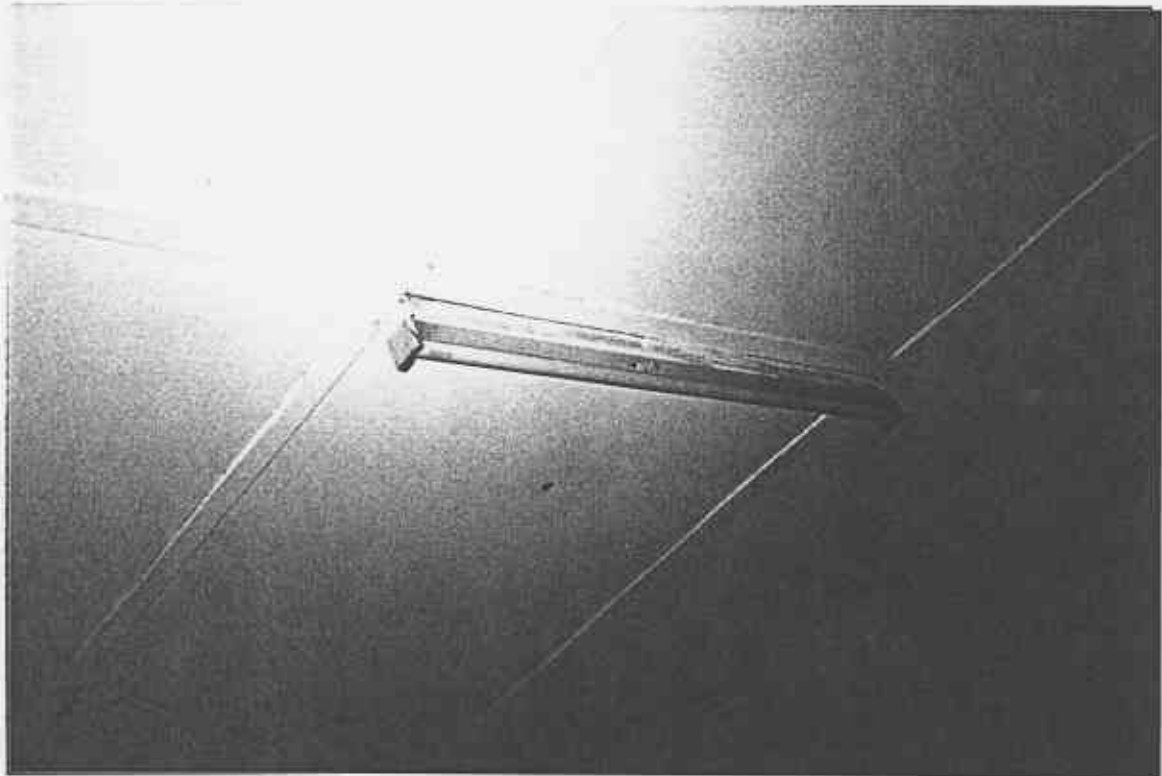
10.1.25 The Homestead features several wooden plank doors which could be recycled into restored or new buildings in the Precinct.

10.1.26 The Kitchen and Lounge have two wooden framed air vents located in the ceiling corners.



10.1.27

Lighting fixtures in the Homestead are very simple with either flouro lights or naked bulbs attached to the ceiling.



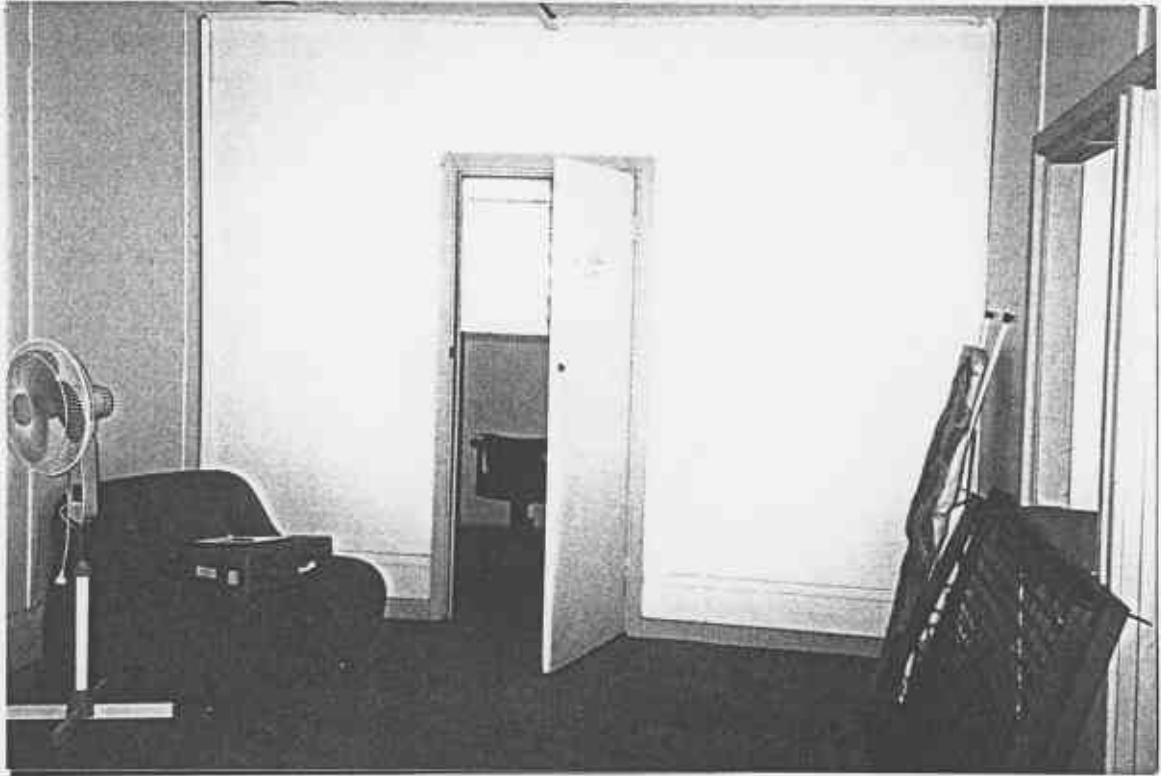
10.1.28

The Lounge Room features a wooden framed door with panes of frosted glass with an imprinted design. This opening leads into the Kitchen while the louvre window opens out to Verandah 2.



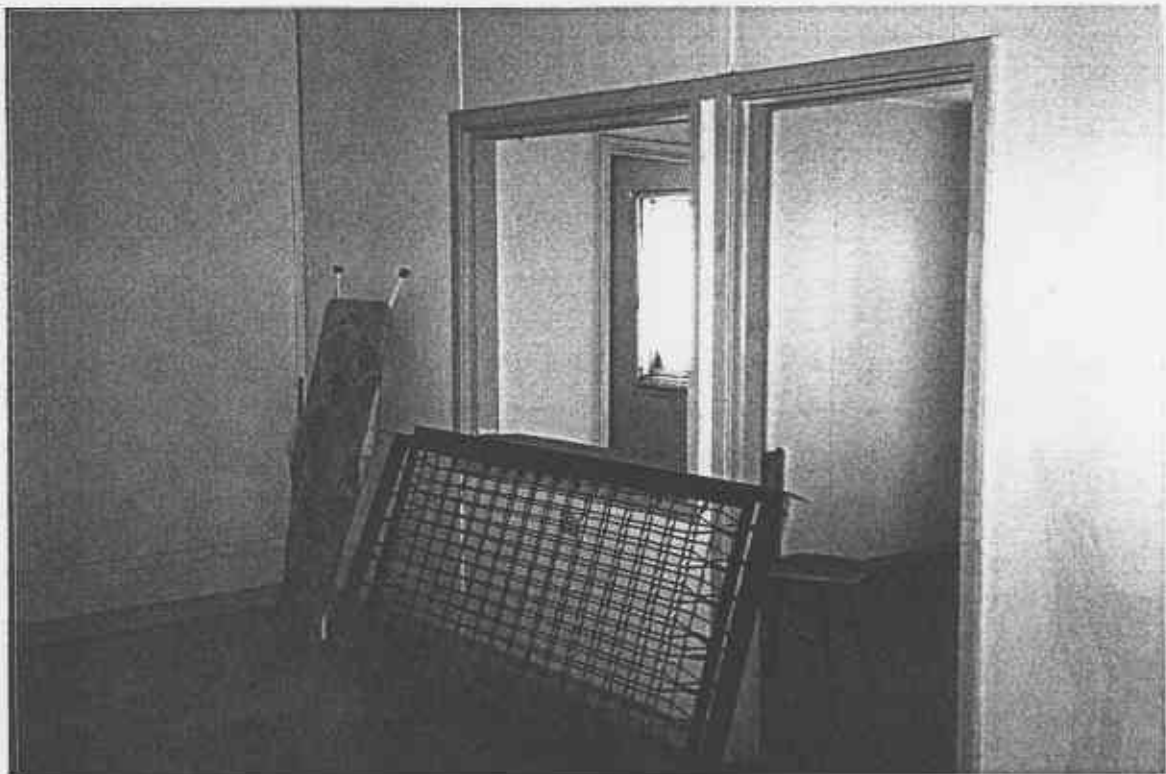
10.1.29

Bedroom 1 leads directly from the Lounge Room.

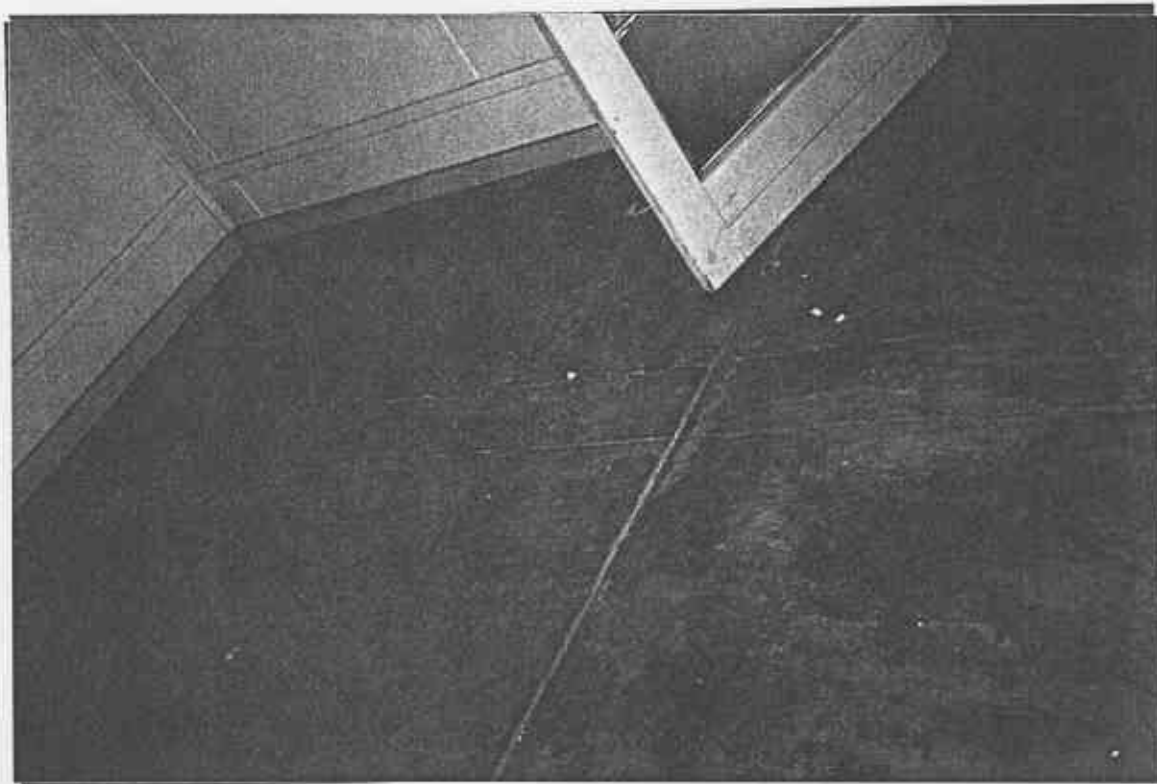


10.1.30

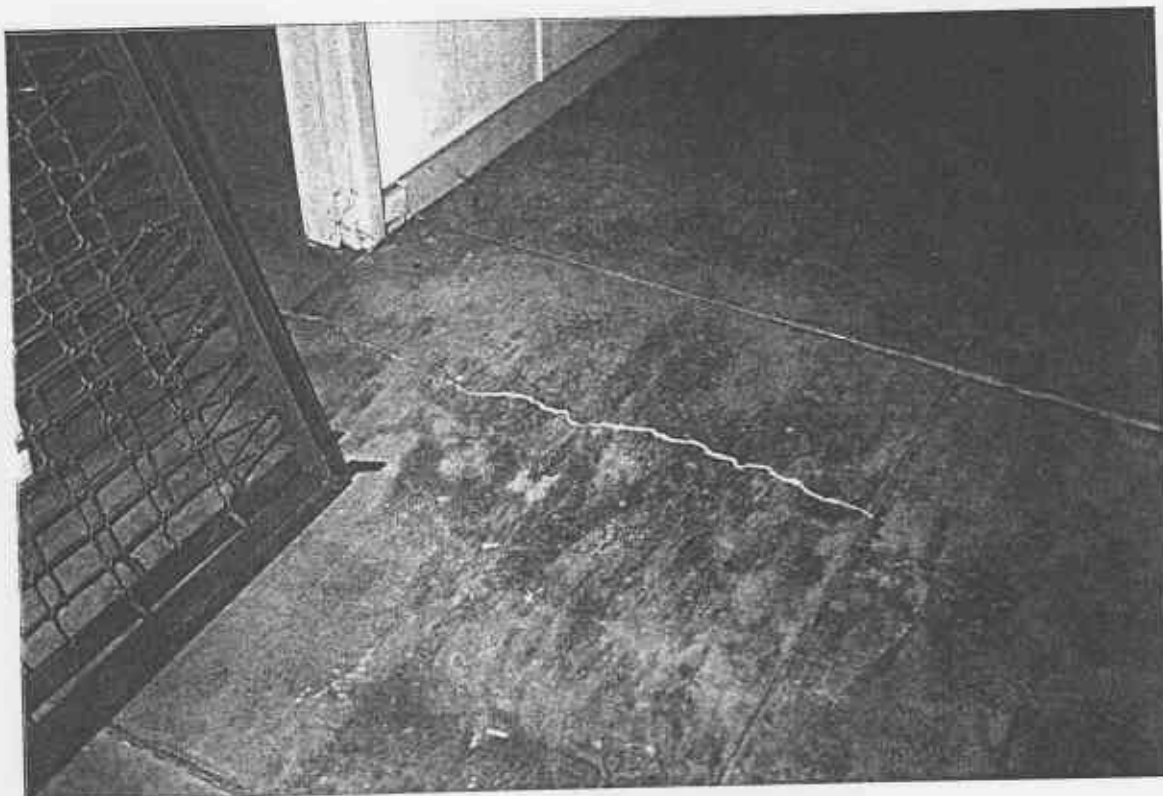
The Lounge Room "look through" which opens into Entry Room 2 was originally a window prior to the extension being constructed. The door opening would have been the entry door.

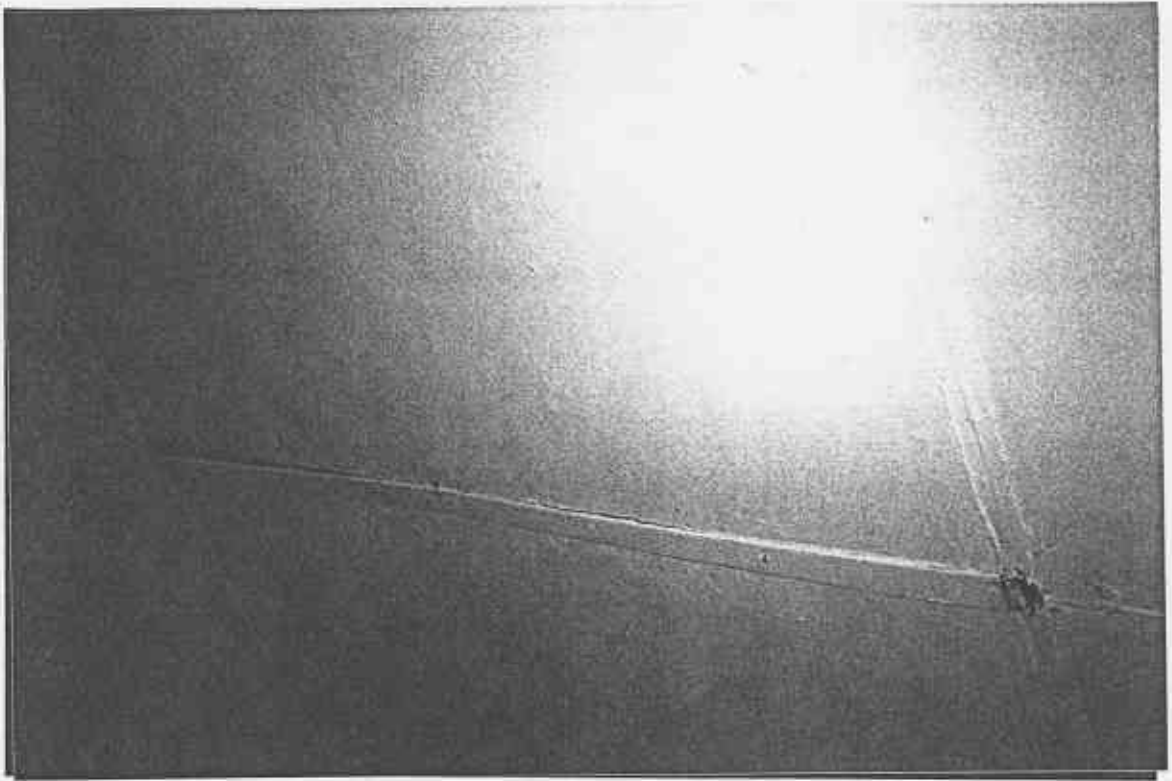


10.1.31 The concrete floor of the Lounge Room, and most of the rooms in the Homestead, have several large cracks.



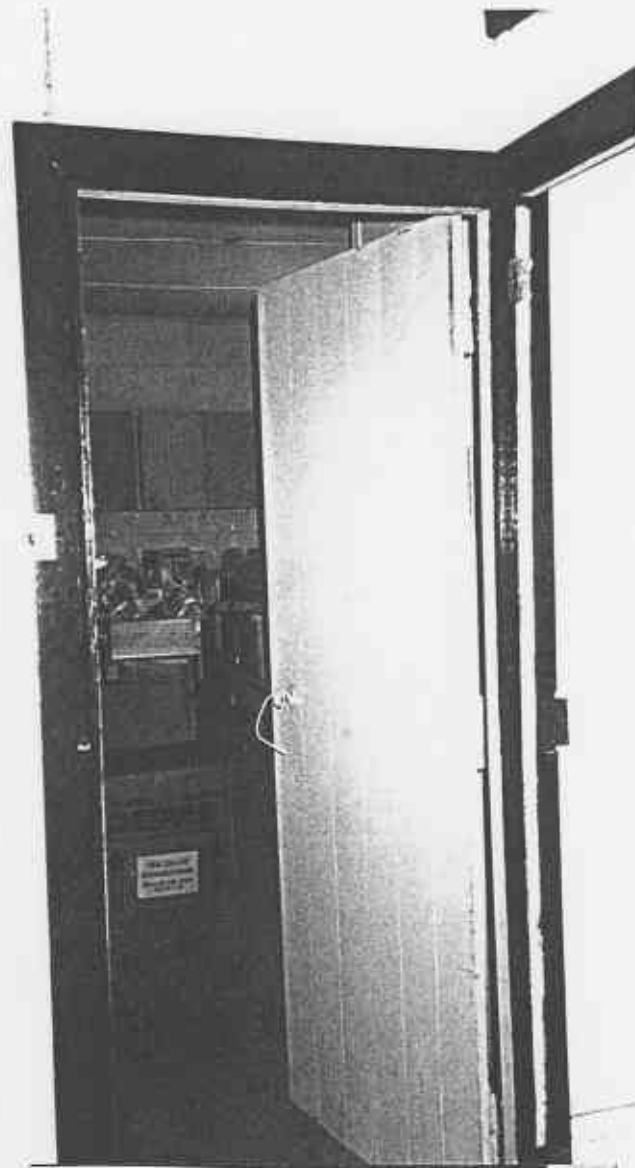
10.1.32 Signs of movement in the foundations is evident in most of the concrete floors.





10.1.33 The Lounge Room ceiling has a slight sag and the joining boards have come away in places.

10.1.34 Entry Room 1 opens into the Kitchen and the Enclosed Verandah on the right.





10.1.35 Entry Room 2 is a small light room. Note the wooden floorboards of the extension.

10.1.36 Many of the asbestos wall panels are cracked, damaged and broken. In this instance there is a hole right through the wall.



10.1.37

View of the "look through" between Entry Room 2 and the Lounge Room. There is no door attached to the opening.



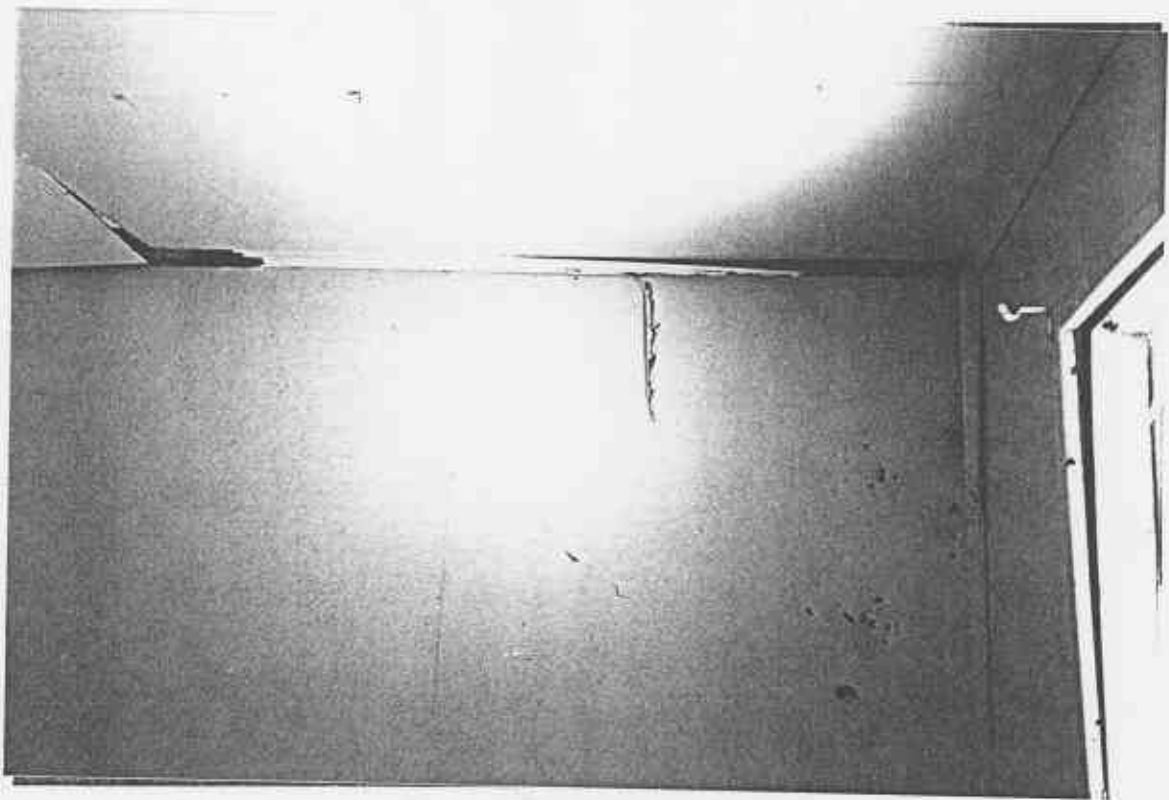




10.1.38 Bedroom 2 is a small, light room with a large wooden framed window. All the windows in the extension are large whereas windows in the original section are smaller and have louvres.

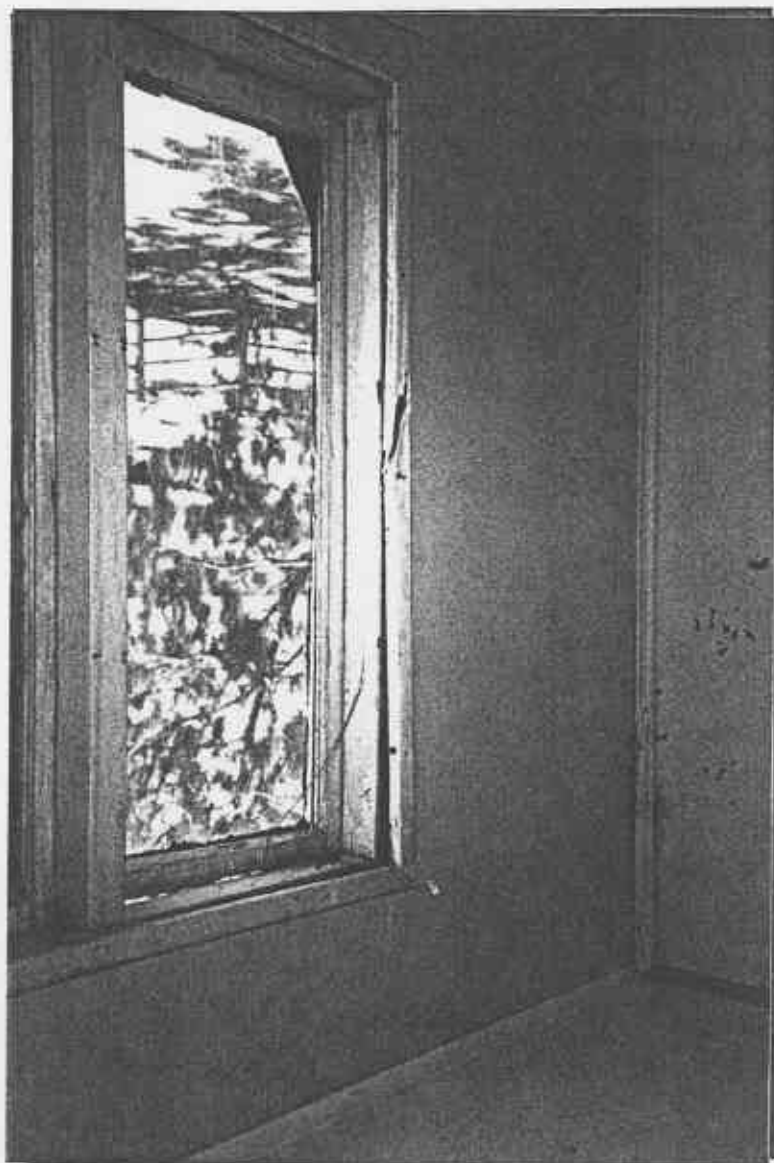
10.1.39 The wooden floorboards in Bedroom 2 show signs of damage. This was purposefully done in order to remove a dead fox from underneath the floor. [Cilla Hurley]





10.1.40 The plywood sheeting and plain cornice have come unattached in places and show signs of white ant damage.

10.1.41 The wooden window frame shows signs of white ant damage.



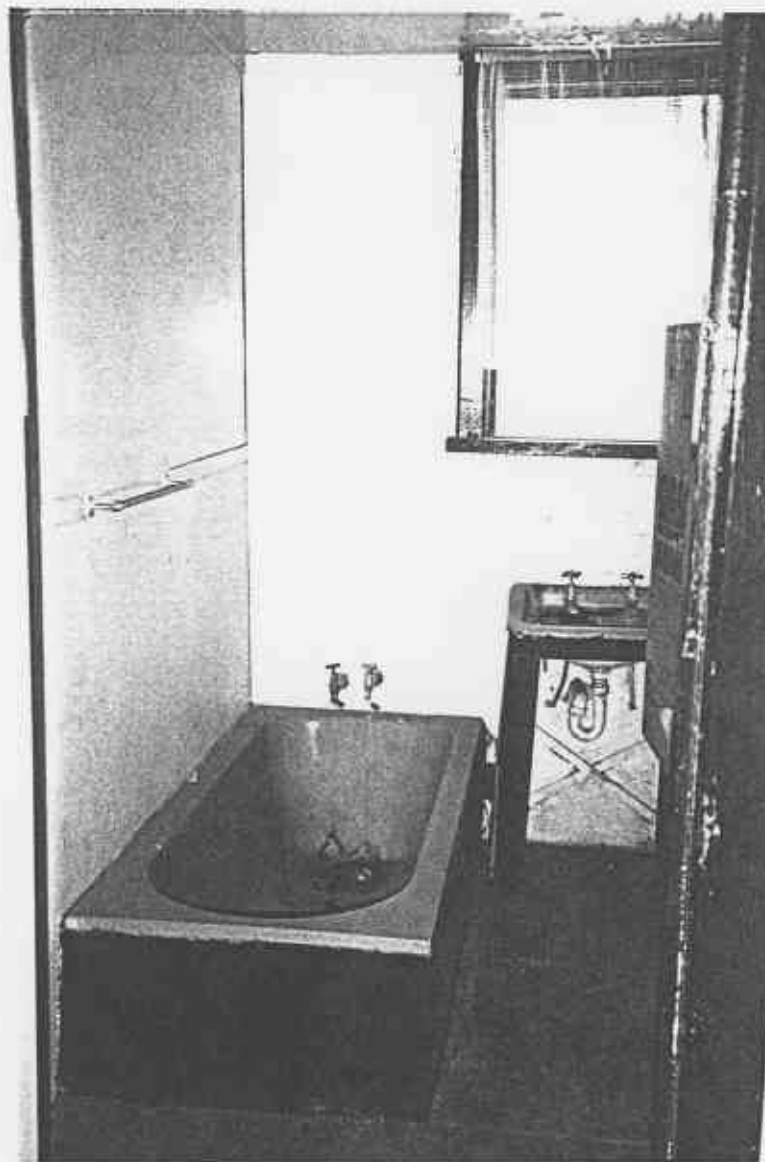
10.1.42

Bedroom 3 leads to the inside toilet and the external door.



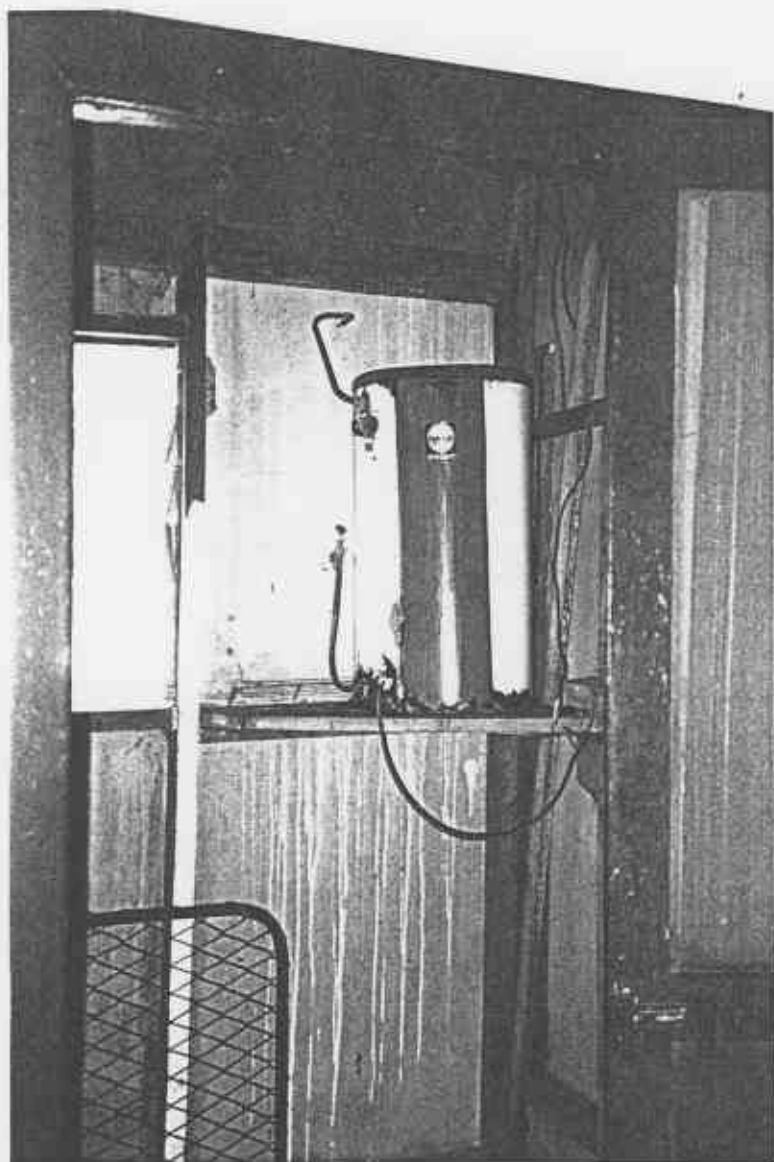
10.1.43

The bathroom has a light green enamel bath and sink which are cracked and rusting.



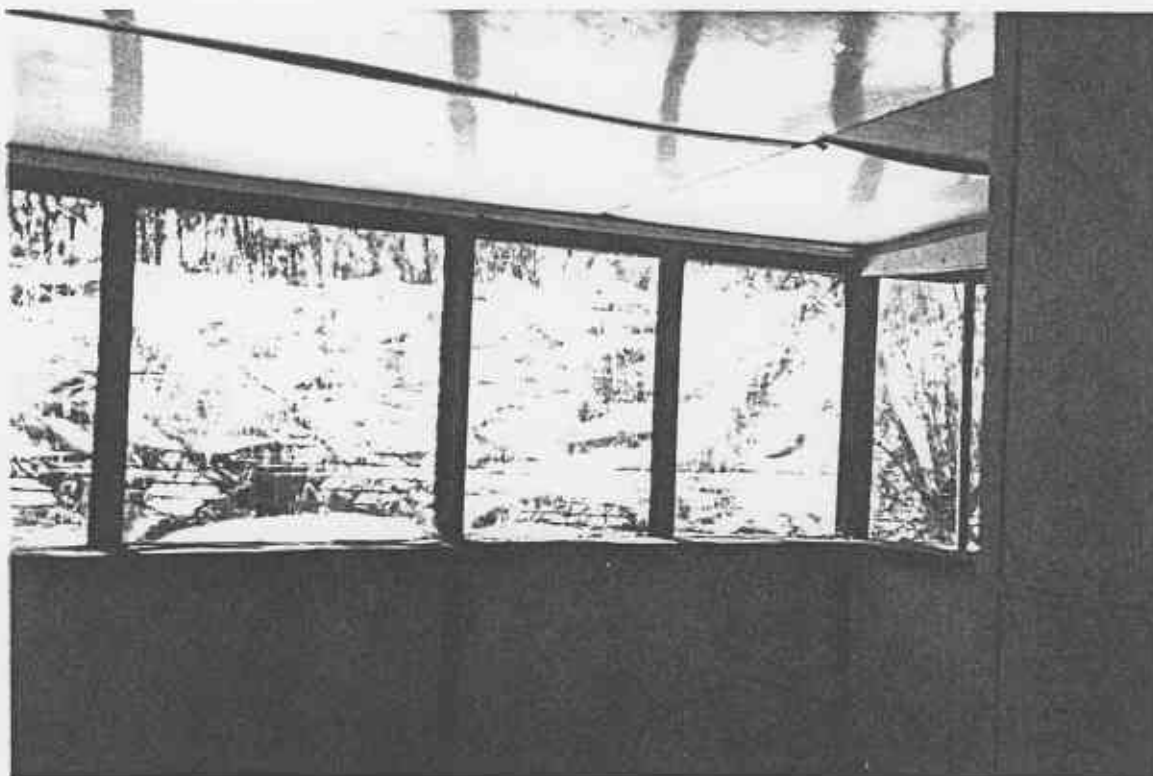
10.1.44

The Heater Room has exposed wooden framing over the asbestos wall panelling. The water heater is rusted and damaged beyond use. The glass louvres have been removed from the window.



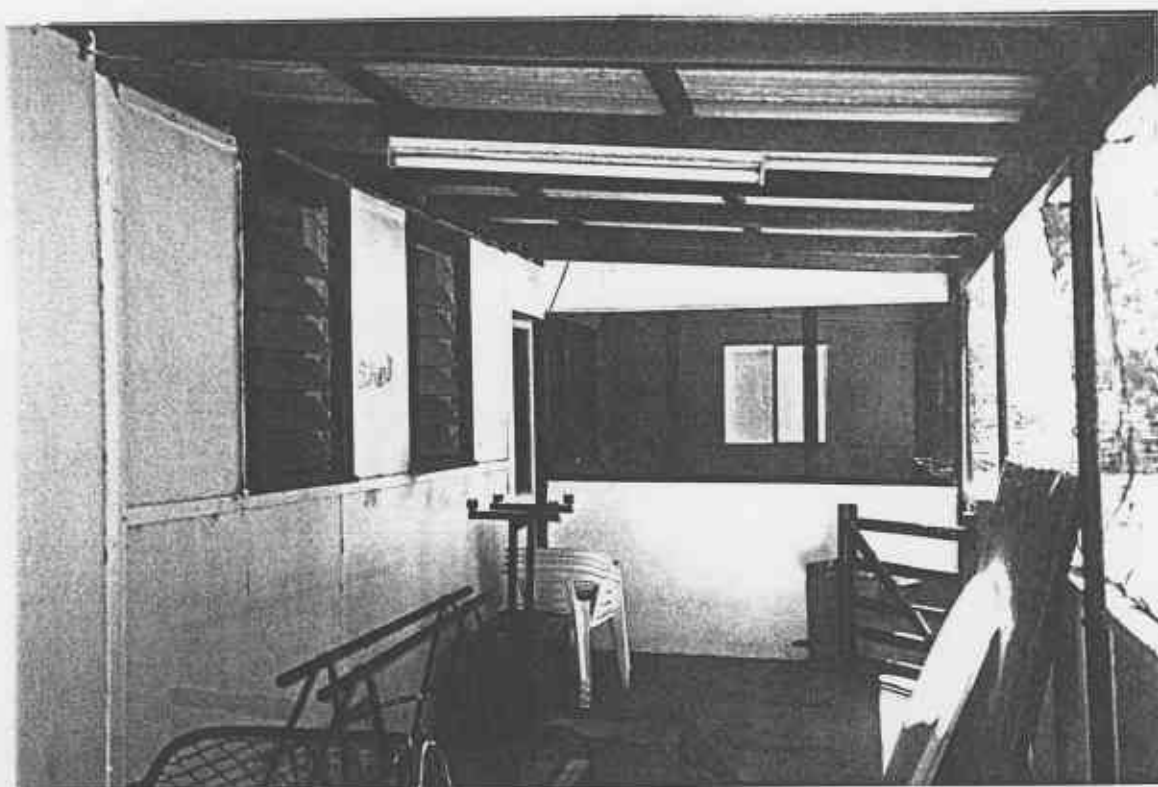
10.1.45

The Enclosed Verandah has asbestos panelling to a height of 1.12m with shade cloth to the ceiling. Note how the joining of the plaster board ceiling has come away in places.



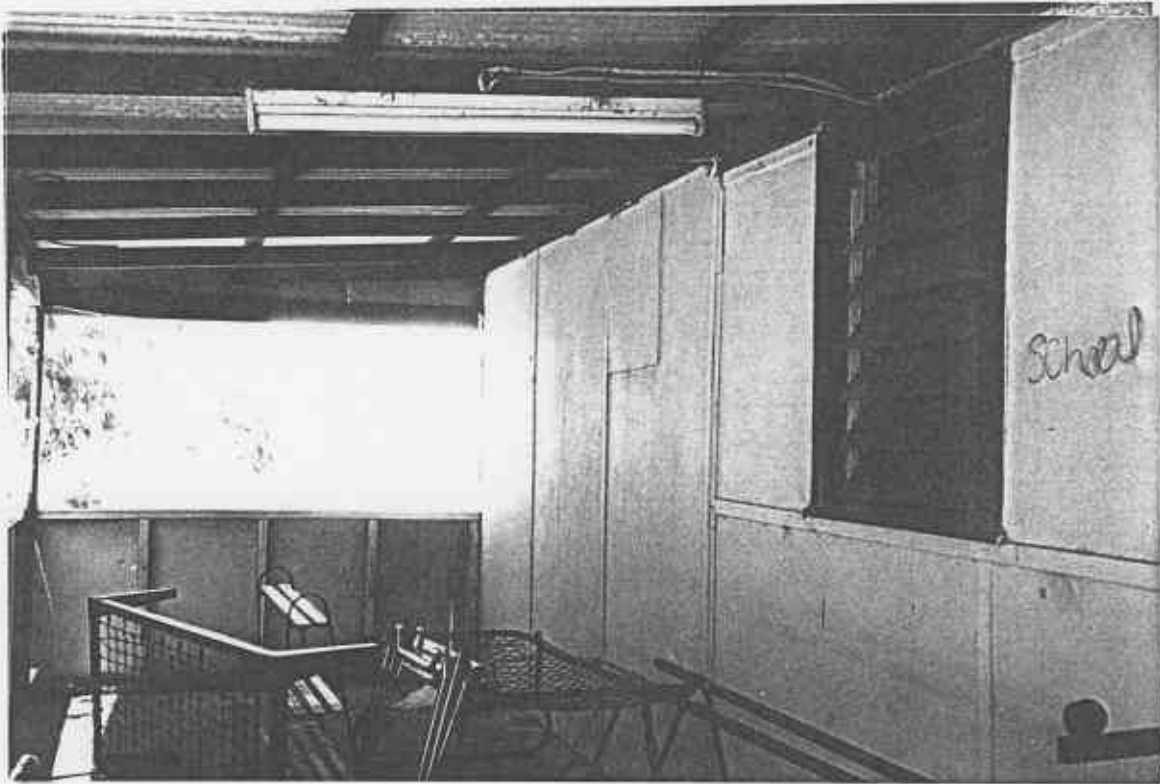
10.1.46

Verandah 1 runs along the east elevation of the Homestead. The Enclosed Verandah wraps around the north-east corner. Note the metal pole verandah supports.



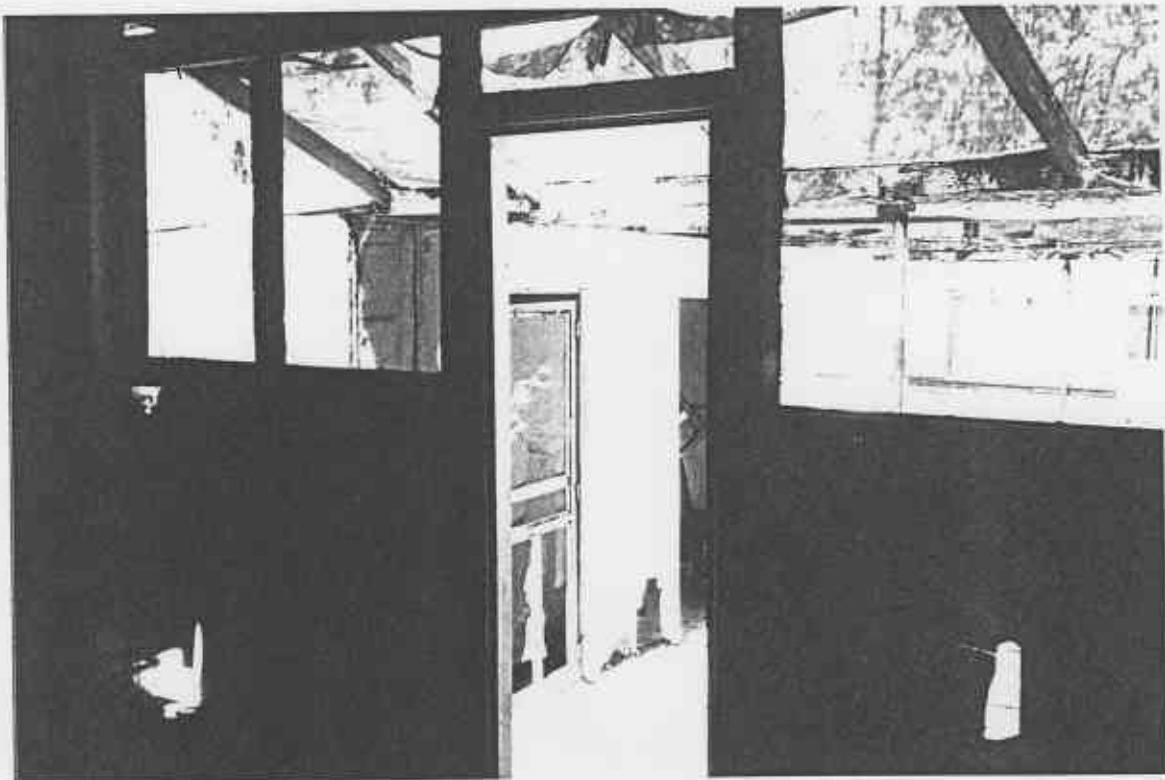
10.1.47

Verandah 1 has no ceiling, rather the wooden beams and corrugated iron roof are exposed.



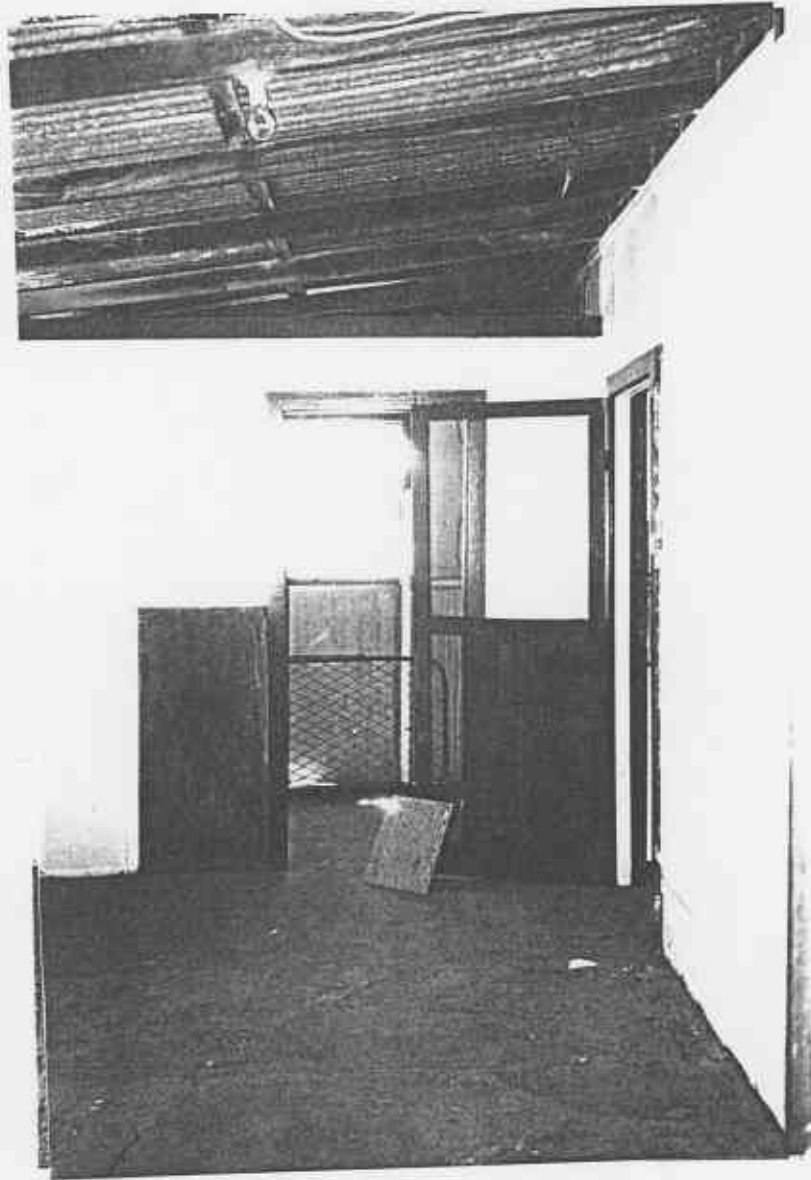
10.1.48

The asbestos wall panels of Verandah 2 are damaged in places. The Meat and Wash House and Outside Toilet are evident through the door.



10.1.49

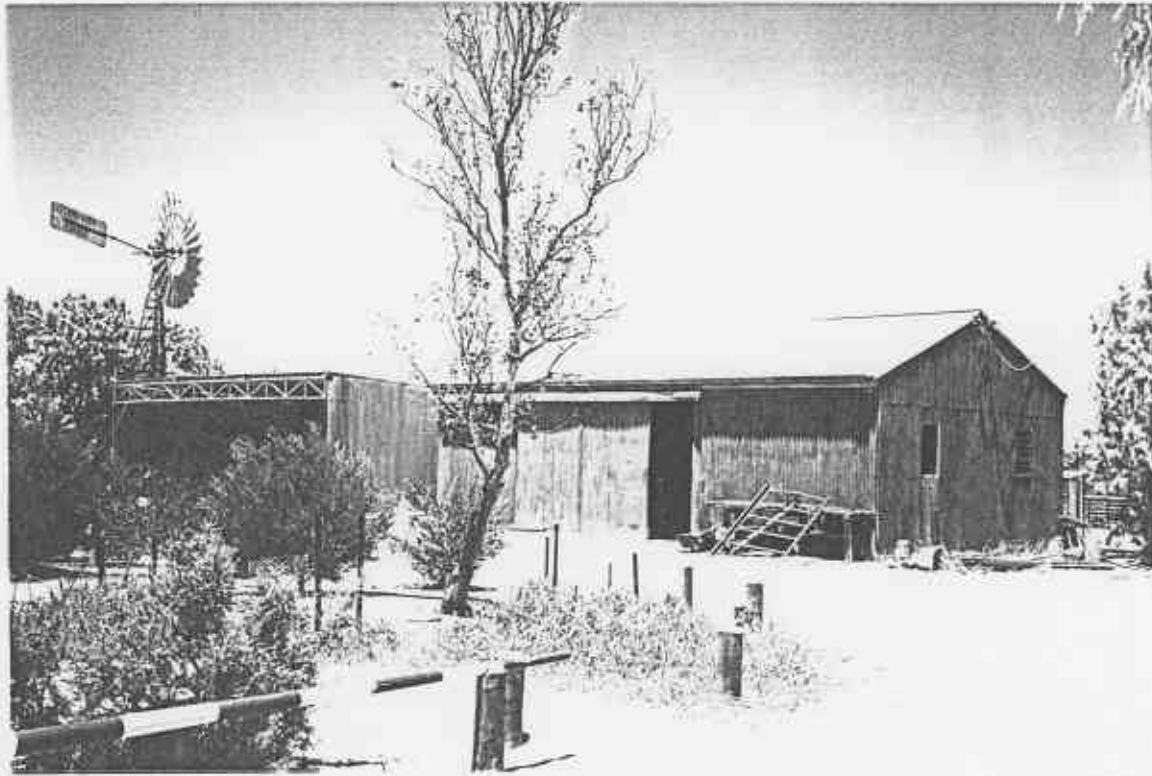
Verandah 2 is encompassed on three sides by rooms of the Homestead. The Heater Room is at centre.





## 10.2 The Peron Homestead Precinct

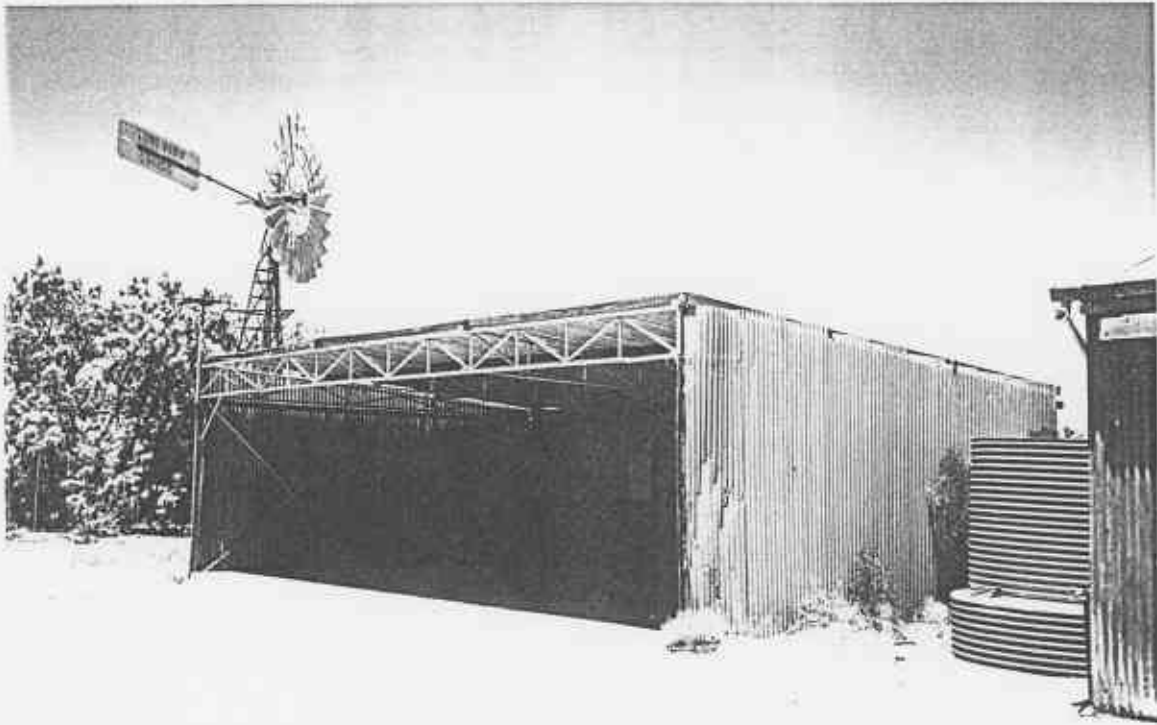
10.2.1 The Workshop and Machinery Shed are located immediately south of the Peron Homestead.



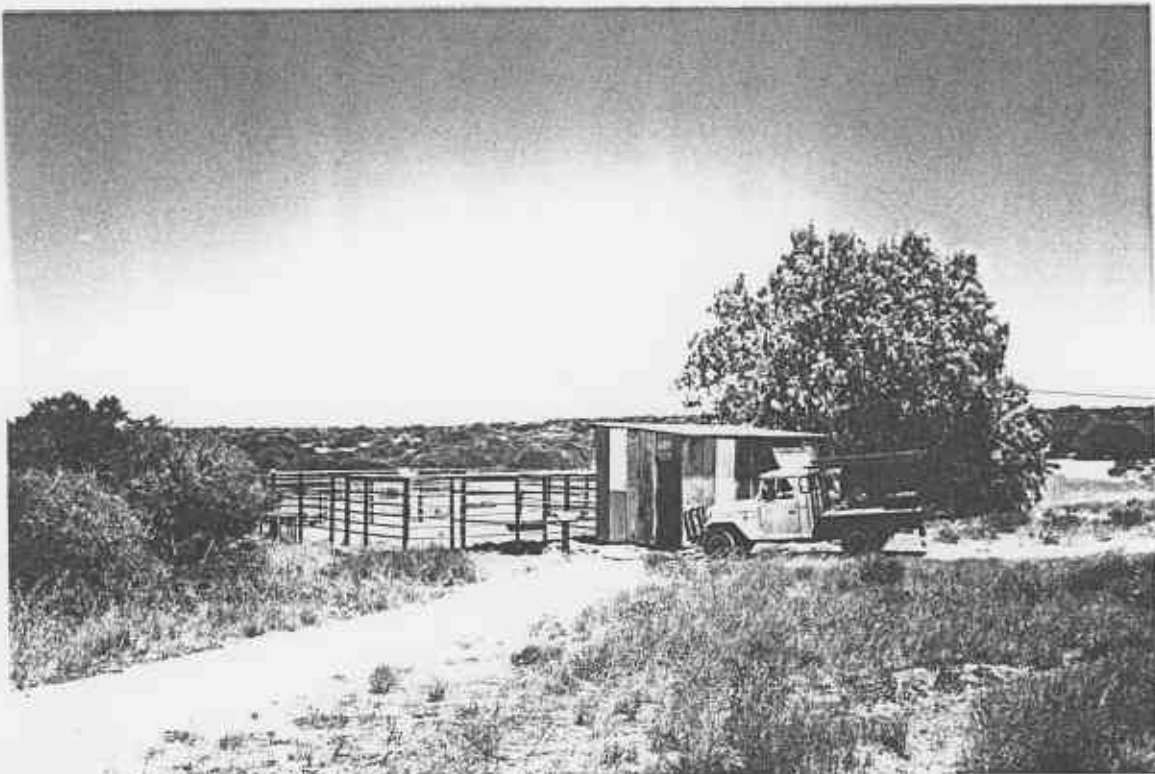
10.2.2 The Workshop is painted a similar green to the corrugated iron roof of the Homestead.



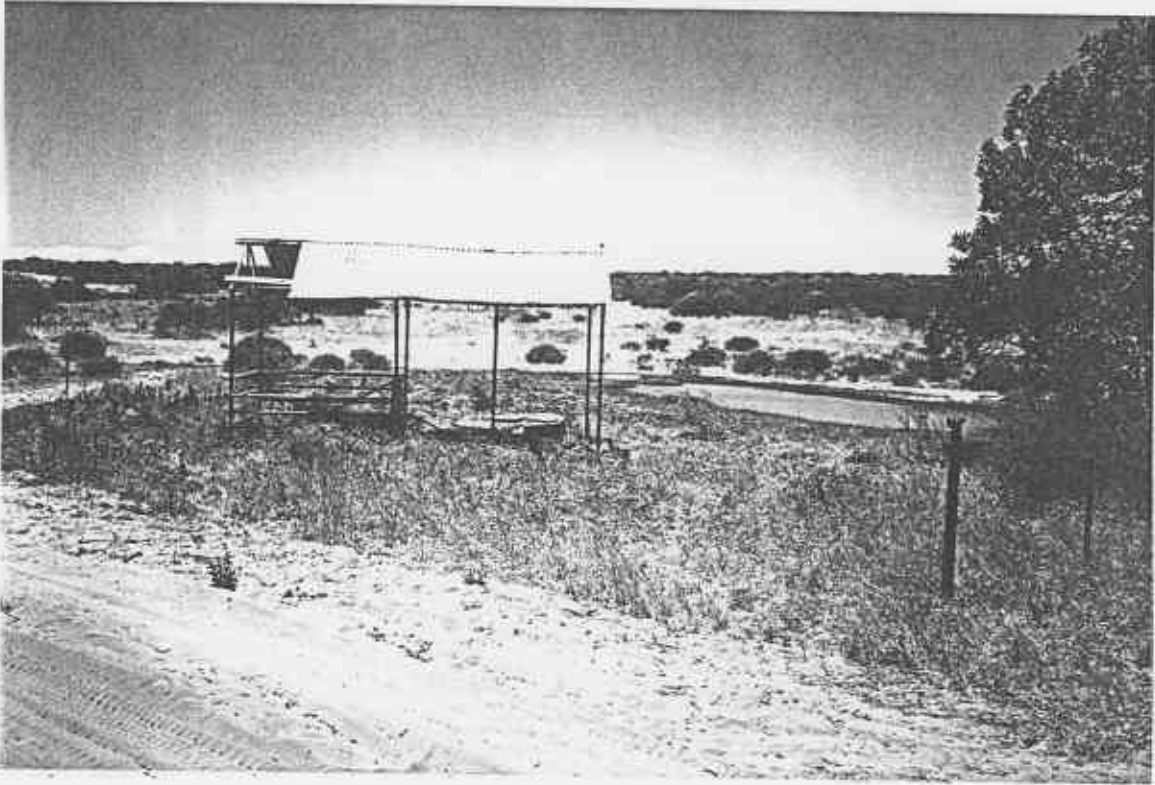
10.2.3 The Machinery Shed has a skillion roof and an open front.



10.2.4 The Tack Shed and Horse Yards are located to the west of the Workshop. The corrugated iron sheeting on the shed appears to have been recycled.



10.2.5 The Killing Shed is a very basic steel framed structure with a corrugated iron roof. Note the dam at right.



10.2.6 One of the three windmills at the Peron Homestead Precinct. Note the interpretation boards and the simple shelter structure which is similar to the Killing Shed.



10.2.7 View of a Windmill looking towards the Workshop.



10.2.8 View of Windmills from near the Tack Shed and Horse Yards.





10.2.9 Windmills are a prominent feature of the Peron Homestead Precinct and the Station.

10.2.10 The old bore is no longer in use for bathing. Note the corrugated iron shower at right and the palms on the left.



10.2.11 The corrugated iron tank casing appears rusty coloured. The bore has been capped.



10.2.12 View of the original bore showing how it is virtually surrounded by trees.



10.2.13

The new 'hot tub' and paddling pool have been established over the last few years.



10.2.14

The No. 2 Shearers' Quarters consist of two bedrooms and a large kitchen/dining/lounge room.



10.2.15

The living area has been constructed in a large aluminium shed which provides for the front and rear verandahs. Cooling breezes can pass through under the shed's roof.



10.2.16

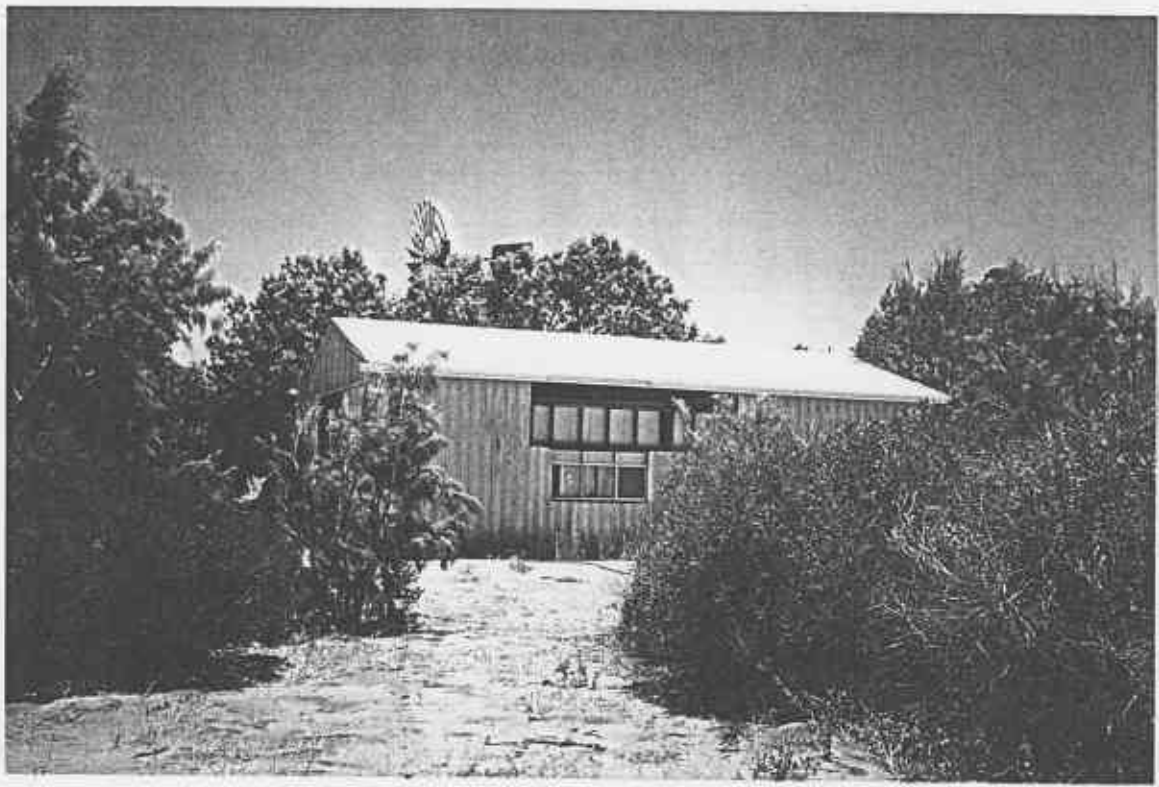
The south elevation of the No. 2 Shearers' Quarters showing the windows of the two bedrooms.





10.2.17

View of the No. 2 Shearers' Quarters from where the broken foundations are located.



10.2.18

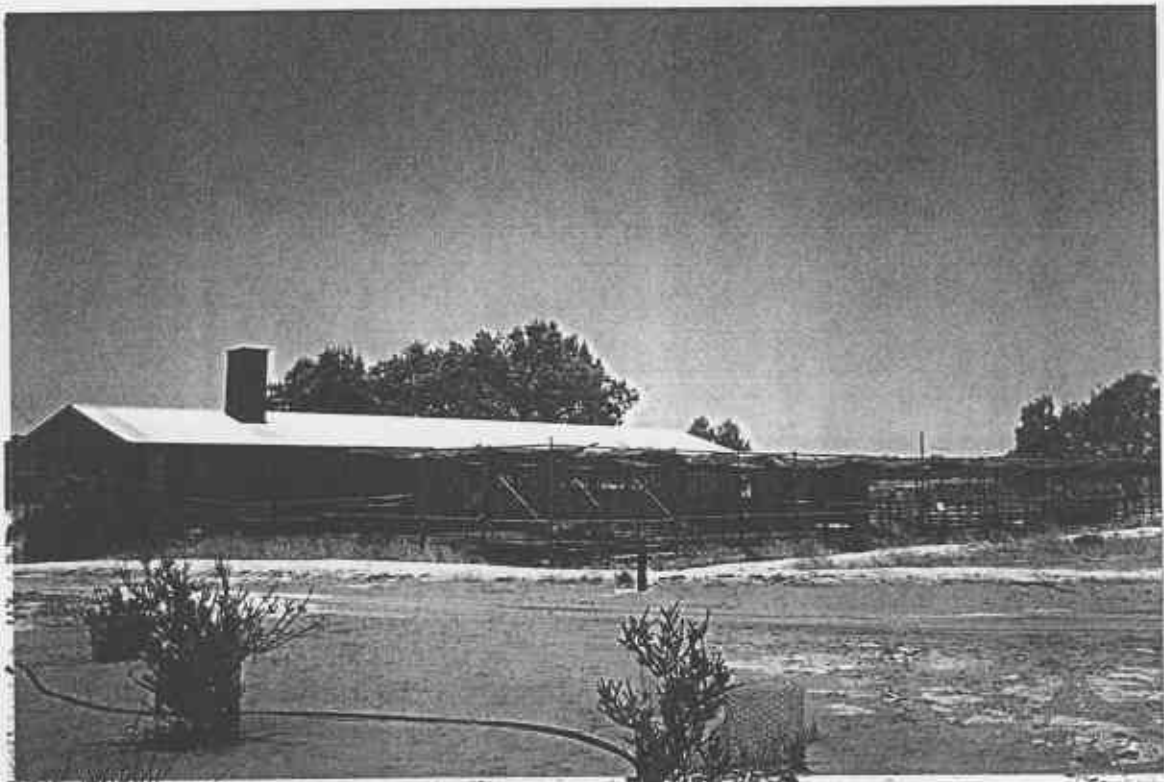
The foundations are broken up and partly hidden by shrubs. It is not known what the structure was.



10.2.19 View of the Shearing Shed looking south.

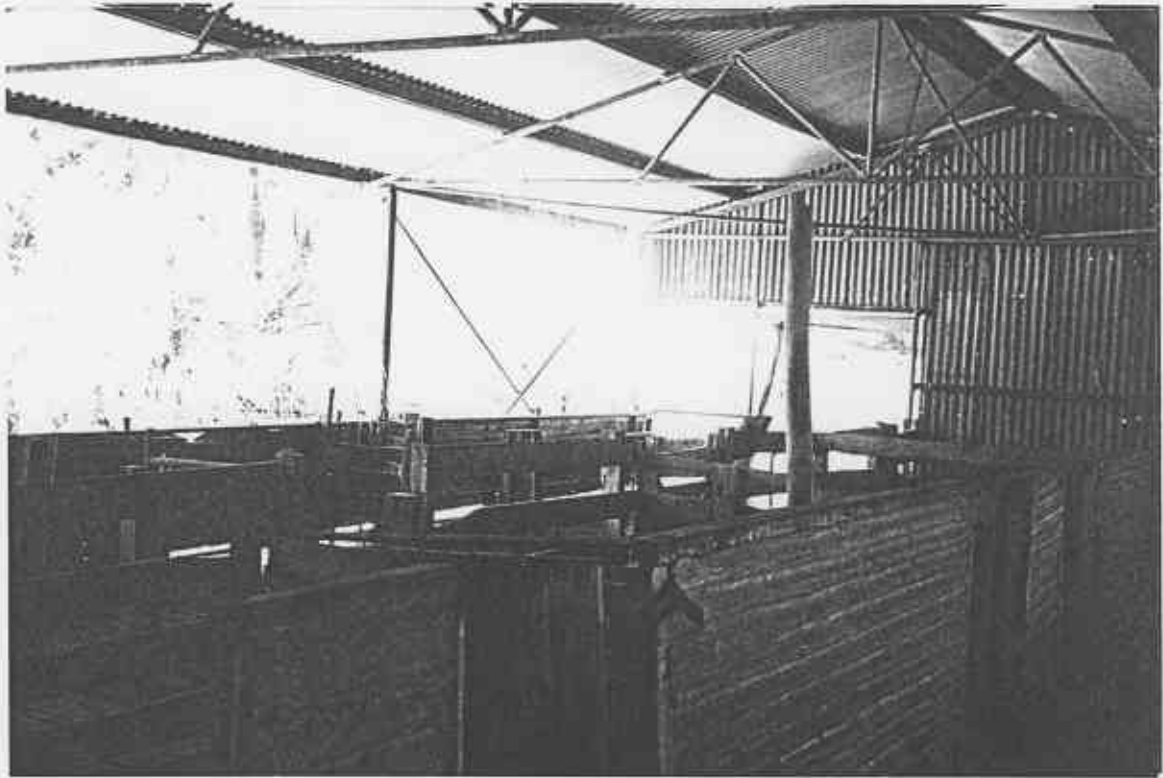


10.2.20 The Shearing Shed features extensive sheep yards. Note how the roof has been extended to accomodate a wool press.



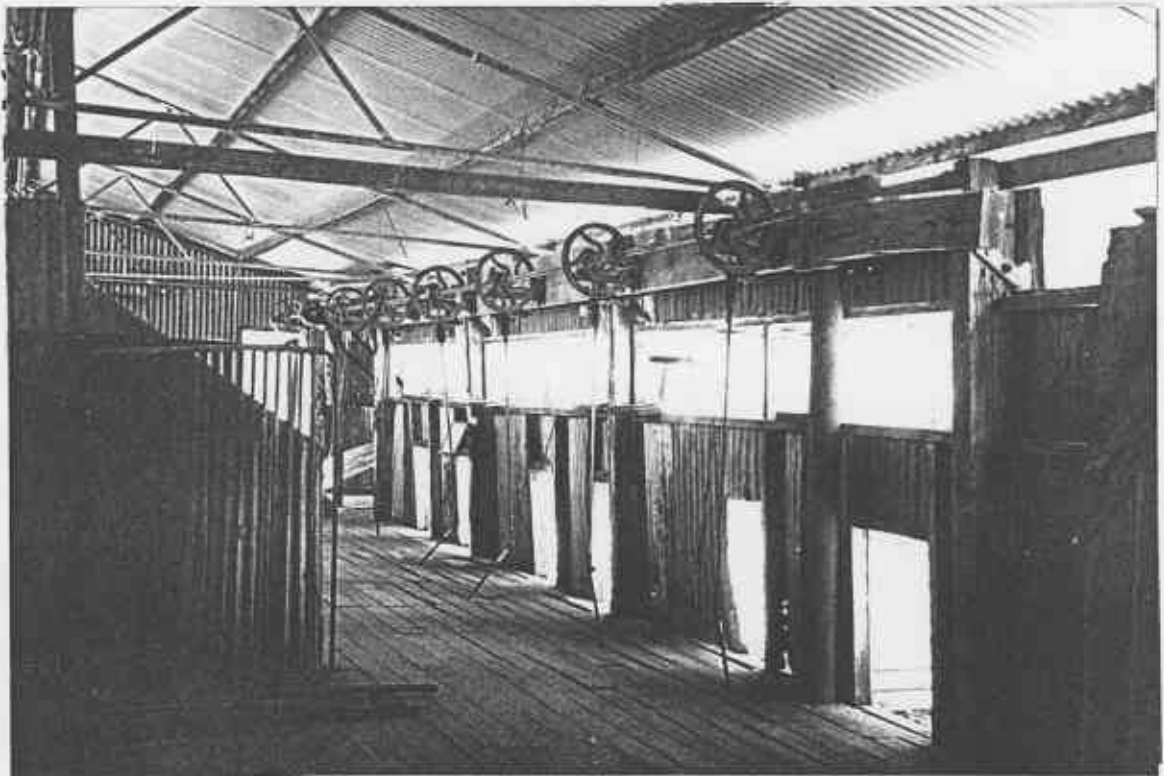
10.2.21

Internal view of the Shearing Shed showing the sheep stalls. Note the roof support structure.



10.2.22

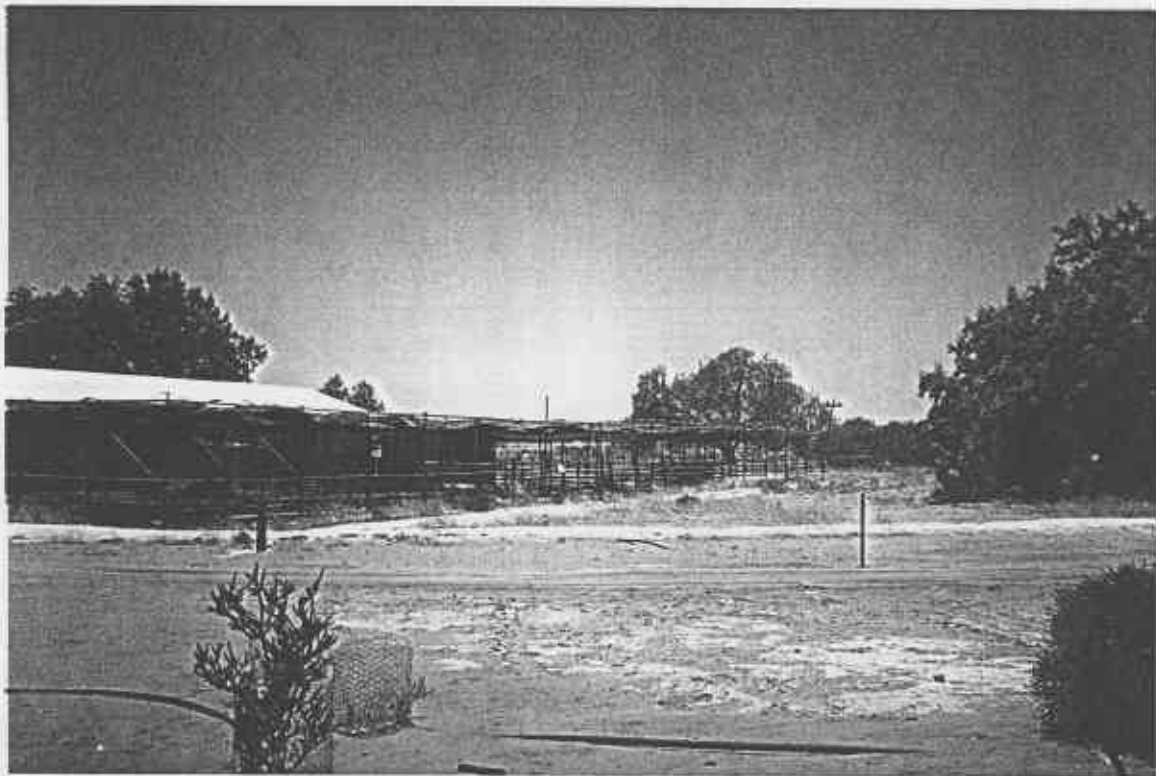
Six shearing stands are located along the wall.



10.2.23      The sheep yards are constructed of 1" water pipe.

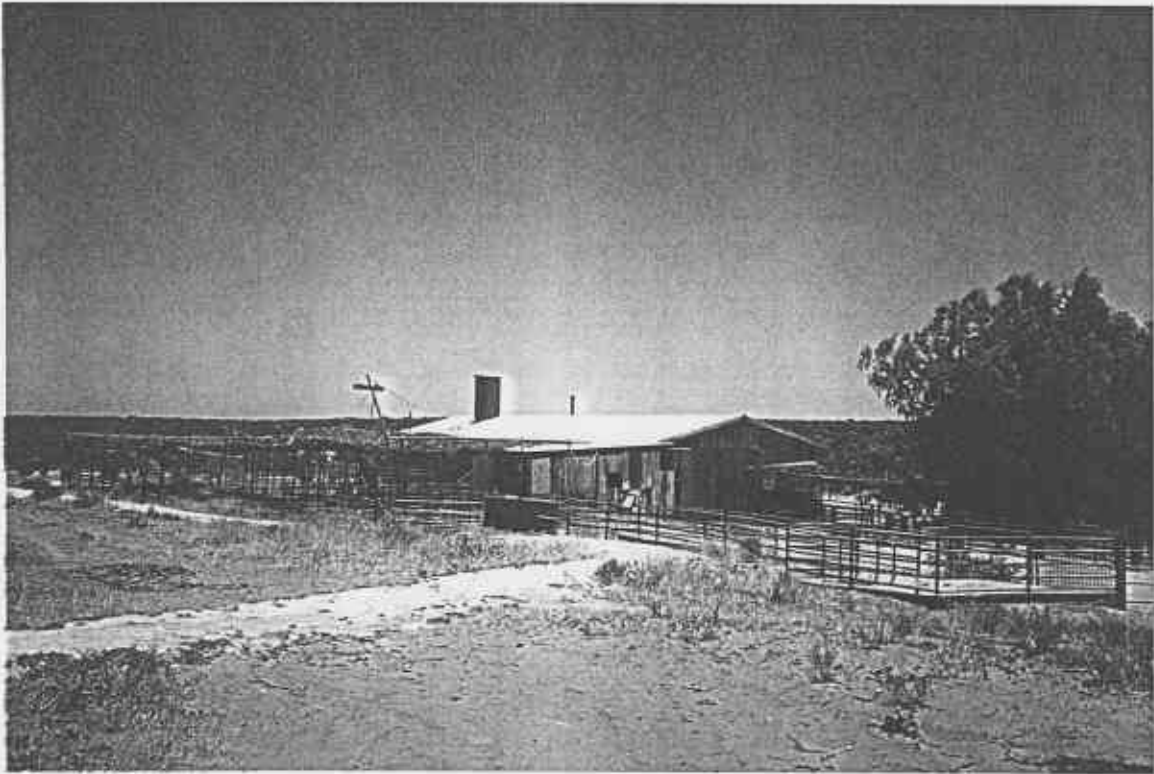


10.2.24      Extensive sheep yards wrap around the south and east sides of the Shearing Shed.



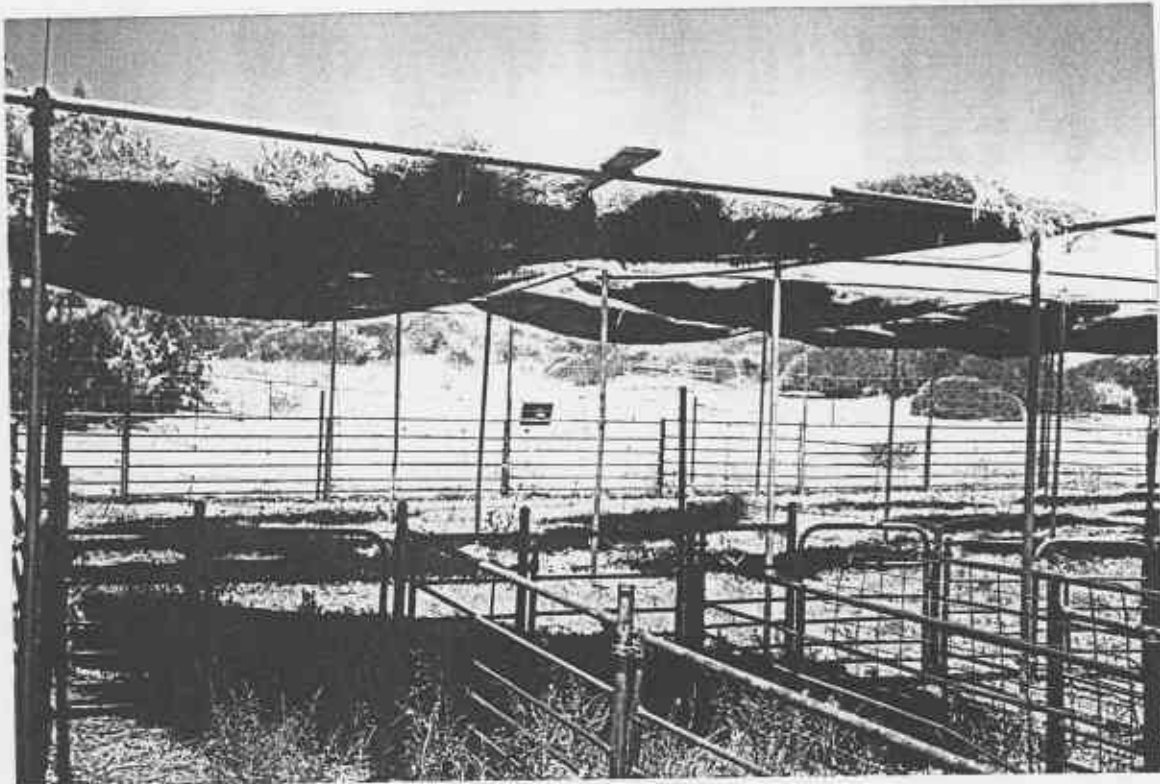
10.2.25

View of the Shearing Shed and Yards from the Cook House.



10.2.26

Spinifex has been placed on top of the sheep yards to provide shade to the newly shorn animals.



10.2.27

View of the No. 1 Shearers' Quarters and Cook House through the tamarisk trees.



10.2.28

The No. 1 Shearers' Quarters is a large steel framed corrugated iron clad building.



10.2.29

Rear view of the No. 1 Shearers' Quarters.



10.2.30

The Cook House features two iron shutter windows.



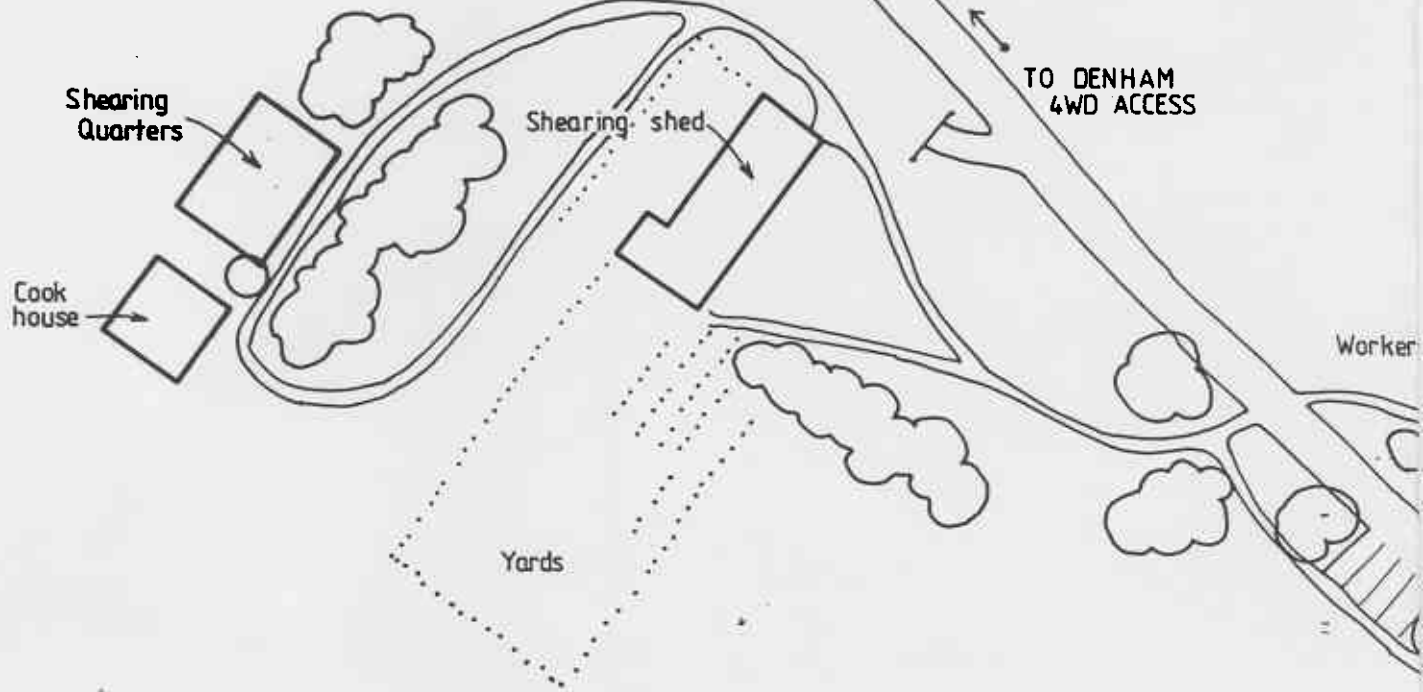
10.2.31

The Cook House has a 3 metre wide verandah with metal pole posts. Two corners have been enclosed.





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**KEY**



Vegetation



Walk tracks



Windmill

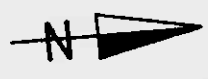
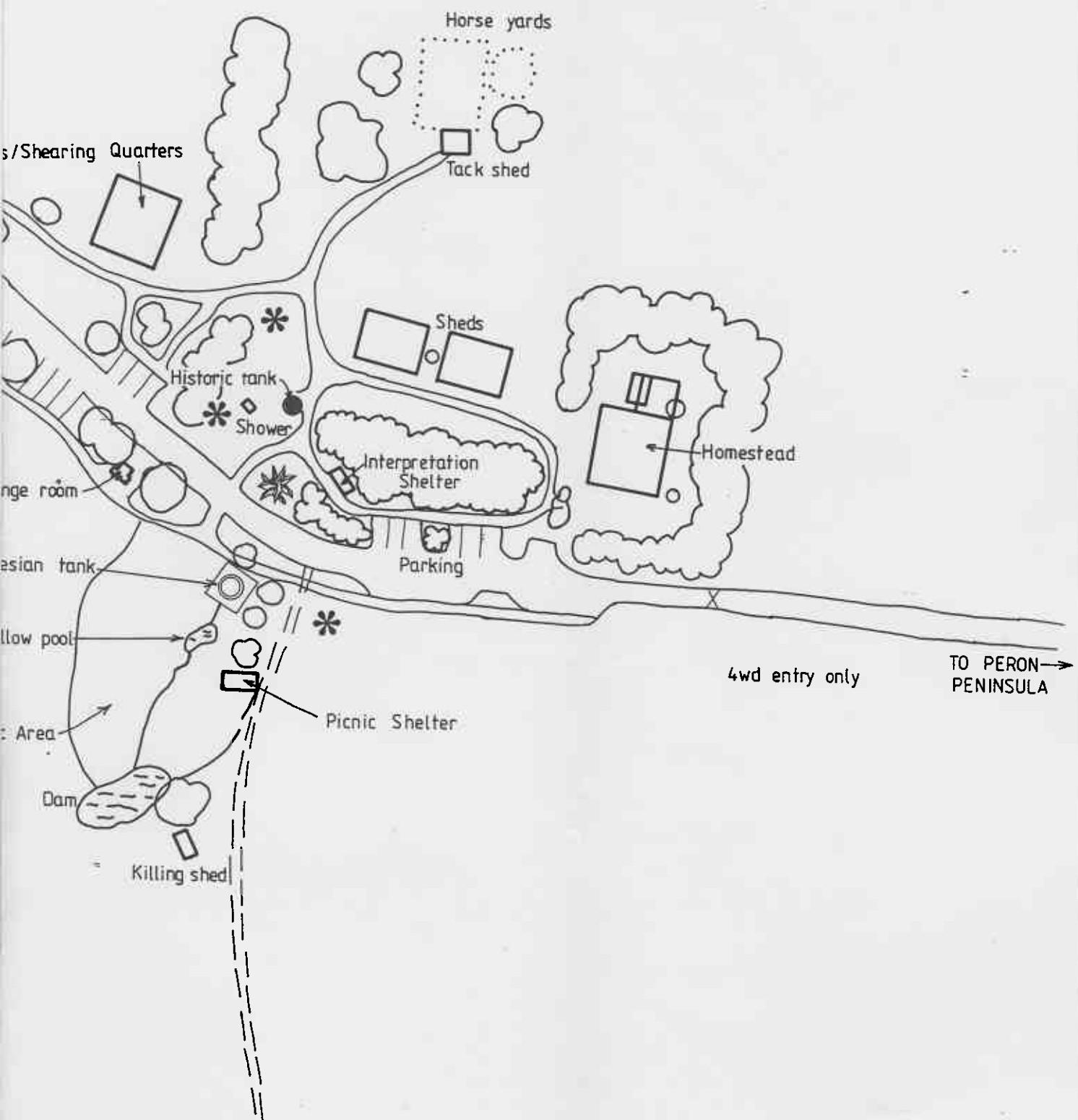


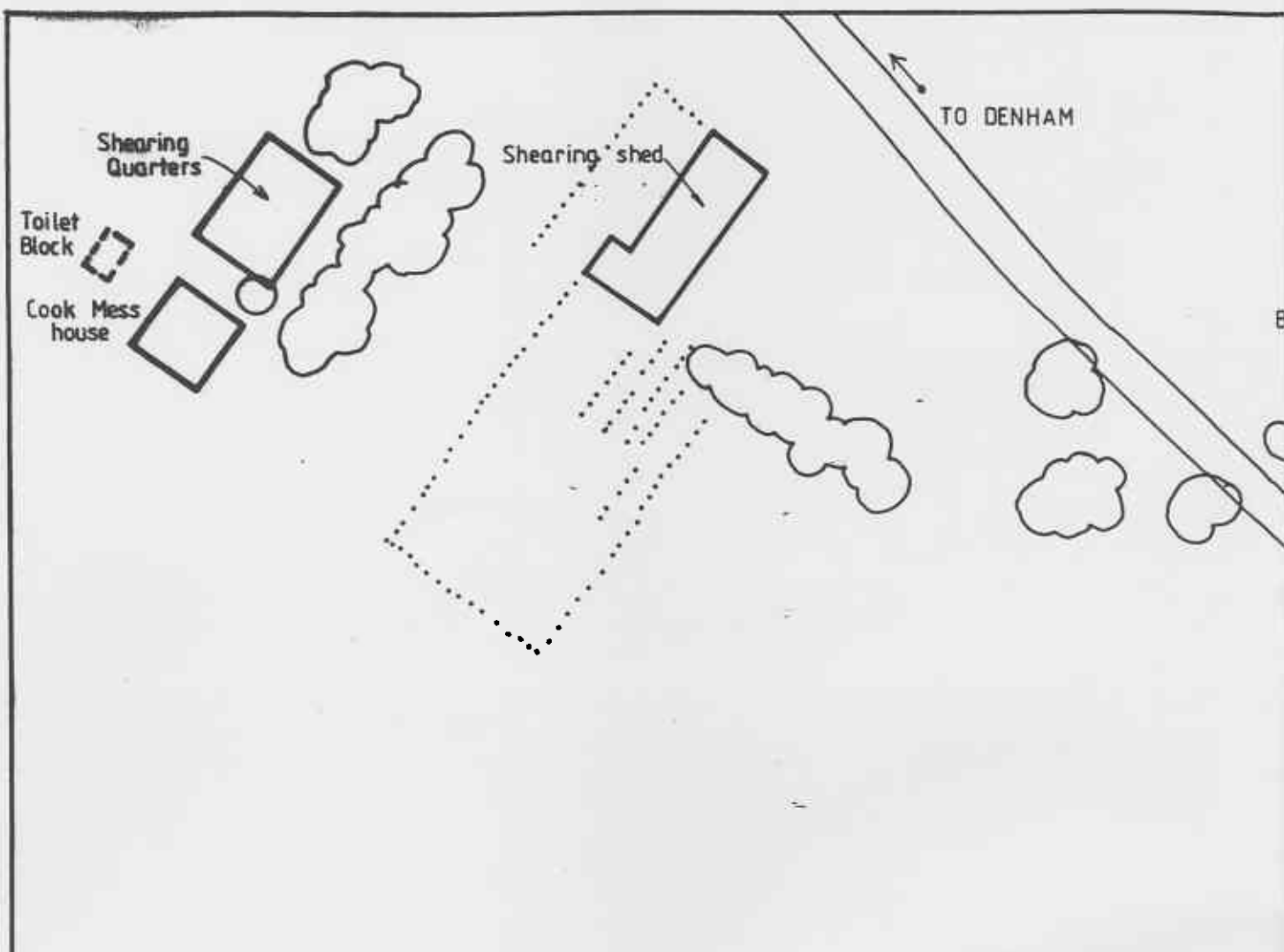
Management vehicle track

11.1


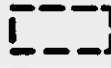

**PERON HOMESTEAD PRECINCT  
FRANCOIS PERON NATIONAL PARK**

S



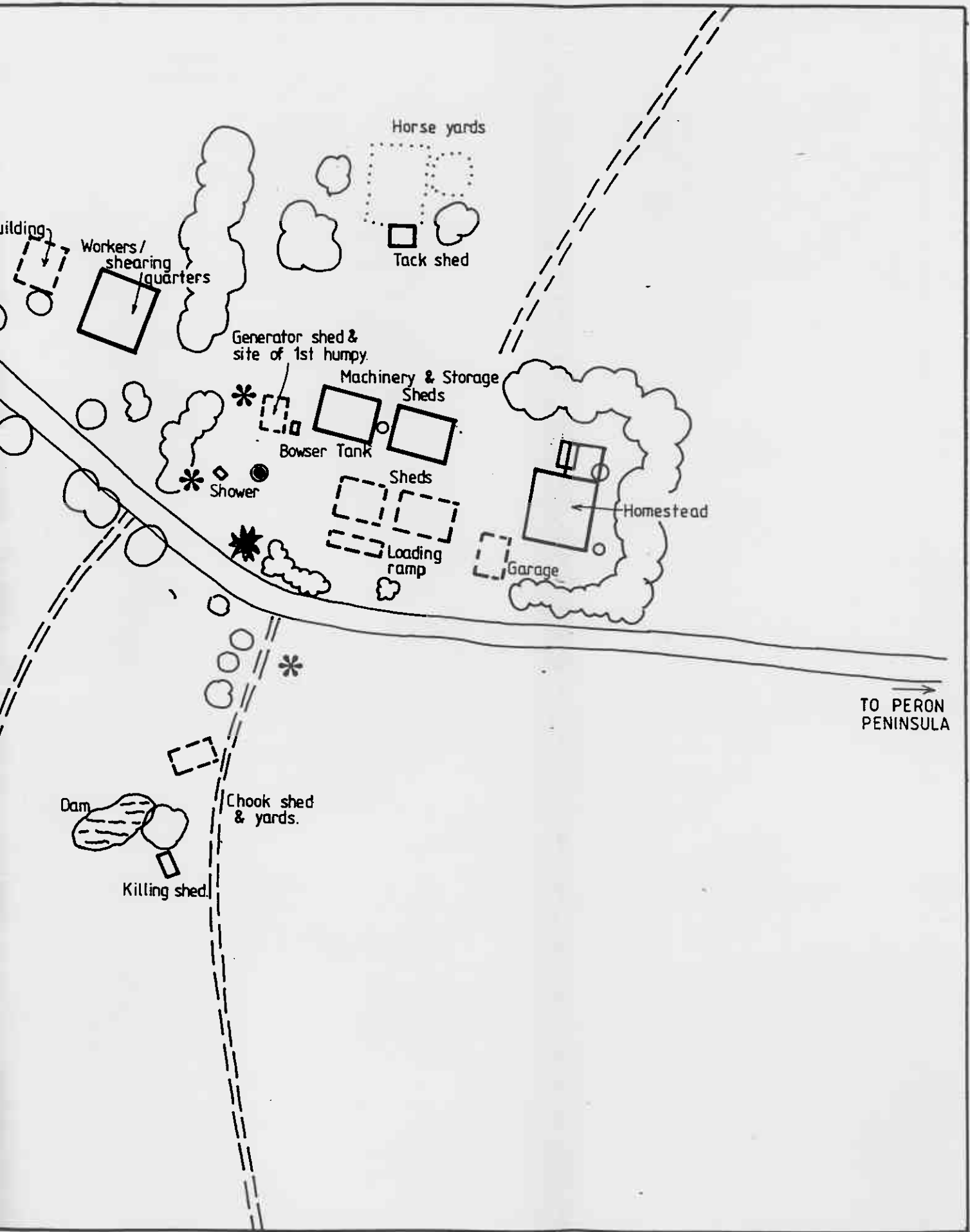


**KEY**

-  Vegetation
-  Demolished structures
-  Windmill

11.2

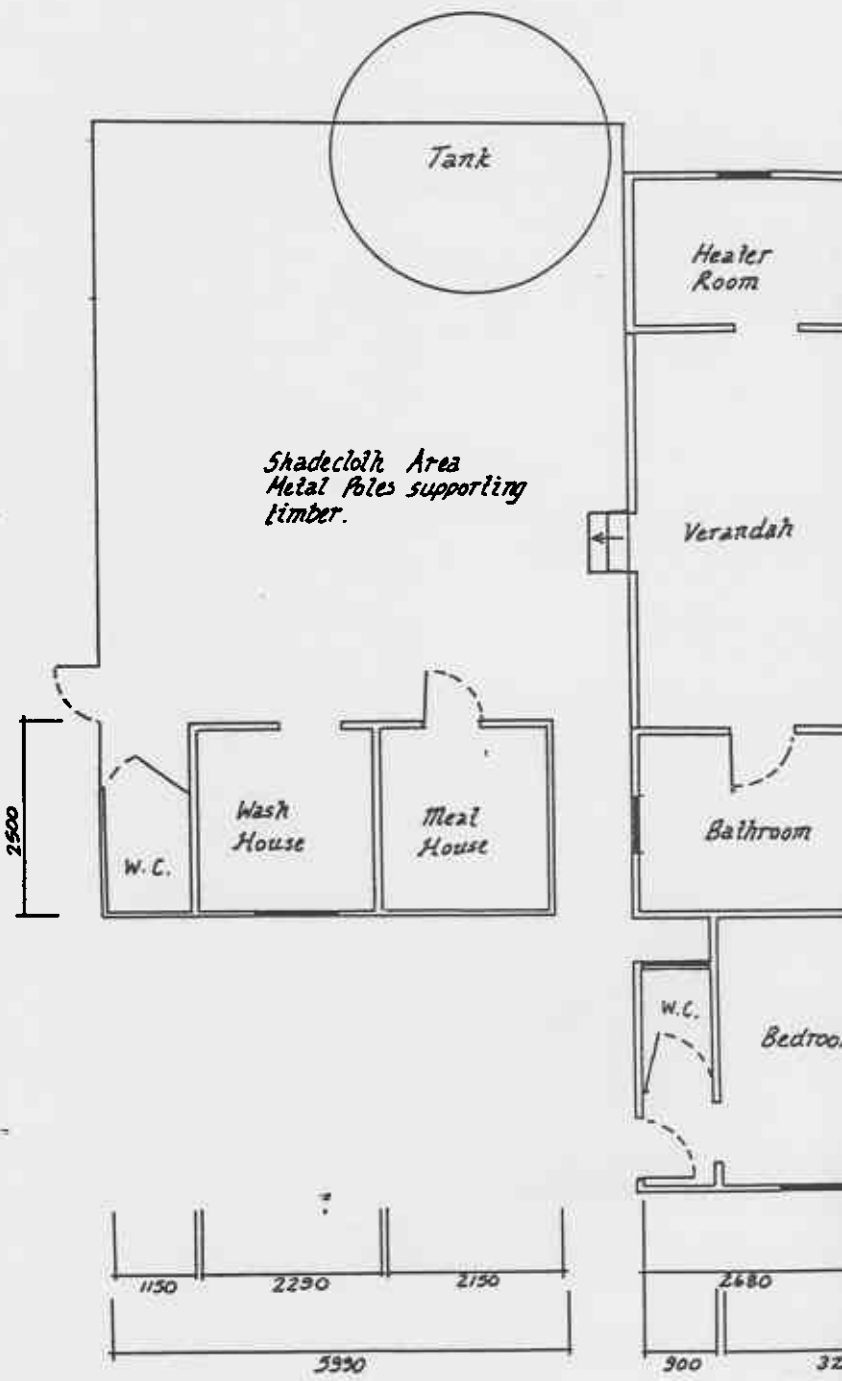
**PERON HOMESTEAD PRECINCT** Prior to Government Acquisition.  
**FRANCOIS PERON NATIONAL PARK**



TO PERON  
PENINSULA



February 1995

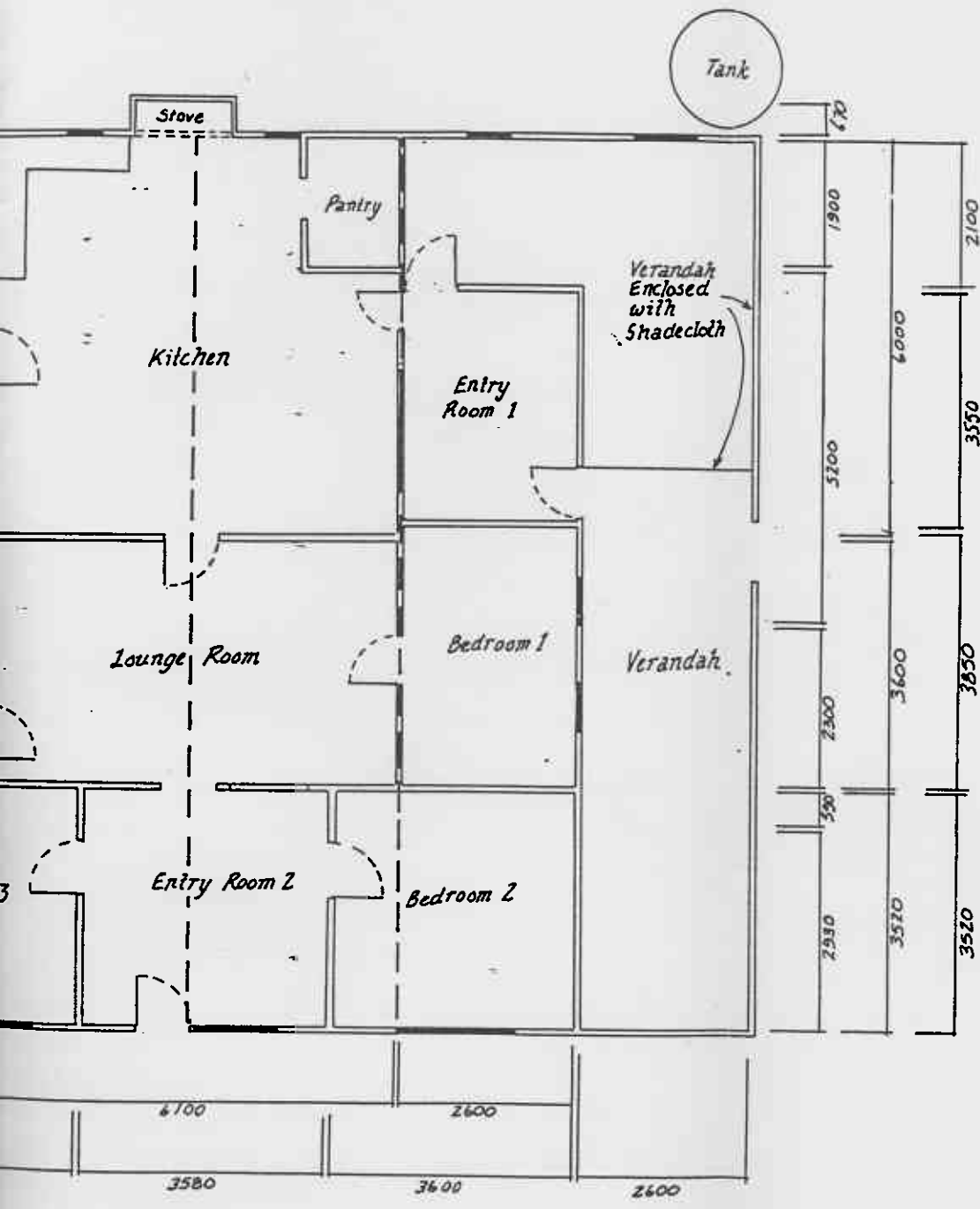


11·3

PERON HOMESTEAD

FLOOR PLAN

FRANCOIS PERON NATIONAL PARK



SCALE : 1 : 100

February 1995

**12.0 Attachments**

**12.1 Pastoral Lease Information**

**12.2 Mineral Lease Information**



[S. 10.]

CLASS 2

1410/11/3  
31/53

Application for Lease or License of Pastoral Lands.

*ack*

X

Place Perth Date 25<sup>th</sup> Jan 83

125

I hereby apply for a Lease of 20000 acres of Crown Land in the North District, from the 1 day of January 1883, to the 31<sup>st</sup> day of Decr 1883 in accordance with the Regulations for the occupation of the same.

The position and boundaries are as shown below:—



Same as N2761

Signature W. Thomas

To the Commissioner of Crown Lands, Perth, Western Australia.

5A

25

Name in full, address, and calling of person to whom applicant wishes Lease or License to issue.	No. of Leases or Licenses.	No. of Acres.	District.	Annual Rent.
<u>Wm Thomas</u>	<u>4</u>	<u>20000</u>	<u>North</u>	<u>5</u>
<u>Sharks Bay</u>	<u>25</u>		<u>2nd</u>	<u>10</u>
<u>Care of Perth</u>				

Received this Application at 10 o'clock on the 25<sup>th</sup> day of January 1883, with fee of two shillings and sixpence.

L5.0.0.

W. H. Clifton Commissioner of Crown Lands.

Application approved, as shown above, this 17<sup>th</sup> day of February 1883.

25/1/83

W. H. Clifton Commissioner of Crown Lands.

Received £ 5 Rent due,

W. H. Clifton Collector of Revenue.

Date 16<sup>th</sup> March 1883

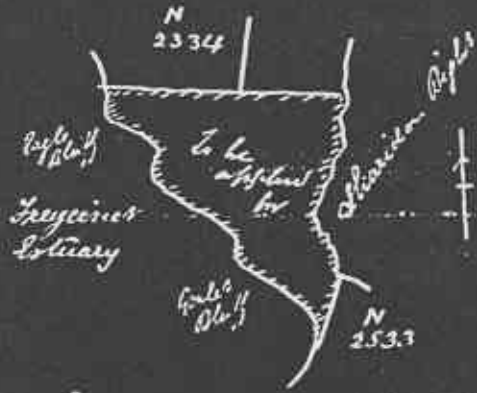
*Wm Thomas*

*ack* Application for Lease (in lieu of No. or License) of Special *Restoral* Occupation Lands in Western Australia, in accordance with provisions of sub-section 4 of Regulation 40.

X Place Perth Date .....

I hereby apply for a Lease of 40,000 acres of Crown Land in the north District, from the 1 day of July 1893, to the 31 day of December 1893, in accordance with the Regulations for the occupation of the same.

The position and boundaries are as shown below:—



Signature William Thomas

To the Commissioner of Crown Lands, Perth, Western Australia. W. T. A.

5 61 511 346

Name and address of Applicant.	No. of Lease or License.	No. of Acres.	District.	Annual Rent.
<u>William Thomas</u>	<u>4</u>	<u>25,000</u>	<u>North 1st Div.</u>	<u>10</u>
<u>Shanku Bay</u>	<u>346</u>	<u>40,000</u>	<u>2nd Div.</u>	<u>20</u>
<u>W. T. A. Perth</u>				

Received this Application the 10<sup>th</sup> day of November 1893, at 12 o'clock.

W. T. A. Commissioner of Crown Lands.  
Application approved, as shown above, this 20<sup>th</sup> day of November 1893.

W. T. A. Commissioner of Crown Lands.

Received £ 5. 0. 0 Rent due,

W. T. A. Collector of Revenue.

has been paid to Date 19<sup>th</sup> December 1893.  
W. T. A.

[B. 2.]

Correspondence No. \_\_\_\_\_

### Application for a Pastoral Lease.

Clause 67  
No. 854 X  
Plan I. M

### GASCOYNE DIVISION.

District, County, or Locality: Perrow Peninsula  
Place and Date of Application: Perth 10-4-91

I hereby apply for a lease of the section of Pastoral Lands described below, under the provisions of Clause 67 of the Land Regulations of 1887.

Position and boundaries of land applied for:



Name at full length, address, and calling of Applicant.	Arrears applied for.	Annual Rent.		
		1st Term.	2nd Term.	3rd Term.

<u>Edward Francis Robins</u> <u>Sharks Bay</u> <u>Perrow Peninsula</u>	<u>61.000</u>	<u>30</u>	<u>10</u>	<u>15</u>
		<u>14</u>	<u>10</u>	<u>15</u>

Signature of Applicant: [Signature] Office Reference: \_\_\_\_\_

Received this Application at 10 o'clock on the 10th day of April 1891, with deposit of £22.17.6

Geo. F. Hudson for Commissioner of Crown Lands. by of app.

Application approved, as shown above, this twenty second day of April 1891.

Lease to extend from 1st January 1891 to 31st December, 1907.  
[Signature] Commissioner of Crown Lands.

Received £22.17.6 Rent due.  
[Signature] Office of Resources  
Date 11 May 1891

Lease signed, Date 18.12.91  
Lease issued to [Signature] Date 18 Dec 1891.

(A. 172.)

Correspondence No. 2846  
93  
**THE LAND ACT, 1908.**

~~2846~~  
~~2846~~  
H.H.  
12.5.1908

Application for a Pastoral Lease (under Section 94).

WESTERN DIVISION.

Appln. No. 292  
94

District, County, or Locality } Edel.

Plan 44  
57/500

Place and Date of Application }

I hereby apply for a lease of the Crown Land described below, under the provisions of Section 94 of the Land Act, 1908.

Position and boundaries of land applied for:

same as  $\frac{67}{97}$  now held by me.

SEE BACK.

292  
94

Name at full length, address, and calling of Applicant.	Acres applied for.	Annual Rent.
<u>William Dalgety Esq.</u> <u>Yremanble</u>	<u>203000</u> <u>250000</u> <u>200000</u>	<u>101 100</u> <u>125 000</u> <u>100 000</u>
Signature of Applicant <u>W. Dalgety</u>	Office References	Applicants are requested to write in this space.
Received this Application at <u>9</u> o'clock on the <u>first</u> day of <u>March</u> 190 <u>8</u> , with deposit of <u>£ 100</u>	Received <u>£ 29.5.00</u>	of cancelled in Lease book 117
Collector of Land Revenue.	By order of the Minister for Lands.	of appl.
Application approved, as shown above, this <u>17<sup>th</sup></u> day of <u>May</u> 190 <u>8</u> .	Rent due from <u>1<sup>st</sup> April 1908</u> to <u>31<sup>st</sup> December 1908</u> .	of appl.
Received <u>£ 29.5.00</u>	Collector of Land Revenue.	of appl.
Lease signed, Date <u>7 July 1908</u>		of appl.
Lease issued to		of appl.

Broadhurst Bight  
Dampier Spad  
C Peron  
T<sup>r</sup> Hautsfonds

Herald Bight

HOPELESS REACH

Clesner

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Lagoon Pt  
Reserved from  
Exclusive Licenses

Vac  
61,000

Menkes Blk

Area of  
142  
52  
Faure I  
203  
94

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I  
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Petit Pt

Engle Bluff  
Goulet Bluff

Freyinet Estuary

920  
96

6700m

VAC

Station sketch just transferred to D. of Haults as Oct 940  
26  
Oct. 17/1909  
Vah

with Haults  
P. Haults

2 (200)

Correspondence No. 1857-03  
THE LAND ACT, 1898.

Land  
7/2/03  
el

Application for a Pastoral Lease (under Section 94).

Appl. No. 539  
94

WESTERN DIVISION.

District, County, or Localities } *Kalbarri*

Plan *1A*

Place and Date of Application } *Barmanston 7-2-03*

I hereby apply for a lease of the Crown Land described below, under the provisions of Section 94 of the Land Act, 1898.



Name at full length, address, and calling of Applicant	Acreage applied for.	Annual Rent.		
		£	s	d
<i>Richard John Kesper William Bank Solicitor Brisbane Barmanston</i>	<i>at 61,000</i>	<i>30</i>	<i>10</i>	<i>0</i>

Signature of Applicant *Richard John Kesper* *see page 23*  
 Received this Application at *9 o'clock* on the *16<sup>th</sup>* day  
*of February*, 1903, with deposit of *£75* from *Richard John Kesper*  
*Richard John Kesper*, Collector of Land Revenue.  
 Application approved, as shown above, this *9<sup>th</sup>* day of *March*, 1903.  
 Term of Lease to extend from *1<sup>st</sup> January 1903* to *31st December, 1928*.  
*Richard John Kesper* By order of the Minister for Lands.  
 Received *£75* Rent due,  
 TO REVENUE *Richard John Kesper*, Collector of Land Revenue.  
 Date *6.4.03*, 1903.

Office Endorsement.  
 Documents are appended not to enter in this space.  
*Debt 20/10/03*  
*On 25/2/03*  
 NOTICE SENT TO APPLICANT  
*£15 carried forward*  
*Notice issued*  
*11-5-03*

Lease signed, Date .....  
 Lease issued to ..... Date ..... 1903

NOTE. All dealings with this Lease must be in the forms prescribed under "The Transfer of Land Act, 1893."



No. 1074  
96

WESTERN



AUSTRALIA.

# PASTORAL LEASE

No. 2913  
1911

(Under Section 263 of "The Land Act, 1898," and the amendments thereof, and registered under "The Transfer of Land Act Amendment Act, 1909.")

North West DIVISION.

District or Locality Coal

George the Fifth, by the Grace of God of the United Kingdom of Great Britain and Ireland, and of the British Dominions beyond the Seas, King, Defender of the Faith, Emperor of India. To all to whom these

Presents shall come, Greeting: Know Ye that We of our especial Graces, and in consideration of the sum of.....

£ 15 : 15 : 0

to Our Minister for Lands for Our State of Western Australia, already paid by.....

John Henry Mead of Shark Bay Grazier

in the said State, hereinafter called the Lessee, and also in consideration of the rents hereinafter reserved on the part of the said Lessee, the Executors, Administrators, and Assigns to be paid, and in exercise of the powers in this behalf to Us given by "The Land Act, 1898," do by these Presents demise and lease unto the said lessee, the natural surface of ALL THAT piece or parcel of land delineated on the plan hereon, with the appurtenances; Except and always reserved to Us, Our Heirs and Successors, full power during the term hereby granted, from time to time to sell to any person or persons all or any unsold portion of the said demised Premises, subject to any claim for improvements that may be lawfully made in pursuance of the said Act; also full power and absolute authority at any time during the continuance of this demise, to make grants or sales of all or any part or parts of the said demised Premises for public purposes; and also to except from sale, and reserve to Us, Our Heirs and Successors, or to resume and enter upon and dispose of in such other manner as for the public interest to Us, Our Heirs and Successors may seem best, such part or parts of the said demised Premises as may be required for public roads or other internal communications by land or water, or for the use and benefit of the Aboriginal inhabitants of the country, or for purposes of military defence, or as the sites of places of public worship, schools, or other public buildings, or as places for the interment of the dead, or places for the recreation and amusement of the inhabitants of any town or village, or as the sites of public quays or landing places on the sea-coast or shores of navigable streams, or for the construction of tramways, railways, or railway stations, or for the purpose of sinking shafts, and digging for and taking away gold, silver, copper, tin, lead, or other metals, ores, and minerals and other substances containing metals, all gems and precious stones, coal and mineral oil, and all phosphatic substances, or for any purposes of public defence, safety, utility, convenience, or enjoyment, or for otherwise facilitating the improvement and settlement of Our said State; and also permanently or for temporary use to lay out, declare open, and make public roads into, through, and out of or over any part of the said demised Premises; with the liberty to ourselves, our servants, agents, and workmen to enter upon the said demised Premises, and dig for, quarry, and take away any indigenous produce, rock, soil, or other material required for public purposes; and to fell, cut, and remove all or any timber, sandalwood, or other woods growing or being thereon, and to issue licenses to any person or persons, authorising him or them to cut, remove, and cart away the same, with full and free liberty to such licensed persons, at all reasonable times, of ingress, egress, and regress, for such purposes; and subject to any rights of the Lessee aforesaid, to license, to occupy, or to sell any other portion of the said Premises at any time, and with a right of immediate entry; also to depasture on the unenclosed or enclosed but otherwise unimproved portions of the said demised Premises any horses or cattle in the employment of the Government, working on or passing over the said demised Premises; also for any person or persons to enter, pass over, through and out of any such part of the said demised Premises, while passing from one part of the country to another, with or without horses, stock, teams, or other conveyances, on all necessary occasions; and full right to the Aboriginal natives of the said State at all times to enter upon any unenclosed or enclosed but otherwise unimproved part of the said demised Premises for the purpose of seeking their subsistence therefrom in their accustomed manner; and also full right to any person or persons to enter on any part of the said demised Premises to examine the mineral capabilities thereof, and to do all things necessary for the purpose of effectually making such examinations, but paying, nevertheless, full compensation for any damage arising therefrom. To HAVE AND TO HOLD the Premises hereby demised (except as aforesaid and subject to the powers, reservations, and conditions herein and in the said Act contained, and with all the rights, powers, and privileges conferred by such of the said Act as are

applicable hereto), unto the said Lessee, the Executors, Administrators, and Assigns, for the term of thirteen years, to be computed from the first day of July, 1910, until the thirty-first day of December, 1928; YIELDING AND PAYING for the same, during the said term, unto Us, Our Heirs and Successors, the

yearly rent of £ 30 : 10 : 0 without deduction, except such

deduction as the said Lessee, the Executors, Administrators, or Assigns may be entitled to under the said Act, and such rent shall be paid to Our said Minister for Lands, by equal payments, half-yearly in advance, on or before the first day of March and the first day of September in every year. Provided, nevertheless, and it is hereby declared, that if the said rent be not paid in advance as prescribed by the said Act, or if the Lessee, the Executors, or Administrators shall assign or underlet the Premises or any part thereof without the Minister's approval in writing, as required by the said Act first obtained; then these Presents shall become void, and the term hereby granted shall be absolutely and indefeasibly forfeited, and it shall thereupon be lawful for Us, Our Heirs and Successors, into and upon the said demised Premises, or any part thereof in the names of the whole, to re-enter, and the same to have again, re-possess, and enjoy as if this deed-poll had never been executed, without making any compensation to the said Lessee, the Executors, Administrators, or Assigns. Provided that the said Lessee, the

Executors, or Administrators, or allowed Assigns, may at all times, during this demise, on any part of the said Premises fell, cut, and use any timber for his domestic and farm purposes, or for the construction of any buildings, fences, stockyards, or other improvements, and use any other materials for the like purposes, but so, nevertheless, that the said Lessee, Executors, Administrators, or allowed Assigns shall not sell the said timber or material, or use the same, or suffer it to be used, except on the said demised Premises: Provided further that all improvements on the land hereby demised, except those which are owned by the Lessee, are our property and shall be paid for by the Lessee at such time and in such manner as Our Minister for Lands may direct. AND THAT We, Our Heirs and Successors, are not, nor shall be liable or responsible for any error in the descriptive boundaries of the land hereby demised, which may be shown by any survey hereafter to be made of the said lands, nor for any deficiency in the quantity and acreage of the lands hereby demised caused by any such error as aforesaid, nor in respect of any claims which may be set up by any other person or persons to any part or parts of the said demised Premises. PROVIDED, LASTLY, and it is hereby declared, that We, Our Heirs or Successors, shall not be liable to compensate the said Lessee, Executors, Administrators, or allowed Assigns, for any loss or damage arising from the exercise of all or any of the powers or rights hereby reserved to Us, Our Heirs and Successors, save and except in so far as the same may be provided for by the said Act.

PLAN HEREIN REFERRED TO.

Boundaries & Area subject to Adjustment  
 Subject to a Reservation of 2 Chains above H.W. Mark along Coast



SCALE 300 CHAINS TO ONE INCH.

The area and measurements on the above Plan are more or less.

IN WITNESS whereof we have caused Our said Minister for Lands to affix hereto his Seal and set his hand

3<sup>rd</sup> day of April 1911

INDEXED  
 Lease 2203  
 Name 2203 B

William Ross  
 By order of the Minister for Lands

Registered the 6<sup>th</sup> day of April 1911

in conformity with Section 5 of the Act No. 54 of 1909 and numbered

2913  
 1911  
 Arthur J. Bennett  
 Registrar of Titles

PRICE 10/- per wood ae  
 57/300  
 74/10661/10



R 7743/11

SM 2 11971 26  
17

Transfer 1919 <sup>280</sup> Totally transferred by James Nicholas of John Street  
of Colchester Thrip & and Patten Surmer Registered 14<sup>th</sup> January 1919  
at 12.45 *al Huddy*  
Registrar of Titles.

Primary security Bill of Sale stamped to secure £9000  
Mortgage 177/1919 James Nicholas to John Henry Mead of St. Cyprian  
Terrace Perth Station Owner to secure £9000 - and interest at 6% per  
centum per annum Per, lodged 17<sup>th</sup> January 1919 Registered 29<sup>th</sup> April  
1919 at 12.00 *al Huddy*  
Registrar of Titles.

Transfer 1041/1920 of Mortgage 177/1919 to Dalgety and Company Limited  
of Dalgety Buildings William Street Perth. Registered 5<sup>th</sup> July 1920 at 12.20 pm  
*al Huddy*  
REGISTRAR OF TITLES.

Primary Securities Bills of Sale Stamped together to secure  
£30000 -  
Mortgage 8402/1920 James Nicholas to Dalgety  
and Company Limited of William Street Perth  
to secure £26,738.12.7 further advances not to  
exceed in the aggregate £30000 and interest as  
therein - Registered 8<sup>th</sup> December 1920 at 11.45  
O.C. per *al Huddy*

Act 19 of 1917 Sec. 50.  
Inscribed by date: Crown Lease No. 221/1923

*al Huddy*

Assistant Registrar Titles.

B



INDEXED  
104  
104

NOTE.—All dealings with this Lease must be in the forms prescribed under  
"The Transfer of Land Act, 1893."

S. 297H.

No. 2140  
96

WESTERN



AUSTRALIA.

No. 221  
1923.

X Late 10/4/41 2913/11

# PASTORAL LEASE.

(Under Section 96 of "The Land Act, 1898," and the amendments thereof, and registered under  
"The Transfer of Land Act Amendment Act, 1909.")

Local

North West

DIVISION.

District or Locality

Edel

**George the Fifth** by the Grace of God of the United Kingdom of Great Britain and Ireland, and of the British Dominions beyond the Seas, King, Defender of the Faith, Emperor of India. To all to whom these Presents shall come, Greeting: Know Ye that We of our especial Grace, and in consideration of the sum of Ten shillings

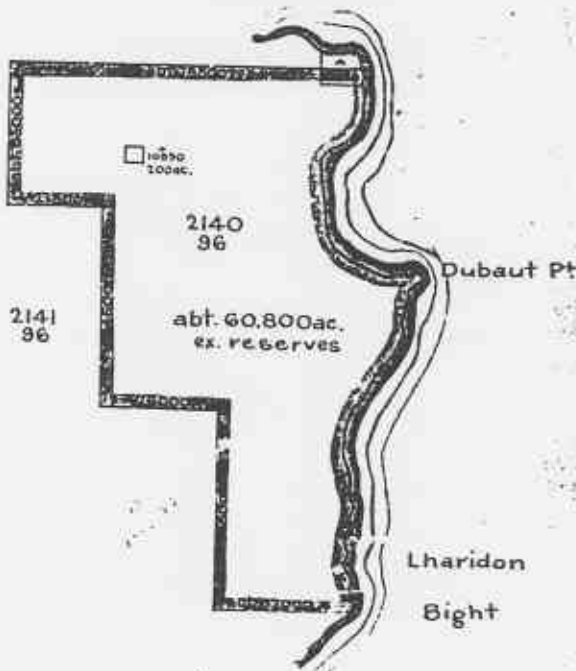
to Our Minister for Lands for Our State of Western Australia, already paid by James Nicholas of Battersloe, Sheep and Cattle Farmer

in the said State, hereinafter called the Lessee, and also in consideration of the rents hereinafter reserved on the part of the said Lessee, his Executors, Administrators, and Assigns to be paid, and in exercise of the powers in this behalf to Us given by "The Land Act, 1898," do by these Presents demise and lease unto the said Lessee, the natural surface of ALL THAT piece or parcel of land delineated by a border of green colour on the plan heron, with the appurtenances; EXCEPT and always reserved to Us, Our Heirs and Successors, full power during the term hereby granted, from time to time to sell to any person or persons all or any unsold portion of the said demised Premises, subject to any claim for improvements that may be lawfully made in pursuance of the said Act; also full powers and absolute authority at any time during the continuance of this demise, to make grants or sales of all or any part or parts of the said demised Premises for public purposes; and also to except from sale, and reserve to Us, Our Heirs and Successors, or to resume and enter upon and dispose of in such other manner as for the public interest to Us, Our Heirs and Successors may seem best, such part or parts of the said demised Premises as may be required for public roads or other internal communications by land or water, or for the use and benefit of the Aboriginal inhabitants of the country, or for purposes of military defence, or as the sites of places of public worship, schools, or other public buildings, or as places for the interment of the dead, or places for the recreation and amusement of the inhabitants of any town or village, or as the sites of public quays or landing places on the sea-coast or shores of navigable streams, or for the construction of tramways, railways, or railway stations, or for the purpose of sinking shafts, and digging for and taking away gold, silver, copper, tin, lead, or other metals, ores, and minerals and other substances containing metals, all gems and precious stones, coal and mineral oil, and all phosphatic substances, or for any purposes of public defence, safety, utility, convenience, or enjoyment, or for otherwise facilitating the improvement and settlement of Our said State; and also permanently or for temporary use to lay out, declare open, and make public roads into, through, and out of or over any part of the said demised Premises; with the liberty to ourselves, our servants, agents, and workmen to enter upon the said demised Premises, and dig for, quarry, and take away any indigenous produce, rock, soil or other material required for public purposes; and to fell, cut, and remove all or any timber, sandalwood or other woods growing or being thereon, and to issue licenses to any person or persons, authorising him or them to cut, remove, and cart away the same, with full and free liberty to such licensed persons, at all reasonable time, of ingress, egress, and regress, for such purposes; and subject to any rights of the Lessee aforesaid, to license, to occupy, or to sell any other portion of the said Premises at any time, and with a right of immediate entry; also to depasture on the unenclosed or enclosed but otherwise unimproved portions of the said demised Premises any horses or cattle in the employment of the Government, working on or passing over the said demised Premises; also for any person or persons to enter, pass over, through and out of any such part of the said demised Premises, while passing from one part of the country to another, with or without horses, stock, teams, or other conveyances, on all necessary occasions; and full right to the Aboriginal natives of the said State at all times to enter upon any unenclosed or enclosed but otherwise unimproved part of the said demised Premises for the purpose of seeking their subsistence therefrom in their accustomed manner; and also full right to any person or persons to enter on any part of the said demised Premises to examine the mineral capabilities thereof, and to do all things necessary for the purpose of effectually making such examinations, but paying, nevertheless, full compensation for any damage arising therefrom. To HAVE AND TO HOLD the Premises hereby demised (except as aforesaid and subject to the powers, reservations, and conditions herein and in the said Act contained, and with all the rights, powers, and privileges conferred by such of the said Act as are applicable hereto), unto the said Lessee, his Executors, Administrators, and Assigns, for the term of 30 years 9 months to be computed from the first day of April, 1918, until the thirty-first day of December, 1948, YIELDING AND PAYING for the same, during the said term, but subject as hereinafter provided, unto Us, Our Heirs

and Successors, the yearly rent of £44-1-0 without deduction, except such deduction as the said Lessee, his Executors, Administrators, or Assigns may be entitled to under the said Act, and such rent shall be paid to Our said Minister for Lands, by equal payments, half-yearly in advance, on or before the first day of March and the first day of September in every year. Provided that such annual rent shall, at the expiration of the first fifteen years of the term, be subject to re-appraisal under and subject to the provisions of "The Land Act Amendment Act, 1917"; and on such re-appraisal being made the amount of such annual rent to be paid by the Lessee, his Executors, Administrators, and Assigns shall be adjusted

accordingly Provided, nevertheless, and it is hereby declared, that if the said rent be not paid in advance as proscribed by the said Act, or if the Lessee, his Executors, or Administrators shall assign or underlet the Premises or any part thereof without the Minister's approval, in writing, as required by the said Act first obtained; then these Presents shall become void, and the term hereby granted shall be absolutely and indefinitely forfeited, and it shall thereupon be lawful for Us, our Heirs and Successors, into and upon the said demised Premises, or any part thereof in the name of the whole, to re-enter, and the same to have again, re-possess, and enjoy as if this deed-poll had never been executed, without making any compensation to the said Lessee, his Executors, Administrators, or Assigns. Provided that the said Lessee, his Executors, or Administrators, or allowed Assigns, may at all times, during this demise, on any part of the said Premises fell, cut, and use any timber for his domestic and farm purposes, or for the construction of any buildings, fences, stockyards, or other improvements, and use any other materials for the like purposes, but so, nevertheless, that the said Lessee, his Executors, Administrators, or allowed Assigns shall not sell the said timber or material, or use the same, or suffer it to be used, except on the said demised Premises: Provided further that all improvements on the land hereby demised, except those which are owned by the Lessee, are our property and shall be paid for by the Lessee at such time and in such manner as Our Minister for Lands may direct. AND THAT We, Our Heirs and Successors, are not, nor shall be liable or responsible for any error in the descriptive boundaries of the land hereby demised, which may be shown by any survey hereafter to be made of the said lands, nor for any deficiency in the quantity and acreage of the lands hereby demised caused by any such error as aforesaid, nor in respect of any claims which may be set up by any other person or persons to any part or parts of the said demised Premises. PROVIDED, LASTLY, and it is hereby declared, that We, Our Heirs or Successors, shall not be liable to compensate the said Lessee, his Executors, Administrators, or allowed Assigns, for any loss or damage arising from the exercise of all or any of the powers or rights hereby reserved to Us, Our Heirs and Successors, save and except in so far as the same may be provided for by the said Act.

PLAN HEREIN REFERRED TO.



SCALE 300 CHAINS TO ONE INCH. ✓

The area and measurements on the above Plan are more or less.

IN WITNESS whereof we have caused Our said Minister for Lands to affix hereto his Seal and set his hand

this *ninth* day of *December*, 192*2*.

*M Martelli*  
An Officer authorised in this behalf by the Governor.  
By order of the Minister for Lands.

Registered the *6th* day of *February*, 1923.  
in conformity with Section 5 of the Act No. 54 of 1909 and numbered

PRICE PER 1,000 ACRES £ 1-1-0

PLAN 

57	74/300

ORR 10661/10

2521  
1923

*Arthur Hawley*  
Registrar of Titles.

RECEIPTS: 2759/23 5026 16

Primary Security Bill of Sale stamped to secure £9000 -  
Mortgage 177/1919 James Nicholas to John Henry Wood of St Georges Terrace  
with Station Owners to secure £9000 and interest at 7 1/2 per centum per  
annum Lodged 19th January 1919. Registered 29th April 1919 at 12.00  
A. H. Harvey (Sgt) A. V. Clyde  
ASSISTANT REGISTRAR OF TITLES

Transfer 7041/1920 of Mortgage 177/1919 to Dalgety and Company Limited  
of Dalgety Buildings, William Street Perth. Registered 5th July 1920 at 12.30 pm  
A. H. Harvey (Sgt) Arthur Harvey  
ASSISTANT REGISTRAR OF TITLES

Primary Securities Bill of Sale stamped together to secure £30,000 -  
Mortgage 8406/1920 James Nicholas to Dalgety and Company Limited  
of William Street Perth to secure £26,750 12 1/2 further advances not to  
exceed in the aggregate £30,000 and interest as therein. Registered  
8th December 1920 at 11.55.06 pm -  
A. H. Harvey (Sgt) Arthur Harvey  
ASSISTANT REGISTRAR OF TITLES

Mortgage 8406 1920 Registered 31st March 1921 at 11.20 am  
A. H. Harvey  
ASSISTANT REGISTRAR OF TITLES

Deed 553 224 Lodged 3-3-22 at 1.20 pm  
A. H. Harvey  
ASSISTANT REGISTRAR OF DEEDS

Withdrawal 243/1926 of Deed 553/1921 Registered 19th February 1926 at 10.10.06  
Barwell  
ASSISTANT REGISTRAR OF TITLES

Transfer 1335/1926 Transferred The Teron Peninsula Station (under grant) Howard  
Hus Reid Limited 19th February 1926 at 10.10.06  
Barwell  
ASSISTANT REGISTRAR OF TITLES

Primary Security Bill of Sale stamped to secure £26,750  
Mortgage 1169/1926 The Teron Peninsula Station limited to Elder Smith & Co limited  
of Elder House St Georges Terrace Perth to secure monies not to exceed at any one time £26,000  
and interest as therein Registered 19th February 1926 at 10.10.06  
Barwell  
ASSISTANT REGISTRAR OF TITLES

Deed 173/1928 of Mortgage 177/1919 Registered  
18th January 1928 at 11.20.00  
A. H. Harvey  
ASSISTANT REGISTRAR OF TITLES

The Land Act 1933-36 Section 114.  
Surrender 119/1937 Surrendered and included in new  
lease 1293/1937. Registered 23rd August 1937 at 9.0.  
J. Buchanan  
ASSISTANT REGISTRAR OF TITLES

NOTE.—All dealings with this Lease must be in the forms prescribed under "The Transfer of Land Act, 1893."

N. 20711.

INDEX  
Lease No.  
Name *Mr. [unclear]*  
823

No. 214/96

WESTERN



AUSTRALIA.

*date 29/2/14*

# PASTORAL LEASE.

(Under Section 46 of "The Land Act, 1898," and the amendments thereof, and registered under "The Transfer of Land Act Amendment Act, 1900.")

*6006*

*North West*

DIVISION.

District or Locality

*Edel*

George the Fifth, by the Grace of God of the United Kingdom of Great Britain and Ireland, and of the British Dominions beyond the Seas, King, Defender of the Faith, Emperor of India. To all to whom these Presents shall come, Greeting: Know Ye that We of our especial Grace, and in consideration of the sum of *Ten shillings*

to Our Minister for Lands for Our State of Western Australia, already paid by *James Nicholas of [unclear] Sheep and Cattle Farmer*

in the said State, hereinafter called the Lessee, and also in consideration of the rents hereinafter reserved on the part of the said Lessee, his Executors, Administrators, and Assigns to be paid, and in exercise of the powers in this behalf to Us given by "The Land Act, 1898," do by these Presents demise and lease unto the said lessee, the natural surface of ALL THAT piece or parcel of land delineated on the plan heroon, with the appurtenances; EXCEPT and always reserved to Us, Our Heirs and Successors, full power during the term hereby granted, from time to time to sell to any person or persons all or any unsold portion of the said demised Premises, subject to any claim for improvements that may be lawfully made in pursuance of the said Act; also full powers and absolute authority at any time during the continuance of this demise, to make grants or sales of all or any part or parts of the said demised Premises for public purposes; and also to except from sale, and reserve to Us, Our Heirs and Successors, or to resume and enter upon and dispose of in such other manner as for the public interest to Us, Our Heirs and Successors may seem best, such part or parts of the said demised Premises as may be required for public roads or other internal communications by land or water, or for the use and benefit of the Aboriginal inhabitants of the country, or for purposes of military defence, or as the sites of places of public worship, schools, or other public buildings, or as places for the interment of the dead, or places for the recreation and amusement of the inhabitants of any town or village, or as the sites of public quays or landing places on the sea-coast or shores of navigable streams, or for the construction of tramways, railways, or railway stations, or for the purpose of sinking shafts, and digging for and taking away gold, silver, copper, tin, lead, or other metals, ores, and minerals and other substances containing metals, all gems and precious stones, coal and mineral oil, and all phosphatic substances, or for any purposes of public defence, safety, utility, convenience, or enjoyment, or for otherwise facilitating the improvement and settlement of Our said State; and also permanently or for temporary use to lay out, create open, and make public roads into, through, and out of or over any part of the said demised Premises; with the liberty to ourselves, our servants, agents, and workmen to enter upon the said demised Premises, and dig for, quarry, and take away any indigenous produce, rock, soil or other material required for public purposes; and to fell, cut, and remove all or any timber, sandalwood or other woods growing or being thereon, and to issue licenses to any person or persons, authorising him or them to cut, remove, and cart away the same, with full and free liberty to such licensed persons, at all reasonable time, of ingress, egress, and regress, for such purposes; and subject to any rights of the Lessee aforesaid, to license, to occupy, or to sell any other portion of the said Premises at any time, and with a right of immediate entry; also to depasture on the unenclosed or enclosed but otherwise unimproved portions of the said demised Premises any horses or cattle in the employment of the Government, working on or passing over the said demised Premises; also for any person or persons to enter, pass over, through and out of any such part of the said demised Premises, while passing from one part of the country to another, with or without horses, stock, teams, or other conveyances, on all necessary occasions; and full right to the Aboriginal natives of the said State at all times to enter upon any unenclosed or enclosed but otherwise unimproved part of the said demised Premises for the purpose of seeking their subsistence therefrom in their accustomed manner; and also full right to any person or persons to enter on any part of the said demised Premises to examine the mineral capabilities thereof, and to do all things necessary for the purpose of effectually making such examinations, but paying, nevertheless, full compensation for any damage arising therefrom. TO HAVE AND TO HOLD the Premises hereby demised (except as aforesaid and subject to the powers, reservations, and conditions herein and in the said Act contained, and with all the rights, powers, and privileges conferred by such of the said Act as are applicable hereto), unto the said Lessee, his Executors, Administrators, and Assigns, for the term of *30 years 9 months* to be computed from the first day of *April*, 1918, until the thirty-first day of December, *1948*, YIELDING AND PAYING for the same, during the said term, but subject as hereinafter provided, unto Us, Our Heirs and Successors, the yearly rent of *£211-1-0* without deduction, except such deduction as the said Lessee, his Executors, Administrators, or Assigns may be entitled to under the said Act, and such rent shall be paid to Our said Minister for Lands, by equal payments, half-yearly in advance, on or before the first day of March and the first day of September in every year. Provided that such annual rent shall, at the expiration of the first fifteen years of the term, be subject to re-appraisalment under and subject to the provisions of "The Land Act Amendment Act, 1917"; and on such re-appraisalment being made the amount of such annual rent to be paid by the Lessee, his Executors, Administrators, and Assigns shall be increased accordingly. Provided, nevertheless, and it is hereby declared, that if the said rent be not paid in advance as

*1118021*

*[Handwritten initials]*

prescribed by the said Act, or if the Lessee, his Executors, or Administrators shall assign or underlet the Premises or any part thereof without the Minister's approval, in writing, as required by the said Act first obtained; then these Presents shall become void, and the term hereby granted shall be absolutely and indefeasibly forfeited, and it shall thereupon be lawful for Us, our Heirs and Successors, into and upon the said demised Premises, or any part thereof in the name of the whole, to re-enter, and the same to have again, repossess, and enjoy as if this deed-poll had never been executed, without making any compensation to the said Lessee, his Executors, Administrators, or Assigns. Provided that the said Lessee, his Executors, or Administrators, or allowed Assigns, may at all times, during this demise, on any part of the said Premises full, cut, and use any timber for his domestic and farm purposes, or for the construction of any buildings, fences, stockyards, or other improvements, and use any other materials for the like purposes, but so, nevertheless, that the said Lessee, his Executors, Administrators, or allowed Assigns shall not sell the said timber or material, or use the same, or suffer it to be used, except on the said demised Premises: Provided further that all improvements on the land hereby demised, except those which are owned by the Lessee, are our property and shall be paid for by the Lessee at such time and in such manner as Our Minister for Lands may direct. AND THAT We, Our Heirs and Successors, are not, nor shall be liable or responsible for any error in the descriptive boundaries of the land hereby demised, which may be shown by any survey hereafter to be made of the said lands, nor for any deficiency in the quantity and acreage of the lands hereby demised caused by any such error as aforesaid, nor in respect of any claims which may be set up by any other person or persons to any part or parts of the said demised Premises. PROVIDED, LASTLY, and it is hereby declared, that We, Our Heirs or Successors, shall not be liable to compensate the said Lessee, his Executors, Administrators, or allowed Assigns, for any loss or damage arising from the exercise of all or any of the powers or rights hereby reserved to Us, Our Heirs and Successors, save and except in so far as the same may be provided for by the said Act.

For PLAN HEREIN REFERRED TO.  
See Attached Plan

~~Herein Contained Our Intent~~

The area and measurements on the above Plan are more or less.

IN WITNESS whereof we have caused Our said Minister for Lands to affix hereto his Seal and set his hand

this *first* day of *April*, 1928.

*W. P. O'Connell*  
An Officer authorised in this behalf by the Governor,  
By order of the Minister for Lands.

Registered the *11<sup>th</sup>* day of *May*, 1927.

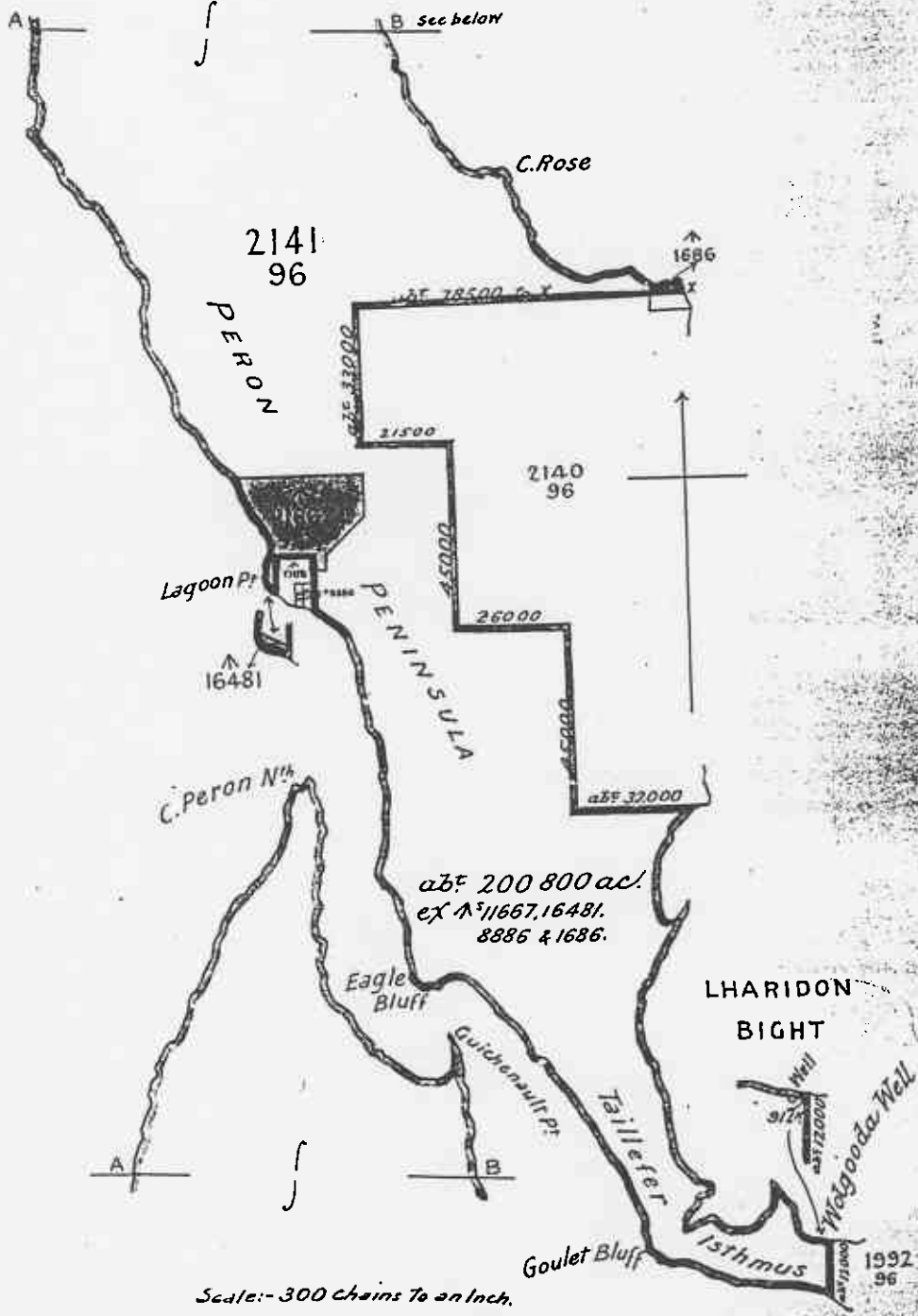
in conformity with Section 5 of the Act No. 54 of 1909 and numbered

PRICE PER 1,000 ACRES *£11.1.0*

PLAN

CORR. *2346/43*

*8223*  
*1927*  
*W. P. O'Connell*  
Registrar of Titles.



RECEIPTS:-

9794 9816  
22. 22.

5026  
11/15  
1/16

11/1/11

Primary security stamped <sup>22</sup> of mortgage 75 James Nicholas to John Henry Broad  
of St Georges Terrace, Perth to secure £2000 and interest as therein  
Registered 17 January 1919 at 11.45 A.M.  
J.L.A. Mtg 2089/22  
Baikell  
FOR UNDER SECRETARY FOR LANDS

As to mortgage 75 only. Transfer <sup>22</sup> of mortgage 75 to Dalgety and Company Limited  
of William Street Perth  
Registered 4 July 1920 at 11 A.M.  
Baikell  
FOR UNDER SECRETARY FOR LANDS

Primary security stamped <sup>22</sup> of mortgage 368 James Nicholas to Dalgety and  
Company Limited, Perth. £6728.12.7 further advances and interest as therein  
Registered 5 December 1920 at 11 A.M.  
J.L.A. Mtg 1094/22  
Baikell  
FOR UNDER SECRETARY FOR LANDS

Discharge 249/1924 of Mortgage 1094/1922 Registered 31<sup>st</sup> March 1924 at 11.20 A.M.  
Auldhamy

Power 553/1924 Lodged 31<sup>st</sup> March 1924 at 11.20 A.M.  
Auldhamy  
ASSISTANT REGISTRAR OF DEEDS

Withdrawal 243/1926 of Power 553/1924 Lodged 19 February 1926 at 11.10 A.M.  
Baikell  
ASSISTANT REGISTRAR OF TITLES

Transfer 1335/1926 Transferred The Peron Peninsula Station Limited of number  
1 Howard Street Perth to The Peron Peninsula Station Limited of number  
February 1926 at 10.10 A.M.  
Baikell  
ASSISTANT REGISTRAR OF TITLES

Primary security <sup>with note 26</sup> stamped £26.5.0  
Mortgage 1169/1926 The Peron Peninsula Station Limited to The Smith & Co Limited  
of New House St. George's Terrace Perth to secure money and to interest as therein £2000  
and interest as therein Registered 19 February 1926 at 10.10 A.M.  
Baikell  
ASSISTANT REGISTRAR OF TITLES

Discharge 172/1928 of Mortgage 2689/1922. Registered  
18<sup>th</sup> January 1928 at 11.20 A.M.  
Auldhamy  
Asst. Registrar of Titles

The Land Act 1933-36. Section 114  
Surrender 419/1937. Surrendered and included in  
new lease 1293/1937. Registered 23<sup>rd</sup> August 1937 at 9.00  
B. Buchanan  
ASSISTANT REGISTRAR OF TITLES



ORIGINAL

NOTE—All dealings with this Lease must be in the forms prescribed under the Transfer of Land Act, 1933-1938

REGISTRATION FEE PAID

C.L. No. 280

Lease No. 3114/761 WESTERN AUSTRALIA



INDEXED LEASE NAME LAND

PASTORAL LEASE

(Under Section 111 of the Land Act, 1933, and Amendments)

THIS LEASE IS ISSUED IN LIEU OF PASTORAL LEASE NO. 394-1074 (CL 1293/1937)

NORTH WEST DIVISION

EDDL DISTRICT

Elizabeth the Second, by the Grace of God, of the United Kingdom, Australia and Her other Realms and Territories, Queen, Head of the Commonwealth, Defender of the Faith. To all to whom these Presents shall come, Greeting: Know Ye that We of our especial Grace and in exercise of the powers in this behalf to Us given by the Land Act, 1933, and Amendments, do by these presents lease to Mileura Pastoral

Company ( Pty.) Limited of W.A. Turf Club Building 1 Howard Street Perth



CROWN LOCATIONS ALLOCATED EXECUTIVE MINUTE 1689 D.L.A. FILE 312599

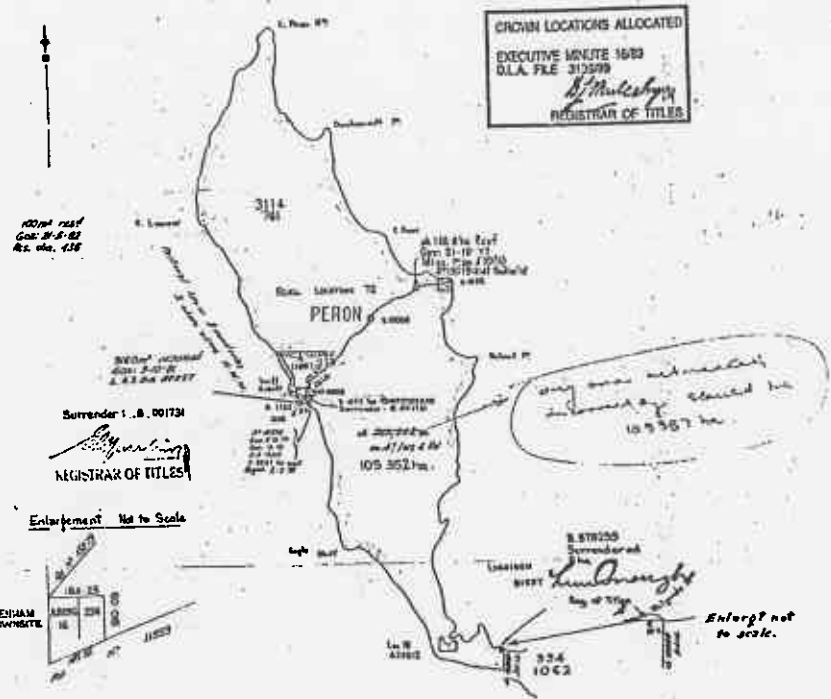
hereinafter called "the Lessee," which term includes the Lessee, his executors, administrators and assigns/its successors and permitted assigns the natural surface of all that piece or parcel of land situated in the District of EDDL and containing

260.342 acres as delineated by a border of green colour on the plan herein: To hold unto the said Lessee for pastoral purposes under and subject to the provisions of Part VI of the said Act and except as hereinafter provided, for the term of 48 years 2 months 7 days to be computed from the Twenty-fourth day of April 1967, until the thirtyeth day of June, 2015. Yielding and Paying therefor unto Us, Our Heirs and Successors, the yearly rent of \$476-35 from the said Twenty-fourth day of April

19 67, until the Thirtieth day of June 1967, and thereafter during the said terms, subject nevertheless to the rent payable after the lastmentioned date being determined from time to time on re-appraisal under the provisions of Part VI of the said Act: And Yielding and Paying, whenever the yearly rent is varied on re-appraisal, such yearly rent as is so determined; and the rent payable for the time being by the Lessee shall be paid to Our Minister for Lands by equal half-yearly payments in advance on or before the first day of March and the first day of September in every year: Provided always, and it is hereby declared, that if the rent hereby reserved, and payable for the time being, or any part thereof, is not duly paid by the Lessee as herein and by section one hundred and thirty-nine of the said Act prescribed; or in case of the breach by the Lessee of any condition on which, in accordance with the said Act this lease is granted; or if the Lessee assigns or underlets the demised premises or any part thereof without Our said Minister's approval, in writing as required by the said Act, first obtained; then these presents shall become void, and the term hereby granted shall be absolutely and indefeasibly forfeited, and it shall thereupon be lawful for Us, Our Heirs and Successors, into and upon the demised premises, or any part thereof in the name of the whole, to re-enter, and the same to have again, repossess, and enjoy as if this deed-poll had never been executed, without making any compensation to the Lessee: Provided also, that this lease is granted on the following conditions: (1) That the Lessee will comply effectively and to the satisfaction of the Minister for Agriculture with the provisions of the Vermin Act, 1919, and its amendments and with the requirements of any notice issued under that Act in respect to vermin on the area leased. (2) That the Lessee will, to the satisfaction of the Minister for Agriculture, take part in and contribute to any programmes or measures for the control of vermin organised by a local Vermin Control Authority or by the Agriculture Protection Board, whether on the area leased by the Lessee or on areas leased by other Lessees or on Crown land. (3) That the Lessee will to the satisfaction of the Minister for Agriculture comply effectively with the provisions of the Soil Conservation Act, 1945, and its amendments, and with the provisions of the Noxious Weeds Act, 1950, and its amendments. (4) That the Lessee will maintain on the area leased good and improving soil and plant conditions. (5) That the Commissioner of Soil Conservation may, in any case where the construction of a large dam is contemplated, implement in respect of the area leased special provisions for full control of water catchment areas. (6) That the Lessee will not permit or suffer any grazing on all or part of the area leased where grazing is prohibited under the powers contained in the Soil Conservation Act, 1945, and its amendments.

Provided also, that this lease is granted subject to the powers, conditions and reservations relating thereto in Part VI of the said Act contained, and to the provisions of the Mining Act, 1904, and the Forests Act, 1918, and to all rights and privileges lawfully acquired or exercisable thereunder; and that the right is reserved to Us, Our Heirs and Successors, to dispose of such portions of the demised land under the provisions of the said Act as may be required for any purpose of public utility or for otherwise facilitating the improvement and settlement of the State as therein prescribed.

52757/1967-68-11



ALL DIMENSIONS IN BLUE ARE METRIC. 1:475200 SCALE 200 METRES TO ONE INCH

The area and measurements on the above Plan are more or less. IN WITNESS whereof we have caused Our said Minister for Lands to affix hereto his Seal and set his hand.

Dated this Twenty-fourth day of April 1967

An Officer authorised in this behalf by the Governor. By order of the Minister for Lands.

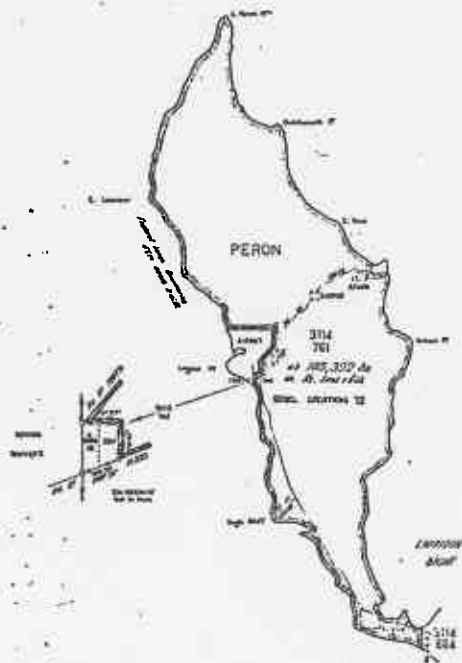
Registered the 26th day of April 1967 in conformity with Section 81e of the Act No. 56 Victoria No. 14 and numbered

PLAN 74/300 57/300 CODE 2030/95

Asst. Registrar of Titles.

SCALE 1:500 000  
 PLANS EDEL & SHARK BAY 1:250 000  
 SHIRE OF SHARK BAY  
 CORR 2035/65

CROWN LOCATIONS ALLOCATED  
 EXECUTIVE MNRITE 1488  
 S.L.A. FILE 31369  
*J. Mulesky*  
 REGISTRAR OF TITLES



RECEIPTS:

**DISCHARGED**  
 Mortgage 34202/63 to The Peron Peninsula Station Pty Limited  
 Registered 17th June 1963 at 7.21 0/0

Transfer 23847/65 of Mortgage 34202/63 to Elizabeth Symon Gifford of 15 Bould  
 Archer Bismarck and Jessie Patricia Ferguson of 44 Halia Crescent Melville  
 Married Women and Caravaning Station Pty Ltd of Third Floor 154  
 St George's Terrace Perth as tenants in common in the following shares  
 that is to say to each of the said Elizabeth Symon Gifford and Jessie  
 Patricia Ferguson 7,000 undivided 24,327 shares and to the said  
 Caravaning Station Pty Ltd the remaining 15,327 undivided 24,327 shares.  
 Registered 5th April 1965 at 7.170/0

**DISCHARGED**  
 Mortgage 34205/66 to Peron Health Development Bank of  
 Australia Registered 11th May 1966 at 7.24 0/0

**ASSISTANT REGISTRAR OF TITLES**  
 Discharge A 25259 of Mortgage 34202/63. Registered 2nd March 1968 at 7.24 0/0

**K.A. Abbott**  
 Discharge A 672 615 of Mortgage 34215/66 Registered 1st June 1973 at 2.59 0/0

Transfer A 691706 to John Rocchi, Farmer and Constance Rocchi, Married  
 Women and Louis Stewart Rocchi, Farmer and Elizabeth Ann Rocchi,  
 Married Women all of 64 Holmfirth Street, Mount Lawley.  
 as tenants in common in equal shares Registered 9th July 1973 at 2.18 0/0

Mortgage A 691707 to Milner Pastoral Company (Pty) Limited  
 Registered 9th July 1973 at 2.18 0/0

Corr. 2.75 Schedule 29  
 The area of the within lease has been amended to  
 ab. 10535.4 ha.

**Discharge B 1730 of Mortgage A 691707. Registered 4th August 1975 at 11.22 0/0**

**Surrender B 1731** Portion of the within lease (2.077 ha) is now surrendered  
 to Her Majesty Queen Elizabeth the Second.  
 Registered 4th August 1975 at 11.22 0/0

**Surrender B 1731** The area of the within lease is now reduced to (10535.4  
 ha.)

10535.4 ha

Lease B370590 of Highway 4691707 Registered 14th July 1977 at 2.25.00.



Land Act 1953.

Quarter 21.10.77 Area 11.524 Ha. Day No. 8700

portion of the land herein comprised is reserved for the purpose of Roads.

by proclamation dated 21.10.77

*[Signature]*  
Registrar of Titles

Lease B819259. Portion of the within lease 5.0 ha. is now surrendered to Her Majesty Queen Elizabeth the Second. Registered 12<sup>th</sup> March 1980 at 11.28 a.



Lease B819259. The area of the within lease is now reduced to 105200.0 ha. and the half yearly rental to \$347.30.



Land Act 1953.

Quarter 2.5.81 Area 11.524 Ha. Day No. 435

portion of the land herein comprised is reserved for the purpose of Roads.

by proclamation dated 2.5.81

*[Signature]*  
Registrar of Titles

Land Act 1953.

Quarter 2.5.81 Area 11.524 Ha. Day No. 435

portion of the land herein comprised is reserved for the purpose of Roads.

by proclamation dated 2.5.81

*[Signature]*  
Registrar of Titles

On 8/1987 Schedule 450 As from the first day of August 1987 the real half yearly rental required to be paid by the within lessee shall be decreased to \$159.94 ~~reduced to~~

ASSISTANT REGISTRAR OF TITLES

As to the one undivided fourth share of John Rocchi.

Application D733760 The Lessee is Constanca Rocchi of Unit 4, 52 Comer Street, Como, Widow, as Executrix of the Will of John Rocchi who died on 25-11-1979. (Probate granted 17-3-1988)

26th April 1988



Transfer D733761 to Francis Allan Love and Esther Mary Love both of 8 Tasman Street, Albany,

Business Proprietors, as joint tenants. Registered 26th April 1988 at 15.12 hrs.



File No. 11  
Has been assigned to identify file logs. All have done so. Date 15/5/85  
Registrar of Titles

Memorial E424602 Soil and Land Conservation Act 1945 (Section 34 A). Lodged 14.8.90 at 13.58 hrs



Withdrawal E474894 of Memorial E424602. Registered 26th October 1990 at 11.32 hrs.



Surrender E474895 to Her Majesty Queen Elizabeth the Second. Registered 26th October 1990 at 11.32 hrs.



SURRENDERED  
Sunday 26/10/90

NOTE.—All dealings with this Lease must be in the forms prescribed under "The Transfer of Land Act, 1933."

My  
M

AN. S. 2971.  
No. } 394  
      } 1074

WESTERN



AUSTRALIA.

C.L. No. 1293  
1937

# PASTORAL LEASE.

(Under Sections 24 of "The Land Act, 1933.")

This Lease is issued in lieu of Pastoral Leases, Nos. 2110/26 and 211/26 formerly Crown Leases 221/1923 and 243/1922 North West DIVISION.

District or Locality... Edel

George the Fifth by the Grace of God, of Great Britain, Ireland, and the British Dominions beyond the Seas, King, Defender of the Faith, Emperor of India. To all to whom these Presents shall come, Greeting: Know Ye that We of our especial Grace and in exercise of the powers in this behalf to Us given

by the Land Act, 1933, do by these presents lease to The Peron Peninsula Station Limited whose registered office is situated at 22 Atlas Building Esplanade Perth

hereinafter called "the Lessee," which term includes the Lessee, its ~~successors~~ <sup>executors</sup>, administrators, and assigns, the natural surface of all that piece or parcel of land situated in the District of Edel

and containing about 261,600 acres as delineated by a border of green colour on the plan herein: To hold unto the said Lessee for pastoral purposes under and subject to the provisions of Part VI. of the said Act and except as hereinafter provided, for the

term of 49 years ~~months~~ to be computed from the first day of January 1934 until the thirty-first day of December, 1982. Yielding and Paying therefor unto Us, Our Heirs and Successors, the

yearly rent of £275 : 2 / 0 from the said first day of January 1934 until the thirty first day of December 1941, and thereafter during the said terms, subject nevertheless to the rent payable after the last-mentioned date being determined from time to time on re-appraisal under the provisions of Part VI. of the said Act: And Yielding and Paying, whenever the yearly rent is varied on re-appraisal, such yearly rent as is so determined; and the rent payable for the time being by the Lessee shall be paid to Our Minister for Lands by equal half-yearly payments in advance on or before the first day of March and the first day of September in every year: Provided always, and it is hereby declared, that if the rent hereby reserved, and payable for the time being, or any part thereof, is not duly paid by the Lessee as herein and by section one hundred and thirty-nine of the said Act prescribed; or in case of the breach by the Lessee of any condition on which, in accordance with the said Act this lease is granted; or if the Lessee assigns or underlets the demised premises or any part thereof without Our said Minister's approval, in writing as required by the said Act, first obtained; then these presents shall become void, and the term hereby granted shall be absolutely and indefeasibly forfeited, and it shall thereupon be lawful for Us, Our Heirs and Successors, into and upon the demised premises, or any part thereof in the name of the whole, to re-enter, and the same to have again, repossess, and enjoy as if this deed-poll had never been executed, without making any compensation to the Lessee: Provided also, that this lease is granted, in accordance with section one hundred and two of the said Act, on condition that improvements within the meaning of that term in section one hundred and forty thereof are effected by the Lessee as follows:—

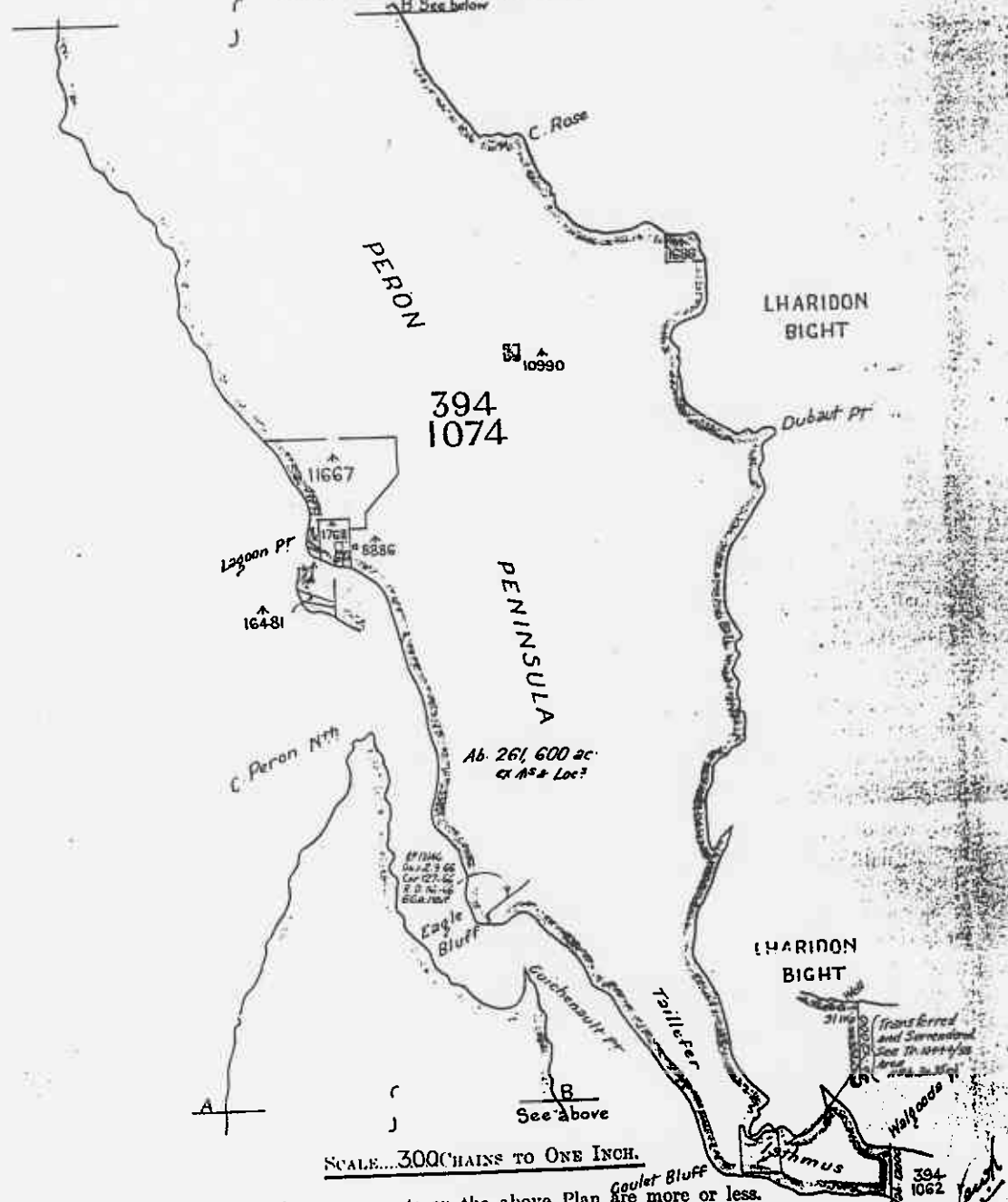
Within five years from the commencement of the lease to the value of five pounds, and within ten years from the commencement of the lease to the value of ten pounds (inclusive of the value of improvements effected during the first five years of the term) for each thousand acres of the area leased; and such improvements shall be maintained in good repair, and so far as necessary renewed, during the term of the lease.

Provided also, that this lease is granted subject to the powers, conditions and reservations relating thereto in Part VI. of the said Act contained, and to the provisions of the Mining Act, 1904, and the Forests Act, 1918, and to all rights and privileges lawfully acquired or exercisable thereunder; and that the right is reserved to Us, Our Heirs and Successors, to dispose of such portions of the demised land under the provisions of Part III. of the said Act as may be required for any purpose of public utility or for otherwise facilitating the improvement and settlement of the State as therein prescribed.

12098/30  
with

11

PLAN HEREIN REFERRED TO  
 B See below



The area and measurements on the above Plan are more or less.

IN WITNESS whereof we have caused Our said Minister for Lands to affix hereto his Seal and set his hand.

Dated this 23rd day of January 1935

*[Signature]*  
 An Officer authorised in this behalf by the Governor  
 By order of the Minister for Lands.

Registered the 23rd day of August 1937  
 in conformity with Section 5 of the Act No. 51 of 1909 and numbered

PRICE PER 1,000 ACRES £ 1.0  
 PLAN 


57 & 74/300  
 CORR. 2346/93

12412  
1937  
*[Signature]*  
 Asst. Registrar of Titles.

ORIGINAL

15828/31

RECEIPTS:  
32746/63

Primary Security Bill of Sale stamped 26-5-0.  
Mortgage 1169/1926. The Peron Peninsula Station Limited to  
Elder Smith & Co. Limited of Elder House St George's Terrace Perth  
to secure money not to exceed at any one time 21,000 and  
interest as therein. Registered 19<sup>th</sup> February 1926 at 10.10 o'clock  
J. J. Buchanan  
Assistant Registrar of Titles.

Corr. 113/49 Pursuant to Section 78 of  
Land Act 1933. the within rent as  
from 1st Jan 1942 was reappraised  
at £ 160.9.4

J. J. Buchanan  
Assistant Registrar of Titles.

Application 2786/1956. The correct name and address of the  
registered proprietor are now The Peron Peninsula Station  
Pty Limited of 403-407 Fourth Floor C.M.B. Building, St  
George's Terrace Perth.  
J. J. Buchanan  
Assistant Registrar of Titles.  
9<sup>th</sup> August 1956

As to the portion surrendered by Transfer 10444/1956 only.  
Discharge 5728/1956 of Mortgage 1169/1926 Registered 9<sup>th</sup> August 1956  
at 9.31.00  
J. J. Buchanan  
Assistant Registrar of Titles.

Transfer 10444/1956 Portion of the within lease (1913 3r 35r) as now  
to and surrendered to Her Majesty Queen Elizabeth  
Registered 1<sup>st</sup> August 1956 at 9.39.00  
J. J. Buchanan  
Assistant Registrar of Titles.

The area of the within lease is reduced to 260,008 acres and the  
annual value to £ 9.11.2  
J. J. Buchanan  
Assistant Registrar of Titles.

CORR. 5453 Sub 27 Pursuant to Section 78(3) of Land Act 1933-1956  
the within rent as from 1st January 1957, was  
reappraised at £ 218.3.6  
J. J. Buchanan  
Assistant Registrar of Titles.

Collateral to Bill of Sale stamped 27.11.0.  
Mortgage 2224/1961 The Peron Peninsula Station Pty Limited to  
Larrington Station Pty Limited of 466 May Street, Perth Registered 12<sup>th</sup>  
May 1961 at 11.11.00  
J. J. Buchanan  
Assistant Registrar of Titles.

Discharge 3111/63 of Mortgage 1169/1926 Registered  
17<sup>th</sup> June 1963 at 9.21.00  
J. J. Buchanan  
Assistant Registrar of Titles.

Discharge 3120/63 of Mortgage 5350/1961 Registered  
17<sup>th</sup> June 1963 at 9.21.00  
J. J. Buchanan  
Assistant Registrar of Titles.

1410190

Transfer 34201/63 to Milena Pastoral Company ( Pty ) Limited of W.A. Trust Club Building, 1 Howard Street, Perth. Registered 17<sup>th</sup> June 1963 at 9.41 a.m.

C.I. Prindal  
ASSISTANT REGISTRAR OF TITLES

Mortgage 34202/63 Milena Pastoral Company ( Pty ) Limited to The Peter Peninsula Station Pty. Limited to secure £16500 Registered 17<sup>th</sup> June 1963 at 9.11 a.m.

C.I. Prindal  
ASSISTANT REGISTRAR OF TITLES

Instrument stamped 26.17.6 Mortgage #1458/63 Milena Pastoral Company ( Pty ) Limited to Commonwealth Development Bank of Australia. Registered 17<sup>th</sup> July 1963 at 9.53 a.m.

C.I. Prindal  
ASSISTANT REGISTRAR OF TITLES

Transfer 22549/65 of Mortgage 34202/63 to Elizabeth Lynn Garfield of 15 Bristol Avenue, Bickton and Jessie Patricia Ferguson of 44 Walse Crescent, Melville, Married Women and Carrarang Station Pty. Ltd. as tenants in common in the following shares, that is to say, to the said Elizabeth Lynn Garfield, 7,000 undivided 29,327 shares, to the said Jessie Patricia Ferguson, 7000 undivided 29,327 shares and to the said Carrarang Station Pty. Ltd. the remaining 15,327 undivided 29,327 shares. Registered 5<sup>th</sup> April 1965 at 9.19 a.m.

L.F. Symes  
ASSISTANT REGISTRAR OF TITLES

Discharge 66154/65 of Mortgage #1458/63. Registered 14<sup>th</sup> April 1965 at 9.20 a.m. (since produced)

L.F. Symes  
ASSISTANT REGISTRAR OF TITLES

Notice to Partion Only  
R.D. 116/66 Public Works Act 1902-1955 Sec. 17 (5)  
NOTICE OF INTENTION TO RESUME  
GOV. CAT. 3. 6. 66. H.A.L.  
M. J. M. G. G. G.  
ASSISTANT REGISTRAR OF TITLES

Mortgage 34205/66 to Commonwealth Development Bank of Australia Registered 25<sup>th</sup> May 1966 at 9.24 a.m.

R. J. M. G. G. G.  
ASSISTANT REGISTRAR OF TITLES

Corr. 2/66 Schedule 60  
The area of the within lease has been amended to  
2603.42 acres roads paddings  
Registrar of Titles.

Land Act 1933-1963 Sec 114.  
Surrender 29/5/67 . Surrendered and included in a  
new lease 28/6/67 issued in lieu hereof.  
Registered 26/6/66  
ASSISTANT REGISTRAR OF TITLES.

DETAILS	GAZETTE DATE/PAGE	PAGE
AREA	08.01.1992 /	43
PURPOSE	08.01.1992 /	43
VESTING	08.01.1992 /	43
FILE NOS	08.01.1992 /	43
LOCATION	08.01.1992 /	43
PUB PLAN	08.01.1992 /	43
SURVEY	08.01.1992 /	43

CURRENT INFORMATION  
 580.5000  
 CONSERVATION PARK  
 1 VEST: NATIONAL PARKS AND CONSERVATION AUTHORITY  
 2 PURSUANT TO SEC 7 OF CALM ACT 1984.  
 2611/992  
 WELLINGTON LOCS 5641 & 5592  
 LAKE PRESTON SE 1:25 000  
 DIA: 90960 & RES DIA: 881

H 10

PRODATA Micrographics Pty Ltd

REP233

DEPARTMENT OF LAND ADMINISTRATION

31/12/94

PAGE NO 20588

RESERVE : 42471

(DATE OF LAST CHANGE )  
 (TO REGISTER 22.01.1993)

ORIGINAL GAZETTE : DATE 08.01.1993 PAGE 42  
 CLASS : A : DATE 08.01.1993 PAGE 21

METRIC AREA : 52528.6000

L.G.A : SHIRE OF SHARK BAY  
 (CODE : 804)

DETAILS	GAZETTE DATE/PAGE	PAGE
AREA	08.01.1993 /	42
PURPOSE	08.01.1993 /	42
VESTING	08.01.1993 /	42
FILE NOS	08.01.1993 /	42
LOCATION	08.01.1993 /	42
PUB PLAN	08.01.1993 /	42
SURVEY	08.01.1993 /	42

CURRENT INFORMATION  
 52528.6000  
 NATIONAL PARK  
 1 VEST: NATIONAL PARKS AND NATURE CONSERVATION  
 AUTHORITY PURSUANT TO SEC 7 OF CALM ACT 1984.  
 541/992  
 EDEL LOC 89  
 SHARK BAY (250) & AN51 (10) B.2  
 RES PLAN: 391

RESERVE : 42472

(DATE OF LAST CHANGE )  
 (TO REGISTER 28.01.1993)

ORIGINAL GAZETTE : DATE 22.01.1993 PAGE 770  
 CLASS : C : DATE 22.01.1993 PAGE 770

METRIC AREA : 0.8100

L.G.A : SHIRE OF WILLUNA  
 (CODE : 706)

DETAILS	GAZETTE DATE/PAGE	PAGE
AREA	22.01.1993 /	770
PURPOSE	22.01.1993 /	770
VESTING	22.01.1993 /	765
FILE NOS	22.01.1993 /	770
LOCATION	22.01.1993 /	770
PUB PLAN	22.01.1993 /	770
SURVEY	22.01.1993 /	770

CURRENT INFORMATION  
 0.8100  
 REPEATER STATION SITE  
 1 VEST: AUSTRALIAN AND OVERSEAS TELECOMMUNICATIONS  
 CORPORATION LTD.  
 2681/990  
 KYARRA LOC 182  
 GLENGARRY (250)  
 RES DIA: 1036

I 10

PRODATA Micrographics Pty Ltd

REP233

DEPARTMENT OF LAND ADMINISTRATION

31/12/94

PAGE NO 20589

RESERVE : 42473

(DATE OF LAST CHANGE )  
 (TO REGISTER 23.02.1993)

ORIGINAL GAZETTE : DATE 29.01.1993 PAGE 882  
 CLASS : A : DATE 29.01.1993 PAGE 882

METRIC AREA : 874.6800

L.G.A : SHIRE OF MANJIMUP  
 (CODE : 213)

DETAILS	GAZETTE DATE/PAGE	PAGE
AREA	29.01.1993 /	882

CURRENT INFORMATION



NOT TO BE REMOVED FROM OFFICE OF TITLES

LT 159

NO DUPLICATE ISSUED

REGISTER  
VOL.

BOOK  
POL.

3100

761

Subsidiary Document F088648

Corr. 541/1992

WESTERN



AUSTRALIA



# Crown Land Record

The undermentioned land shown on the sketch in the First Schedule hereto is land of the Crown subject to the interests, easements, encumbrances and notices shown in the Second Schedule hereto.

Dated 18th January, 1993

EXECUTIVE DIRECTOR



LAND REFERRED TO

Edel Location 89 on Land Administration Reserve Plan 391




See Page 4

VOL. 1  
Page 1 (of 4 pages)

FOR ENCUMBRANCES AND OTHER MATTERS AFFECTING THE LAND SEE SECOND SCHEDULE

SECOND SCHEDULE

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

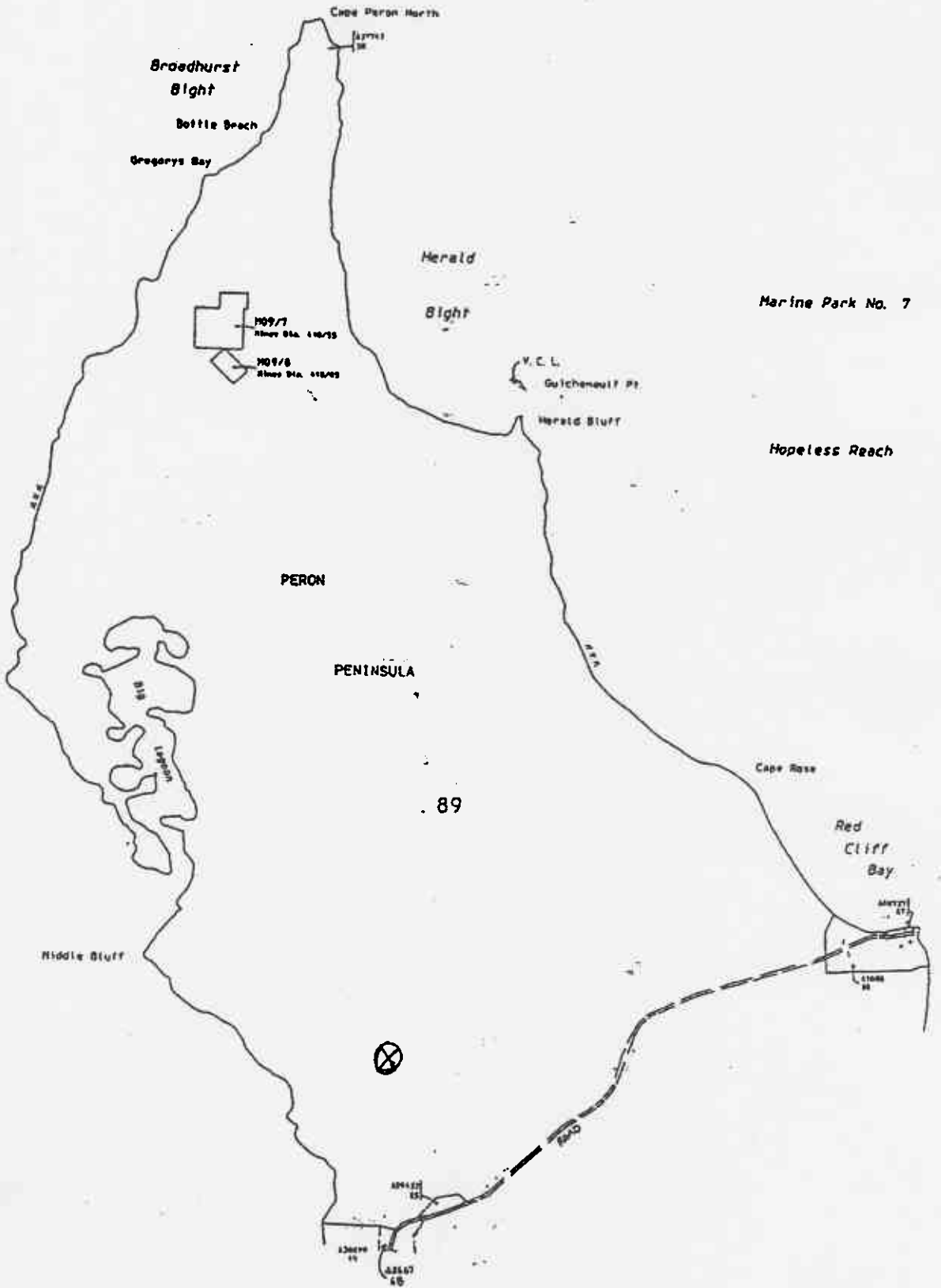
PARTICULARS	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
Set apart as Reserve No. 42471 for the purpose of "National Park". In G.G. 8/1/1993.	Sundry Doc.	F88648		15.30		D
Vested in National Parks and Nature Conservation Authority pursuant to Section 7 of CALM Act 1984. In G.G. 8/1/1993.	Sundry Doc.	F88648		15.30		D
Classified as an "A" Class Reserve.	Sundry Doc.	F88648		15.30		D

FIRST SCHEDULE

3100 761  
VOL. FOL.

Page 4 (of 4 pages)

Marine Park No. 7



NOT TO SCALE  
P.P. SHARK BAY (250)  
Shire of Shark Bay

WAP

SUBJECT TO SURVEY

FOR ENCUMBRANCES AND OTHER MATTERS AFFECTING THE LAND SEE SECOND SCHEDULE