

21 February 2018

Planning  
City of Rockingham  
Civic Boulevard  
Rockingham WA 6168

Attention: Planning Officer

Dear Sir / Madam,  
**CHESTERFIELD DAIRY, CHESTERFIELD ROAD EAST ROCKINGHAM**  
**DEVELOPMENT APPLICATION – DEMOLITION**

We are writing to you on behalf of the owner of the above property, Landcorp, to seek development approval to demolish the former dairy associated with Chesterfield Inn (fmr) in East Rockingham.

The Dairy was built in c. 1950 and is part of the State Heritage listed Chesterfield Inn (fmr). A previous application for the demolition of the dairy was submitted and approved by the City of Rockingham and the Heritage Council of Western Australia (HCWA) in 2008. HCWA supported the proposal subject to five conditions being fulfilled prior to demolition occurring. Landcorp was unable to fulfil the conditions within the validity period of the approval, and it has consequently lapsed. The intention is still to demolish the Dairy and Landcorp has in the last 10 years worked towards addressing the HCWA conditions.

The current proposal was issued to the State Heritage Office in December 2017 for their informal comment.

**Relevant Documents and Information**

Enclosed with this letter are the following documents for your information as part of this development application:

- Heritage Impact Statement
- Archival Record prepared by Palassis Architects
- Completed Application for Development Approval form

Should you have further queries with regards to the project, please do not hesitate to contact the undersigned.

Thank you.

Yours sincerely,



Renae Giudice  
Architect  
Hocking Heritage Studio

## *chesterfield inn (fmr) dairy*

detailed archival record



*Prepared for  
Landcorp*

*July 2009*

08040.702.LC-DL



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*chesterfield inn (fmr) dairy, archival record*

## 1.0 Introduction

### 1.1 Background

Palassis Architects have been commissioned by Landcorp to prepare this archival record to satisfy a condition for the proposed demolition of the former dairy associated with *Chesterfield Inn (fmr)* in East Rockingham.

This condition is included in correspondence from the Heritage Council of Western Australia (HCWA) to City of Rockingham, dated 27 August 2007, supporting the demolition of the former dairy to facilitate a new Waste Water Treatment Plant. The HCWA letter specifically identifies the requirement for preparation of a detailed archival record for the place and its associated dairy prior to demolition and works on site.

This condition arises as *Chesterfield Inn (fmr)* is a place listed on the State Register of Heritage Places, maintained by the Heritage Council of Western Australia (HCWA, Place No. 02325).

### 1.2 Study Area

*Chesterfield Inn (fmr)* is located on Lot 2 of Diagram 57296 being the whole of the land comprised in Certificate of Title Volume 1549 Folio 228, located on Chesterfield Road, East Rockingham.

The Dairy, the subject of this report, is located to the north of *Chesterfield Inn (fmr)*, and is on Lot 1 of Diagram 57295 being part of land contained in Certificate Title Volume 1549 Folio 227. It is associated with *Chesterfield Inn (fmr)* and is within the heritage curtilage, as shown in Figure 4.

*chesterfield inn (fmr) dairy, archival record*

## 1.3 Location Plans

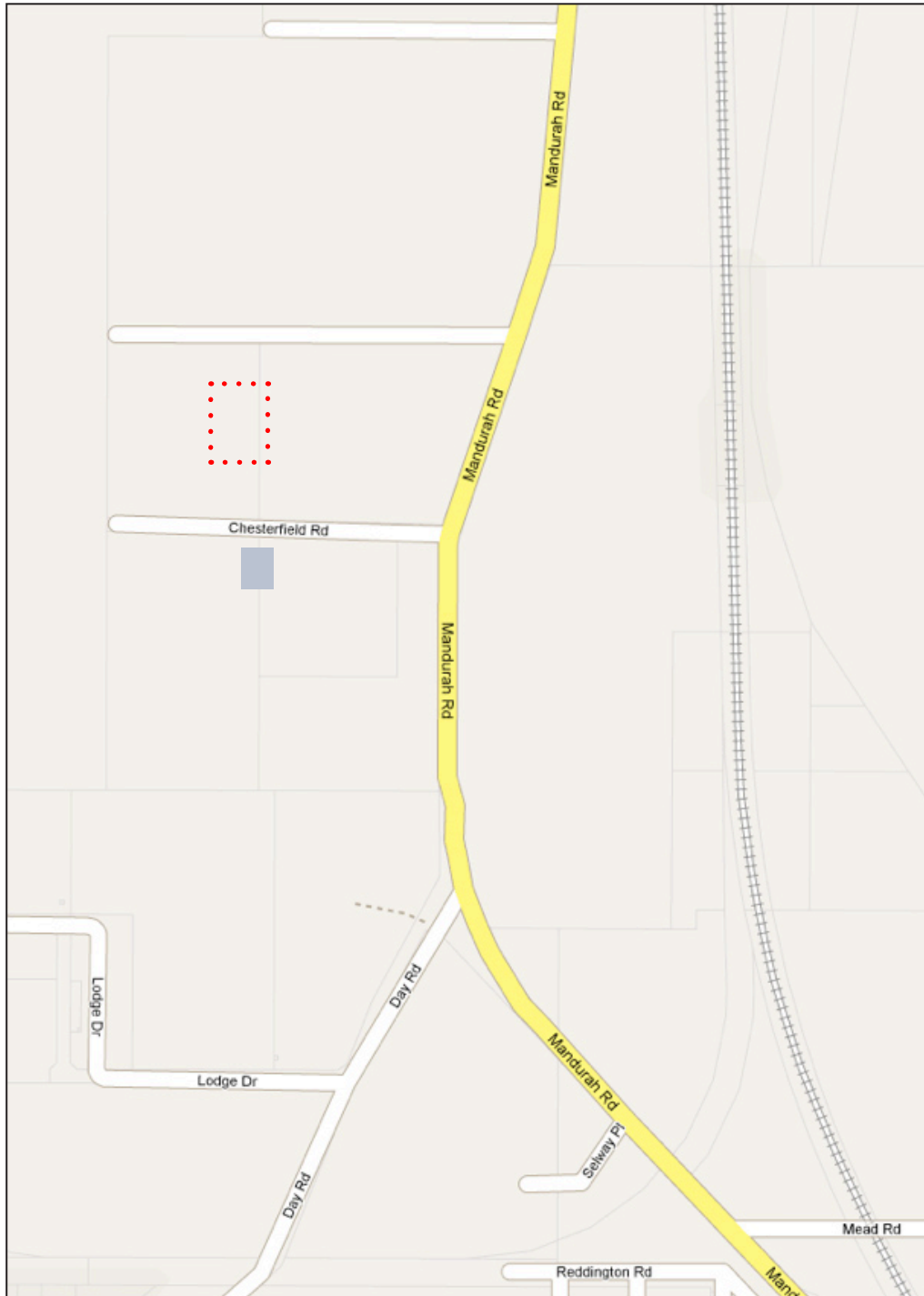


Fig. 1 Map of a portion of East Rockingham. The dotted lines indicate the location of the dairy and grey tone indicate the location of Chesterfield Inn (fmr), located to the south of the dairy. (Google Maps 2009. Adapted by Palassis Architects, April 2009)

*chesterfield inn (fmr) dairy, archival record*

Fig. 2 Google Maps image showing Chesterfield Inn (fmr) and Dairy in its context in East Rockingham. The dotted lines indicate the location of the Dairy. (Google Maps, 2009. Adapted by Palassis Architects, April 2009)

*chesterfield inn (fmr) dairy, archival record*



**Fig. 3** Site Plan of Chesterfield Inn (fmr) and Dairy. The Dairy is located to the north of Chesterfield Inn (fmr) (Palassis Architects, April 2009)

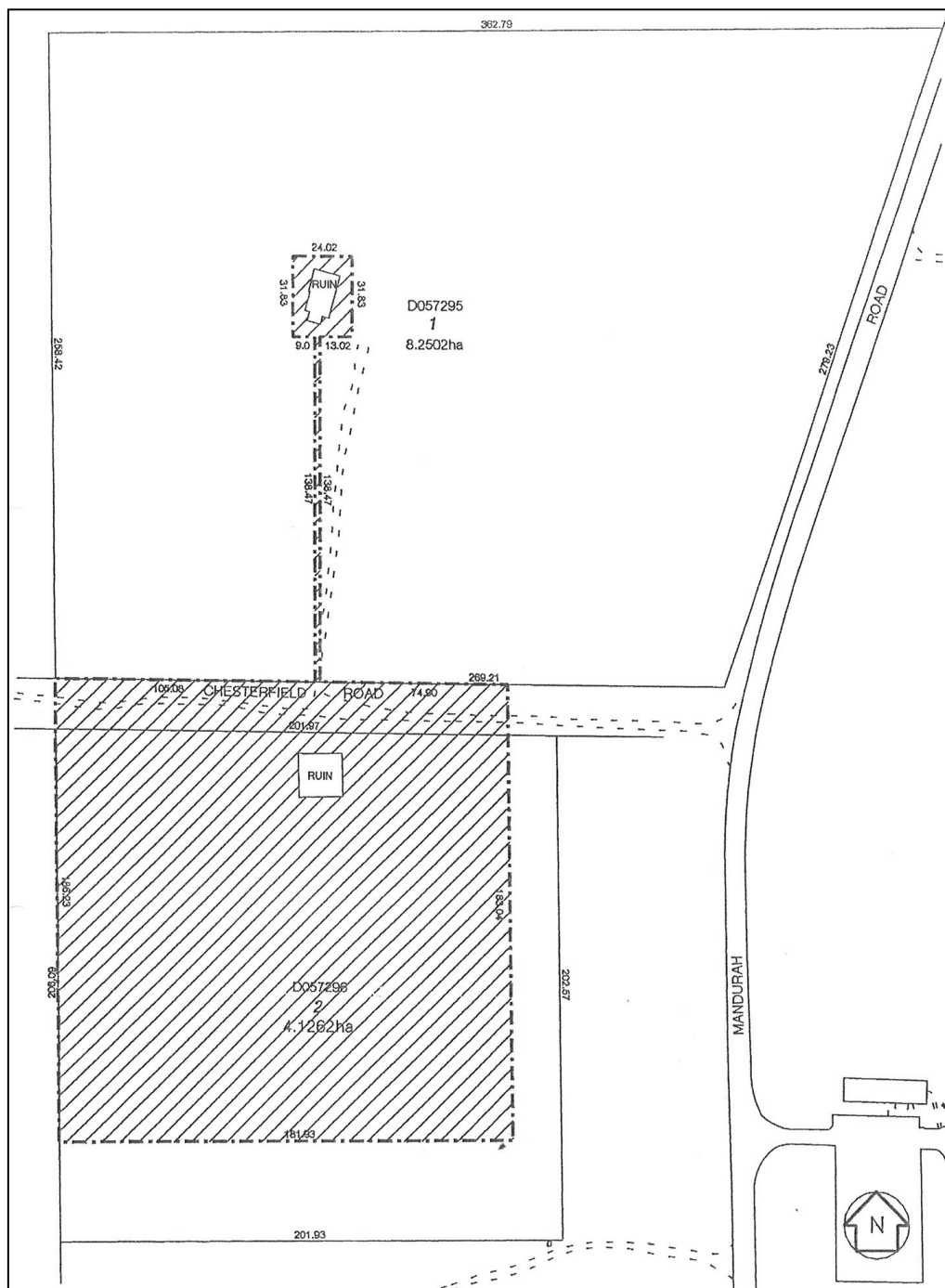


Fig. 4 Diagram indicating the heritage curtilage of Chesterfield Inn (fmr) (Heritage Council of Western Australia 2003)



## 1.4 Methodology

This archival record has been prepared in accordance with the 'Minimum Requirements for Recording Places' document prepared by the Heritage and Precinct Management Branch, Building Works Department (BMW) in consultation with the Heritage Council of Western Australia (HCWA), October 2000.

As *Chesterfield Inn (fmr)* is a place listed by HCWA, the criteria of the 'Detailed Record' category have been adopted to record the existing buildings prior to the proposed demolition of the dairy and works on site.

Palassis Architects visited the place on 13 March 2009 and a photographic record was made of the place and its setting and details of the interior spaces and fabric using a digital camera. A selection of the photographs is included in this report.

Reference has been made to previous conservation studies, heritage assessments and inventories including:

- *Chesterfield House, Chesterfield Road, East Rockingham W.A. - Conservation Plan*, prepared by Palassis Architects for the City of Rockingham, November 1999;
- *Chesterfield Inn, East Rockingham – Heritage Assessment Analysis and Implications*, prepared by Considine and Griffiths Architects Pty Ltd for Landcorp, 8 May 2003;
- *Chesterfield Inn (fmr)*, Heritage Council of Western Australia, State Register of Heritage Places Assessment Documentation for Place No. 02325), Interim Entry, June 2003; and
- *City of Rockingham Municipal Heritage Inventory* prepared by Palassis Architects for City of Rockingham, April 2008.

## 1.5 Study Team

The Palassis Architects project team for this archival record comprised:

Christopher Paterson B.Sc., B.Arch. (Hons), RIBA

Nerida Moredoundt B.Sc., B.Arch., Grad Dip. Sc., RAIA, M.ICOMOS

Lee Ai Wei B.App. Sc., B.Arch

Janine Symons B.A., B.App.Sc

## 2.0 Heritage Listings & Statement of Significance

*Chesterfield Inn (fmr)* is recognised as having cultural heritage significance to the State of Western Australia and was entered on the State Register of Heritage Places, on an interim basis, on 27 June 2003. The place was classified by the National Trust on 11 October 1999, and is also included in the City of Rockingham Municipal Inventory on 22 December 1998.

### 2.1 Statement of Significance

The following statement of significance is drawn from that contained in the State Register of Heritage Places documentation (Place no. 02325).

*Chesterfield Inn (fmr)*, a substantial single storey building, built of rubble limestone and brick masonry walls with a corrugated iron roof and mostly wooden floors and designed in a vernacular Queen Anne Revival style, together with a dairy of similar construction and concrete floors, has cultural heritage significance for the following reasons:

the place is among the earliest land grants in the Rockingham region, and the House is one the region's oldest built structures. Together with a number of other sites in East Rockingham the place provides tangible evidence of the district's early history and is associated with a number of the district's pioneering families and other families and other individuals who were prominent in the early history of the district;

the place was one the earliest stopping places for travellers on the road between Fremantle and Mandurah, and is one of the few remaining wayside Houses in Western Australian that was established during the first fifty years of this state;

notwithstanding its current condition, the architectural composition of the façade of *Chesterfield Inn (fmr) (fmr)* has aesthetic merit for its restrained detailing, comfortable proportions, and the symmetrical arrangement of its fenestration which makes the front door the focus of the elevation;

the place played an important part in the social and civic development of the district, being the oldest commercial building in the City of Rockingham and also the district's first post office (1915-1918);

the dairy is representative of a class of outbuildings commonly constructed in the East Rockingham area in the mid twentieth century using stone that was locally available. The layout of the dairy is able to demonstrate aspects of the process of milking as this was carried out in the 1930s through to the 1960s; and,

the stonework and other fabric of the dairy has acquired a patina from the many years of exposure to the elements, and in the context of a follow field has aesthetic value for its compositional and textural qualities.

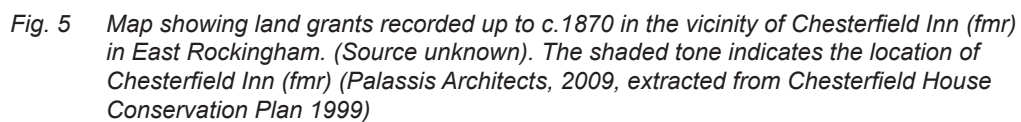
A site investigation was carried out in 1999 and the walls of the dairy are mostly satisfactory at that time except for the masonry work around the west facing door at the north end of the building. There was also an open skillion structure attached to the southern half of the west wall, returning around the south side.

*chesterfield inn (fmr) dairy, archival record*

*chesterfield inn (fmr) dairy, archival record*

## **3.0 *Archival Documents***

### **3.1 *Archival drawings and photographs***



## chesterfield inn (fmr) dairy, archival record

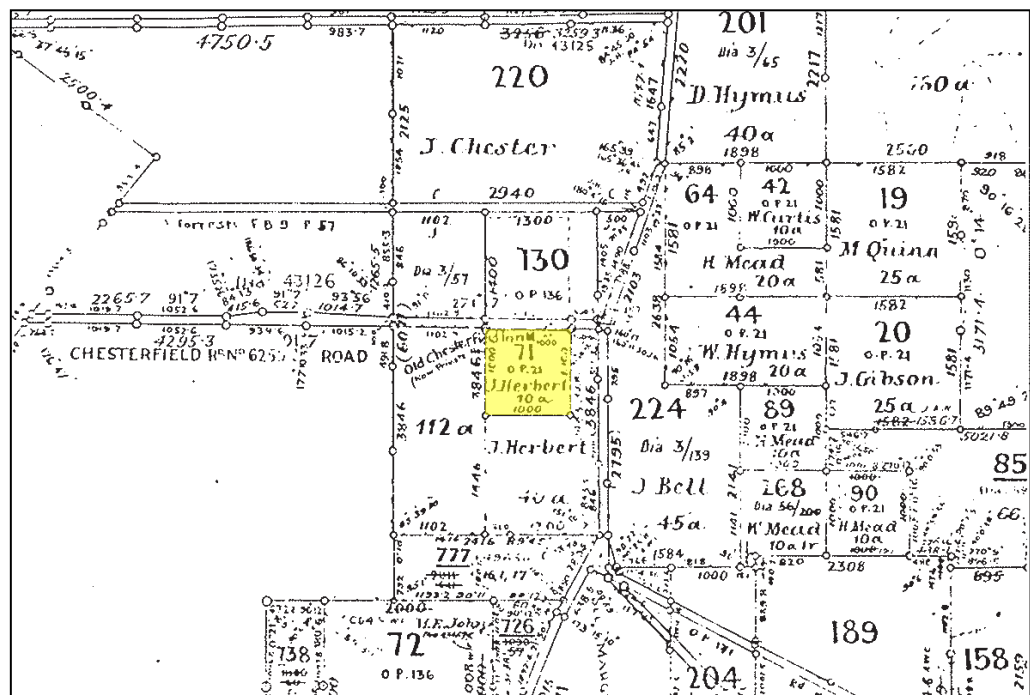


Fig 6 A portion of a cancelled public plan containing entries up to the mid c. 1950s. The shaded tone indicates the location of Chesterfield Inn (fmr). The place is identified as 'Old Chesterfield Inn (now Private House)'. (Courtesy City of Rockingham, extracted from Chesterfield House Conservation Plan 1999, adapted by Palassis Architects, 2009)

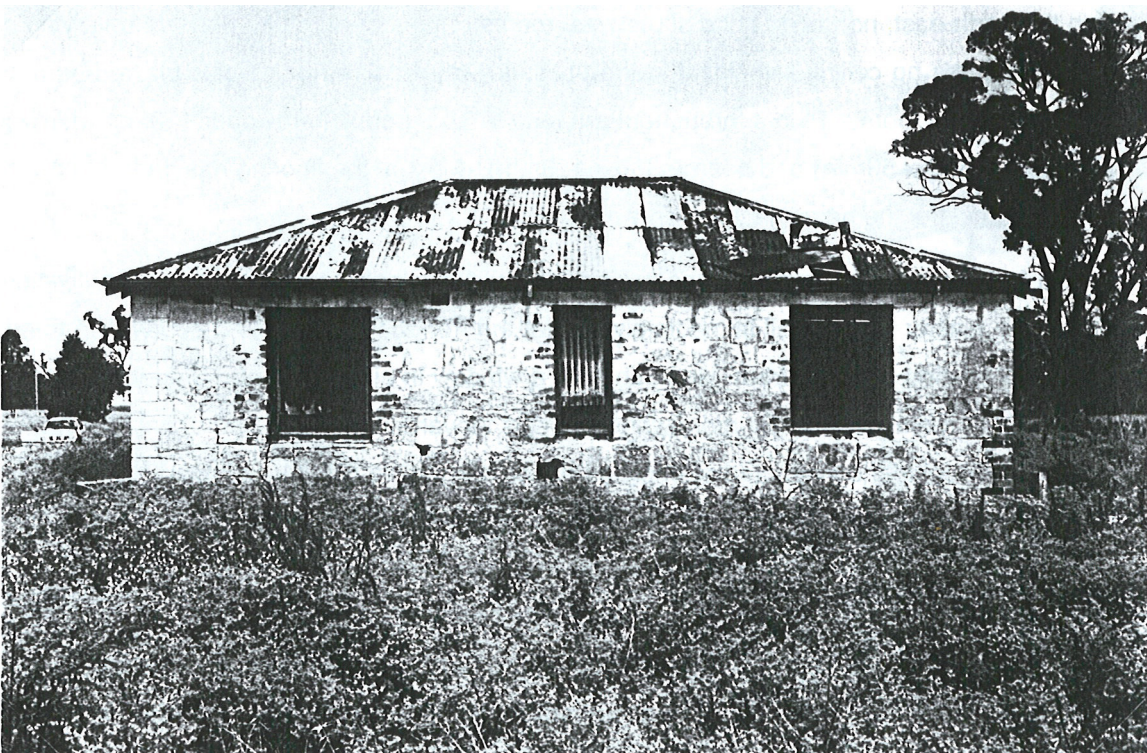


*chesterfield inn (fmr) dairy, archival record*

The following photographs of *Chesterfield Inn (fmr)* were sourced from the *Chesterfield House, Chesterfield Road, East Rockingham, Conservation Plan*, November 1999.



*Fig. 7 East elevation of Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)*



*Fig. 8 North elevation of Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)*



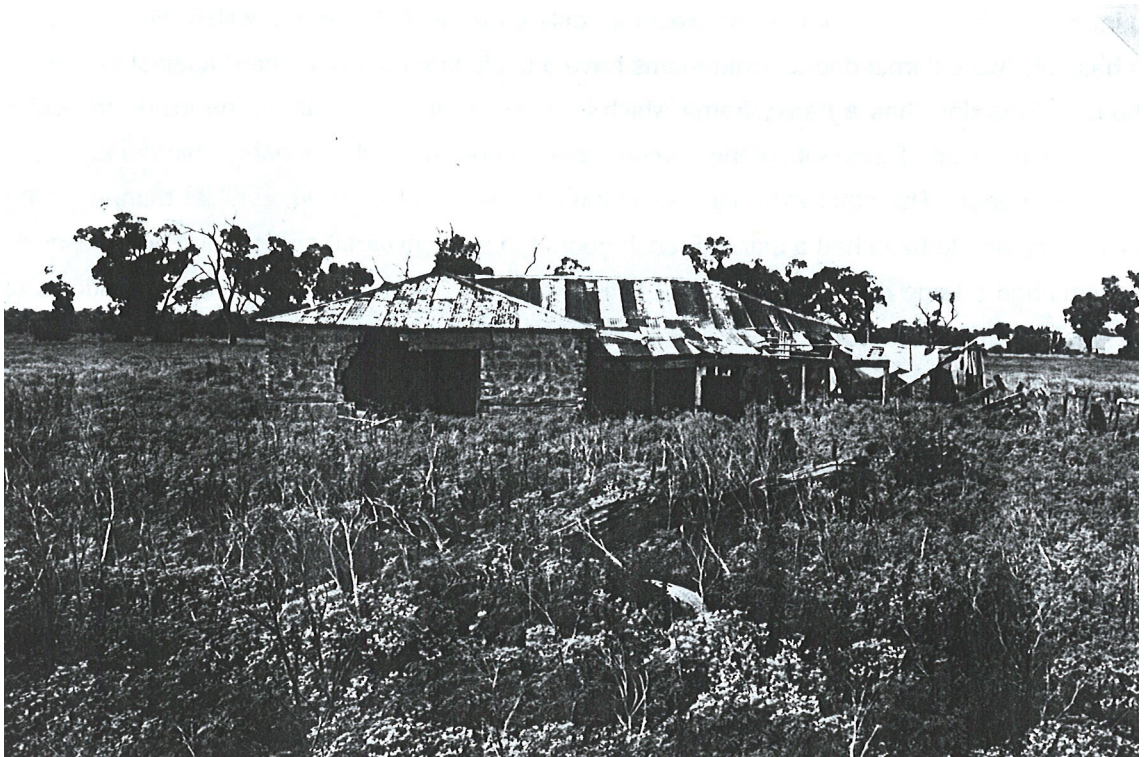
*chesterfield inn (fmr) dairy, archival record*

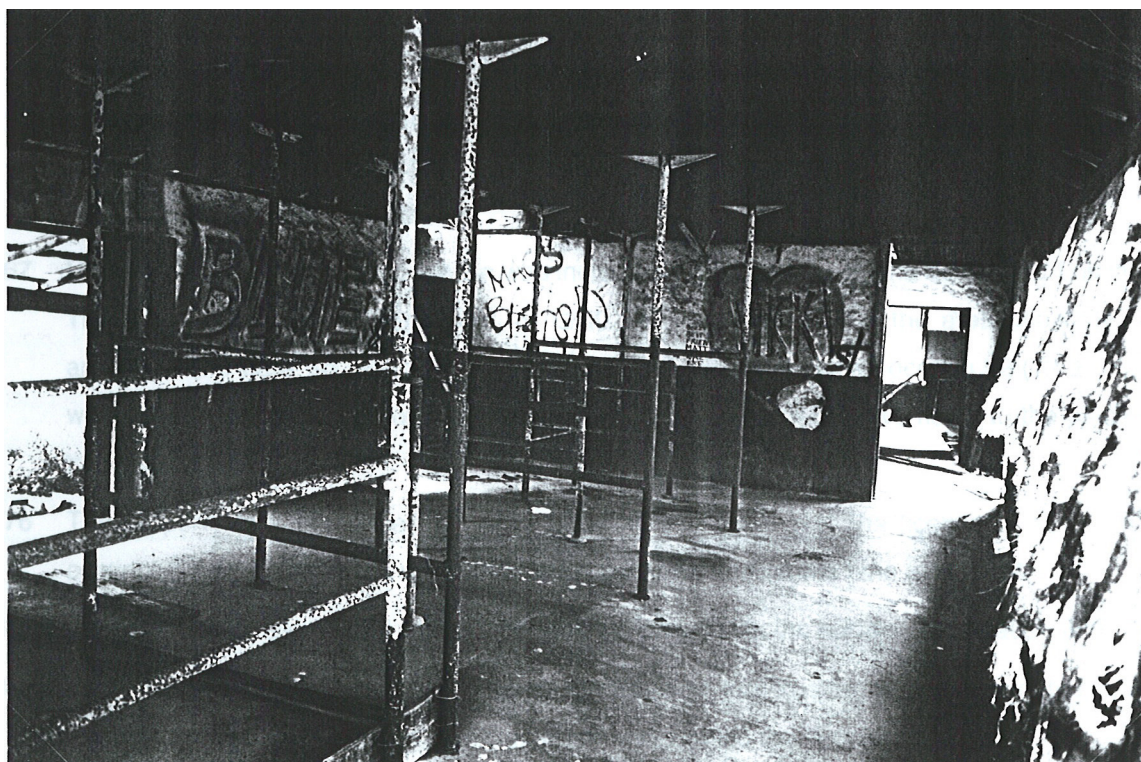
Fig. 9 West elevation of Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)



Fig. 10 South elevation of Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)



*chesterfield inn (fmr) dairy, archival record*



*Fig. 11 Internal view of milking room, Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)*

## 4.0 Assessment Documentation

### 4.1 Historic Overview

The following information has been extracted from the *Chesterfield House Chesterfield Road, East Rockingham, Conservation Plan*, 1999. It has been updated by Dr. Robyn Taylor in 2009 for the preparation of a conservation plan and archival records required by the Heritage Council of Western Australia.

Documentary evidence suggests that the history of *Chesterfield Inn (fmr)* can be dated back to the earliest years of settlement in the East Rockingham district. The house, formerly known as the Chesterfield Inn, is believed to incorporate remnants of the earlier Rockingham Arms which was renamed Chesterfield Inn around the mid 1890s. The Rockingham Arms had functioned as a stopping point for travellers on the road between Fremantle and Mandurah, a boarding house, a place of entertainment, and apparently a popular destination for honeymooners. At various times it also operated as the district's Post Office. The place was central to the life of Rockingham before the focus shifted to the beach and the growing port of Rockingham where alternative places for recreation were provided. The place was eventually delicensed and the land used for grazing cattle. From the 1930s Chesterfield operated as a dairy, then a Youth Hostel until the early 1990s.

In 1876, William Summers sold the Rockingham Arms to John Chester. Possibly during the mid 1890s, Chester changed the name of the Rockingham Arms to Chesterfield Inn.

In 1890 the land title for Location 71 was transferred to Chester's daughters Caroline (Lina) and Eliza, then following Eliza's death in 1891, to Lina as sole owner. Following Mrs Chester's death, then Lina's marriage to Henry Verry in 1908, John Chester returned to Fremantle to live. Various lessees were to operate Chesterfield Inn (fmr); David and Susan Whyte (c.1896), Charles McMullen (1902), the Newmans (1904), then the Cotteralls in 1905. It was apparently during the Cotteralls' tenancy, possibly around 1910-11, that a fire broke out at the House and partially destroyed the roof. The place was restored and in 1912, the lease was taken over by Ernest and Selina (nee Hymus) Huxtable. In that year two Fremantle based stock salesmen, William M. Brogan and William T. Matthew, purchased the property, including Locations 71 and 130, as tenants in common.

For a short time Chesterfield Inn appears to have been given another lease of life. Brogan and Matthew established a popular Racing Club, and new tenants were installed. It is believed the Post Office operated at Chesterfield from 1915 to 1918. During these years, the lands around Chesterfield Inn were apparently used as an encampment for the 10th Light Horse.

The next tenants to occupy Chesterfield Inn from 1923 to c.1929 were Helena and William McCormick. Helena was a member of the Sloan family, and William worked as Group Foreman for Peel Group 68 that had been established under the State Government's Group Settlement Scheme. Fortunately William had skills as a builder and much needed repair work was undertaken to the place.

*chesterfield inn (fmr) dairy, archival record*

In 1932, the Certificate of Title for Location 71, and parts of 130 and 220 was transferred to Phillip Ward. Phillip and Sara Ward established Chesterfield Inn as their family home, while the property was developed as a dairy. Improvements and additions were made to the property:

...they built a new kitchen at the rear of the building, a new bathroom and a closet toilet. The stables were also moved because of the dampness of the swamp affecting the cows' hooves. They built the new dairy with the stone from the old stable and the iron and timber from an old deserted settlers' hut.

In 1967, the Wards sold the property, possibly to the Chesterfield Investment and Development Company. However, it continued to operate as a dairy by Mr and Mrs Ingram who are mentioned as living at Chesterfield Inn in 1976.

It would appear Chesterfield Inn had been vacant for a time when Mr Ramsay, a minister of the church, and his wife set up a Youth Hostel there. After the Ramsays left, this facility was continued by Rockingham Council. The place was now referred to as Chesterfield House. During this time, 1981-2, alterations and improvements were made to the place, and a replacement garage built. ...During the 1980s, the place was sold to the Industrial Lands Development Authority as part of the proposed East Rockingham heavy industry park.

In 1992, a fire broke out in one of the rooms at *Chesterfield Inn (fmr)*, and although the tenants were apparently not responsible, they were evicted and the place was closed down. Landcorp now owned the property and in 1994 there were plans to demolish *Chesterfield Inn (fmr)* to make way for a Compact Steel mill.

The proposed construction of the Compact Steel Mill did not eventuate and *Chesterfield Inn (fmr)* has remained empty and enclosed with cyclone mesh fencing. In 2008, following discussions with the Heritage Council of WA, the Western Australian Planning Commission gave approval for the old dairy building to be demolished to facilitate the development of the East Rockingham Waste Water Treatment Plant.

## **4.2 Physical Description**

The following information has been extracted from the *Chesterfield House, Chesterfield Road, East Rockingham, Conservation Plan*, 1999 and updated following the site inspection of the place in 13 March 2009 by Palassis Architects.

### **Site Context**

The dairy is located approximately 150 metres to the north of *Chesterfield Inn (fmr)* on Lot 1 of Diagram 57295. It is accessed via gravel road off Chesterfield Road. Chesterfield Road is an unsealed track stemming from and perpendicular to Mandurah road in East Rockingham.

## Building

The dairy is a single-storey building constructed of limestone masonry walls with brick quoins to the corners and window reveals. Quoins used for the east wall are a calcium silicate block, but those used elsewhere are a red pressed clay brick. The mortar appears to be lime based. Limestone masonry units used for the east wall are of a uniform height, have a dressed face and squared sides. Limestone employed for the construction of the other walls has a dressed face but is of a more regular form. Concrete lintels have been used over door and window openings. The building has been extensively graffitied and the condition of the walls is poor and structurally unsound. Some sections of walls to openings on the elevations have collapsed. Concrete lintels over west and south facing doors collapsed with the result that the roof structure on both sides is no longer supported on the building. A column to an opening on east elevation has been removed and the concrete beam over this section is unsupported.

Concrete has been used for the floors throughout the dairy. The roof is framed with hardwood, hipped in form, and clad with corrugated galvanised iron. The roof sheets are rusted, and a number of sheets are missing.

There are five rooms within the masonry part of the dairy, the largest of which forms the southern half of the building and contains the remains of tubular metal milking stalls. Immediately north of this room is a wide passage area that has a double width door to the outside on the east side and doors to all of the rooms (rooms A, B and C) in the building. There are remains of a boiler in the southwest corner of the passage, commonly referred to as a 'copper'. There are also remains of concrete machinery mounts in both of the rooms (room A & B) on the north side of the passage, and wooden brackets fixed to a wall in the Room A (north-east). A portion of wall to the door in the north-western end of room B has collapsed, with the result that the concrete beam over the door is no longer supported at one end.

The place has been left unattended and has been extensively vandalised. It is structurally unsound and a wire fence has been built around the dairy to avoid trespassers and further vandalism.



*chesterfield inn (fmr) dairy, archival record*

### ***4.3 Photographs illustrating current condition***

A photographic record using a digital camera was made of the place and its setting, and details of the interior spaces and fabric on 13 March 2009. Plans identifying the direction and location of the photographs follow. The drawings have been prepared by Palassis Architects.

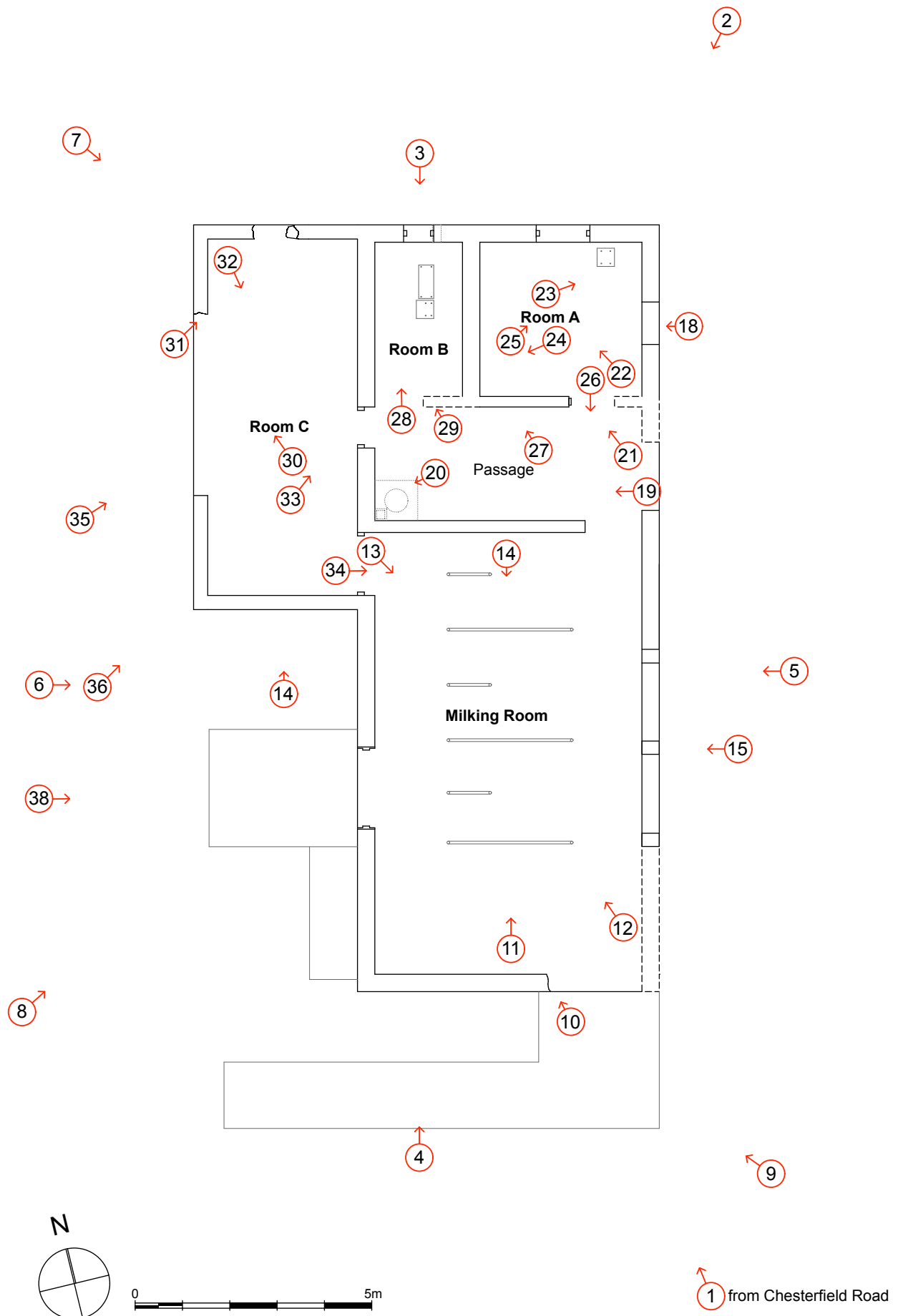


Fig. 12 Floor plan showing number and direction of photographs  
(Palassis Architects, April 2009)

*chesterfield inn (fmr) dairy, archival record*



*Photo 1 View looking north towards the dairy from Chesterfield Road*



*Photo 2 View looking south towards the dairy, with Chesterfield Inn (fmr) in the background*



*chesterfield inn (fmr) dairy, archival record*

*Photo 3 View showing north elevation of the dairy*



*Photo 4 View showing south elevation of the dairy*



*chesterfield inn (fmr) dairy, archival record*



*Photo 5 View showing east elevation of the dairy*



*Photo 6 View showing west elevation of the dairy*



*chesterfield inn (fmr) dairy, archival record*

Photo 7 View showing north-west corner of the dairy



Photo 8 View of the dairy looking north-east



Photo 9 View showing south-east corner of the dairy



Photo 10 Detail view of collapsed wall to the south of milking room



Photo 11 Internal view of the milking room looking north



Photo 12 Internal view of the milking room looking north-east



*chesterfield inn (fmr) dairy, archival record*



Photo 13 Internal view of the milking room looking south-east



Photo 14 Detail view of tubular metal milking stalls and timber roof frame in the milking room



Photo 15 Partial view of eastern of east elevation of the dairy showing missing column to the opening and failure to beam



Photo 16 View showing the collapsed portion of eastern wall



Photo 17 Detail of eastern wall



Photo 18 Detail view of opening in the northern end of eastern wall



*chesterfield inn (fmr) dairy, archival record*

Photo 19 Internal view of the passage area looking west



Photo 20 View showing remains of boiler in the south-west corner of the passage area



Photo 21 Internal view looking north towards Room A



Photo 22 Internal view of Room A looking north, showing remains of timber brackets on its western wall



Photo 23 Internal view of Room A looking north-east, with remains of concrete engine mount to the left



Photo 24 Internal view of Room A looking south-west, with remains of metal bracket to the left and timber bracket to the right



*chesterfield inn (fmr) dairy, archival record*



Photo 25 Detail view of roof vent in Room A



Photo 26 Internal view looking south towards milking room from Room A



Photo 27 Detail view showing southern wall to Rooms A & B



Photo 28 Internal view of Room B looking north, showing remains of concrete engine mounts in the center and boiler in the southern corner



Photo 29 Internal view showing collapsed portion of wall to the door opening and failure to the beam in Room B



Photo 30 Internal view of Room C looking north



*chesterfield inn (fmr) dairy, archival record*

Photo 31 View showing collapsed walls in the northern corner



Photo 32 Internal view of Room C looking south



Photo 33 Internal view of Room C looking north-east



Photo 34 Internal view looking south-east towards milking room from Room C



Photo 35 Looking east towards Room C



Photo 36 View showing eastern corner of Room C

*chesterfield inn (fmr) dairy, archival record*



*Photo 37 Partial view of the dairy's south-western walls.*



*Photo 38 Looking west towards milking room along east elevation*

## **5.0 Current Drawings**

The drawing set on the following pages by Palassis Architects documents the building fabric in 2009:

- Site Plan
- Roof Plan
- Floor Plan
- Elevations

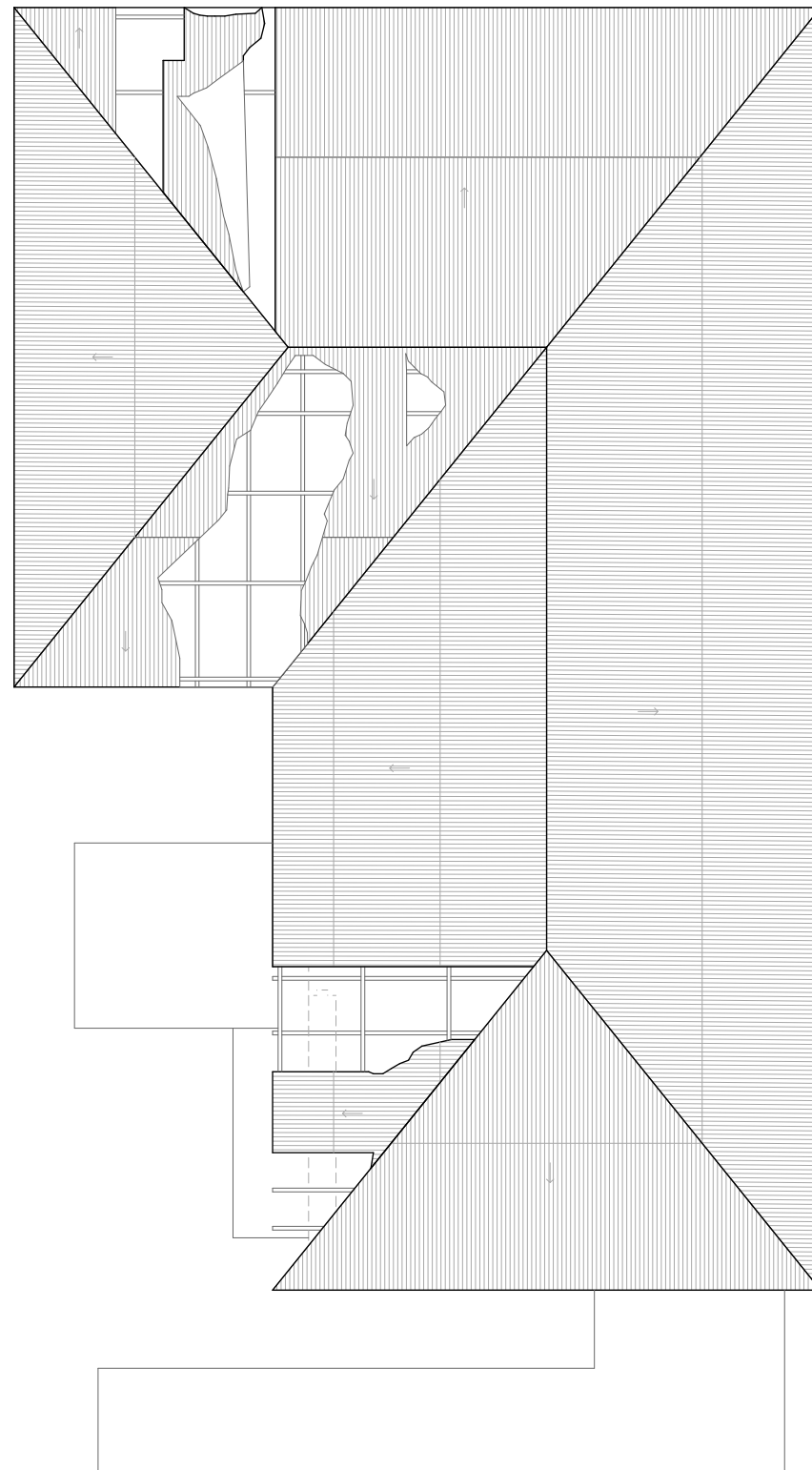
*chesterfield inn (fmr) dairy, archival record*



chesterfield inn (fmr) dairy, archival record

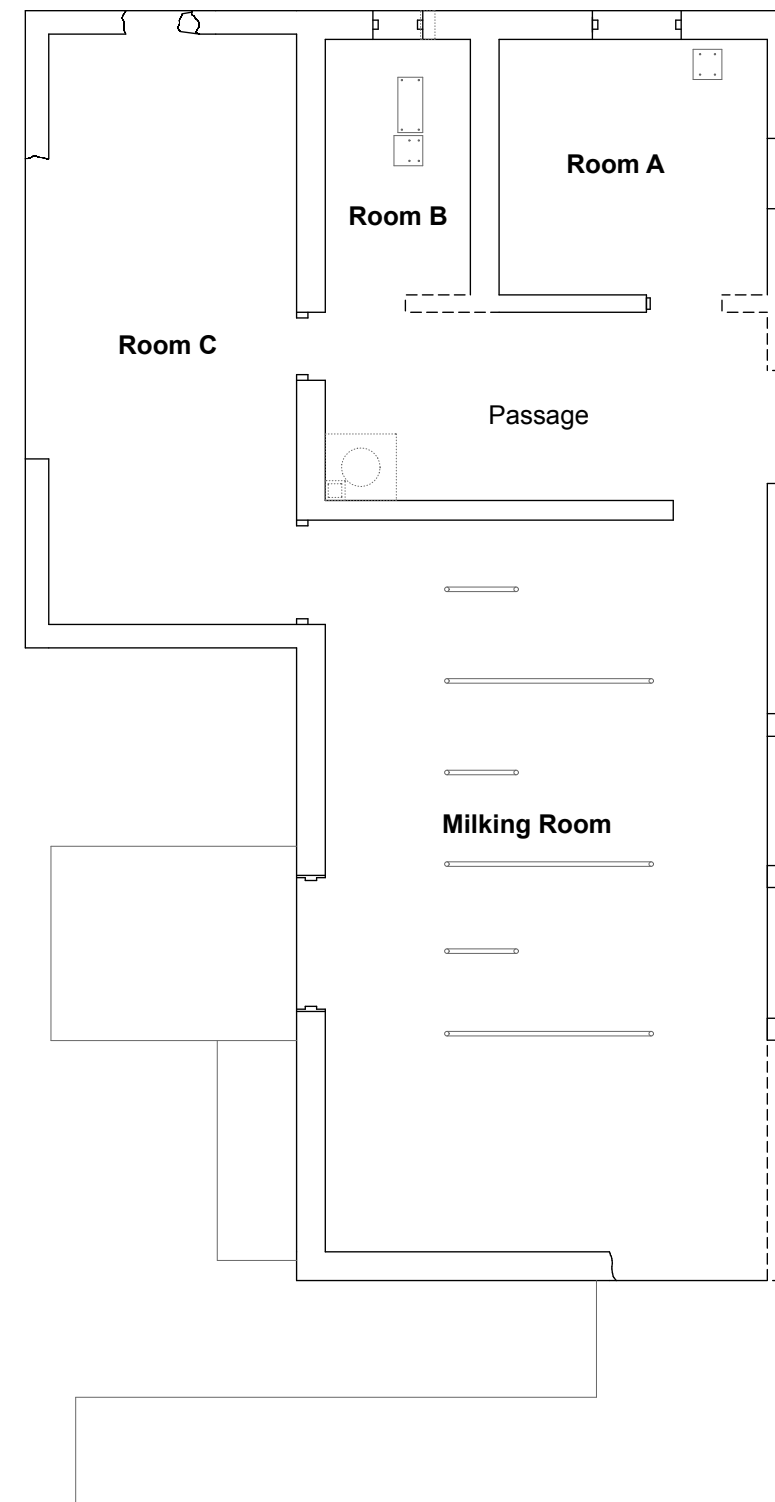


Fig. 14 Site Plan, Chesterfield House Dairy (Palassis Architects, 2009)



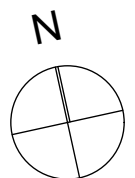
Roof Plan

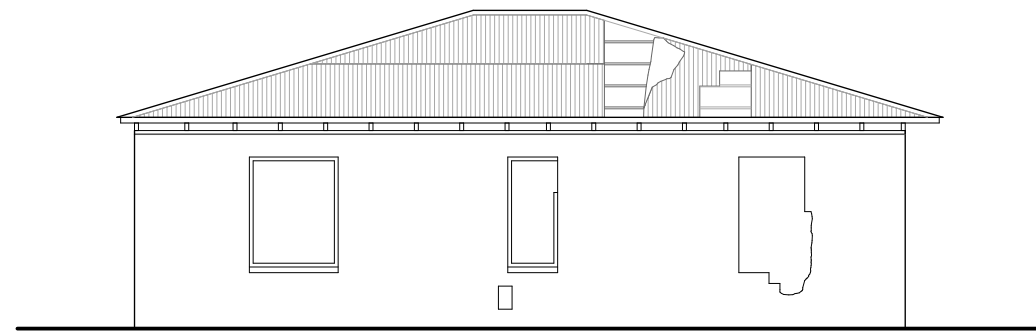
Fig. 15 Roof plan & floor plan, Chesterfield House Dairy (Palassis Architects, 2009)



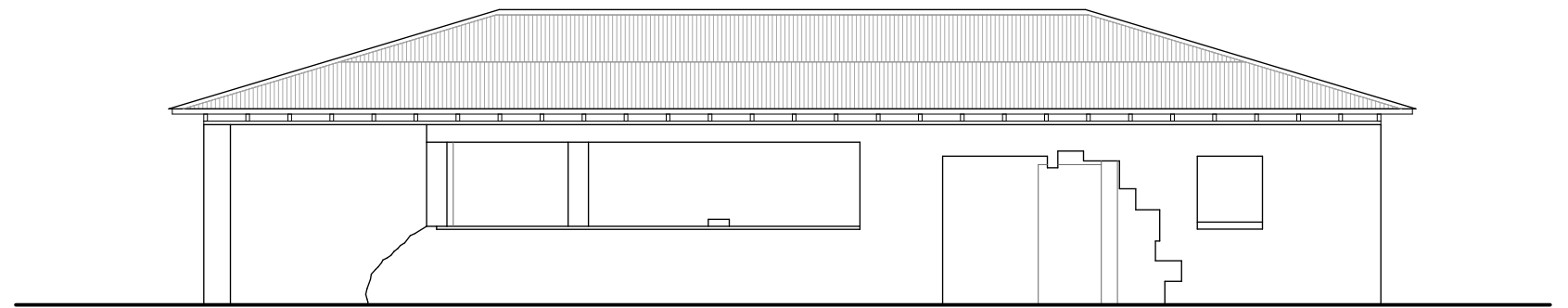
Floor Plan

Scale 1:100

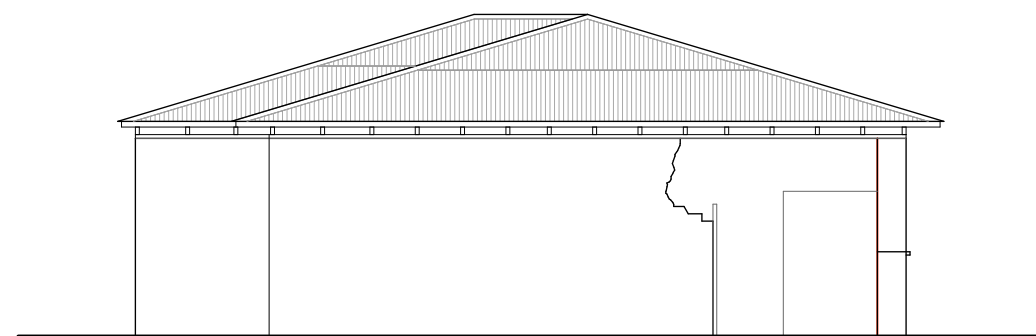


*chesterfield inn (fmr) dairy, archival record*

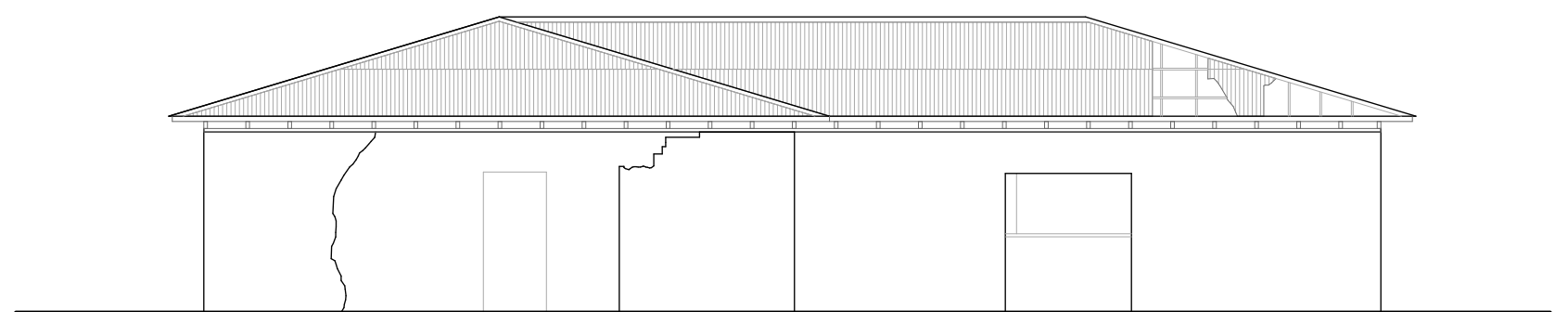
North Elevation



East Elevation



South Elevation



West Elevation

Scale 1:100

*Fig. 16 Elevations, Chesterfield House Dairy (Palassis Architects, 2009)*

## **6.0 Appendices**

### **6.1 Bibliography**

*Chesterfield House, Chesterfield Road, East Rockingham W.A. - Conservation Plan*, prepared by Palassis Architects for the City of Rockingham, November 1999;

*Chesterfield Inn, East Rockingham – Heritage Assessment Analysis and Implications*, prepared by Considine and Griffiths Architects Pty Ltd for Landcorp, 8 May 2003;

*Chesterfield Inn (fmr)*, Heritage Council of Western Australia, State Register of Heritage Places Assessment Documentation for Place No. 02325), Interim Entry, June 2003; and

*City of Rockingham Municipal Heritage Inventory*, prepared by Palassis Architects for City of Rockingham, April 2008

*chesterfield inn (fmr) dairy, archival record*

*chesterfield inn (fmr) dairy, archival record*

## **6.2 Certificate of Title**

WESTERN



AUSTRALIA

REGISTER NUMBER  
**1/D57295**DUPLICATE  
EDITION  
**N/A**DATE DUPLICATE ISSUED  
**N/A**

# **RECORD OF CERTIFICATE OF TITLE** UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
**1549**FOLIO  
**227**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



## **LAND DESCRIPTION:**

LOT 1 ON DIAGRAM 57295

## **REGISTERED PROPRIETOR:** (FIRST SCHEDULE)

INDUSTRIAL LANDS DEVELOPMENT AUTHORITY OF 12 SAINT GEORGE'S TERRACE, PERTH  
(T C405555 ) REGISTERED 11 AUGUST 1982

## **LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:** (SECOND SCHEDULE)

1. \*I650747 MEMORIAL HERITAGE OF WESTERN AUSTRALIA ACT 1990. AS TO PORTION ONLY  
LODGED 6.10.2003.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

## **STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1549-227 (1/D57295).  
PREVIOUS TITLE: 1521-257, 1521-178.  
PROPERTY STREET ADDRESS: LOT 1 MANDURAH RD, EAST ROCKINGHAM.  
LOCAL GOVERNMENT AREA: CITY OF ROCKINGHAM.



ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF

CT 1549 0227 F



1549 227

 Transfer B820161  
 Application B820164

WESTERN



AUSTRALIA

 Volume Folio  
 1521 178  
 1521 257

# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 22nd November, 1979

*Limborough*  
 REGISTRAR OF TITLES


## ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of each of Cockburn Sound Locations 130 and 220 and being Lot 1 the subject of Diagram 57295, delineated and coloured green on the map in the Third Schedule hereto.

## FIRST SCHEDULE (continued overleaf)

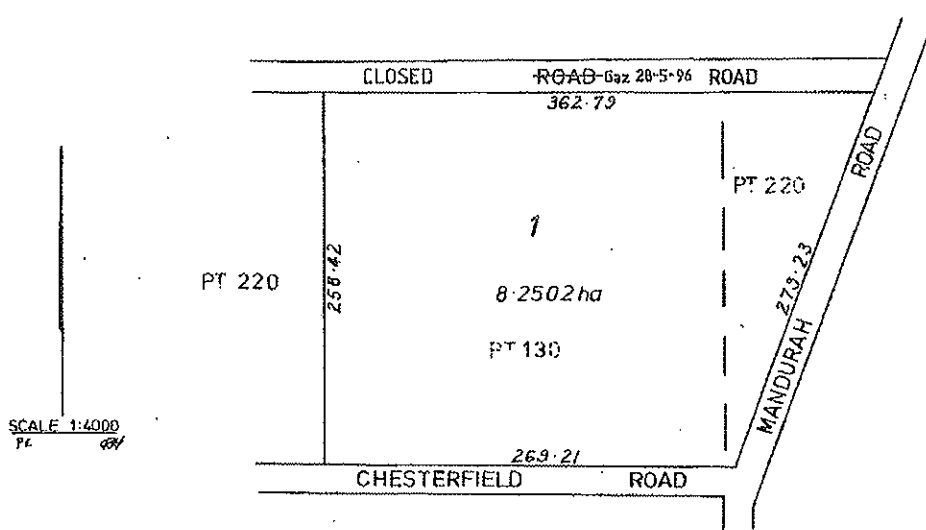
~~Cleve Wollaston Hassell of 262 Beaufort Street, Perth, Company Manager~~

## SECOND SCHEDULE (continued overleaf)

NIL

*Limborough*  
 REGISTRAR OF TITLES

## THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72008/12/77-45M-S/2860

Superseded - Copy for Sketch Only

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