

# Day Cottage, East Rockingham

## Conservation Management Plan (2<sup>nd</sup> Ed)

June 2024 | 21-559



element.



Cover image: 'Day's Hotel, Rockingham' c. 1895. (State Library of Western Australia 2013B/2)

## WARNING

Aboriginal and Torres Strait Islander readers are advised that this document may contain the names and images of people that have passed away. In some communities this may cause sadness, distress or offence.

## Note

The word Nyoongar is the generic term used today to define those people of Aboriginal descent whose ancestors occupied the whole of the southwestern corner of Western Australia. Before the word Nyoongar was used as a group or linguistic term the southwest Aboriginal people recognised themselves, their language and culture, as Bibbulmun. The Bibbulmun nation is made up of fourteen different language groups for which the Perth region is the Whadjuk Nyoongar. Variations in spelling occur since the languages are oral, not written. For this report we use the spelling Whadjuk Nyoongar, except when referencing an external organisation or source that uses alternative spelling.

*Day Cottage* Conservation Management Plan  
Second Edition © element, 2022

This report is an update of the first edition by Palassis Architects, *Ellendale (also known as Day Cottage) Conservation Plan*, November 1999, prepared for the City of Rockingham.

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## Acknowledgment of Country

*Day Cottage* is built on Nyoongar boodja (country).

The City of Rockingham sits on the boundary of the Whadjuk and Binjareb Nyoongar peoples' territories. Given the many plentiful resources in the area, particularly around the lakes system, the land and water has sustained many people over many thousands of years.

We acknowledge the Whadjuk and Binjareb Nyoongar as the traditional owners of the land on which *Day Cottage* is located. We acknowledge and respect their enduring culture, their contribution to the life of the region, and Elders, past and present.







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# Executive Summary

This Conservation Management Plan for *Day Cottage* has been prepared by **element** for Hesperia who are the owners of the place.

This CMP is the principal guiding document for the care and future development of *Day Cottage* and provides the necessary knowledge and policy framework to ensure that the significance of the place is retained.

*Day Cottage*, 27 Day Road, East Rockingham in Western Australia was constructed in c. 1883 and was entered in the State Register of Heritage Places in 2001.







# 1. Introduction

This section sets out the purpose of this document, introduces *Day Cottage*, its heritage listings, and the methodology that has guided the preparation of this Conservation Management Plan.

## 1.1 Purpose

This Conservation Management Plan (CMP) has been commissioned for Hesperia Pty Ltd as owners of *Day Cottage*, who are seeking to gain a better understanding of the significance of the place and its fabric to inform its care and future development as part of the emerging Rockingham Industrial Estate. This document has been prepared as a review and comprehensive update of the previous CMP for the place prepared in 1999 by Palassis Architects for the City of Rockingham.

This CMP firstly presents information about the history and physical condition of the place. It then articulates the place's cultural heritage value and provides clear policies to guide future actions from conservation, adaptive re-use, and interpretation through to conservation works, routine maintenance and future development within the emerging industrial context.

## 1.2 Study Area

The study area is defined as *Day Cottage* heritage curtilage defined by the Heritage Council of Western Australia. It comprises of the cottage, detached kitchen and laundry with the remnants of other associated outbuildings and structures. It is located on the southern boundary of the suburb of East Rockingham, in the local government of the City of Rockingham, a coastal local government located approximately 45 kms south of the Perth CBD.

*Day Cottage* forms a part of Lot 1 of Survey Plan 037651 (Certificate of Title Vol 254 Fol 30A) an area of 135,393m<sup>2</sup> (13,537 ha). It is located in the southern portion of the Rockingham Industrial Zone (RIZ), a strategic industrial site benefitting from direct access to nearby sea transport and established infrastructure which is being implemented by the Western Australian Land Authority (trading as Development WA), in association with the City of Rockingham and the City of Kwinana.

*Day Cottage* is in the south east corner of the lot and has the street address of 27 Day Road, East Rockingham. Day Road runs in a roughly north-south direction, with the entrance to the study area via a driveway off Day Road.





Figure 1. Regional Context (element overlay, 2021)

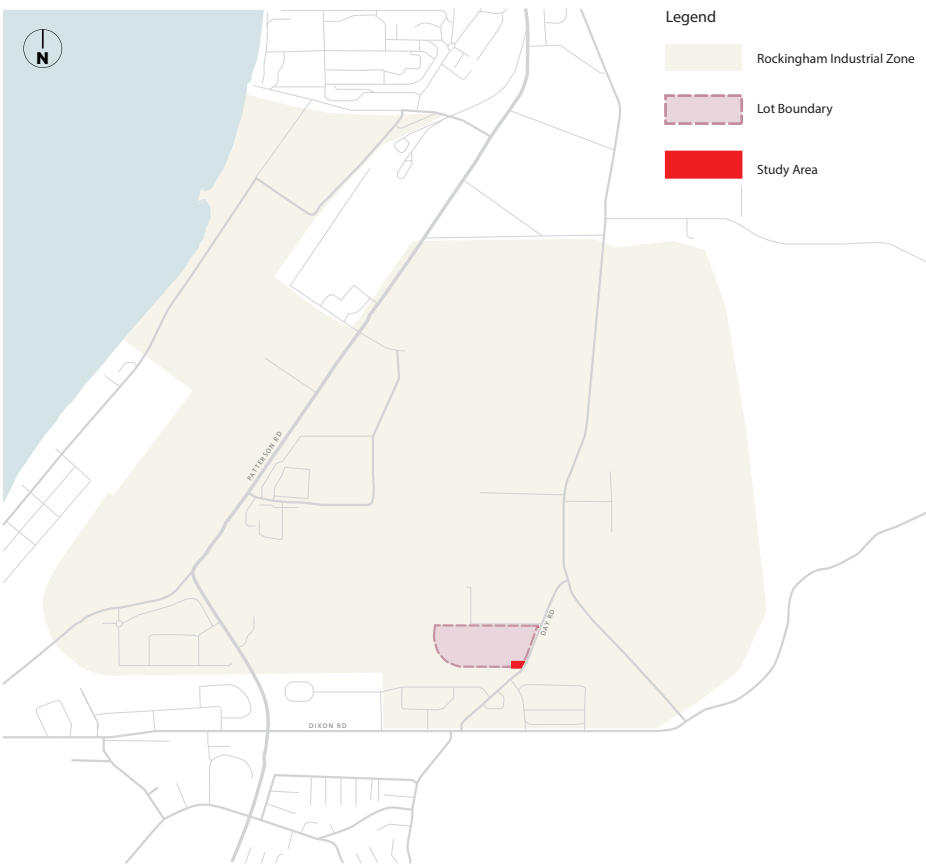


Figure 2. Study Area within the Rockingham Industrial Zone (element overlay, 2021)



Figure 3. Day Cottage (Study Area) located within its current lot (element overlay 2021)



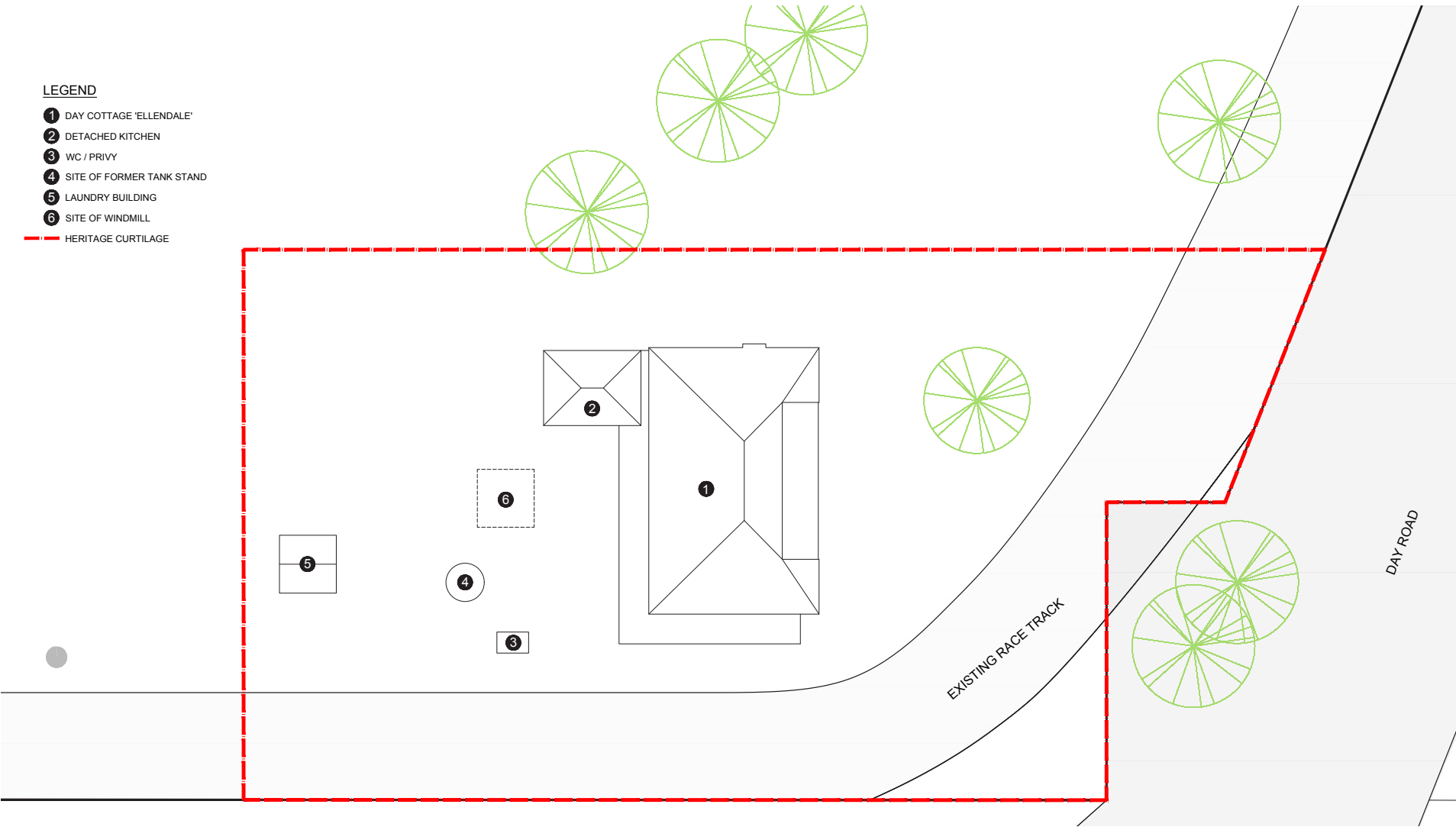


Figure 4. Site plan of study area (element, 2021)

### 1.3 Future Context

*Day Cottage* is located in the south east corner of the emerging Rockingham Industrial Estate being developed by Hesperia within the RIZ. It is anticipated that the full range of industrial uses will be accommodated in the estate, which is likely to entail construction of new access road, workshops and large scale industrial buildings. The exact subdivision pattern, location of new built form and associated infrastructure is yet to be defined and this CMP should be used to inform the location of new elements in order to conserve the significance of *Day Cottage*.

It is understood that due to the proposed truncation of Day Road to allow for a future freight rail link in the area, access to *Day Cottage* from the east will be unable to be accommodated. This unavoidable strategic change to the context is a key consideration for future access to the place both physically and visually. Policies to manage this form a key part of this CMP.



Figure 5. Rockingham Industrial Estate aerial map (Hesperia, 2021)

### 1.4 Heritage Listings

Places of cultural heritage value in Western Australia are identified through a range of different heritage listings. Some of these listings give statutory protection to heritage places, through requirements for heritage-related approvals or referrals. Other listings are unofficial or quasi-official designations, often arising from local, community-based or thematic surveys.

*Day Cottage* is recognised as a place of heritage value in Western Australia on the following heritage lists:

#### 1.4.1 Historic Heritage

Type	Status	Year
National Trust of Western Australia	Non-statutory -Recorded	1973
State Register of Heritage Places (P04015)	Statutory - Registered	2001
City of Rockingham Heritage List	Statutory - Listed - Category A	2008
City of Rockingham Municipal Inventory	Adopted - Category A	2008

#### 1.4.2 Aboriginal Heritage

The Aboriginal Heritage Inquiry System (AHIS) through the *WA Aboriginal Heritage Act 1972* does not identify any sites within the study area or in the immediate vicinity.

#### 1.4.3 Other Listings

There are no environmental listings or archaeological titles over the site.

### 1.5 Relevant Legislation and Policy

The following statutory framework is applicable to *Day Cottage* for this CMP.

#### 1.5.1 Heritage Act 2018

The *Heritage Act 2018*<sup>2</sup> (the Act) outlines the functions and responsibilities of the Heritage Council of Western Australia (HCWA). It also provides for a range of regulatory orders that the Heritage Minister may issue to provide special protection for a place. The study area is protected under the Act, due to its entry on the State Register of Heritage Places.



The Act also requires the City to compile and maintain an inventory of places (referred to as a Local Heritage Survey; previously Municipal Heritage Inventory) within its municipality which are considered of local heritage significance. *Day Cottage* has been included on this inventory of places of local heritage significance.

### 1.5.2 City of Rockingham Town Planning Scheme No. 2

The City's Town Planning Scheme No. 2 (TPS2) is a statutory document which sets out the way land is to be used and developed and classifies areas into zones to control land use. Pursuant to TPS2, *Day Cottage* is zoned as 'General Industry.'<sup>3</sup>

### 1.5.3 Planning and Development (Local Planning Schemes) Regulations 2015

*The Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) sets out the deemed provision which prevail over the City's local planning scheme. Clause 8 sets out that the City must 'establish and maintain a heritage list to identify places within the Scheme area that are of cultural heritage significance and worthy of built heritage conservation.'<sup>4</sup> *Day Cottage* is included in the City's Heritage List.

## 1.6 Methodology

This plan has been prepared in accordance with the requirements set out in 'An Information Guide to Conservation Management Plans,' Department of Planning, Lands and Heritage (DPLH), 2013, and developed in accordance with the following stages prepared in sequence:

1. understand the place's cultural heritage significance
2. assess the place's cultural heritage significance
3. identify opportunities and constraints
4. develop policies to guide the conservation, adaption and future development of the place

Terms included in this CMP are as defined in the *Burra Charter*. (Refer to Glossary Appendix 2)

### 1.6.1 Key Supporting Documents

- *An Information Guide to Conservation Management Plans,' Department of Planning, Lands and Heritage, 2013.*
- *Australia ICOMOS Burra Charter, 2013.*
- *Palassis Architects, Ellendale (also known as Day Cottage) Conservation Plan, 1999.*

### 1.6.2 Study Team

This report has been prepared by the following **element** staff members:

Name	Position
Flavia Kiperman	Director; Principal - Heritage
Nerida Moredoundt	Principal Architect - Heritage
Marc Beattie	Associate – Heritage
Carmel Given	Senior Consultant – Heritage
Alana Jennings	Senior Consultant - Heritage
Amy Puletama	Consultant - Heritage
Marisa Santosa	Graphic Designer

### 1.6.3 Acknowledgements

This report would not have been possible to prepare without the following without the work of Ian Boersma of Palasiss Architects and historian Dr Robyn Taylor, in preparing the first conservation plan, namely *Ellendale (also known as Day Cottage) Conservation Plan*, (Palassis Architects, November 1999)

## 1.7 Explanatory Notes

### 1.7.1 Nyoongar consultation

Consultation with Whadjuk and Binjareb Nyoongar Elders has not been undertaken as part of this CMP. However, cultural consultations undertaken by Landcorp in relation to the nearby Chesterfield Inn in East Rockingham<sup>1</sup> found evidence of occupation and a continuing connection to country by the traditional custodians.<sup>5</sup> Consultation has also been undertaken by the City of Rockingham with Elders to seek input into the future development of the area for industrial uses and no specific associations with *Day Cottage* have been identified to date.

## 1.7.2 Condition

This report has been prepared based on a visual inspection only and has been limited to those areas and sections of the place fully accessible and/or visible to the authors on the date of inspection. Where the condition of building fabric is described, this refers to the condition of significant architectural elements that can be ascertained by visual inspection. It is not a statement of structural condition unless otherwise noted.

This document is in no way a certification of the inspected structure to the requirements of any acts or regulations. It is a reasonable attempt to identify any significant physical defects apparent at the time of the inspection and does not include areas that are concealed or obstructed.

This is a heritage report solely. Plans included in this report are sketch plans only, and should not be relied on for dimensions or other contractual purposes.

## 1.7.3 Abbreviations

<b>The Act</b>	<i>Heritage Act 2018</i>
<b>The City</b>	City of Rockingham
<b>CMP</b>	Conservation Management Plan
<b>DPLH</b>	Department of Planning, Lands and Heritage
<b>HCWA</b>	Heritage Council of Western Australia
<b>ICOMOS</b>	International Council on Monuments and Sites
<b>SLWA</b>	State Library of Western Australia
<b>SROWA</b>	State Records Office of Western Australia

## 1.7.4 Terminology

Heritage terms included in this CMP are as defined in the *Burra Charter* and the DPLH's 'Assessment Criteria for Cultural Heritage Significance.' Refer to Appendix 1 Glossaries for explanation of heritage terms.

We acknowledge that contemporary Nyoongar language is a shared language that is spoken throughout Nyoongar boodja today and as an oral tradition, there are alternative spellings and pronunciations of Nyoongar words and other interpretations are likely to exist.





## 2. Evidence

### 2.1 Documentary Evidence

This section is a summarised history of the place. It sets out the historical context of *Day Cottage* with reference to the key phases associated with its development. This section is based on the first edition by Palassis Architects, *Ellendale (also known as Day Cottage) Conservation Plan*, November 1999, prepared for the City of Rockingham. Updates and new resources have been added where relevant.

#### 2.1.1 Chronology



Figure 6. William and Susan Day with their baby Ida May, c. 1883. (Rockingham Historical Society)



Year	Event
<b>Deep time</b>	In the Nyittiny (cold times) the sea waters rose, and islands were formed off the Western Australian coast.
<b>1829</b>	Colonisation of the lands and waters of the Nyoongar nation by the British.
<b>1857</b>	21 April, William Henry Robert Day (b. 1835, Fremantle) marries Susan Hymus (b. 1837).
<b>1858</b>	William and Susan buy 40 acres at Cockburn Sound Location 72. A small stone cottage is built and another stone shed to house their growing family. Fifteen children were born between 1857 and 1882 (one dies at birth). Secondary source information – further research is necessary to confirm authenticity.
<b>1863</b>	William Day employed a Ticket of Leave man.
<b>1866</b>	Title to Location 72 is in the possession of Jabez White of Rockingham.
<b>c.1883</b>	The Days begin building the main homestead 'Ellendale.' ( <i>Day Cottage</i> )
<b>1886-1896</b>	<i>Day Cottage</i> operates as the Rockingham Inn.
<b>1894</b>	Jabez White, a farmer in Canning, transfers the title to the land to William Day. Day takes out a mortgage to John Bateman, a merchant of Fremantle to secure £350. Bateman and others are Trustees.
<b>1897</b>	William Day becomes one of the founding members of the first Rockingham Roads Board.
<b>1901</b>	The Certificate of Title to the land is transferred to William and Susan's sons Levi, George Edward, and Albert Henry.
<b>1912-18</b>	James and Susan Rosa (nee Day) Cooper live at <i>Day Cottage</i> .
<b>1916</b>	William and Susan Day move to Fremantle.
<b>1919-37</b>	George and Mary John live at <i>Day Cottage</i>
<b>1942-51</b>	Ada Lane (nee Orwin) owns <i>Day Cottage</i> . In 1948, the Title is transferred to George Albert Orwin, greengrocer and Annie Orwin.
<b>1951-61</b>	Title is transferred to Francis Ferdinand Oswald McClure, Office of the Salvation Army and Vida Lily McClure.
<b>1964</b>	Title is transferred to Leonard James Pike, garage proprietor and Mavis Elizabeth Pike. A taxi-driver John Laphorn lives in the Cottage for a few years as a caretaker.
<b>1969</b>	Part Cockburn Sound Locations 72, 726 and 738 are acquired by the Pikes.
<b>1970s</b>	Len and Mavis Pike build a new home adjacent to <i>Day Cottage</i> . A horse stud farm is established and a trotting track which encloses <i>Day Cottage</i> . The cottage is used as quarters for the jockeys.
<b>1973</b>	<i>Day Cottage</i> is recorded by the National Trust of WA.
<b>1992</b>	<i>Day Cottage</i> is referred to the Heritage Council of WA.
<b>2001</b>	4 May, <i>Day Cottage (Ellendale)</i> is entered into the State Register of Heritage Places.
<b>2018</b>	<i>Day Cottage</i> is included in the City of Rockingham's Heritage List.
<b>2021</b>	<i>Day Cottage</i> purchased by Hesperia Pty Ltd.

## 2.1.2 Cultural Context

The Nyoongar people of the Bibbulmun nation lived in the Perth area and the South West for at least 60,000 years prior to British colonisation. Recent archaeological research at Wadjemup (Rottnest Island) presents evidence that this could be as long as 70,000 years.<sup>1</sup> After the last Ice Age peaked around 20,000 years ago, sea waters began to rise. This meant that the first settlements located on the coast would have been submerged. Wadjemup and other higher lying grounds became islands around 8,000 years ago, and the Western Australia coastline took on its current form.



Figure 7. Timeline showing Nyoongar occupation and recent colonisation. (element ©)

There are fourteen Nyoongar language groups. The Perth region was home for the Whadjuk dialectical group, and south of the Meelon was the home of the Binjareb group. Nyoongar social structure was focused on the family with family groups of 20-50 people (bands) occupying distinct areas of country. Bands travelled often for hundreds of kilometres to meet up with each other to trade.

In the Perth area the main source of food came from the Wardan (ocean), the Derbal Yerrigan (Swan River) and the extensive system of freshwater lakes that once lay between the coast and the Moorda (Darling escarpment). Lakes and wetlands provided sustenance for plant life and were the habitat of turtles, waterfowl, crustaceans, ducks, tortoises and frogs.

The fundamental creative force and mythological story from Nyittiny (Creation or Dreaming) woven in and out of all aspects of Nyoongar life is the Waugal, the snake that formed the river contours, landforms and all living things. For this reason, the rivers, lakes and wetlands, connected by underground streams, were, and still are, of religious significance to the Nyoongar people.

Reciprocity is a Nyoongar core value system that is embedded in the notion of caring for country, through which land and waters give back to Nyoongar people. Nyoongar people are the first environmentalists demonstrated through millennia of caring for country, laws, lore and value systems. The Nyoongar six seasons help to maintain cultural practices, knowledge and spirituality of Nyoongar people.

## 2.1.3 Whadjuk and Binjareb boodja

In 1832, Yagan, Aboriginal warrior, was imprisoned on Ngooloomayup (Carnac Island). Robert Lyon obtained permission from the Lieutenant Governor to go there to acquire the language from him, with the ultimate aim of converting the Aboriginal people to Christianity.<sup>2</sup> During his time with Yagan, Lyon documented as best he could the names of Aboriginal groups, their territories, and place names within the Derbal.

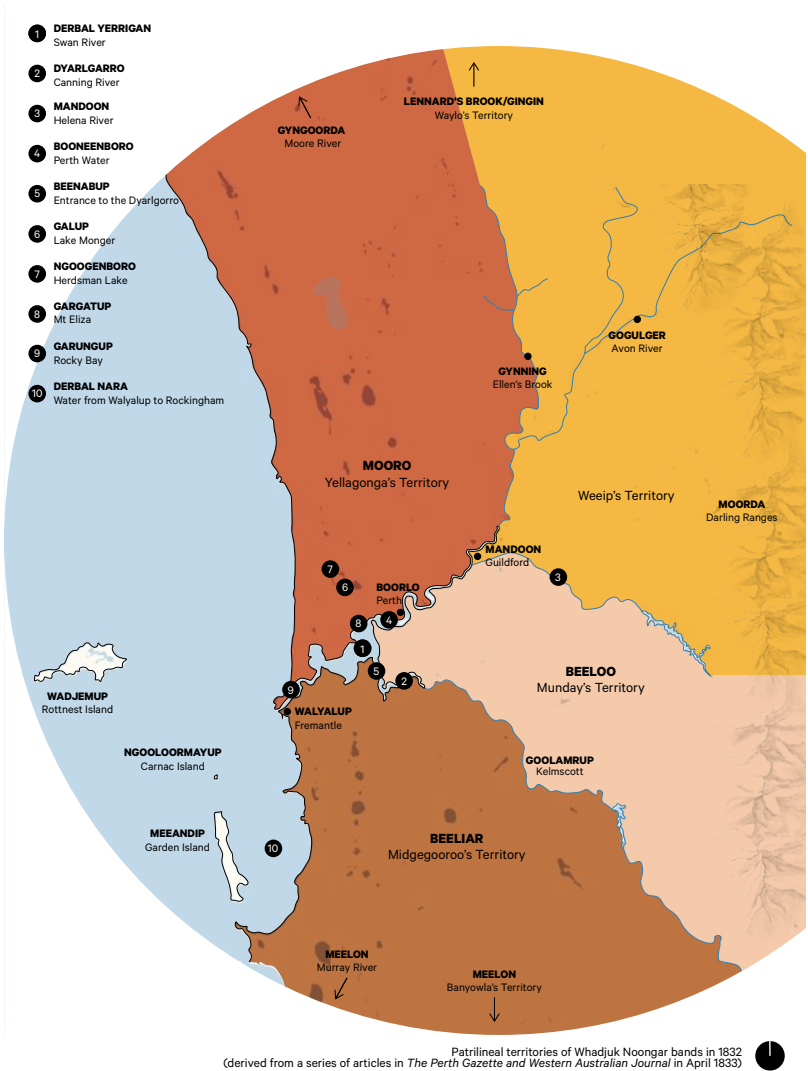
Yagan explained that Derbal referred to the land from the Gyngoorda (Moore River) to Meelon (Murray River) and east as far as Moorda. There were four main groups of Whadjuk people who lived close to the river. The Mooro were led by Yellagonga, the Beeljar led by Midgegooroo (Yagan's father), the Beeloo by Munday and, Wurerup to the northeast was Weep's territory. The rivers created natural boundaries of these groups, but they were not part of the land estate and instead belonged to the Waugal.

<sup>1</sup> Patrick A. Hesp, Colin V. Murray-Wallace & C. E. Dortch (1999) Aboriginal occupation on Rottnest Island, Western Australia, provisionally dated by Aspartic Acid Racemisation assay of land snails to greater than 50 ka, Australian Archaeology, 49:1, 7-12, DOI: 10.1080/03122417.1999.11681647

<sup>2</sup> Perth Gazette and Western Australian Journal, 9 March 1833, p. 39. <http://nla.gov.au/nla.news-article642182>

Rivers also marked boundaries between other language groups. The Binjareb people lived on the lower reaches of the Meelon. Lyon recorded that this was the district of Banyowla, who was chief of the Murray tribe. The boundaries of this area were the ocean on the west, the mountains on the East; on the North by Beeliar, and, on the South, 'by a line parallel to his northern boundary. Banyowla possesses both banks of the Murray.'<sup>3</sup>

The written interpretation of the language and information that Lyon recorded was published over a series of three issues of *The Perth Gazette and Western Australian Journal* in April 1833 and has informed the following map which shows the Whadjuk region.



3 The Perth Gazette and Western Australian Journal, 6 April 1833, p. 56 <http://nla.gov.au/nla.news-page57> ; 13 April 1833, p. 59 <http://nla.gov.au/nla.news-article642131> ; 20 April 1833, p. 62 <http://nla.gov.au/nla.news-article642121>.

Figure 8. Patrilineal territories of Whadjuk Nyoongar bands in 1832 (derived from a series of articles in The Perth Gazette and Western Australian Journal in April 1833). (© element) East Rockingham is marked.



British colonisation on Nyoongar boodja brought rapid and devastating changes to Nyoongars' ability to live on their family's estates and maintain their ancient and intimate relationships with their land.

*Yagan stepped forward and leaning with his left hand on my shoulder while he gesticulated with the right, delivered a sort of a recitation, looking earnestly in my face, — I regret I could not understand it, I thought from the tone and manner that the purport was this : — “You came to our country — you have driven us from our haunts, and disturbed us in our occupations. As we walk in our own country we are fired upon by the white men, why should the white men treat us so.”*

From a Correspondent. Perth Gazette and Western Australian Journal, 1 June 1833, p. 87.<sup>4</sup>

## 2.1.4 Early development of East Rockingham

The colonial history of East Rockingham dates to when the Peel Estate was established around the Cockburn Sound district. Thomas Peel, after whom the Estate was named, was an English 'gentleman of means' wanting to invest in the new colony. Originally, Peel was eligible for a land grant of 250,000 acres on the southern side of the Swan River because of his promise to bring several hundred settlers to the colony at no expense to the Imperial government. However, one of the stipulations to secure such grants was that the settlers had to arrive before the end of 1829. While Peel procrastinated in his departure from England, other settlers arriving in the Colony were pressuring the government to release Peel's grant which covered some of the best land in the Colony. Peel was given a deadline of 1 November 1829 to land his first settlers in order to retain this grant.<sup>5</sup> When he discovered, somewhat belatedly, how much sailing time was needed to reach the Colony, he realised he would not make the deadline. He applied to have an extension of time to the end of November but this was refused. When Peel and his first boat load of settlers finally arrived in December of that year, Peel had to forfeit his entitlement. The colony's Governor Stirling then gave Peel the option of choosing another 250,000 acres of land. This grant covered the district around Cockburn Sound extending down to the Murray River and Peel Inlet where the town of Mandurah was established. The northern part of this new grant lay within the original grant area and included what would become East Rockingham.

<sup>4</sup> The Perth Gazette and Western Australian Journal, 1 June 1833, p.87. <http://nla.gov.au/nla.news-article642055>.

<sup>5</sup> See Taggart, N. Rockingham Looks Back, Rockingham District Historical Society (Inc), 1964, pp.7-8, for a transcript of 'Conditions for Land Grants at Swan River Colonial Office' December 5th, 1828.

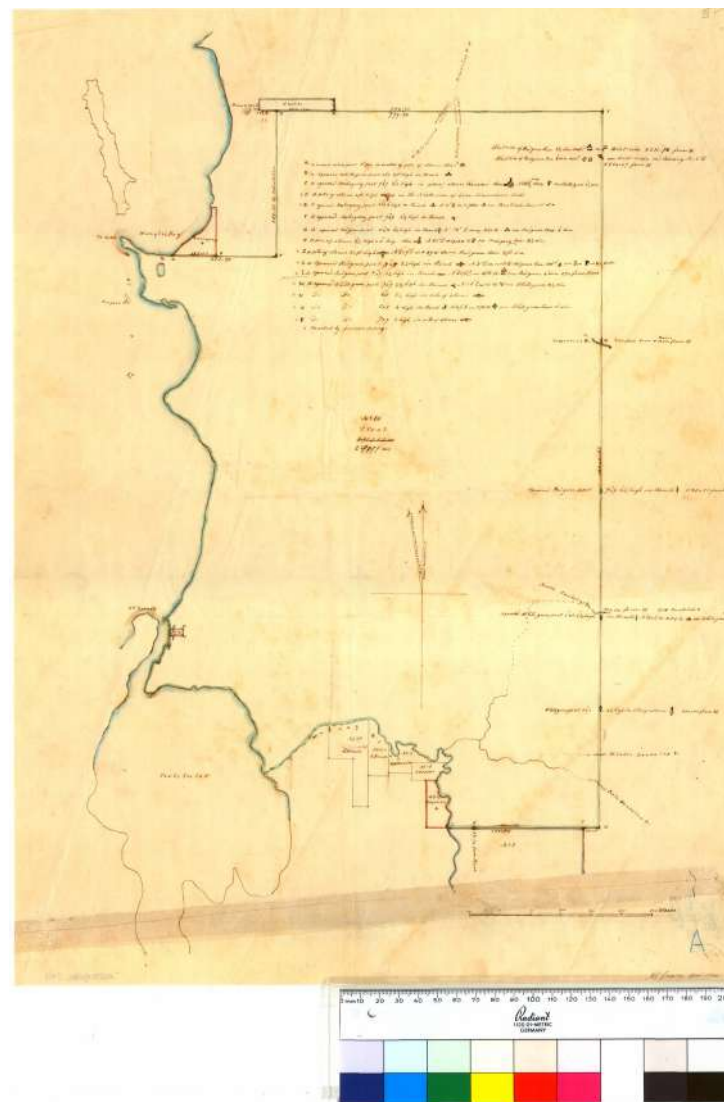


Figure 9. Survey of boundaries of 249,999 acres for Thomas Peel by A. C. Gregory, 1844. (Cons 3844/263 State Records Office of WA)

By 1830 a small settlement called Clarence had been established by Peel at a spot south of Woodman's Point. However, conditions were appalling and Peel proved woefully inept at managing the situation. A number of settlers began to drift away from the town and settle elsewhere. Peel then despatched a small group of his settlers to the south of Clarence where the land was more fertile. This place was several kilometres inland from where the third of his ships bearing settlers, the 'Rockingham', had been wrecked. The homes they erected are believed to have been in the vicinity of East Rockingham, although the exact location is not known. Eventually these settlers also moved on and to date no trace of their early habitation has been found.<sup>6</sup> Some of these settlers moved to the Mandurah area where Peel had also settled.

The movement of Aboriginal people followed definite tracks (bidi) determined by seasonal supplies of food and water. These routes usually became the first established road routes following colonisation. One such example is the overland tracks were eventually established linking up the settlements between Fremantle and Mandurah. One particular track which passed through the Rockingham district went along the high ground on the west of Lake Coolongup. In later years a track on the east side of the lake came into use and evolved into what has become known as the Mandurah Road. This road was the "spine" along which the East Rockingham settlement developed.<sup>7</sup> Meanwhile, Peel began to promote Safety Bay (Liverpool as Peel named it,) just south of Rockingham, as a potential harbour for exporting the thick stands of timer which were growing in the hills to the east, and as a base for whalers.<sup>8</sup> In 1846-47 surveys were undertaken by the Surveyor-General John Septimus Roe and a town mapped out. However, this too came to nothing. Roe had not been impressed by the locality but did report favourably on Mangles Bay, which was not part of Peel's land holdings. The beach front had the potential for safe anchorage for ships and jetties could be built to handle timber exports. The area was also 'close to the existing settlement of [East] Rockingham'.<sup>9</sup> A future town was mapped out on the waterfront with building lots and amenities, and 5 acre lots for timber yards for lease or purchase. On 3 June 1847, the town of Rockingham was declared open for the sale of lots.<sup>10</sup> However, it would be many years before Rockingham would take on the semblance of a township.<sup>11</sup>

During the 1840s small land grants to the east of Peel's estate were being taken up along the more fertile inland areas where pockets of swamp ensured supplies of water and good grazing.

*The belt of fertile swamp and woodland, sandwiched between the Point Peron-Safety Bay limestone ridge to the west and the Baldivis sandhills to the east, was not extensive enough to attract the interest of large-scale landowners, but was able to support a number of small properties.<sup>12</sup>*

However, it appears the first families in the district did not settle there until the 1850s. William Mead's family is believed to be the first, taking up ten acres in 1854, to be followed by Thorpe, Key, Broughton, Hymus, Bell, Thomas, McDermott, Herbert and Smirk.<sup>13</sup> Many of these early homes, mostly of wattle and daub construction, were located along or in the vicinity of the Mandurah Road track.<sup>14</sup> They were to be replaced by more substantial dwellings which still exist today, although some are little more than ruins. The families were on the whole large in number; for example the Bells had eight children, the Hyumses eleven, the Thorpes ten, and the Smirks thirteen. Two of the Hymus girls who married into the Smirk and Day families soon after coming to Rockingham had ten and fourteen children.<sup>15</sup> A tight-knit community developed with the children playing and going to school together, marrying into each other's families, and growing into responsible and worthy citizens.

By this time, many Nyoongar people had relocated to the fringes of the colonial settlements.

6 Fall, V.G., *The Sea and the Forest*, UWA Press, 1972, p.14 Russell; L. Kwinana, "Third Time Lucky", 1979. (no publication details, probably commissioned by the Shire), p.32.

7 Palassis, K. et al. 'Lealholm, East Rockingham: Assessment of Significance', unpublished report for CALM, May 1998, p.6

8 Taggart, op.cit., p.37

9 Fall, op. cit., p.37

10 ibid.

11 Rockingham was declared a town on June 1, 1847. Russell, op. cit., p.35

12 Palassis, report dated May 1998, op. cit. p.7.

13 Taggart, op. cit., Chapter 4 'The East Rockingham Settlement', pp. 47-66.

14 ibid, p.48.

15 See Taggart, op. cit., p.85, and the family trees.

In 1897, Rockingham's development enabled the setting up of a Roads Board to service the district. Most of the established families were represented on the Board with the first members being John and James (Jnr) (Jim) Bell, Daniel Hymus, William Day, George Mead, John Thorpe and Charles Parkin.<sup>16</sup> Meetings were held at various locations until a Roads Board office was built on the corner of Mandurah and Office Roads in 1905/06,<sup>17</sup> opposite the school, underscoring the fact that community life still centred in the East Rockingham district. The beach front with its jetty largely served the timber industry and shipping and had not developed as a town. However, as these industries expanded, and a rail link was established from the Jarrahdale mill (1872) to the port to bring in the timber for export, the port eventually became more attractive to settlers who could establish businesses there. For example, around 1886 Jim Bell had purchased property on the beach front and built the Port Hotel in Kent Street where he worked as the publican. He sold this to his sister Fanny and her husband Daniel Hymus in 1895 and built a home 'Ocean View' and a thriving general store on the beach front.<sup>18</sup> The store serviced the ships coming to the port with fresh meat and produce brought in from the farms.

<sup>16</sup> The Daily News, 18 May 1897, p.3. <http://nla.gov.au/nla.news-article84561016>

<sup>17</sup> Davies, M., letter to the City of Rockingham (in relation to the review of this document), 27/09/1999.

<sup>18</sup> Regehr, M.B., "The Bells of Rockingham" Biographical research concerning the pioneers James and Jane Bell, their descendants and times including some early history of Rockingham, Western Australia", unpublished document, 1998, p.84.

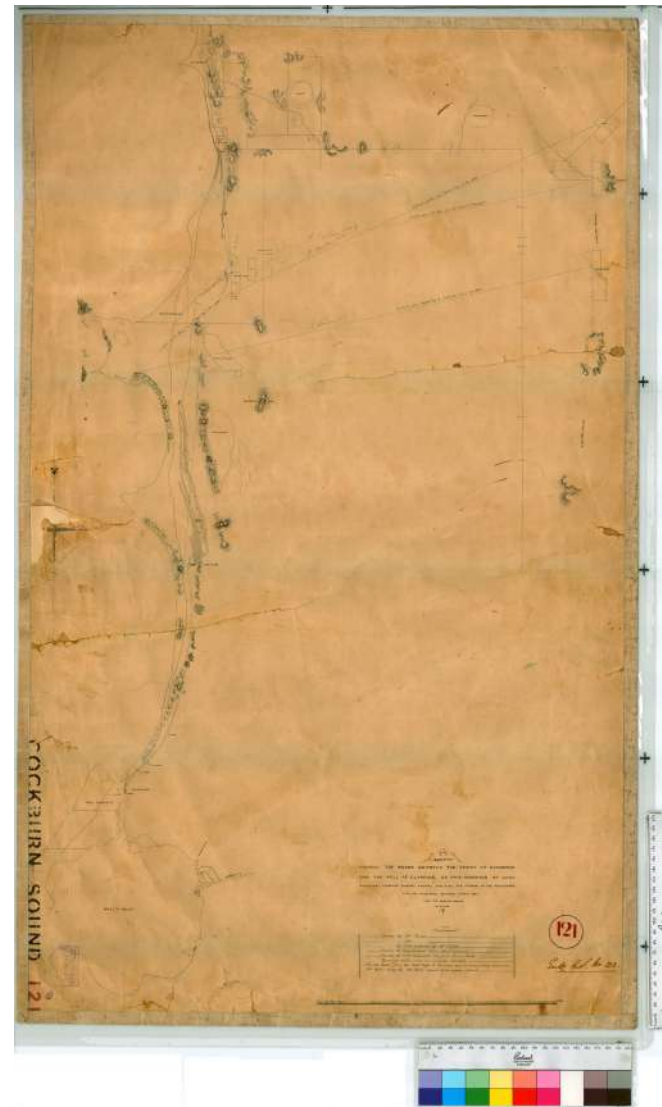


Figure 10. One of the earliest maps of the area showing land grants in Rockingham, prepared by Surveyor Austin in 1848. Early tracks are shown as dotted lines. (Cockburn Sound Cons 3869/121 State Records Office of WA)



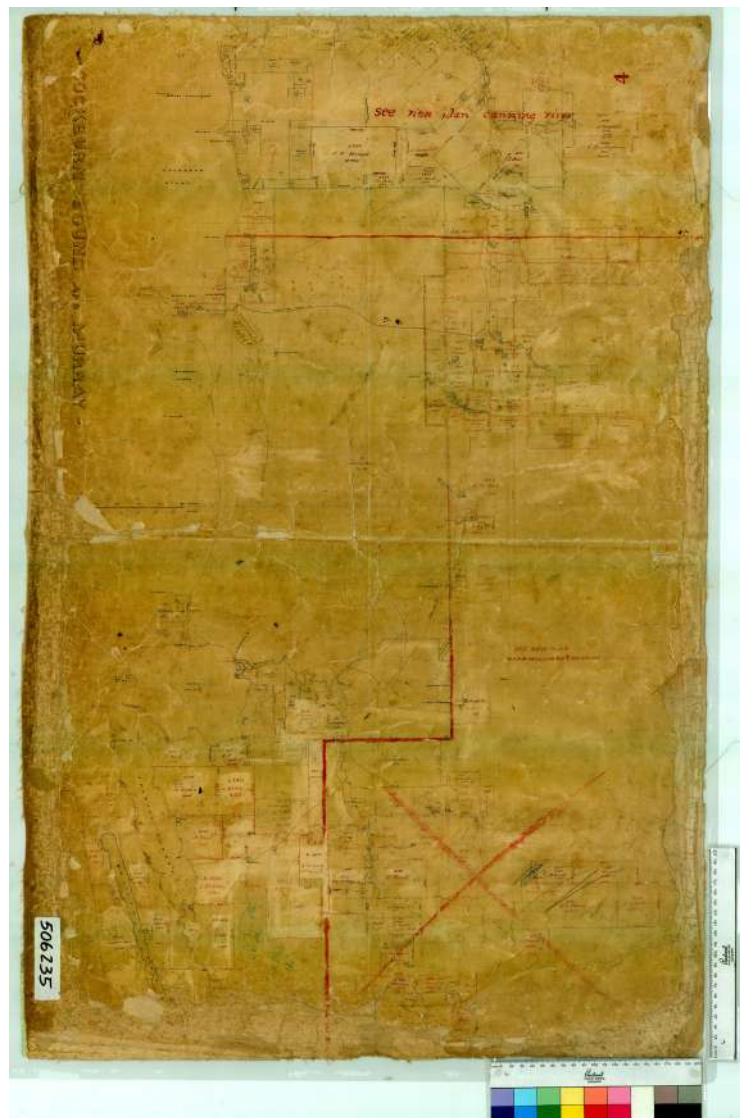


Figure 11. Portion of a map of Cockburn Sound c. 1870, showing Location 72 in relation to other grants and roadways. (Cockburn Sound and Murray Cons 4918/2, 503235 State Records Office of WA)

## 2.1.5 Day Cottage (Ellendale)

Around 1858 William and Susan Day acquired 40 acres of land at Cockburn Sound Location 72 in East Rockingham.<sup>19</sup> Susan (nee Hymus) had come to the district in c. 1855 when her brother William Hymus had acquired land at Location 44 and established a home for his mother and brothers and sisters.

On 21 April 1857, Susan Hymus (b.1839) and William Day (b.1835) married at Canning.<sup>20</sup> They had two children, Sarah Ann (b.1857) and James (b.1858), before they settled on their land, however James' birth certificate indicates he had been born in Rockingham.<sup>21</sup> This suggests Susan could have given birth at the Hymus family home while their home was being built. The home was a stone cottage constructed near a tract that would become known as Day Road, 'but was, at that time, the track to Mandurah, passing to the west of White Lake and running parallel to the coast.'<sup>22</sup> As the Day family rapidly expanded 'another stone shed was added behind the first'.<sup>23</sup> A small stone building still stands behind and close to the main building, and it has been assumed that this was the first stone cottage. Remains of the second 'stone shed' are no longer evident. Between 1857 and 1882, fifteen children in all were to be born to Susan and William, although one died at birth. About half of the children were born in Rockingham, while the others were born in either Canning or Fremantle.

Records show that William Day employed a Ticket-of-Leave man in 1863. Presumably he needed an extra labourer to help run the farm; Susan being busy with five children. Susan Day was also known as a midwife for the district of Rockingham.<sup>24</sup>

A listing of early land grants in the East Rockingham district indicates that in 1866 the title to Location 72 (40 acres) was held by J. White of Rockingham.<sup>25</sup> This would be Jabez White, a relative who had married Sara Ann Lewis, the daughter of William's mother from her first marriage. Susan and William's sixth child Jabez, born in 1863, was undoubtedly named after Jabez White.<sup>26</sup>

<sup>19</sup> This appears to be a generally accepted story for the early settlement of the Day family in East Rockingham. However, further research in the early memorial books held by the Dept of Land Administration may be able to establish a factual source for this information.

<sup>20</sup> Information supplied by Wendy Durant. According to Nora Taggart's account, the couple married in 1855, and William had been a worker in Mundijong at the time.

<sup>21</sup> Taggart, *op.cit.*, p.52.

<sup>22</sup> *ibid.*

<sup>23</sup> *ibid.* The information about the early stone cottage was probably conveyed to Nora Taggart in her discussions with Ida May Pead, the youngest child of William and Susan Day. Mrs Pead was then 89 years of age.

<sup>24</sup> The Bicentennial Dictionary of Western Australians pre 1829 – 1888 Volumes I – IV, <http://www.friendsofbattleylibrary.org.au/the-bicentennial-dictionary-of-western-australians.html>

<sup>25</sup> Russell, *op.cit.* Original land grants and titles listed on p.117. The title is dated 25/6/1866.

<sup>26</sup> Family tree for Richard White and James Day supplied by Wendy Durant, and the Day family tree published in Taggart, *op.cit.*

Sometime around 1883, William with the help of his sons and a stonemason built the main homestead in front of the two earlier structures and named the place 'Ellendale'.<sup>27</sup> The house, with its front verandah enclosed at each end by projecting rooms, is similar in appearance to Greenwood Cottage at Lake Clifton in the Murray District, which has been built by James Herron in 1866.<sup>28</sup>

In 1886 the Fremantle Licensing Court approved an application from William Day for a publican's license to run a wayside inn at *Day Cottage*.<sup>29</sup> Day had been given good references from some of the most well-known residents in Fremantle, including Pat Hagan, a publican, J. J. Higham and J & W. Bateman.<sup>30</sup>

In 1894, Jabez White, now a farmer of Canning, transferred the titles to Location 72 to William Day. Day is recorded as taking out a mortgage 'to John Bateman, a merchant of Fremantle to secure £350'.<sup>31</sup> It appears Bateman was connected to the Day family through his marriage to Jabez White's sister Rachel. The majority of the children had reached marriageable age by this time and the inn would have provided another source of income from farming activities. However, the venture was short lived. Although the Inn was well located for travellers, being on the Fremantle to Mandurah Road, it would have had stiff competition from the long established Rockingham Arms located a short distance to the north of *Day Cottage*. Also, the Port Hotel on Rockingham beach would have been attracting customers away from the area. It is believed that because Day named his establishment the Rockingham Inn, John Chester decided to change the name of his Rockingham Arms to Chesterfield Inn in order to prevent confusion between the two hotels.<sup>32</sup>

27 This is according to Nora. Taggart's account provided on a National Trust assessment form dated 26 May 1971. As noted above, her source of information was Ida May Pead.

28 See photograph in Richards, R., Murray and Mandurah, A sequel history of the old Murray District of Western Australia, Shire of Murray, 1993, p.55.

29 The West Australian, 7 Sep 1886, p.3 <http://nla.gov.au/nla.news-article3760058>; Western Mail, 11 Dec 1886, p.34 <http://nla.gov.au/nla.news-article32706785>.

30 The Inquirer and Commercial News, 11 Aug 1886, p. 5 <http://nla.gov.au/nla.news-article66036785>.

31 Certificate of Title under 'The Transfer of Land Act, 1893', Vol.LV, Fol.155. Dated 8/1/1894. Mortgage dated 1/5/1894.

32 Taggart, op.cit., p.115.

**W**INES, BEER AND SPIRITS SALE  
ACT.

To the Worshipful the Justices of the  
Peace, acting in and for the District of  
Fremantle, in Western Australia.

I, WILLIAM DAY, farmer, married, now  
residing at Rockingham, in the District of  
Fremantle, do hereby give notice that it is  
my intention to apply at the next Licen-  
sing Meeting to be holden for this District  
for a Publican's General License, for the  
sale of fermented and spirituous liquors in  
the house and appurtenances thereunto be-  
longing, situated at Rockingham, on the  
Bunbury Road leading to Pinjarrah; the  
number of sitting rooms two (2), bed rooms  
three (3), exclusive of those required by  
my family, and which I intend to keep as  
an Inn or Public House, to be known as  
the "Rockingham Inn."

I have not before held a license.

Given under my hand this tenth day of  
August, one thousand eight hundred and  
eighty-six.

WILLIAM DAY.

We, the undersigned householders, resid-  
ing in the district of Fremantle, do hereby  
certify that the above William Day, of  
Rockingham, is a person of good fame and  
reputation, and fit and proper to be licens-  
ed to keep an inn or public house for the  
sale of fermented and spirituous liquors  
therein.

Witness our hands this 10th day of  
August, 1886.

JAS. A. HERBERT  
JOHN SNOOK  
J. & W. BATEMAN  
P. HAGAN  
J. J. HIGHAM

Figure 12. William Day announces his intention to run his home as a wayside inn, called the Rockingham Inn, 1886. (The Inquirer and Commercial News, 11 Aug 1886, p. 5)

Two photographs of the place taken around the latter years of the 1890s show the cottage not much different to how it appears today. The original roof shingles, now covered by a corrugated iron roof, are clearly evident, and above the verandah roof can be seen a sign board which suggests the photographs were taken at the time the place operated as the Rockingham Inn. A picket fence is also visible in one photograph separating the side garden from the carriage area in front of the hotel. During this time, in 1897, William Day became one of the founding members of the first Rockingham Roads Board.<sup>33</sup>



Figure 13. Photograph c. 1895 captioned 'Day's Hotel, Rockingham.' (State Library of Western Australia 2013B/2)



Figure 14. Another view of Day Cottage during the period that it operated as a wayside inn. (State Library of Western Australia 5478B/1)

<sup>33</sup> The Daily News, 18 May 1897, p.3. <http://nla.gov.au/nla.news-article84561016>



In 1901, the Certificate of Title to the land was transferred to William's three youngest sons Levi, Day, George Edward Day, and Albert Henry Day, as tenants in common. In that same year the mortgage was discharged.<sup>34</sup> Levi was unmarried, Albert Henry had married Eva Scrivener, and George had married Mabel Hanretty. Henry and Eva were to live for a time at the Chesterfield Inn, with Eva working as the East Rockingham postmistress. Mabel also worked as the district's postmistress, from 1903 to 1921.<sup>35</sup>

It would appear that John Bateman had maintained a position as Trustee of the Day estate because after his death in 1909, the probate on his will and codicils were granted to John Wesley Bateman and Frederick Hollis, both merchants of Fremantle, and James William Higham, referred to as a Gentleman of Claremont, as Executors.<sup>36</sup> In 1916, John Wesley Bateman retired from the Trust, and the land was then vested in Higham and Hollis as trustees, and 'as joint tenants in common and for the purpose of the Trust'.<sup>37</sup> During these years various members of the Day family continued to live at *Day Cottage*. From 1912-18, James and Susan Rosa (nee Day) Cooper lived there apparently sharing the home with her parents William and Susan. In 1916, the parents moved to Fremantle.<sup>38</sup>

In August 1916 George Edward Day, who apparently held the Certificate of title, died intestate. On May 3, 1918, the Letters of Administration of his estate were granted to his widow Mabel Mary Day of Rockingham.<sup>39</sup> Over the next forty four years there were various owners and ratepayers recorded for the property. Mr and Mrs George John from 1991 to 1920; then his wife Mary Ellen John until 1937.<sup>40</sup> After Mary Ellen John's death in June 1935, probate of her will was granted to The WA Trustee Executor and Agency Co. Ltd which looked after the Estate during 1938 and 1939.<sup>41</sup> From 1942-44, Miss Ada Orwin is recorded as a ratepayer, and in 1944, the title to the land is transferred to her in her married name, Ada Lane of East Rockingham.<sup>42</sup> Ada Lane is listed as a ratepayer until 1950, but in 1948 the titles to the property had been transferred to George Albert Orwin, a greengrocer, and Annie Orwin, both of Marine Terrace, Rockingham, as joint tenants in

common.<sup>43</sup> In 1951 the Orwins sold the place to Francis Ferdinand Oswald McClure, an officer of the Salvation Army and Vida Lily McClure.<sup>44</sup> The McClures owned *Day Cottage* for the next twelve or so years before selling to Len Pike, a garage proprietor, and Mavis Elizabeth Pike in 1964.<sup>45</sup> Mavis Elizabeth Pike is a Smirk family descendant. Apparently a taxi-driver named John Laphorn lived at *Day Cottage* for a few years as a caretaker.<sup>46</sup>

In 1969, the Pikes acquired additional land adjacent to the property to include portions of Locations 72, 726 and 738,<sup>47</sup> and during the 1970s a new home and stables were built on the property just north of *Day Cottage*. A horse stud farm was established by the Pikes and a trotting track which encircles *Day Cottage*. For a time *Day Cottage* was used as quarters for the jockeys and minor alterations were made to the building to accommodate their needs: a new bathroom (in the old detached kitchen) and a new kitchen.

34 Certificate of Title under 'The Transfer of Land Act 1893'. Vol.LV, Fol.155. Dated 21/3/1901. Discharge of mortgage 21/3/1901. New Certificate of Title, Vol. CCXII, Fol.200

35 Taggart, op.cit., p.110.

36 Certificate of Title, Vol.CCXII, Fol.200.

37 Certificate of Title, Vol.CCXII, Fol.200.

38 Taggart, op.cit., p.117.

39 Certificate of Title, Vol.CCXII, Fol.200, 19/11/1918.

40 Certificate of Title, Vol.700, Folio 42, Registered 24/6/1921.

41 Certificate of Title, Vol.700, Folio 42, Registered 21/12/1937.

42 Certificate of Title, Vol.700, Folio 42, Registered 25/8/1944.

43 Certificate of Title, Vol.700, Folio 42, Registered 27/7/1948.

44 Certificate of Title, Vol.700, Folio 42, Registered 4/7/1951.

45 Certificate of Title, Vol.700, Folio 42, Registered 26/10/1964.

46 Weekend Courier, 'Past has place in future' by Lisa Holland, 31/10/1992, p.24. According to this article the Pikes bought *Day Cottage* in 1962.

47 Certificate of Title, Vol.254, Folio 30A, dated 6/8/1969. This land is described as being approximately 33 acres, being portion of each of Cockburn Sound Locations 72, 726 and 738 and being Lot 1 on Diagram 37651.





Figure 15. Policy 1: Aerial view of the study area, 1953. (MNG Access)



Figure 16. Policy 2: Aerial view of the study area, 1981. (MNG Access)

During the 1970s concern about the potential loss of East Rockingham's early settlers' cottages encouraged the Rockingham branch of the Royal WA Historical Society to present a number of cottages, including *Day Cottage*, to the National Trust for classification. *Day Cottage* was classified on 2 August 1971. When the National Trust classification system was revised in 1973, *Day Cottage* was placed on the Recorded list. This list is currently being revised by the National Trust with entries being reconsidered for possible classification.<sup>48</sup>

Nora Taggart stated in the 1971 assessment she submitted to the National Trust, that *Day Cottage* 'is quite a pretty house... quaint and picturesque'. Since that time the place has deteriorated to quite a considerable extent, although its picturesque qualities have attracted a number of amateur and professional artists, such as Mike Garwood, to sketch and paint the building in its landscape setting.

Since the late 1960s and early 1970s, there has been considerable local research into the early settlers of the Cockburn Sound area which has resulted in several major publications and a number of illustrated booklets being produced.<sup>49</sup> These have served to heighten awareness of the potential heritage value of the cottages and various sites in the East Rockingham district. A number of these, including *Day Cottage*, were included on the 'Heritage Trail' which was developed during Australia's Bicentenary in 1988.

In 1992, the City of Rockingham indicated its support for the protection of its heritage through commissioning a report which made a preliminary heritage assessment of a number of East Rockingham's older buildings. This project was jointly funded with the Town of Kwinana and Landcorp.<sup>50</sup> The City also 'pledged their support for the preservation of Bell and *Day Cottages*,' and through the City of Rockingham and the Premier's Rockingham/Kwinana Taskforce, *Day Cottage* and Woodbine (Bell) Cottages were referred to the Heritage Council of WA.<sup>51</sup> According to the Pikes, "We have had no correspondence about the Heritage Act listing, but have always said if we ever sold the place, we would leave *Day Cottage* as a memorial to the heritage of the state'.<sup>52</sup>

<sup>48</sup> Today, more attention is being given to the social history of places by the National Trust and their value to the local community. Also, research into Western Australia's settlement over the past few decades, local histories and genealogical studies, have helped to increase knowledge about places and their potential value. *Day Cottage* was placed on the Recorded list on 11 June 1973.

<sup>49</sup> These publications include: V. G. Fall's 'The Sea and the Forest, A History of the Port of Rockingham Western Australia', published in 1972; Laurie Russell's Kwinana, "Third Time Lucky" published in 1979; Nora Taggart's Rockingham Looks Back, A History of the Rockingham District 1829-1982, published in 1984, and Rockingham from Port 1872 to City 1988, A Pictorial History of the City of

Rockingham from 1872-1988, published in 1988. A more recent history is Richard Draper's The Visions Unfold – A History of the Rockingham District, published by the City of Rockingham in 1999.

<sup>50</sup> Keen, op.cit.

<sup>51</sup> Weekend Courier, 31/10/1992, p.24.

<sup>52</sup> Weekend Courier, 31/10/1992, p.24.



Figure 17. Front (east elevation) of *Day Cottage* April 1970 (National Trust of Western Australia)



Figure 18. South elevation of *Day Cottage* in April 1970 showing water tank and windmill still extant (National Trust of Western Australia)

Apart from being a subject for artists, *Day Cottage* has also been used by students learning how to prepare measured drawings. In June and July 1997, the Pikes gave permission for a group of six students enrolled in Leederville TAFE's drafting course to visit the place and prepare sketches of the cottage and outbuildings and gathering dimensional information. The project was under the direction of Mr Roger Munt. It is understood that the notes taken on site were shared between them, each student drafting a set of presentation drawings of the place for assessment. Although considered a successful exercise from the point of view of developing the students' awareness of heritage work, discrepancies were found between one set of drawings and the next, limiting its value as a record of the extant fabric.<sup>53</sup>

<sup>53</sup> Information provided by Ian Boersma.



Figure 19. View of the east elevation of Day Cottage from Day Road, 2011. (HCWA)



Figure 20. Day Cottage south and front elevation, 2016. (HCWA)

## 2.1.6 Associations

### Day family

James Day arrived at the Swan River Colony aboard the Eliza, on 5 March 1831. He married Sarah Ann Lewis, a widow of William Lewis, who had arrived 26 Feb 1830 on the Protector. Together they had two sons; James (John) William, b 1834, who died in infancy, and William Henry Robert, born 28 Feb 1835 (WA), died 2 Dec 1917.

Susan Hymuss, born 28 Jan 1838 in the UK, was the daughter of Frederick and Phoebe Hymus, and had arrived in the colony on 10 April 1842 aboard the Diadem, age 4. She came to the Rockingham district around 1855 when her brother William Hymus acquired land at Location 44 and established a home for his mother, and brothers and sisters.

William H. R. Day and Susan Hymus married on 21 April 1856. She was 18 and he 21. They had fifteen children:

- Sarah Ann (1857-1940)
- James (1858-1936)
- Daniel (1860-1914)
- Catherine (1862-?)
- Thomas (1862, died at birth)
- Jabez (1863-1902)
- Rebecca (1865-1946)
- William Frederick (1867-1953)
- Eliza (1868-1962)
- Levi (1870-1949)
- Emily Phoebe (1873-1932)
- George Edward (1875-1916)
- Henry Albert (1877-1949)
- Rosa Susan (1879-1965)
- Ida May (1882-1976)

William and Susan retired to Fremantle in 1901, passing the land and property to three of their sons: Levi, George and Henry. William died in 1917, and his wife died twelve years later:

*DAY. — On November 28, 1929, at the residence of her son-in-law, F. W. Pead, 3 Taylor-road, Claremont, Susan, widow of the late William Day, of Rockingham, beloved mother of James, William, Levi, Henry, Mesdames S. Hodges, C. Turner, R. Farmer, E. Firns, E. Dixon, R. Cooper and M. Pead, aged 90 years 10 months. At rest.*<sup>54</sup>

Ida May (known as May) lived in her 90s and some of her memories informed the historical information in this report, via documentation by N. Taggart, and subsequent information provided to the National Trust in 1971.

<sup>54</sup> The West Australian, 29 Nov 1929, p. 1 <http://nla.gov.au/nla.news-article32333867>



## 2.2 Physical Evidence

The physical description is set out to articulate the key considerations of place, its site and setting, current function, and the fabric of the building, including a general understanding of the condition. This section is based on the first edition, with updated and amended detail following the site visit on 2<sup>nd</sup> November 2021.

For ease of understanding this section should be read with reference to Figures 4 and 21.

### 2.2.1 Current Function

*Day Cottage* is colonial stone cottage that is currently vacant and in a poor condition. Many of the internal rooms are currently utilised for the storage of building materials and household objects which likely have some relationship to the past use of the place, but generally do not relate to its earliest period of occupation.

### 2.2.2 Context of the Building within the Setting

*Day Cottage* is a colonial vernacular building of rubble limestone wall construction, with mostly timber floors, and a shingled roof that has been covered over with galvanised corrugated iron. Behind the cottage are several structures and outbuildings of varying condition, including a former kitchen, a W.C. outhouse (privy), and a laundry outhouse. Some evidence remains of the former timber tankstand and a steel framed windmill water pump, however these elements have largely been destroyed. Long established plantings are dotted around the broader site, including several trees and ornamental bushes. Vegetation in the immediate vicinity of the cottage is largely overgrown and of low scale other than one mature planting to the eastern boundary.

The place is located midway along Day Road north, on the west side of the only bend in the road. There are a number of other places of cultural heritage significance in the locality. Approximately 0.55 kilometres away in a northeasterly direction, at the intersection of Day and Mandurah Roads is the site of a house built later in 1928 and occupied for many years by Sam Chalwell. This property has been demolished but retains some local significance as an historic site. Chesterfield Inn is located almost due north, approximately 1.0 kilometre away. An historic limestone quarry is also located to the immediate west of Chesterfield Inn. Lealholm, a property established by the Mead family in the 1850s, is located 1.2km due east of *Day Cottage*. Just south of the Dixon and Day Road intersection is a limestone building that was built as an abattoir c. 1943, and this place is only 0.65 kilometres southwest of *Day Cottage*. All these sites along with several others fall within the East Rockingham heritage precinct, established in 2018.

*Day Cottage* is oriented so that the front faces due east, thereby addressing Day Road which is only 30 metres away. Approximately 15 metres northeast of the cottage is a 1970s residence, a single storey project home, constructed of brick and cement tiles of a chocolate brown colour. Further north, approximately 60 metres from the cottage, is a large stables building constructed of a light red coloured brick. Behind the residence and stables are an assortment of yards, shelters and sheds associated with the Pike family's horse training and agistment concern. A sand racetrack encircles the complex, passing within 5 metres of the southeast corner of the cottage.



LEGEND

R# ROOM NUMBER

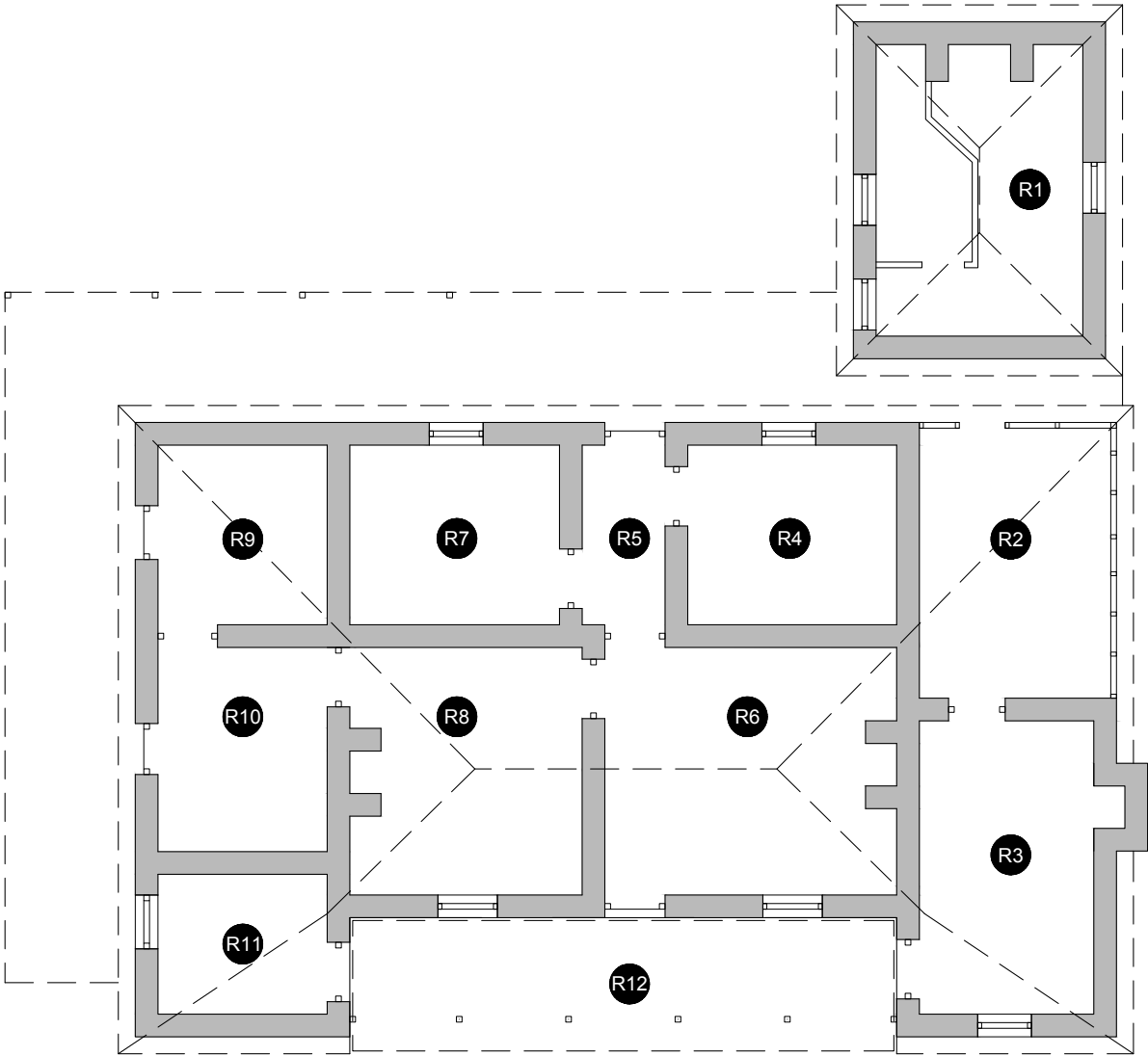


Figure 21. Day Cottage existing floor plan. (element, 2021)

The property has a relatively level topography, with only a slight rise towards Day Road. Soil in the vicinity of the cottage is loose sand with black organic content. The grounds around the cottage, residence and stables are covered by Kikuyi grass which has been generally well maintained around the later structures and to the frontage of the cottage, however the rear of the property is significantly overgrown with vegetation encroaching on the cottage and outbuildings. A creeper plant has grown around the full extents of the former laundry outhouse, prohibiting access for inspection and likely to be significantly affecting the integrity of this structure.



Figure 22. Aerial view of the study area looking northeast towards Day Road. Day Cottage is visible to the right hand corner of the image (element, 2021)



Figure 23. Aerial view of Day Cottage, adjacent 1970s residential construction and associated stables and outbuildings looking west from Day Road (element, 2021)



Figure 24. Aerial view of Day Cottage, showing outbuildings and remnants. Fence line approximately demarcates study area. (element, 2021)

### 2.2.3 Description of the Cottage

In plan, the cottage consists of two core rooms under a hipped roof, surrounded on all sides except the front by secondary rooms with a broken back roof pitching from the perimeter of the hipped roof. A separate kitchen building (R1) is located at the rear of the cottage, having a hipped roof that is independent from the roof of the main part of the building. There is a verandah at the front of the building, the roof of which is a skillion pitching from the east wall of the core rooms, slightly below the wall plate. A low high stone wall delineates the edge of the concrete verandah floor and front garden. Both side rooms (R3 and R11) extend forward to the outer edge of the verandah, thereby enclosing the ends of the verandah.

The measurement from the outer walls of the core rooms to the building perimeter is not the same for the front, back, and sides, although the eaves line is level on all sides. Consequently, the pitch over the core rooms is 45 degrees while that over the skillions averages around 30 degrees. The roof of the cottage and the kitchen have a cladding of corrugated iron, beneath which is a complete coverage of hand split Sheoak shingles. In some areas the corrugated cladding has come away to reveal sections of the timber shingles below. There are three ashlar lined stone chimneys protruding from the main cottage roof form, located to the northern and southern ends of the two core rooms (R8 and R6), with the third situated on the northern external elevation. The detached kitchen contains one chimney, located to the western edge.

The front (eastern) elevation of the cottage is generally symmetrical, with a centrally placed doorway to the core rooms flanked on either side by a timber framed double hung sash window each with six panes of glass. The protruding room to the north (R3) of the central core contains one centrally located, roughly square window opening, however all internal framing and glazing has been destroyed. The southern projecting bay to the front elevation contains no window openings. Composition of the side and rear elevations are treated with less formality, though the detailing is relatively consistent with the front. One important difference, however, is that only the front of the building has been rendered with lime mortar and ruled to imitate coursed ashlar. A limewash with orange pigmentation (possibly copperas) has at some stage been applied to all external walls, though most traces of this treatment has been weathered off the more exposed areas of masonry. A similar orange pigment was noted on the inside face of the verandah plate.

The rear (western) elevation is similar in its opening arrangement to the front facade containing a central access door and timber framed casement windows located to each side at roughly the same spacing intervals as the front elevation. Lightweight stud walls with asbestos sheet cladding and louvered windows above dado height have been added

to the north-western corner of the cottage (R2), with this space also being accessed via the rear facade. Other than these louvered windows there are no openings to the northern facade.

The southern facade contains two sets of timber framed, French door style openings and an additional timber framed casement window, however access to and close inspection of these openings was generally impeded by the build-up of debris and detritus both internally and externally. Where evidence of paint remains to external window and door joinery it indicates that these elements were generally painted in a dark green tone. Extant window frames are of solid hardwood construction with pinned mortise and tenon joints, however in several instances both glazing and internal timber framing have been either partially or entirely lost. Internal reveals are at right angles to the wall and plastered.

The front door is panelled into four divisions which are trimmed with bolection mouldings. Access is not currently possible via this entry due to a build-up of debris and deteriorated verandah fabric; however functionality could be reinstated. The front door opens into the largest of the two core rooms (R6). There is a fireplace at the north end of the room, featuring an arched opening and simple jarrah mantelpiece. An identical fireplace and mantle are found in the southernmost central room (R8), at the south end. Ceilings in both core rooms are plasterboard with batten detailing and simple plaster cornices, but all other rooms are without ceilings. Within these surrounding rooms the raked rafters and underside of the shingle roof is exposed. Walls throughout the house are rendered and limewashed, but in several rooms display evidence of brightly coloured distemper paint finishes below. No detailed investigations have been undertaken as part of this report to determine the earliest finishes to these internal rooms. All rooms other than the detached kitchen have floors made of wide jarrah boards, the kitchen having a concrete floor. The two core rooms have a run-render skirting, while surrounding rooms contain a mix of simple timber or no skirtings. Later linoleum coverings of varying integrity are found within several of the surrounding rooms and based on the newspaper underlay are likely to date from around the 1950s.

There are two doors in the southwest corner of the main room (R6); the one located on the south wall is a panelled and framed door comprised of four divisions, without mouldings; and the one in the west wall is a half glazed door with two panels in the lower part (no mouldings), diminished stiles, and nine glazed panes in the upper portion, two of which are not extant while others are cracked. The south door leads through to the other core room (R8), from which access may be gained to the central room at the south end of the house via a door of ledged and braced matchboard design. This adjacent room has French doors leading to the outside, and a ledged and braced matchboard door to



the room in the southwest corner of the house. In the southwest corner room there is also a pair of French doors in the south elevation (R9), opening onto a low, ramshackle verandah. The verandah is largely destroyed with evidence of this structure only remaining to the very south-west corner.

The first edition of this CMP (1999) suggested that the verandah structure originally extended along the full length of the southern and western walls and was enclosed at the east end by a wall of vertical corrugated iron sheeting which was still extant at that time. As of 2021, no evidence of this verandah enclosure remains.

The third room (R11) on the southern side of the house, located in the south-east corner, has no internal access point and can only be entered via a north facing door off the front verandah. This room is of similar construction to the other south facing rooms with wide timber floors, rendered and limewashed walls and exposed rafters and shingles above. There is one south facing casement hung window in this room with the sashes divided into three panes, however a number of the glazing panels and some of the internal joinery is missing.

The door in the west wall of the main room (R6) opens into a short passage (R5) which leads to the back door which is ledged and braced, made of matchboard. A door on either side of the passage, north and south, open into two back rooms (R4 and R7). These rooms, and the passage, have raked ceilings that are unlined, the underside of the battens and shingles being evident. Doors into these rooms are also matchboard of ledged and braced construction. Windows in the back rooms are casement hung, with the sashes divided into three panes. Several of these glazing panels have been broken and while evidence of previous painting remains the timberwork is largely exposed. Stonework below window level has been exposed within both rooms however the rendered and limewashed finish seen throughout the cottage remains extant above.

Two rooms on the northern end of the cottage (R2 and R3) can only be accessed from external doorways. The northeast room (R3) is accessed directly off the front verandah and is a long space with a small window in the east end and a door to the northwest room in the opposite wall. There is a fireplace with a simple mantle shelf in the north wall. The ceiling in this room is raked and mostly unlined, however some evidence remains of a previous hardboard lining likely to be of recent date which has been nailed to the underside of the rafters. The external walls of the northwest room are of stud wall construction, lined internally and externally with asbestos sheeting. There is a door in the west end, and louvred windows occupy almost the full length of the north and west walls, however a number of these louvres are broken or missing. Various fittings, including a sink cupboard, indicate that the room most recently functioned as a kitchen. At the eaves

line, the roof over this room is slightly lower than that of the northeast room, but like the rest of the building it has a shingle cladding beneath the corrugated iron.

Behind the northwest room, separated from the cottage by just over one metre, is a small masonry building (R1) with a hipped roof clad in corrugated iron over shingles. This building originally housed the kitchen. Guttering has been added to the south-western corner of this structure but does not extend to the full surrounds. The entrance is at the east end of the south wall, and has a door constructed of three wide Oregon planks. There is a small horizontal window opening midway along the south wall, and a larger window opening in the north wall. The latter has the remains of casement hung sashes of the same type as those found in the back rooms of the cottage. Internally, the building has a concrete floor, plastered walls and unlined ceilings. Fibrous panel sheeting has been added to the lower half of the eastern and southern internal walls and part of the interior has been partitioned off with timber framing and additional panel sheeting to create a bathroom, the bath and shower of which are still extant. A massive fireplace occupies the central part of the west wall. There is a mantle shelf over the fireplace, possibly the remains of a complete fireplace surround. Some of the stonework and pointing to the fireplace has been lost at low level with the rear garden visible beyond.



Figure 25. View of front of Day Cottage (east facing facade) (element, 2021)





Figure 26. Front entry door to *Day Cottage* noting original shingles visible where corrugated sheeting has failed and ashlar lined external walls (element, 2021)



Figure 28. Detail of timber shingles to north-east corner where corrugated sheet covering has failed. Ashlar lined external wall finish visible below applied only to the front facade (element, 2021)



Figure 27. Aerial view from the south-east corner of *Day Cottage* noting corrugated sheet finish over timber shingles and stone chimney (element, 2021)



Figure 29. Stone chimneys to the northern end of the cottage (element, 2021)





Figure 30. Front verandah noting low height stone wall, ashlar lining, double hung sash window to front facade and timber door to north eastern room (element, 2021)



Figure 32. View from front verandah looking north towards timber door (element, 2021)



Figure 31. Detail of double hung sash window to front facade and ashlar lining finish with visible orange pigment (element, 2021)



Figure 33. View from front verandah looking south towards timber door. The horse track and Day Road are visible in the background (element, 2021)





Figure 34. View of northern projecting room to front facade noting square window missing internal joinery. Ashlar lining finish is deteriorated to the northernmost corner, but otherwise visible. Orange pigmentation highly visible to this face (element, 2021)



Figure 35. Rear facade (west facing) noting symmetry of window openings and chimneys in keeping with the front facade. External walls are uncoursed rubble stonework with no render or lining finish (element, 2021)



Figure 36. View north from the rear garden noting rear entry to the cottage (on the right) and proximity of the detached kitchen structure (element, 2021)



Figure 37. Access space between the rear of the cottage and detached kitchen building. A cement paved footpath has been added between the structures (element, 2021)





Figure 38. Remnants of the external verandah structure to the south-west corner of the cottage (element, 2021)



Figure 39. Aerial view of the cottage noting remnants of the external verandah structure to the south-west corner (element, 2021)



Figure 40. View to north facing facade noting external stone chimney structure and infill walls with glazed louvres to the north-west corner of the cottage (element, 2021)



Figure 41. Infill walling to the north-west corner of the cottage noting extent of glazing to the upper half of the external walls (element, 2021)





Figure 42. Room 6 internal view to front door (element, 2021)



Figure 44. Room 8 noting identical fireplace and window opening, finishes to this room are in keeping with the adjacent core room (element, 2021)



Figure 43. Room 6 noting fireplace, exposed timber floorboards, plaster ceilings and wall finishes with evidence of earlier schemes of decoration visible (element, 2021)



Figure 45. Plaster skirting noted throughout core rooms (element, 2021)

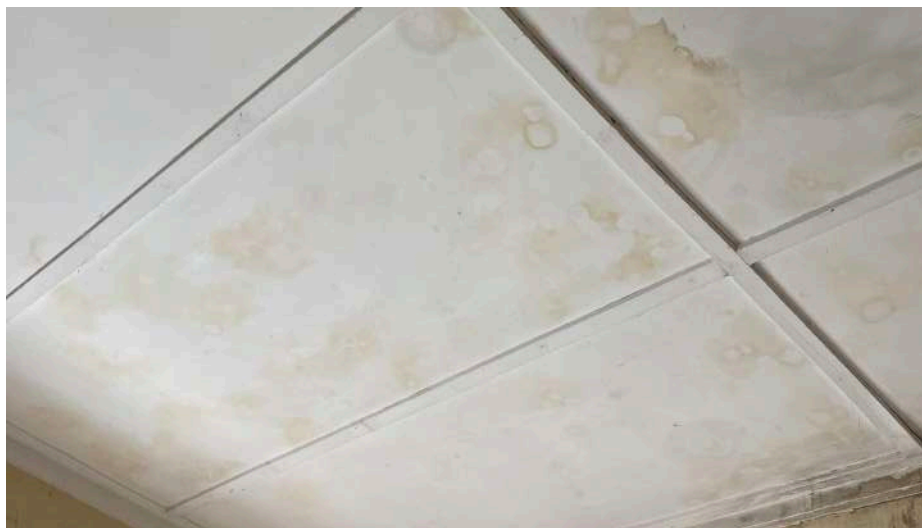


Figure 46. Plaster and batten ceilings to Rooms 6 and 8 only (element, 2021)



Figure 48. Door between northern core room and rear passageway with access to west facing central room (Room 5) on the right (element, 2021)



Figure 47. Detail of fireplace and mantle surrounds in Room 8 (element, 2021)



Figure 49. Rear ledged and braced timber entry door in Room 5 (element, 2021)





Figure 50. Rafters and underside of shingles exposed to all internal spaces other than the two core east facing rooms (element, 2021)



Figure 51. Newspaper lining below linoleum floor finish in Room 7 indicating rough date of installation (1955) (element, 2021)



Figure 52. French doors to southern verandah (element, 2021)



Figure 53. Room 11 accessible only from the front verandah, looking south towards casement window (element, 2021)





Figure 54. Room 3 looking east. Later ceiling linings have been nailed to the underside of rafters | (element, 2021)



Figure 56. Room 2 looking east noting infill panelling, louvres and later fitout (element, 2021)



Figure 55. Room 3 looking north-east. Fireplace to the northern elevation can be seen to the left with simple timber mantle surround similar to those evident in the core rooms (element, 2021)



Figure 57. Room 2 looking west noting infill panelling, louvres and later fitout (element, 2021)





Figure 58. External view of detached kitchen noting guttering to western edge and cottage visible beyond (element, 2021)



Figure 60. Aerial view of detached kitchen noting proximity to main cottage (element, 2021)



Figure 59. External view of detached kitchen looking east noting holes through stonework and cottage visible beyond (element, 2021)



Figure 61. Internal view of kitchen (Room 1) looking west with infill partitioning and shower fitout visible (element, 2021)



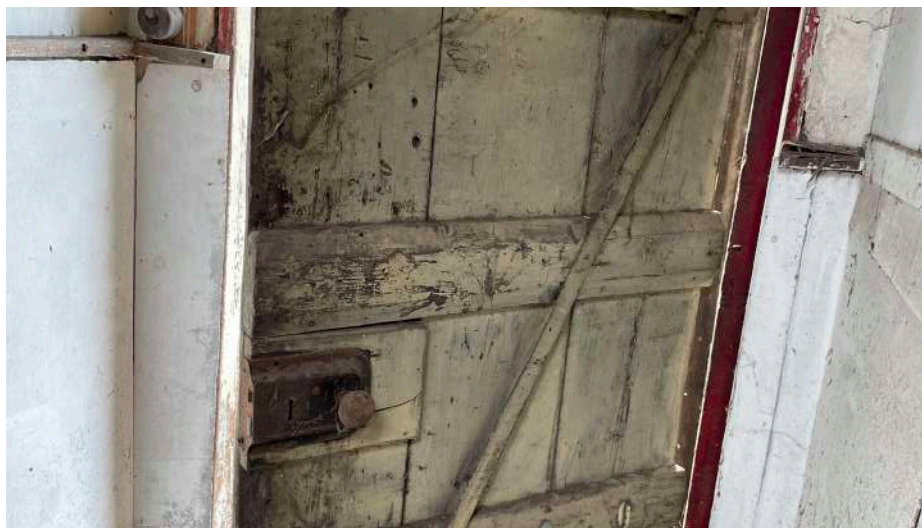


Figure 62. Ledged and braced timber entry door to detached kitchen (element, 2021)



Figure 64. Chimney to detached kitchen (element, 2021)



Figure 63. Northern window to detached kitchen noting missing timber joinery and glazing (element, 2021)



Figure 65. Fireplace to detached kitchen noting significant holes to low level stonework (element, 2021)



## 2.2.4 Description of Outbuildings

A short distance southwest of the cottage is a toilet outhouse, constructed of masonry. The walls are made of pressed shale blend bricks, rendered with a cement based mortar. The roof of this structure is no longer extant and the walls are open to the elements. Further back in the site is the laundry outhouse, of a more substantial size, and constructed of limestone with a pitched corrugated iron roof. Limestone employed for the walls of this building is the same as that used for the cottage but has not been painted or rendered. Significant vegetation growth surrounds this structure including a creeper vine which has grown up to the underside of the roof sheeting. An opening remains extant to the north wall, but it is unclear due to vegetation growth if the door itself remains. A small window can also be seen to the centre of the south wall, but this is again covered by significant growth making details difficult to ascertain. Internal access to this structure was not possible at the time of inspection.

Previous assessment noted a tall timber tankstand, and a patent steel framed windmill also existing within the rear area of the lot. Remnants of these structures are present within the overgrown shrubs. They are believed to have collapsed at some point since the 1999 report was prepared. Two round corrugated water tanks remain, one of which is lying on its side likely due to the collapse of the tankstand.



Figure 66. Aerial view of outbuildings noting roofless toilet building closest to main cottage, water tanks behind, and larger outbuilding towards the rear of the lot (element, 2021)



Figure 67. Aerial view to rear of the lot looking west noting exposed toilet structure, collapsed water tank and overgrown laundry structure beyond (element, 2021)



Figure 68. Aerial view over toilet structure and water tanks (element, 2021)





Figure 69. View from rear of lot towards main cottage noting outbuildings in the foreground (element, 2021)



Figure 71. Aerial view of laundry (element, 2021)



Figure 70. Collapsed water tank and roofless toilet outhouse with cottage visible beyond (element, 2021)



Figure 72. View of laundry looking south. Access opening can just be seen through the creeper overgrowth (element, 2021)





Figure 73. View of laundry looking north-west. Window opening to the southern face can just be seen through the creeper overgrowth (element, 2021)

### 2.2.5 Assessment of Physical Condition

Based on review of the previous CMP and a site visit undertaken in November of 2021, *Day Cottage* has seen some further deterioration since the preparation of the original report. This is particularly evident to the outbuildings, some of which have collapsed or are missing elements such as roofs and doors. The main cottage has also seen some change, with additional roof sheets missing and deterioration of the timber shingles where they have been exposed below. Additional damage was also noted to several openings including additional broken glazing and deterioration of timber framing and structure where it has been exposed to the elements.

No additional technical reports have been used to inform the preparation of this CMP to provide an understanding of the condition of the place. It is recommended that as a minimum a structural condition inspection is undertaken prior to specifying any conservation works.

### 3. Analysis of Evidence

This section provides a sequence of development based on the documentary and physical evidence. It also provides an analysis of the thematic associations. A detailed comparative analysis between *Day Cottage* and other similar places at the local, State and national level is included in Appendix 4.

Sequence of development

Year	Event
1858	A stone cottage is constructed on the site. This is believed to have later become the cottage's detached kitchen which is still extant.
1860s	Another structure was erected besides the first to accommodate the expanding family. No evidence has been found that could show precisely where this structure was located, although it is thought likely to be the two and front rooms (R6 and R8) and front verandah of the existing cottage.
c.1883	The full extent of the existing cottage, <i>Day Cottage</i> , was constructed during this time.

Year	Event
c.1895	<p>Two photographs taken at this time show the cottage to have reached a stage of development similar to its present state. Features of interest in these photographs are as follows:</p> <ul style="list-style-type: none"> <li>• a signboard is located on the roof, and a caption below one of the photographs reads "Day's Hotel, Rockingham"</li> <li>• the area in front of the building is sand devoid of vegetation. From the northeast corner of the cottage is a short length of picket fencing, behind which are plantings (vines or fruit trees)</li> <li>• the masonry of the building is essentially the same as it appears today, although the front walls appear to be painted a lighter tone</li> <li>• the roof is clad with shingles, although an area over the northeast corner of the cottage appears to be clad in a lighter material, possibly corrugated galvanised iron</li> <li>• there are no gutters at the eaves of the roof</li> <li>• the roof of the front verandah is a pitched less steeply than the flanking areas of roof, and its outer edge does not project out past the plane of the front wall. The top plate of the verandah edge appears to be level with the adjacent wall plates. There appears to be no decking so the floor may be compacted soil</li> <li>• the verandah posts are painted in two tones – the central part (chamfered portion) is a light colour while the ends are darker</li> <li>• the verandah floor has little elevation in relation to the ground in front of the building, but the nature of the verandah's construction cannot be determined</li> <li>• the window in the northeast room has six panes of two vertical and three horizontal divisions</li> </ul>
1942	<p>The following details are evident from the aerial photograph taken at this time:</p> <ul style="list-style-type: none"> <li>• the pattern of clearing makes it obvious that the area located in the southeastern corner of Location 72, and land south of the cottage had not been cleared</li> <li>• the laundry building is evident, and a small outbuilding (possibly a privy) is located on this boundary in line with the southwest corner of the cottage</li> <li>• there is a cluster of trees in the vicinity of the well</li> <li>• a substantial building, possibly a barn, is located approximately 20 metres northwest of the cottage, with its long axis oriented north-south</li> </ul>



Year	Event
1969	The property was expanded with the acquisition of Cockburn Sound Locations 726 and 738 in addition to Location 72.
1970	Photographs of the cottage from the National Trust's archives show the following: <ul style="list-style-type: none"><li>the roof is clad in corrugated galvanised iron (apparently quite old), without eaves gutters</li><li>the place appears to be inhabited, though some of the sheeting on the front verandah was missing and the eastern end of the skillion on the south side of the cottage was collapsed</li><li>both the privy and laundry are evident</li></ul>
1972	The aerial photograph of this date shows the following: <ul style="list-style-type: none"><li>a considerable infrastructure relating to the stabling of horses had been established on the property, but the main stables building, racetrack and new house had not yet been built</li><li>there appears to a cluster of trees behind the cottage, in the vicinity of the well, although the canopies of these trees are not extensive</li></ul>
1970s	The main stables building was constructed, and a racetrack made around the perimeter of the property.  The existing bathroom and kitchen fit-out is believed to have been installed around this time.
c.1975 /80	The new house was constructed to the north of the cottage.

### 3.1 Comparative Analysis

#### 3.1.1 Historic Themes

Comparative analysis primarily considers other places with similar use, period, region, style and/or associations to the subject place. In order to determine the basis for the selection of comparable places, it is useful to identify the principal historic themes associated with the place. The following themes are the most relevant to *Day Cottage*:

Ref	Theme
Heritage Council of WA Heritage Themes <sup>6</sup>	
104	Land allocation and subdivision
301	Grazing, pastoralism and dairying
311	Hospitality industry and tourism
602	Early settlers
Australian Historic Themes Framework <sup>7</sup>	
2.5	Promoting settlement on the land through selection and group settlement
3.21	Accommodating travellers/catering for tourists
3.4	Developing sheep and cattle industries

### 3.2 Conclusion

*Day Cottage* is a rare example of a dwelling dating to the colonial period of Western Australia, which has been despite its ongoing deterioration has been preserved in a highly authentic state. Water ingress has been minimal to date and It appears to be in a structurally sound condition but this would have to be confirmed by a structural engineer.

## 4. Assessment of Significance

The assessment of the cultural heritage values of *Day Cottage* draws from the cultural heritage values identified in the HCWA Entry documentation.

### 4.1 Cultural Heritage Values

In determining whether a place has cultural heritage significance to the State of Western Australia, the assessment must have regard to nine criteria, as set out in the *Heritage Act 2018*.

#### **A - Importance in demonstrating the evolution or pattern of Western Australia's history.**

The place has historic value as one of the earliest land grants in the Rockingham region, Location 72 being taken up in 1866. The cottage on the property is among the region's oldest build structures.

#### **B - Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage.**

*Day Cottage* is a rare example of a dwelling dating to the colonial period of Western Australia, which has been preserved in a highly authentic state and in a structurally sound condition.

*Day Cottage* is a crucial component of a rare cultural landscape, East Rockingham, which comprises a moderately intact collection of colonial buildings and recognisable sites of early settlement. Few districts, particularly within such close range of Perth, are able to boast of a comparable cultural environment.

#### **C - Potential to yield information that will contribute to an understanding of Western Australia's history.**

*Day Cottage* has value as a research site for cultural heritage. The state in which the cottage has been preserved – with an intact shingled roof, evidence of early paint work, and minimal modifications – provides an opportunity for the study of a highly authentic colonial dwelling that is in a relatively sound structural condition and remains largely undisturbed. It is also highly probable that the site contains archaeological remains that would have the potential to provide information relating to domestic life during an early period of settlement in this state. The amount of available historical documentation relating to the place further enhances its value to the historical archaeologist and architectural historian.

The place also has some interest from a cultural-geological point of view: the stone employed in the construction of most of the old buildings on the site is a vuggy lacustrine limestone which, apart from in the Cockburn Sound region, is not usually quarried for building purposes. *Day Cottage* is one of the older surviving buildings constructed of this stone type.

#### **D - Its importance in demonstrating the characteristics of a broader class of places.**

*Day Cottage* is representative of vernacular cottages constructed during the colonial period in Western Australia. The more or less symmetrical composition of the front elevation, spreading form of the hipped roof, prominent verandah, use of local materials and planning with a detached kitchen at the rear, are all characteristic of this building type.



**E - Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations.**

*Day Cottage* is among a number of significant sites in East Rockingham which provide the district with a sense of history and permanence. The importance of these places is heightened by the future industrial development which is likely to substantially alter the character of the district.

The place is also valued by long term residents of Rockingham and, to some extent, descendants of the Day family, because of its social and cultural associations. *Day Cottage* is the most tangible connection that descendants of the family have with their forebears, and which residents of Rockingham have with these pioneers of their district. Local residents, particularly those connected with the Rockingham Historical Society, have as early as 1970 demonstrated a keen interest in the preservation of *Day Cottage*.

**F - Its importance in exhibiting particular aesthetic characteristics valued by any group or community.**

The highly picturesque qualities of this cottage, together with the weathered patina that its wall and roofing materials have acquired over the years, has made it one of the more evocative domestic buildings of the colonial period in Western Australia. This is demonstrated by the fact that a photographic image of *Day Cottage* was included on the cover of a book dealing with the heritage of Australia<sup>56</sup>, and that artists have repeatedly used the building as a subject for their work.

The simple vernacular form of the cottage, with its almost symmetrical façade, minimal ornamentation and spreading hipped roof, is demonstrative of the colonial approach to the design of domestic housing.

*Day Cottage* is located close to Day Road, and is a visually prominent element in the East Rockingham landscape. It is one of a number of landmark buildings in the area.

**G - Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history.**

The place has value for its close association with the Day family. William and Susan Day were early settlers of the district, and their son, Henry Day, remained in the district for many years working as a stockman on the Chesterfield and Mona's Mount properties.

The place also has some significance for its association with Jabez White, the initial owner of the property, who became well known as an early settler of the Gosnells foothills and builder of one of the first flour mills in the Canning Region.

**H - Its importance in demonstrating a high degree of creative or technical achievement.**

The place demonstrates the technical vernacular of construction in the late colonial period by its use of local materials and techniques. This is best demonstrated in the mass limestone masonry walls, shingle roof cladding and sweeping overhanging eaves and verandah.

**I - Any other characteristic it may have that is relevant to the assessment of cultural heritage significance.**

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## 5. Statement of Cultural Heritage Significance

The statement of significance defines the cultural heritage significance of *Day Cottage* in a succinct statement and forms the basis for the conservation management policies. It has been extracted from the Register entry document. Since this statement was prepared the site has altered and edits to the statement to reflect this evolution in context.

*Day Cottage, a colonial vernacular cottage with limestone masonry walls and shingle clad roof covered in corrugated iron, together with two outbuildings, windmill, tankstand<sup>55</sup> has cultural heritage significance for the following reasons:*

*the place is a rare example of a dwelling dating to the colonial period of Western Australia, which has been preserved in a highly authentic state and in a structurally sound condition;*

*the construction of the cottage is of technical interest as an example of construction methods employed in the mid to late nineteenth century in rural areas in Western Australia. Of particular interest are the planning of the building, the type of masonry employed and the intact shingle roof;*

*the place is an important component of the collection of extant colonial buildings at East Rockingham;*

*the place is one of the older established properties in the locality, and has social value because of its long-standing association with the Day family who were prominent in local social and civic affairs; and,*

*the place is recognised as having aesthetic value, and over the past three decades has been a favourite subject of artists and photographers.*

*The racetrack which cuts the building off from Day road is intrusive to the character of the place.*

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<sup>55</sup> The windmill and tank stand are no longer extant. Some remnants may be located in the undergrowth. The mature trees that were noted as significant elements previously are now gone.





## 6. Graded Zones and Elements of Significance

The Heritage Council's 'An Information Guide to Conservation Management Plans' Heritage Council (2013) outlines a five-tier grading system to identify zones, sections and elements of significance within a heritage place as a means to assist in management. It should be noted that:

- These grades are considered in a State context and all five tiers may not apply to each place. This will depend on the nature of the place and the assessment of significance.
- All parts of the study area, including landscape, archaeological potential, setting, buildings, physical features and elements are assessed.
- Areas and elements within each grading are managed differently. In general, the higher the level of significance of the place or element, the greater care needs to be taken in determining actions which may affect its heritage values.

The significance levels are:

Level	Explanation
<b>Exceptional significance</b>	Places or items of exceptional significance would warrant inclusion on any register of heritage places. Conservation is essential. This ranking is within a National context.
<b>Considerable significance</b>	Places or items of considerable significance have a high sensitivity to change, and conservation is essential with 'like for like' repairs where required. Minimal alteration is possible to sustain the fabric and ongoing use of the place.  Places of this level warrant inclusion for entry in the State Register of Heritage Places.

Level	Explanation
<b>Some significance</b>	Items of some significance are important in terms of the place as a whole and conservation is recommended. There is the ability to accept some alteration to suit contemporary requirements.  Places of this level are at the threshold for entry into the State Register of Heritage Places or the LGA's Statutory Heritage List.
<b>Little significance</b>	Items of little significance can include additions and alterations made to accommodate changing requirements. Where necessary, they can be removed or altered for adaptive or other conservation works. Conservation is not essential.  Places of this level are below threshold for any heritage list. They neither contributes nor detract from the significance of the place.
<b>Intrusive elements</b>	Intrusive elements are those that visually detract from or have an adverse effect on the significance of the place. It is important to note that an element of significance in its own right may detract from another element of significance and thus be both significant and intrusive.

### 6.1 Overall Significance of the Place

On the basis of this assessment, *Day Cottage* is deemed to be of 'Exceptional' local significance and a place of 'Considerable' significance within the state context.

## 6.2 Zones and Elements of Significance

*Day Cottage* demonstrates various phases of change, and there is a varied relationship between the historic and contemporary built fabric and the tangible and intangible heritage values. The following section outlines the level of significance of each of the elements of the place.

Elements of Considerable Significance:

- cottage (including kitchen, floor plan, original fixtures and fittings)
- setting of the cottage and eastern portion of the site

Elements of Some Significance:

- laundry
- setting of the cottage to the western portion of the site
- tankstand (archaeological remnants only)
- privy/WC (ruin)
- windmill (archaeological remnants only)

Elements of Little Significance:

- adaptation of the detached kitchen to create a bathroom and laundry
- refurbishment of the northwest corner of the cottage to create a kitchen
- ceilings in the cottage
- concrete floors

Intrusive elements

- the racetrack which added in the 1970s and cuts the building off from the road and associated fencing

# LEGEND

AREAS OF CONSIDERABLE SIGNIFICANCE

AREAS OF SOME SIGNIFICANCE

AREAS OF LITTLE SIGNIFICANCE

AREAS OF INTRUSIVE

R# ROOM NUMBER

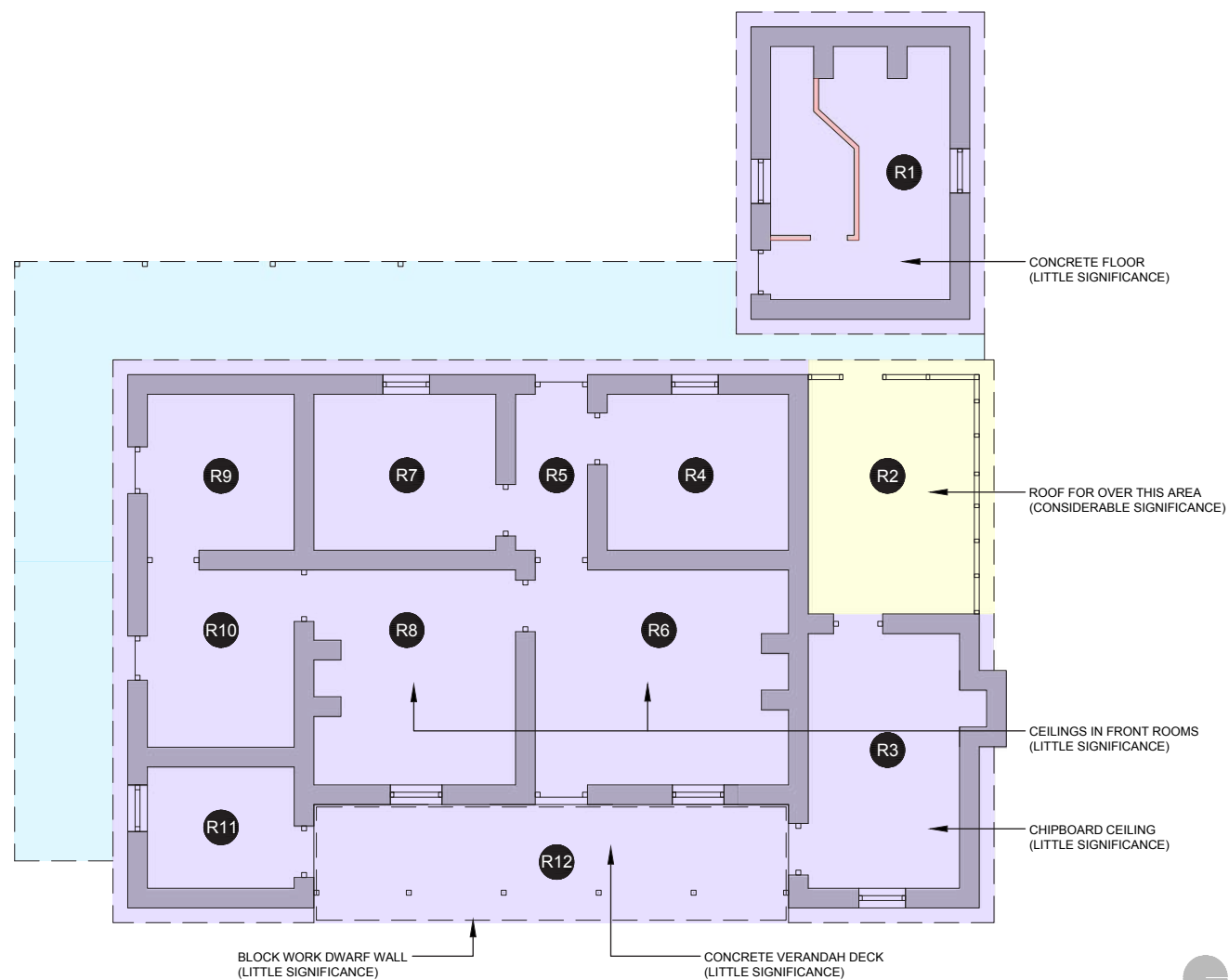


Figure 74. Areas of Significance - Cottage and detached kitchen (element 2021)



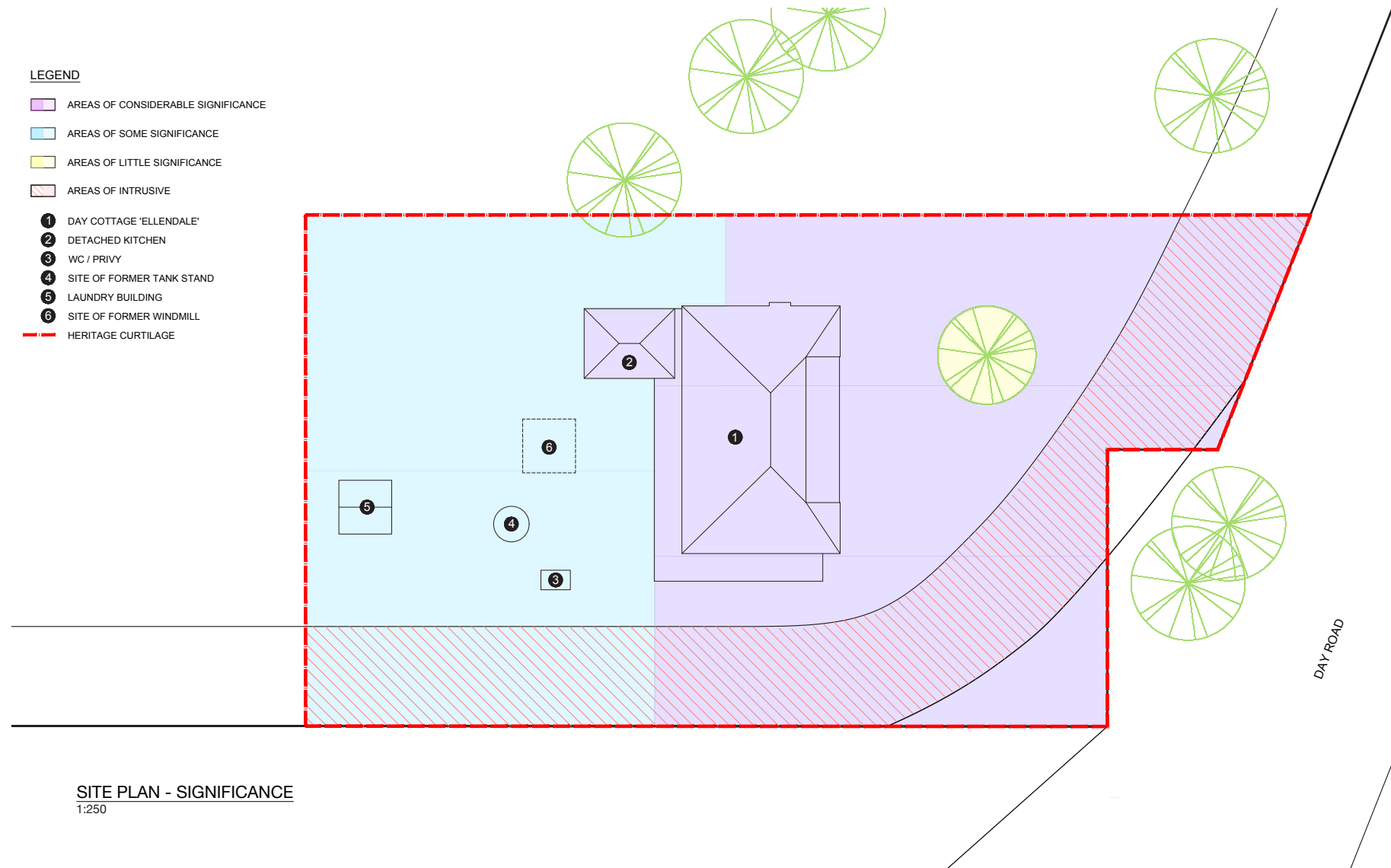


Figure 75. Areas of significance - Site plan (element, 2022).

## 7. Conservation Policy

This section provides an overall guiding framework for the conservation and retention of the cultural significance of *Day Cottage*.

The policies in this section establish courses of action in consideration of care, change, development and cultural management of the site. Based on the Statement of Significance and the evidence presented in the previous sections, the following policies address how to:

- Retain and reveal significance
- Consider compatible use
- Guide future development in proximity to *Day Cottage*
- Recognise and meet statutory requirements
- Understand the current constraints and opportunities

### 7.1 Key Policy Statements

#### 7.1.1 Overarching Principles

*Day Cottage* has a considerable degree of heritage significance to the people of Western Australia. The following overarching principles will apply:

- Future use of *Day Cottage* to facilitate the conservation should be a focus of the ongoing management of the place by the owners.
- There is a current risk to the property suffering accelerated decay and damage caused by vandalism that needs to be addressed immediately.
- Future management of *Day Cottage* should conserve and reveal its significance within the statutory and strategic requirements set out in this CMP.

- The management and implementation of the policies set out in this plan are the responsibility of the property owner.
- Where change occurs, it must be in accordance with this document and policies and be sympathetic to the heritage values of *Day Cottage*.

#### 7.1.2 Acceptance of Approach

The following conservation policies are guided by the assessment of significance of the place as outlined in this Conservation Management Plan.

*Policy 1. The assessment of significance for the place as outlined in this document should be accepted as the basis for the conservation and planning for Day Cottage.*

*Policy 2. All future decisions relating to use or any other matters likely to affect the heritage value of Day Cottage should be made with reference to this Conservation Management Plan.*

#### 7.1.3 General Approaches to Zones and Levels of Significance

The levels of significance as outlined earlier in this document provide a guide to conservation actions. Greater care is to be taken for fabric and elements of more significance. Adaption, and in some cases, removal of fabric is possible for elements of lesser significance, provided the appropriate statutory approvals are granted.

*Policy 3. The greater the significance of an element of fabric or a feature of the place, the more care should be taken in actions which may affect it.*

*Policy 4. Items identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy.*

*Policy 5. Items identified as having Some significance should be retained and conserved where possible. If removed, their significance should be recognised through an archival record.*

*Policy 6. Items identified as having Little significance may be restored, modified or removed to accommodate future use.*

*Policy 7. Items identified as being Intrusive should be removed or their impact ameliorated as part of future use.*

## 7.1.4 Use of the Burra Charter

The *Burra Charter* sets out the principles for the conservation of heritage places in Australia. It forms an important reference document for the present and future custodians of Day Cottage and may assist in resolving any issues relating to the conservation of the place that are not explicitly dealt with in this Conservation Management Plan.

*Policy 8. In addition to this CMP, the principles and processes set out in the Burra Charter should be used to inform decisions relating to the conservation of the place.*

*Policy 9. Article 3.1 of the Burra Charter (AICOMOS 2013) states that 'conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.'*

## 7.1.5 Expert Advice

Caring for a culturally significant place requires expert skills. The input of people with expertise in specialised areas of conservation may also be needed from time to time.

*Policy 10. Any proposed works to the significant elements of the place should be considered with the input of a recognised heritage practitioner and appropriate specialist advice should be sought as required.*

*Policy 11. A structural investigation should be undertaken as a matter of priority with advice provided by a structural engineer with heritage expertise.*

*Policy 12. The preparation of any reports, guidelines, or technical management plans for Day Cottage should be informed by this CMP, and an integrated approach is recommended.*

## 7.1.6 Records

The need to keep publicly available records about places of cultural significance is guided by the *Burra Charter*. It is recommended that a record of the building containing relevant documentation and places is kept by the owners. If maintained and added to over time, the records will continue to be of use to future generations.

*Policy 13. A record of actions that have affected the place should be maintained by the owner.*

*Policy 14. The preparation of archival records prior to any major change provides an invaluable research tool for future generations and should be undertaken with care.*

*Policy 15. In accordance with the WA Legal Deposit Act 2012, we recommend a copy of this Conservation Management Plan should be placed in the Battye Library of Western Australian History at the State Library, City of Rockingham local history centre and/or local historical society, and the Heritage Council of Western Australia's library. A digital copy should be submitted to the National Library of Australia via the National e-deposit (<https://ned.gov.au/ned/>).*

## 7.1.7 Review of Conservation Management Plan

New documentary and physical evidence may come to light after the development of this Conservation Management Plan. This may afford a further interpretation of the place, its significance and the way it should be managed. Circumstances relating to the custody, management and conservation of the place are also likely to change over time. For this reason, the periodic updating of the Conservation Management Plan for Day Cottage will be necessary.

*Policy 16. The Conservation Management Plan should be reviewed every ten years to take into account the effects of the passage of time, conservation and adaption works, the applicability of the Conservation Policies and to assess the manner in which they have been implemented.*

## 7.1.8 Management

This Conservation Management Plan should be adopted by the owner and any future leaseholders. The owner and leaseholders should be committed to ensure management arrangements and resources to the extent that they are available and provide support and processes to facilitate the effective implementation of this CMP.



*Policy 17. Owners of Day Cottage should retain a copy of this CMP for reference to inform all future management and change relating to the place.*

*Policy 18. The maintenance schedule contained within this CMP should form a key part of the asset management for this building and be applied as per the timeframes. Resources should be allocated to appropriately deliver the required maintenance.*

## 7.2 Compatible Future Use

### 7.2.1 Future Development

Day Cottage is a highly intact heritage building located within an emerging industrial context. There is ability for Day Cottage to accommodate new uses that complement that emerging context. Consideration of future uses should be informed by this CMP with equal consideration given to economic sustainability.

The Burra Charter does not seek to prevent new development. The goal of the Burra Charter is to set out the way in which new work “should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material.”<sup>8</sup> Potential exists for new development on the site and in proximity to it. It is important for any future development to respect the identified aspects of significance that remain within the site.

New work will become part of the history of the place and therefore it is important not to confuse the story by depicting new work as old. Whilst contemporary design approaches are appropriate, it is important that such designs do not dominate or draw focus away from the simple colonial vernacular aesthetic values of Day Cottage.

*Policy 19. Future development must be informed by this CMP and have due regard for the relevant statutory planning and heritage framework.*

*Policy 20. Careful planning of the future industrial estate in proximity to Day Cottage will be required to ensure that the heritage values of the place are respected whilst developing the industrial estate.*

*Policy 21. Future subdivision of the lot should allow sufficient space for future enabling development to occur. The heritage curtilage should not form its own lot in isolation as this will limit ability for new buildings to alleviate pressure on the setting and adaptation of heritage fabric.*

*Policy 22. Any proposed major changes should be accompanied by a heritage impact statement in a manner that is consistent with the Heritage Council of WA’s guidelines.*

*Policy 23. New buildings on the site should not be built in front of or otherwise diminish views toward the cottage from the east (front of the cottage). Refer to Figure 76 to inform location of possible future development.*

*Policy 24. New additions abutting the cottage may be possible, particularly if they reduce the need for internal alteration of the cottage. Such additions should be single storey and located to the western side of the cottage. Refer to Figure 76 for guidance on possible location.*

*Policy 25. Future development should allow for substantial amount of open space within the curtilage of Day Cottage, particularly in the front setback reflective of its historic setting.*

*Policy 26. Areas of Considerable significance should be retained and conserved. Minor alteration possible to ensure viable on-going use.*

*Policy 27. Areas of Some significance should be retained and conserved but may be altered with some limited new development to assist in viable on-going use of the cottage.*

### 7.2.2 Compatible Use

Ensuring the continued use of a heritage place is considered one of the most effective ways of ensuring its conservation. Day Cottage has seen a range of uses since its first development, which has enabled its survival. It was a family residence and was then associated with horse training and racing. It has retained a domestic colonial era vernacular which forms a key part of its significance. Retaining that character in its future use will be an important conservation outcome. Some alteration and adaptation can be achieved in a manner that does not irreversibly negatively impact on the significant fabric.

*Policy 28. Any change of use should ensure that the original use/s and associated significance are interpreted to provide an ongoing link with the history of the place.*

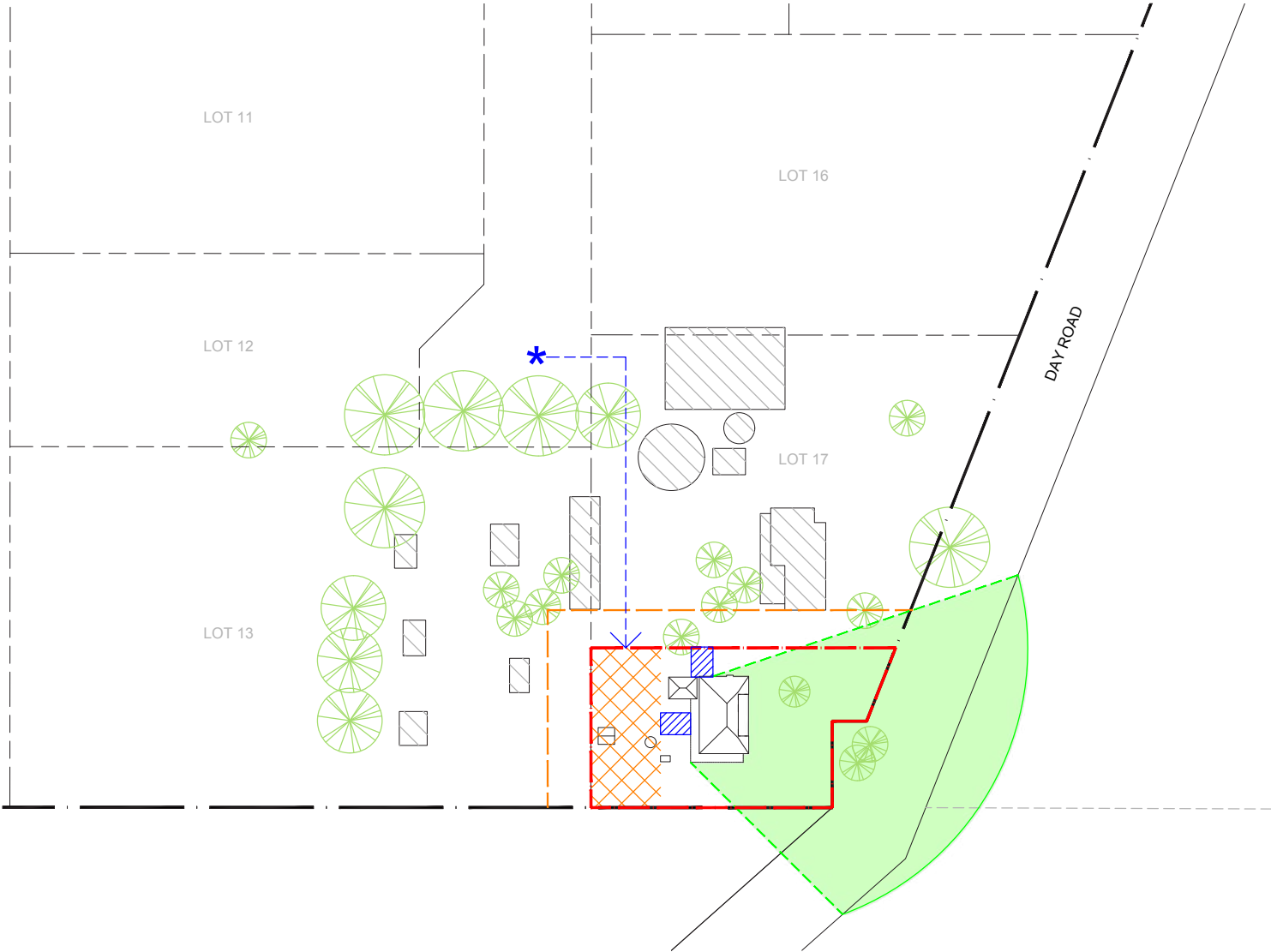
*Policy 29. Until a new use is found for Day Cottage the place should continue to be secured from vandalism and made watertight with a programme of ongoing maintenance initiated.*

*Policy 30. There are opportunities for new uses of Day Cottage, however these are likely to be restricted to uses that are acceptable in an industrial zone such as an office or the like. The compatibility and feasibility of any new use should be tested against the significance of the place.*

*Policy 31. The most compatible use will involve limited change to the floor plan so as to retain the both the internal and external authenticity of the cottage.*

LEGEND

- PRIMARY VIEWS OF COTTAGE
- EXISTING BUILDINGS & STRUCTURES PROPOSED FOR FUTURE DEMOLITION
- FUTURE ADDITIONS MAY BE CONSIDERED PENDING DISCUSSION WITH HERITAGE COUNCIL
- FUTURE LINKS TO FACILITATE ADAPTIVE REUSE
- FUTURE VEHICULAR ACCESS TO DAY COTTAGE
- HERITAGE CURTILAGE
- BUFFER ZONE



SITE PLAN - FUTURE DEVELOPMENT

1:1000 @ A3

Figure 76. Areas of potential future development (element, 2022).

## 7.3 Policies Relating to the Physical Setting

The ongoing care of *Day Cottage* involves a range of responsibilities to ensure that the heritage values of the place are conserved, managed and interpreted for current and future generations. There is a need to manage the relationship between the historic fabric and future built form and the tangible and intangible heritage values, so cultural values are understood, celebrated and cared for by site managers, users and all stakeholders involved. As guiding principles, the following conservation policies relate to conserving the setting, the buildings and associated infrastructure.

### 7.3.1 Site and Surrounds

*Day Cottage* is part of the Rockingham Industrial Estate so the inevitable new development associated with that use will impact its setting. However a buffer zone to the north and west and the protection of the key view from the east will assist in mitigating this impact. As discussed in the Policies for Future Development, new development could enable the conservation of *Day Cottage* through its adaptive reuse and with careful consideration be a positive heritage outcome.

*Policy 32. New structures proposed for the Rockingham Industrial Estate that are in proximity to Day Cottage should be located so that facilitate the adaptive reuse of the cottage and provide a buffer of low scale development or landscaping to mitigate their impact. Refer to Figure 76 to inform the location of future development in proximity to Day Cottage.*

### 7.3.2 Views

The setting of *Day Cottage* has evolved over time and the primary views to the building from the public realm have been somewhat impacted by the racetrack and disconnection of the place from Day Road, however views from the eastern side remain the primary vista of the place enhancing its connection with heritage places in East Rockingham.

*Policy 33. New development must recognise the heritage significance and values associated with the place; and should not intrude on important views and vistas to the place from the east.*

*Policy 34. Visual clutter should be avoided within the important views and vistas to and from the site. In an industrial context consideration should be given for storage and set down areas being located west of the cottage.*

### 7.3.3 Landscaping

The landscaping of *Day Cottage* retains a semi-rural character reflective of its historical context and has a role to play in conserving and interpreting the significance of the cottage.

*Policy 35. New landscaping within the curtilage should be reflective of the historic semi-rural setting of the property, especially as viewed from Day Road. Hard stands should be avoided.*

*Policy 36. New landscaping should not create damp conditions at the base of masonry walls. This means directing reticulation away from the cottage, not locating garden beds at the base of the walls and not abutting the cottage with concrete or other impervious finishes.*

### 7.3.4 Pedestrian and vehicle access

Pedestrian and vehicle access to *Day Cottage* will be defined by the emerging road infrastructure. Currently there is no direct access to the place from Day Road. Access from Day Road could be reinstated, but future changes to the road network in the locality may include the closure of Day Road. Therefore provision for alternative future vehicular access needs to be provided in the Rockingham Industrial Estate planning, in a manner that does not unduly impact on the setting while also providing for the adaptive reuse of the place.

*Policy 37. Provision for vehicular access to the site should be included in the planning for the Rockingham Industrial Estate to ensure that the property can be accessed for maintenance and for its adaptive reuse.*

*Policy 38. Pedestrian movement in and around the site should be maintained with designated footpaths designed in free draining and aesthetically compatible finishes.*



## 7.4 Policies Arising from the Physical Condition of the Place

The condition of *Day Cottage* has been assessed and the scope of prioritised conservation works are listed in section 8 of this CMP. Generally, the cottage is in a poor condition but remains largely watertight despite the corroded and missing roof sheets. To protect the building from accelerated decay repairs to the external envelope are time critical. This includes enhancing the security of the site to stop unauthorised access.

*Policy 39. Day Cottage should be preserved with a light touch to ensure that the authenticity and historic patina of its age remain apparent. Every effort should be taken to preserve original elements in situ and reconstruction, or replacement should only occur where an element is in an unsalvageable condition or severely impedes the practical use of the building*

*Policy 40. A structural engineer and hazardous material reports should be prepared at the earliest opportunity.*

*Policy 41. Record and remove all detritus from the interior of the cottage and in proximity of the cottage. Furniture and detached pieces of the building's fabric should be stored somewhere else on site to be used or inform future conservation works*

*Policy 42. The elements of Considerable significance should be conserved with changes limited to those which enhance the cultural heritage value of the place through addressing building and maintenance issues. They should be conserved in keeping with the prioritisation listed in section 8 of this CMP.*

*Policy 43. The elements of Some significance have greater flexibility for alteration but should be conserved and maintained where possible. If these elements are required to be removed they should be maintained until such time as that approach receives statutory approval.*

*Policy 44. As part of the adaptive reuse approach any upgrading and adapting extant structure to bring it up to modern standards should be undertaken with great care to avoid impacting the authenticity and intactness of the place.*

*Policy 45. Any change to the building for contemporary development should look to utilise existing connection points and limit new penetrations to the original fabric.*

### 7.4.1 Roof and Rainwater disposal

The original shingle roofs are located beneath the corroding galvanized short sheets. The roof is in a poor condition and should be urgently repaired. The following should guide specification of those works.

*Policy 46. The roof sheets are in varying stages of corrosion which have a patina reflective of the building's history. Where the existing roof sheets are watertight and are able to be used they should be retained and conserved and a preservative should be applied. New short sheet galvanised iron is to be used where sheets are to be replaced. Fixing should be traditional screw shank nails rather than tech-screws.*

*Policy 47. The original shingled roofing of the cottage and detached kitchen should be preserved as an authentic example of this type of construction beneath a new galvanised iron roof cladding. If the battens to the shingled roofing require repair then this should be in accordance with the same provisions as Policy 49. New timber battens may replace the existing on top of shingles for fixing roof sheets.*

*Policy 48. Gutters were not originally located on the building and should generally be avoided. Rainwater should be directed away from the building through the landscape treatment. If gutters are essential they should be of a simple ogee profile in galvanised iron.*

*Policy 49. The front veranda should be reconstructed incorporating as much of the original timber (or salvaged timber) as possible using scarf joints splicing new members into old. If new lengths of timber need to be entirely replaced they should match the original in species (if available), form and size.*

### 7.4.2 Masonry

The external masonry and associated finishes are intrinsic to the survival and presentation of the building. Meticulous high quality conservation is required.

*Policy 50. All masonry units should be retained and conserved in situ. Where specific individual units are beyond salvageable re-use they may be replaced under the specification of a heritage architect.*

*Policy 51. Areas of fretted mortar pointing should be removed and replaced with a lime mortar to match the original in composition and appearance. Finishing of the pointing should match original examples adjacent.*

*Policy 52. The external decorative finishes found on the eastern elevation should be retained and conserved. Reinstating the full extent of the ashlar-ruled lime render should be undertaken to match the original. It should be finished with an 'orange'/copperas' limewash finish to match the original.*

### 7.4.3 Timber joinery

Day Cottage retains many of its original timber joinery fixtures and fittings including doors, windows, fireplaces, skirtings and architraves. These all contribute to the significance of the place and should be retained and conserved with minor change to facilitate their preservation.

*Policy 53. Any extant timber fireplaces are to be retained in situ with new finishes to be based on analysis of the original or photographic evidence..*

*Policy 54. Skirtings and architraves are a typical moulding for the era of building and should be retained. Where there are missing sections or have been impacted by termite damage a matching example is to be installed.*

*Policy 55. Window and door framing elements are to be retained and conserved rather than being entirely replaced, where possible. Historic glazing should also to be retained and conserved, where possible, during any conservation process.*

### 7.4.4 Floors

Original floors may have been compacted earth with timber and concrete finishes later introduced. Timber floors offer breathable underfloor and should be conserved, concrete floors are exacerbating rising damp and should be removed.

*Policy 56. Concrete floors should be carefully removed and either replaced with timber floors or a breathable 'limecrete' type finish.*

*Policy 57. All timber floors and associated structure should be retained and conserved. Replacement timber members/boards should be installed where missing or damaged beyond repair. Floor boards should not be sanded to an even finish. Only wax or suitable breathable finish is to be applied.*

*Policy 58. Sub floor areas should be treated with antifungal and anti pest treatment.*

### 7.4.5 Ceilings

It is possible that ceilings did not originally exist in Day Cottage. The ceilings that are in place are not original. Further analysis of whether the core rooms had ceilings should be undertaken.

*Policy 59. The existing ceilings are of little significance and should be removed and further investigations carried out. If no evidence is found to confirm that original ceiling existed, consideration should be given to leaving the exposed underside of the shingle roofs.*

### 7.4.6 Painting and Décor

The internal décor and painting of the building can assist in the interpretation of the building. To facilitate preservation and accurate reconstruction of significant finishes, an analysis should be undertaken of the remnant finishes.

*Policy 60. Interior paint finishes should be informed by paint scrape analysis. Where there is a complex history of finishes it may be more desirable to preserve one sample of the layers of historic paint finishes for interpretation.*

*Policy 61. Exterior paint finishes should be informed by paint scrape analysis. Preference should be given to reinstating the earliest tones and colours used on the building to assist with accurate interpretation of the colonial vernacular style.*

### 7.4.7 Signage

Signage may be required to facilitate the future operation of Day Cottage. The location of signage should be carefully considered in relation to the domestic aesthetic of the place. Large commercial signage is likely to adversely impact on the significance of the place.

*Policy 62. A signage strategy for the place should be prepared to ensure that there is a consistent and style applied to all signage located in and around Day Cottage. The scale, quantity and style of signage should be discrete in nature and informed by the heritage significance and historic character of the place.*

*Policy 63. Signage promoting the use of the property is best located on a free standing element separate to the heritage fabric. If signage must be located on the exterior of the building it should be judicious in its presence and overall design and only fixed into mortar joints.*

### 7.4.8 Security

Day Cottage has been secured from unauthorised access through the securing of all doors and windows and the provision of a secure fencing around the site boundary until such time that a future user is secured. Security measures are important for protecting the significant fabric from vandalism, however intrusive security elements should be avoided where possible as they can detract from the visual appearance of the place.

*Policy 64. The building should continue to be secured from unauthorised access. The temporary site boundary fence should be removed when a future user has been secured.*

*Policy 65. Should additional security features be necessary at Day Cottage they should be specified to minimise the visual intrusion on the place.*

### 7.4.9 Maintenance

As noted in this report the condition of the place is poor and conservation works are needed to arrest further deterioration. Once works in the Conservation Works Schedule have been attended to, maintenance should be an ongoing undertaking.

*Policy 66. Maintenance of the place should be the single most important part of the conservation program and should be undertaken regularly on a programmed basis.*

*Policy 67. Maintenance of the place includes informed supervision of minor and major works and vigilant attention to reduce the deterioration of the physical fabric.*

### 7.4.10 Demolition

It is acknowledged that demolition of some elements of lesser significance may occur as part of the adaptive reuse and future enabling development of the place. This would be subject to development approval and support from the Heritage Council.

*Policy 68. In the event demolition of an element of the place is approved, a photographic archival record should be prepared and submitted with the Heritage Council for future referencing.*

## 7.5 Policies relating to Archaeological Potential

Given the prolonged period of residential occupation of the site, there is the potential that archaeological artefacts are likely to exist. In particular, the remnants of the former outbuildings and structures of some significance will require some further investigation to inform future change and interpretation.

It is also possible that due their many thousands of years of occupation, the Whadjuk and Binjareb Nyoongar people may also have an archaeological presence. Any future development that involves excavation should be mindful of the potential to uncover features or artefacts that relate to earlier uses of the site.

*Policy 69. An archaeological management plan (AMP) should be undertaken for the site with particular focus on the remnant structures and location of former well. Where elements of Some significance are proposed for removal, this should be based on the analysis of these elements in the AMP with recommendations for their interpretation. The AMP should also contain an artefact finds protocol and watching brief to inform site disturbance.*

*Policy 70. Future additions are likely to require excavation for construction of new structures, site infrastructure and landscaping. Ensure that contractors are aware of their obligations to protect items of potential cultural significance that may be discovered during the course of any ground disturbing works.*

*Policy 71. The advice of an archaeologist should be sought if footings of early buildings or clusters of artefacts are uncovered during ground disturbing works.*

*Policy 72. Records of projects and artefact collections from site works and disturbances should be prepared and if appropriate catalogued and curated as evidence of the earlier use of the site.*

## 7.6 Policies Arising from External Requirements

### 7.6.1 Heritage Listings

The study area is on the State Register and Local Heritage List. Therefore, any proposed change or work considered as 'development,' i.e. work that is not maintenance, will require planning and/or building permit approvals from the City, which will be referred to the HCWA for advice.

*Policy 73. Any proposal concerning Day Cottage is to be referred to the Heritage Council of Western Australia for advice.*

*Policy 74. Engagement with the City, the Heritage Council of Western Australia and any other relevant decision making body should be undertaken in the early design development stages of any major development of the site, well before the lodgement of a development application.*

### 7.6.2 Other Statutory Requirements

The provisions of health and fire regulations, the Building Code of Australia, and all other relevant Acts, Regulations and Local Laws, including the provision of access and facilities for people with disabilities will influence any future use of Day Cottage. Where compliance with a regulation or by-law would compromise the heritage value of the building, the HCWA's advice should be sought.

*Policy 75. Where elements have been assessed as having heritage significance, any works arising from requirements to comply with statutory regulations should be evaluated against this CMP to ensure minimum impact on significant fabric. Professional advice should be sought to ensure that both safety and conservation issues are fully assessed.*



### 7.6.3 Heritage Impact Statement

An appropriate means of reviewing the effect proposed changes may have on the cultural significance of a place is to obtain a professionally prepared Heritage Impact Statement. Such statements can be valuable for conservation planning, as they can be project specific in ways that this CMP, or other conservation plans, cannot be. They are also required to be submitted as part of any development application for changes to the place.

*Policy 76. Heritage Impact Statements specific to proposals for major works or new development, either at the place or in the vicinity of its setting, should be prepared and proposals modified in light of the findings.*

*Policy 77. A Heritage Impact Assessment should consider the impact of any proposal on the heritage listed Day Cottage.*

## 7.7 Policies Relating to Services and Renewable Energy Systems

### 7.7.1 Services

Should upgrading of electrical, mechanical, plumbing services be required or new services installed, care should be taken to minimise the potential impact on the significant fabric.

*Policy 78. Any required new services should be installed sympathetically and should not have an adverse visual impact either externally or internally. The installation of services should not be visible from the significant views of the place.*

*Policy 79. Future works should be cognisant of environmental sustainable design to reduce greenhouse gas emissions, decrease mains water demands, maximise waste recycling and improve waste management procedures.*

### 7.7.2 Renewable Energy

The installation of renewable energy systems on existing buildings is becoming common practice and needs to be carefully considered in relation to its potential impact upon the setting and building fabric.

*Policy 80. Any renewal energy installations should be installed inconspicuously and should not have an adverse impact on the key views and vistas of the place.*

## 7.8 Policies Relating to Interpretation

It is important to provide occupants and visitors with an appreciation of the history of *Day Cottage* through interpretation, such as photographs, signage, pamphlets and online material, so that they and others can understand, appreciate, and enjoy its heritage values and the role the place has played in the development of the area. Some owners leverage the heritage values and unique character of heritage places for their business name, logo and so on.

*Policy 81. The history and significance of Day Cottage should be conveyed to the users and visitors to the place. Key stories could include the history of:*

- *The Day family and early settlement of East Rockingham*
- *Rural living in the Colonial era*
- *Western Australian Colonial vernacular architecture*

*Policy 82. Where elements of significance are proposed for removal they should be interpreted in accordance with this CMP or future Archaeological Management Plan (AMP)..*

*Policy 83. The potential for Aboriginal archaeology finds is low at the site of Day Cottage. but should be recorded if found during the preparation of the AMP and site-specific Aboriginal stories promoted.*

*Policy 84. This Conservation Management Plan provides a valuable source for interpretation of the place and should be used to inform future interpretation. When funding opportunities arise, an Interpretation Strategy that includes the relevant stories should be prepared to inform the design, content and location of interpretation initiatives to be installed in and around Day Cottage.*



## 8. Policy Implementation

This section is concerned with the implementation of the conservation policies. It sets out the general principles of conservation works and the required conservation works prioritised from urgent to long-term. It also includes desirable conservation works that will enhance the ongoing use of the place. A recommended schedule of maintenance works is then set out to assist in scheduling regular maintenance of the place.

### 8.1 Recommended Conservation Works Schedule

#### 8.1.1 Recommended Timeframes for Conservation Works

The owner of the place is responsible for carrying out the schedule of works outlined below, and all works should be carried out in accordance with the Conservation Policies outlined in this Conservation Management Plan. Works to the fabric may vary in nature, depending on the future use of the place; however, they should generally be undertaken in order of priority.

The works are divided into five types:

- **Urgent Works** - Works that need to be addressed within one year to prevent serious damage and/or may incur higher costs if not addressed urgently
- **Short-Term Works** - Works that need to be addressed within two years to prevent serious deterioration.
- **Medium-Term Works** - Works likely to require rectification within five years.
- **Long-Term Works** - Works that can be safely and economically deferred to between five and ten years.

- **Desirable Works** - These items address desirable actions that will assist in enhancing the heritage values of the place and its ongoing use. While they could be carried out at any time, they are more likely to be achieved as part of redevelopment proposals for the site.

#### 8.1.2 General Principles of Conservation

The conservation works within this Schedule relate to the existing significant fabric that is to be retained and conserved. The approach adopted in any conservation work is based on the *Burra Charter*, Article 3.1: to do 'as much as necessary, but as little as possible' and this will form the basis of all works suggested.

- Use reversible processes wherever possible
- Retain as much of the existing material as possible by repairing, reinforcing and consolidating rather than replacing
- Use additional materials to strengthen, reinforce, prop, tie or support
- Use traditional materials and techniques wherever possible
- New work should be distinguishable from old on close inspection
- Make a record of the element or area before, during and after works



## Re-use

The first priority when undertaking any repairs should be to re-use as much of the existing fabric as possible. Preservation of the authentic fabric should take precedence over cosmetic considerations. This principle recognises that some of the original fabric will appear different from the expected and available today. It also recognises that the age of the original fabric may remain obvious and that it is not the intent to return the fabric to 'as new' appearance.

## Like for Like

As a general principle, conservation works should be carried out on the basis that any material items that need to be replaced should be done so on a 'like for like' basis. If an item is so degraded that it should be replaced, the new item may preferably match that which it replaces in material, style, pattern, finish, colour etc. In some instances, it may be appropriate to use an item firstly salvaged from another site, or secondly, specifically made to match. Where a matching item is not available either new or salvaged, then a reasonable facsimile in current production may be acceptable. A new part may be discernible from close inspection as such and no attempt made to artificially age it. This principle may be applied to all levels ranging from whole components such as doors, down to individual fixings.

## Avoid Needless Loss

Where only one part of a component is broken, consideration should be given to repairing that part rather than replacing the whole component. If possible, it is preferable that the part be left in place and repairs be carried out without removal or damage to the unbroken part.

## Not Perfect

Repairs should recognise that the place may not have been perfect in either its original, most significant or recent state. Worn fabric should be allowed to show the patina of time. Repairs may not attempt to put the fabric into a condition that it was never in or present it in 'as new' condition. A part not built 'straight' originally may not be made 'straight' to meet current standards.

## Reinstatement of Lost Features

Elements of a historic asset which contribute to its design might have been lost and their replacement might be justified. The significance of the replacement may be weighed against the original design concept. Reinstatement should be justified by strong evidence and research.

## 8.1.3 Prioritised Conservation Works Schedule

The following summary of the recommended conservation works is set out below. The schedule was prepared based on an inspection of the place carried out by element in November 2021 and detailed in the Building Condition Assessment contained in appendix B. The recommended work for the cottage are also set out on sketch roof and floor plans in Appendix C.

The recommended conservation works should be carried out by the owners or, through agreement, the leases or occupiers of the place. Any repairs should be undertaken in accordance with conservation policies, informed by this plan. The relevant policy to guide each scope item is referenced in brackets.

### Cottage and detached kitchen

#### Urgent

- Continue to secure building from illegal access by securing doors and windows and maintaining temporary security fence until a new use is found. (Policies 29 and 64)
- Inspect roof coverings and replace missing and defective roof sheeting ensuring that patinated roof sheets and underlying shingles are retained (Policies 46 and 47)
- Rainwater disposal should be holistically reviewed and improved including, downpipes and stormwater drainage. (Policy 48)
- Remove detritus that has been stored in building to mitigate fire risk. Investigate remaining furniture and where likely relevant to the history of the place, record and store for future re-use in the building (Policy 41)

#### Short Term

- Chimneys are to be inspected by a structural engineer with repairs as required to stabilise them (Policy 40)
- Limestone masonry walls are to be expertly conserved using like for like materials to match original appearance. (Policies 50,51 and 52)
- Cracking in masonry walls are to be inspected by a structural engineer with repairs as required to stabilise them. (Policy 40)
- Reconstruct timber verandah on east elevation to match original design (Policy 49)
- Conserve external doors and windows to bring them into weathertight condition including replacement where required, and repairs to missing or broken glazing. (Policy 55)
- Repaint all external timber joinery in colour finish based on paint scrape analysis. (Policy 60 and 61)

- Elements suspected of containing asbestos should be analysed to determine suitable action for their removal and disposal (Policy 75)
- Record and remove collapsed and ruined out buildings following analysis of significance by archaeologists (Policy 68)

#### Medium term

- Roof structure to be inspected by a structural engineer with repairs as required to stabilise original structure (Policy 40)
- Repair or replace timber floor boards demonstrating visible decay to match existing in all visual and physical characteristics (Policy 57)
- Carefully lift timber floors to investigate subfloor ventilation before relaying and oiling timbers (Policy 57 and 58)
- Structural engineer to inspect fireplaces and chimneys breasts with masonry repairs identified undertaken as required (Policy 40)
- Inspect concrete elements in conjunction with a specialist heritage structural engineer to understand integrity and determine appropriate removal methodology. Including floors and other hard standing. (Policies 40 and 56)
- Timber fireplace surrounds to be repaired and repainted (Policy 53)
- Investigate the existing ceilings to determine whether they were original and retain or replace to suit future requirement taking into account the conclusion of that analysis (Policy 59)
- Investigate source of rising damp and remove cement render from Room 7 before reinstate original lime plaster finish once rising damp has been remediated and source of moisture mitigated or halted (Policies 36, 51 and 56)

#### Long Term

- Investigate existing building services with associated switches, sockets etc and upgrade as required (Policy 78)

#### Desirable

- Investigate feasibility of removing concrete floors where they exist and replace with either a breathable system or timber floor (Policy 56)
- Have an archaeologist undertaken investigations of sub-floor at the same time as site surrounds or prior to adaptive re-use whichever is sooner (Policies 71 and 72)

### Laundry

#### Urgent

- Gain access to laundry building to inform future actions. (Policies 10 and 11)
- Seal up openings following inspection to secure from illegal entry. (Policies 29 and 64)

#### Short Term

- Have structure inspected by structural engineer and future of the structure determined accordingly. (Policy 40)

### Site Works

#### Urgent

- Maintain the temporary security fencing around the site to deter unauthorised entry (Policy 29)

#### Short Term

- Clear site of collapsed tanks deteriorated concrete toilet and general site debris to make the site safe. An archaeologist should be consulted, and assessment undertaken before any material is removed from the site. (Policy 69)

#### Medium term

- Clear overgrown vegetation from around the site (Policy 35)

#### Long Term

- Implement landscape design that conserved the significance of the place and respects the historical rural character. Particular attention should be given to surface finishes and drainage. (Policies 35 and 36)
- Have long term site security form part of adaptive re-use and ongoing management of the place. (Policies 17 and 18)

#### Desirable

- Explore opportunities to reintroduce picket fencing to the eastern side of the property based on archival evidence.(Policy 35)

## 8.2 Recommended Maintenance Works Schedule

Generally, *Day Cottage* is in a poor condition. Maintenance is required to protect the significance of the fabric and enable ongoing use. The maintenance works schedule was prepared based on inspection of the fabric carried out in November 2021 and is intended to be applied now and following the suggested conservation works. For instance, currently the building has no gutters.

Building Element	Maintenance Task	Responsibility	Frequency
<b>Roofs</b>			
Roof areas generally	Inspect areas the roof and rectify any damage.	Roofing contractor with advice from a Heritage Architect	After storms but generally 5 yearly
Flashing and ridges	Inspect condition of all flashing and soakers. Make repairs as required (e.g., dress back flashing and make good joints in a 'like for like' fashion).	Roofing contractor with advice from a Heritage Architect	5 yearly
<b>Rainwater Disposal – once installed</b>			
Rainwater disposal generally	Inspect rainwater disposal to ensure that the stormwater is discharging away from the building	Owner with advice from a Heritage Architect	After storms but generally annually
<b>External Area</b>			
External walls generally	Inspect walls from the ground and accessible high points and address	Owner	After storms but generally annually
Masonry walls	Masonry walls should be inspected for decayed mortar and repointed as required with suitable repair mortar. Address any damage and signs of movement (i.e. widening mortar joints, cracking of render or masonry units).	Heritage contractor with advice from Heritage Architect	5 yearly
Paint	Repaint external timber joinery.	Contractor	Repaint timber joinery every 7 years.
Windows & glazed doors	Inspect windows for damage to frames and glazing. Check to ensure they are in working condition.	Owner/Contractor	Annually
Doors	Check operation for all external doors to ensure they are operating in a secure and functional manner. i.e. locks, hinges and handles should all be in good order and the door hanging correctly. Hardware can be oiled.	Owner	Biannually
Ground levels	Inspect ground levels around the building and remove build-up of soil and other pollutants that can trap moisture. Encourage LGA to slope pavements away from building.	Heritage contractor with advice from Heritage Architect	Annually



Building Element	Maintenance Task	Responsibility	Frequency
<b>Internal Areas</b>			
Internal spaces generally	Inspect all internal rooms and monitor for any water ingress, rising damp or other damage. Clean regularly.	Owner	Monthly
Internal structure and fabric	Inspect internal structure and fabric particularly underfloor and at intersections with the heritage fabric including roof timbers and floor joists, wall, floor and ceiling finishes and timber architraves and skirtings. Rectify any fungal growth, dampness, insect damage or cracking.	Owner with advice from Heritage Architect	Annually
<b>Miscellaneous</b>			
Vermin and Pest control	Check for white ants and vermin regularly. If noted, then appropriate action should be taken.	Owner/Pest Control	Biannually
Electrical Services	Check defective bulbs and fuses and attend to minor faults. For switch boards and wiring these should be regularly checked by a qualified electrician	Owner/Electrician	Quarterly
Fire Alarm and Suppression	Check fire alarms and fire suppression systems are in fully functional working order. This includes portable extinguishers.	Owner/Specialist consultants	Monthly
	Ensure all points of egress remain clear.	Owner/occupant	Weekly
Security Alarm	Building should be secure 24 hours a day to avoid breaking and entering. Discreet security alarms should be provided if not existing and regularly checked.	Owner	Monthly
	Ensure all points of access including doors and windows are locked and the security system is operational.	Occupant	Weekly
Vegetation and Landscaping	Ensure any reticulation of surrounding landscaping is regularly inspected and directed away from the building fabric..	Owner	Monthly

# 9. Appendices

## Appendix 1 – Glossary

### A1. Burra Charter definitions

The following heritage terms contained within the *Australia ICOMOS Burra Charter, 2013* are used throughout this report.

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.  Note: The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.
Fabric	means all the physical material of the place including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a place so as to retain its cultural significance.
Maintenance	means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
Preservation	means maintaining a place in its existing state and retarding deterioration.
Restoration	means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
Adaptation	means changing a place to suit the existing use or a proposed use.
Use	means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
Related place	means a place that contributes to the cultural significance of another place.
Related object	means an object that contributes to the cultural significance of a place but is not at the place.

<b>Associations</b>	mean the connections that exist between people and a place.
<b>Meanings</b>	denotes what a place signifies, indicates, evokes or expresses to people.
<b>Interpretation</b>	means all the ways of presenting the cultural significance of a place.

## A2. Other definitions associated with the conservation works

<b>Remove</b>	means use materials, products and methods to closely match all visual and physical characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible.
<b>Remove</b>	means remove existing work so described and all associated accessories, fastenings, lining and bedding materials, without damaging adjacent work to be retained and make good.
<b>Repair</b>	means carefully remove existing work and materials required to be refixed. Remove fixing and bedding materials from work, materials removed, and clean and repair. Set aside and protect until required. Relocate and securely fix using new fixing and jointing materials and methods to match existing and make good.
<b>Make Good</b>	means carry out local remedial work to and around areas so described including removal and replacement of defective materials and products, patching, dressing down, extending finishes, making minor repairs and adjustments and re-decorating to match existing.



## Appendix 2 – Building Condition Assessment

The following table notes the condition of general elements and areas of the building as identifiable by visual inspection only, during the site visit undertaken by **element** on 2<sup>nd</sup> November 2021.

NOTE: Where the condition of building fabric is described, this refers to the condition of the significant architectural elements in relation to their heritage values that can be ascertained by visual inspection. It is not an assessment of comment on the structural condition.

This assessment is in no way a certification of the inspected structure to the requirements of any acts or regulations. It is a reasonable attempt to identify any significant defects apparent at the time of the inspection which does not include areas that are concealed or obstructed. Where works to rectify defects are stated, these must be undertaken in accordance with all relevant Australian Standards.

The condition rating codes are as follows

Rating	Status	Definition of Rating
A	Excellent	No defects As new condition and appearance
B	Good	Minor deterioration Superficial wear and tear Major maintenance not required
C	Fair	Damaged Worn finishes require maintenance Services are functional but need attention
D	Poor	Failed but retrievable Badly deteriorated Potential structural problems
E	Very Poor	Failed and not retrievable Not operational Unfit for occupancy or normal use

The priority rankings utilised are as follows:

Priority Ranking	Status	Definition of Rating
1	Urgent	Works required to prevent serious damage and/or may incur higher costs if not addressed within 1 year.
2	Short Term	Works that need to be addressed between 1-2 years to prevent serious deterioration
3	Medium Term	Works likely to require rectification within 3- 5 years
4	Long Term	Works that can be safely and economically deferred beyond 5 years
5	Desirable	Works that do not require rectification due to condition, but should be considered in an effort to improve or protect the cultural heritage significance of the place

Inspection: **element**, November 2, 2021

**EXTERNAL**

Location: Cottage and Kitchen

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Roof Covering	Galvanised iron short sheets	<b>D/E</b> (Poor to very poor)	Inspect all with particular attention to north west and south west corners of the main cottage, and entirety of the separate kitchen structure	All attempts should be given to retaining and preserving existing roof sheets and their patina. Roof sheets corroded beyond repair to be replaced with short sheet corrugated galvanised iron to match existing in arrangement, fixing and all material and physical characteristics including size and profile.	100%	1 (Urgent)
Roof Covering	Timber shingles	<b>Varied</b>  <b>B</b> (Good) where protected by galvanised sheeting  <b>D/E</b> (Poor to very poor) where exposed	Exposed shingles where roof sheeting has failed or no longer extant. Specifically, to eastern verandah, north east corner of main cottage and corners of separate kitchen structure	All timber shingles are to be retained and treated with oil or other suitable preservative while roof sheets are being replaced	100%	1 (Urgent)
				Inspect exposed shingles, replace where deteriorated beyond repair with new hand split sheoak shingles to match original in all visual and physical characteristics	15%	1 (Urgent)
Chimneys	Rendered stone with ashlar lining	<b>D</b> (Poor)	Render deterioration, cracking, crazing typical to all	Inspect crazing/cracking to mouldings, render and chimney base in conjunction with a specialist heritage structural engineer and repair as required to match original  Make good open joints and repair brickwork to chimney shafts as required to match original	100% (5)	2 (Short term)
Rainwater goods	Ogee profile galvanised iron guttering extant to kitchen extension only.	<b>C/D</b> (Fair to poor)	Evidence of corrosion run-off, deflection and open joints/holes to existing guttering material	Undertake a detailed inspection of rainwater goods and stormwater connections in conjunction with a hydraulic engineer  Repair or replace existing guttering where degraded beyond repair to match existing ogee profile elements in all visual and physical characteristics  Consider fitting downpipes to north east elevation to improve rainwater disposal	100%	1 (Urgent)

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Roof structure	Natural timber	B/C (Good to Fair)	No defects noted	Undertake detailed inspection in conjunction with a specialist heritage structural engineer to ensure integrity of the existing structure.	100%	3 (Medium term)
Walls	Rubble limestone wall, lime rendered and ashlar lined to eastern facade only, exposed stone to remainder	C/D (Fair to poor)	Cracking noted throughout. Hole directly through western wall of room 1	<p>Inspect cracking and masonry defects in conjunction with a specialist heritage structural engineer to determine remediation solution.</p> <p>Undertake analysis of original mortar and render mixes to be replicated in any repair approach. No cement mortars are to be used and final appearance should match original in all visual and physical characteristics.</p>	100%	2 (Short term)
Doors	Timber framed, painted	C/D (Fair to poor)	Deteriorated finishes and exposed timber typical to all  Missing or broken glazed panels throughout	<p>Conserve external doors to bring them into weathertight condition including replacement where required, and repairs to missing or broken glazing. Clean, refinish and repaint timber elements to match original based on paint scrape analysis.</p> <p>Retain all original hardware where possible, clean and rust treat if required. Do not paint unless there is evidence revealed that hardware elements were painted originally. Replace any missing or damaged beyond repair elements like for like to match remaining examples of original hardware subject to compliance requirements.</p>	100%	2 (Short term)
				Doors should be sealed up with secure hoarding that has minimal impact on heritage fabric and allows for ventilation of the building's interior until an ongoing use for the place is established.		1 (Urgent)



Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Windows	Timber framed, painted	D/E (Poor to very poor)	Deteriorated finishes and exposed timber typical to all	Conserve external windows to bring them into weathertight condition including replacement where required, and repairs to missing or broken glazing. Clean, refinish and repaint timber elements to match original based on paint scrape analysis.	100%	2 (Short term)
			Missing or broken glazed panels throughout			
			Some instances of timber framing loss including to north of room 1	Replace broken glazing to match existing including glazed louvres to room 2. Re-putty and re-fix as required		
				Retain all original hardware where possible, clean and rust treat if required. Do not paint unless there is evidence revealed that elements were painted originally. Replace any missing or damaged beyond repair elements like for like to match remaining examples of original hardware subject to compliance requirements.		
				Windows should be sealed up with secure hoarding that has minimal impact on the heritage fabric and allows for ventilation of the building's interior until an ongoing use for the place is established.		1 (Urgent)
Verandahs	Timber, some evidence of prior painting	D (Poor)	Exposed structure to room 13	Reconstruct timber verandah framing to match original utilising existing members wherever condition allows. Undertake re-roofing works to protect repaired structure.	100%	2 (Short term)
			Verandahs to south west corner of main cottage significantly deteriorated	Where verandahs have been lost to the south west side of the main cottage look to reconstruct based on archival evidence	100%	5 (Desirable)
Hardscape surfaces and surrounds	Concrete surface to eastern verandah painted red. Concrete finish between cottage and kitchen, unpainted	C (Fair)	General cracking, crumbling and deterioration	Inspect concrete elements in conjunction with a specialist heritage structural engineer to understand integrity and determine appropriate removal methodology.  Reconstruct eastern verandah deck in timber to match original based on archival evidence	100%	3 (Medium term)

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Stormwater and site drainage	No known in ground sumps, stormwater or site drainage evident	N/A	No cohesive site drainage approach evident	Undertake a detailed inspection of site drainage and connections in conjunction with a hydraulic engineer.  Ensure all stormwater is collected / directed well away from the building / dispersed into a stormwater system.  Install breathable french drain to building surrounds	100%	1 (Urgent)
Fencing	Contemporary metal fencing to unsealed road edge. Temporary site fencing throughout	N/A	N/A	Install security fence around the building with lighting to stop illegal access to the site.  Investigate opportunities to reintroduce picket fencing to site surrounds informed by archival evidence as part of future reuse.	100%	1 (Urgent) 5 (Desirable)
Ancillary structures	Metal water tanks  Masonry toilet outhouse, cement rendered	D/E (Poor to very poor)	Former timber tank stand has collapsed since 1999 CMP. Toilet roof and windmill water pump no longer extant	Consider removal of collapsed tanks, deteriorated concrete toilet and general site debris to make the site safe. An archaeologist should be consulted, and assessment undertaken before any material is removed from the site	100%	2 (Short term)
Vegetation	One mature tree to the eastern frontage (c.1970), varied vegetation to the rear	-	-	Clear overgrown vegetation to rear of lot for access and safety.  Provide a separation between existing structures and any landscaping  Remove dwarf block wall to eastern verandah	100%  1	3 (Medium term)
Archaeology	To site surrounds and underfloor	-	-	Any lifting of floorboards and excavation to surrounds should be overseen by an archaeologist and an appropriate finds protocol established to record and store any finds.	100%	5 (Desirable)

## INTERNAL

Location: Cottage and Kitchen

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Roof structure internal	Timber framed visible internally to all rooms other than 6 and 8.	<b>B</b> (Good)	No defects noted	Undertake detailed inspection in conjunction with a specialist heritage structural engineer to ensure integrity of the existing structure.	100%	3 (Medium term)
Ceilings	Flat plasterboard	<b>B/C</b> (Good to Fair)	Rooms 6 and 8 Evidence of damp and organic growth throughout	Investigate likelihood that these rooms did not originally have ceilings and repair, restore or remove to suit future requirements	100%	3 (Medium term)
Walls	Rubble limestone wall, rendered and limewashed/painted throughout.	<b>C/D</b> (Fair to Poor)	Cracking to internal walls, along skirtings and over windows to rooms 2, 4, 5, 6, 8, 10 and 11	Inspect cracking to masonry in conjunction with a specialist heritage structural engineer to determine remediation solution  Undertake analysis of original mortar and render mixes to be replicated in any repair approach. No cement mortars are to be used and final appearances should match original in all visual and physical characteristics	All	2 (Short term)
			Rising damp with spalling masonry or plaster to rooms 1, 4, 6, 7 and 10	Investigate cause of damp and seek to rectify before undertaking render repairs.  Damaged and spalling plaster affected by dampness or cracking should be repaired to match original.  Following internal plaster repairs. Paint finish to be informed by paint scrape analysis	20%	3 (Medium term)
			Cement render applied to room 7	Remove cement render taking care to limit damage to the substrate. Undertake testing of original render composition and replace with lime render to match	1	3 (Medium term)
	Lightweight internal panelling (likely asbestos)	<b>C/D</b> (Fair to Poor)	Rooms 1 and 2	Engage a licensed contractor to remove and correctly dispose of damaged and friable sheeting.  Replace sheeting to room 2 with alternative sheeting to a similar finish. Panelling to room 1 does not require replacement.	100%	2 (Short term)

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Doors	Timber framed, painted	<b>C/D</b> (Fair to poor)	Deteriorated finishes and exposed timber typical to all Missing or broken glazed panels throughout	Retain timber doors and associated hardware where possible, and bring back into functional condition including repainting. Replacements to match original where required. Replace individual panes of glazing where broken.	100%	2 (Short term)
Windows	Timber framed, painted	<b>D/E</b> (Poor to very poor)	Deteriorated finishes and exposed timber typical to all Missing or broken glazed panels throughout  Some instances of timber framing loss including to north of room 1	Retain all timber windows and associated hardware and bring back into functional condition where possible, including repainting with colours to be based on analysis of original.  Replace individual panes of glazing where broken.	100%	2 (Short term)
Fireplaces	Stone construction with timber surrounds and brick hearth	<b>B/C</b> (Good to Fair)	Some evidence of masonry deterioration and debris to room 6 fireplace	Inspect chimneys and fireplace structure in conjunction with a specialist heritage structural engineer and repair as required to match original	100%	3 (Medium term)
			Timber surrounds generally in good condition	Retain in place. Oil timbers as required but do not paint or apply additional treatments		3 (Medium term)
Floors	Timber floorboards throughout main cottage	<b>C</b> (Fair)	Damaged boards and unstable surfaces noted to several rooms with others being unavailable for inspection due to excessive objects and debris throughout	Inspect all floors for stability and integrity in conjunction with a specialist heritage structural engineer  Repair or replace boards demonstrating visible decay to match existing in all visual and physical characteristics  Carefully lift timber floors to investigate subfloor ventilation before relaying and oiling timbers	100%	3 (Medium term)
	Concrete floor to Room 1	<b>C</b> (Fair)	Evidence of internal and external damp potentially exacerbated by concrete flooring finish	Investigate concrete floor following removal of internal partitions and debris. If it is deemed to be having a detrimental effect on the original stonework then carefully remove and replace with timber to improve ventilation.	100%	5 (Desirable)
Floor coverings	Linoleum coverings to rooms 5 and 10	<b>E</b> (Very Poor)	Severe deterioration of remnant floor covering (likely asbestos containing)	Engage a licensed contractor to test for asbestos containing materials, remove and correctly dispose of damaged linoleum along with all contaminated materials and adhesives	100%	2 (Short term)
Services	Extent and serviceability unknown.	-	-	Investigate existing services and repair or upgrade where required based on intended use	All	4 (Long term)



Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Moveables	Various debris, junk and building materials stored throughout. Some remnant furniture extant, however its relationship to original or early occupants of the place is unknown.	-	-	Remove detritus that has been stored in building to mitigate fire risk  Investigate remaining furniture and where likely relevant to the history of the place, record and store for future re-use in the building	100%	1 (Urgent)

**EXTERNAL**

Location: Laundry

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Roof Covering	Galvanised iron short sheets	<b>D/E</b> (Poor to very poor)	Inspect all with particular attention to north west and south west corners of the main cottage, and entirety of the separate kitchen structure	All attempts should be given to retaining and preserving existing roof sheets and their patina. Roof sheets corroded beyond repair to be replaced with short sheet corrugated galvanised iron to match existing in arrangement, fixing and all material and physical characteristics including size and profile.	100%	2 (Short term)
Rainwater goods	None present	<b>NA</b>	No rainwater goods causing rainwater to saturate masonry footings	Undertake analysis of need for rainwater goods and stormwater connections in conjunction with a hydraulic engineer  match existing ogee profile elements in all visual and physical characteristics  Consider fitting downpipes	100%	3 (Medium term)
Roof structure	Unknown	Unknown	No defects noted	Undertake detailed inspection in conjunction with a specialist heritage structural engineer to ensure integrity of the existing structure	100%	2 (Short term)
Walls	Rubble limestone wall	<b>C/D</b> (Fair to poor)	Some degradation of pointing. To be further investigated following vegetation removal.	Inspect cracking and masonry defects in conjunction with a specialist heritage structural engineer to determine remediation solution  Undertake analysis of original mortar and render mixes to be replicated in any repair approach. No cement mortars are to be used and final appearance should match original in all visual and physical characteristics	100%	3 (Medium term)
Doors	None present	<b>NA</b>	North elevation	Doors should be sealed up with secure hoarding that has minimal impact on heritage fabric and allows for ventilation of the building's interior until an ongoing use for the place is established.	1 No.	1 (Urgent)
Windows	None present	<b>NA</b>	One window to west elevation	Windows should be sealed up with secure hoarding that has minimal impact on heritage fabric and allows for ventilation of the building's interior until an ongoing use for the place is established.		1 (Urgent)

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Stormwater and site drainage	No known in ground sumps, stormwater or site drainage evident	N/A	No cohesive site drainage approach evident	<p>Undertake a detailed inspection of site drainage and connections in conjunction with a hydraulic engineer.</p> <p>Ensure all stormwater is collected / directed well away from the building / dispersed into a stormwater system.</p> <p>Install breathable french drain to building surrounds</p>	100%	3 (Medium term)

#### INTERNAL

Location: Laundry

Area	Description	Condition	Defect Location	Works to Rectify Defect	Extent	Priority Ranking
Interior room	Unkown -TBC	<b>Unknown</b>	Interior	Undertake internal inspection	100%	1 (Urgent)

RECOMMENDED CONSERVATION WORKS PLANS

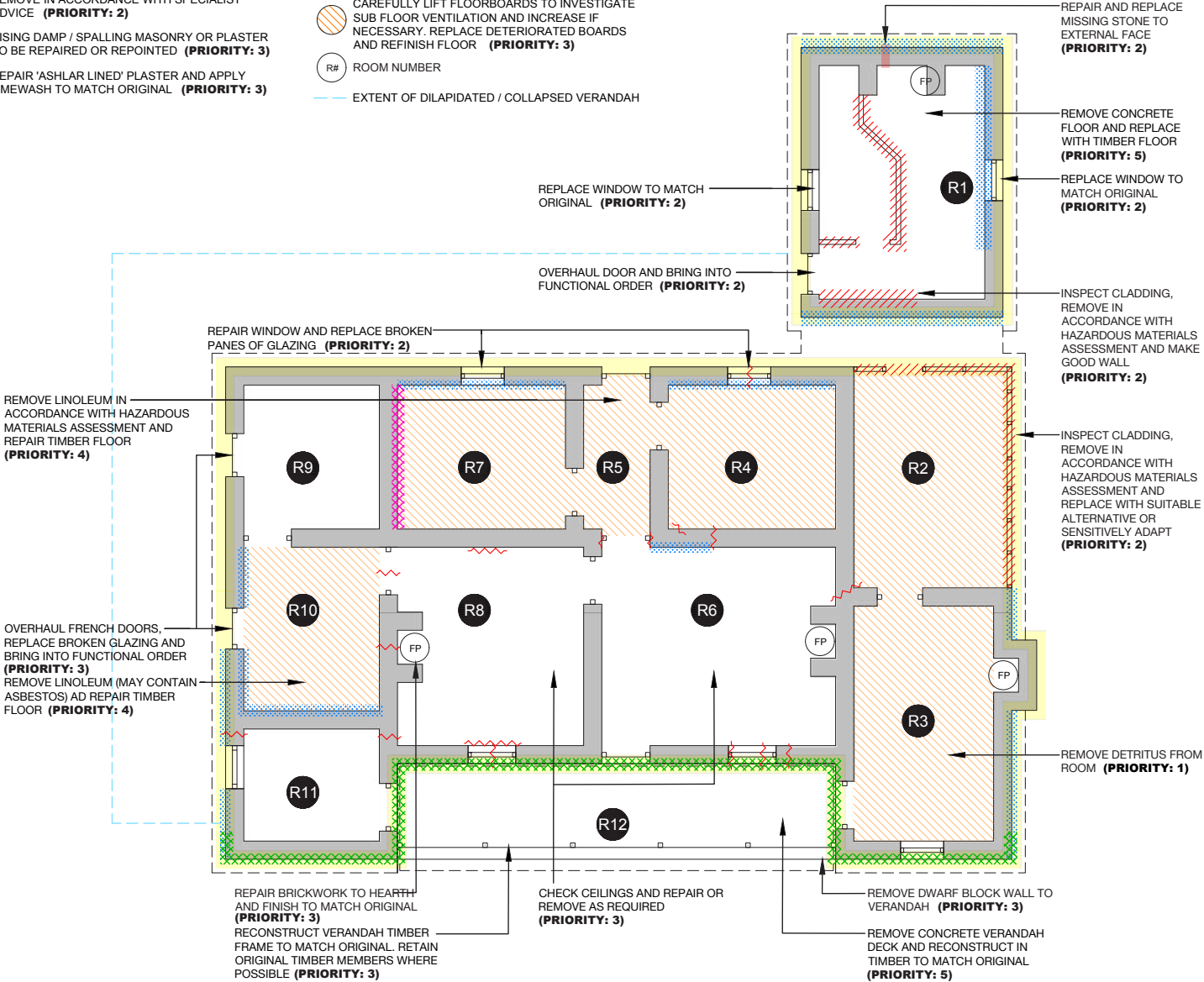
- THE FOLLOWING IS A SUMMARY OF RECOMMENDED CONSERVATION WORKS ONLY AND DOES NOT CONSTITUTE A DETAILED SCOPE OF DELIVERABLE WORKS. REFER TO THE CONSERVATION WORKS SCHEDULES CONTAINED WITHIN THE DAY COTTAGE CONSERVATION MANAGEMENT PLAN (element 2022) FOR FURTHER INFORMATION
- THIS DOCUMENT IS NOT A STATEMENT OF STRUCTURAL CONDITION. CONSULT A SPECIALIST HERITAGE STRUCTURAL ENGINEER PRIOR TO UNDERTAKING ANY WORKS
- THE DETAILING, SPECIFICATION AND DELIVERY OVERSIGHT OF ALL IDENTIFIED CONSERVATION WORKS IS TO BE UNDERTAKEN BY A HERITAGE ARCHITECT WITH EXPERIENCE IN THE CONSERVATION OF HISTORIC STRUCTURES
- A HAZARDOUS MATERIALS ASSESSMENT BY A QUALIFIED AND ACCREDITED PROFESSIONAL IS REQUIRED TO INFORM THE IDENTIFICATION AND REMOVAL OF ALL HAZARDOUS MATERIALS
- WORKS MUST BE UNDERTAKEN IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS

DEFECT LOCATION	CONSERVATION ACTION	PRIORITY
INTERIOR ROOMS	REMOVE DETRITUS THAT HAS BEEN STORED IN BUILDING TO MITIGATE FIRE RISK. FURNITURE ORIGINAL TO THE COTTAGE SHOULD BE RECORDED AND STORED FOR FUTURE USE IN THE ADAPTIVE RE-USE OF THE BUILDING	1 (URGENT)
STORM WATER	EVALUATE REQUIREMENTS FOR DOWNPIPES AND STORMWATER RUN OFF. CONSIDER FITTING DOWNPIPES TO NORTH EAST ELEVATION. ENSURE ALL STORMWATER IS COLLECTED / DIRECTED WELL AWAY FROM THE BUILDING / DISPERSED INTO A STORMWATER SYSTEM	1 (URGENT)
SECURITY	INSTALL SECURITY FENCE AROUND THE BUILDING WITH LIGHTING TO STOP ILLEGAL ACCESS TO SITE. WINDOWS AND DOORS SHOULD BE SEALED UP WITH SECURE BOARDING THAT HAS MINIMAL IMPACT ON HERITAGE FABRIC AND ALLOWS FOR VENTILATION OF THE BUILDING'S INTERIOR	1 (URGENT)
VEGETATION	VEGETATION AROUND THE SITE TO BE CUT BACK AND CLEARED, PARTICULARLY IN PROXIMITY TO THE HERITAGE BUILDINGS	2 (SHORT TERM)
HAZARDOUS MATERIALS - JOINERY, PANELS & CLADDING, FLOOR COVERINGS	ENGAGE A LICENSED CONTRACTOR TO TEST FOR ASBESTOS CONTAINING MATERIALS. REMOVE AND CORRECTLY DISPOSE OF DAMAGED LINOLEUM ALONG WITH CONTAMINATED MATERIALS AND ADHESIVES.  REPLACE SHEETING TO ROOM 2 WITH ALTERNATIVE SHEETING TO A SIMILAR FINISH. PANELLING TO ROOM 1 DOES NOT REQUIRE REPLACEMENT.	2 (SHORT TERM)
WALLS	HERITAGE STRUCTURAL ENGINEER TO INSPECT CRACKING TO MASONRY AND DESIGN REMEDIATION SOLUTION. EXTERNAL MASONRY FINISHES TO BE REPAIRED TO MATCH THE ORIGINAL APPEARANCE AND FUNCTION BASED ON SITE AND LABORATORY ANALYSIS. SPECIFICALLY, NO CEMENT MORTARS ARE TO BE USED AND FINAL APPEARANCE SHOULD MATCH ORIGINAL	3 (MEDIUM TERM)
PLASTER WALLS	DAMAGED AND SPALLING PLASTER AFFECTED BY DAMPNESS OR CRACKING SHOULD BE REPAIRED TO MATCH ORIGINAL	3 (MEDIUM TERM)
FIREPLACES	RETAIN IN PLACE. OIL TIMBERS AS REQUIRED BUT DO NOT PAINT OR APPLY ADDITIONAL TREATMENTS	3 (MEDIUM TERM)
INTERIOR PAINT FINISH	FOLLOWING INTERNAL PLASTER REPAIRS. PAINT FINISH TO BE INFORMED BY PAINT SCRAPE ANALYSIS	3 (MEDIUM TERM)
CEILINGS IN ROOMS 8 & 6	INVESTIGATE LIKELIHOOD THAT THESE ROOMS DID NOT HAVE CEILINGS AND REPAIR, RESTORE OR REMOVE TO SUIT FUTURE REQUIREMENTS	3 (MEDIUM TERM)
FLOORS	CAREFULLY LIFT TIMBER FLOORS AND CHECK FOR SUFFICIENT VENTILATION BEFORE RELAYING AND RE-OILING BOARDS	3 (MEDIUM TERM)
WINDOWS AND DOORS	RETAIN ALL TIMBER DOORS AND WINDOWS AND ASSOCIATED HARDWARE AND BRING BACK INTO FUNCTIONAL CONDITION INCLUDING REPAINTING TIMBER ELEMENTS. REPLACE INDIVIDUAL PANES OF GLAZING WHERE BROKEN OR MISSING	3 (MEDIUM TERM)
ARCHAEOLOGY	LIFTING OF FLOOR BOARDS AND EXCAVATION OF THE GROUND SHOULD BE OVERSEEN BY AN ARCHAEOLOGIST WITH APPROPRIATE FINDS PROTOCOL ESTABLISHED TO RECORD AND STORE ANY FINDS	3 (MEDIUM TERM)

LEGEND

- CRACKS TO BE REPAIRED (PRIORITY: 2)
- RETAIN, REPAIR AND REOIL TIMBER FIREPLACES (PRIORITY: 3)
- INSPECT FOR HAZARDOUS MATERIALS AND REMOVE IN ACCORDANCE WITH SPECIALIST ADVICE (PRIORITY: 2)
- RIISING DAMP / SPALLING MASONRY OR PLASTER TO BE REPAIRED OR REPOINTED (PRIORITY: 3)
- REPAIR 'ASHLAR LINED' PLASTER AND APPLY LIMEWASH TO MATCH ORIGINAL (PRIORITY: 3)

- REMOVE CEMENT RENDER AND REPLACE WITH LIME PLASTER (PRIORITY: 3)
- INSTALL BREATHABLE 'FRENCH DRAIN' TO FOOTINGS AROUND BUILDING (PRIORITY: 3)
- CAREFULLY LIFT FLOORBOARDS TO INVESTIGATE SUB FLOOR VENTILATION AND INCREASE IF NECESSARY. REPLACE DETERIORATED BOARDS AND REFINISH FLOOR (PRIORITY: 3)
- ROOM NUMBER
- EXTENT OF DILAPIDATED / COLLAPSED VERANDAH



FLOOR PLAN  
NOT TO SCALE

DAY COTTAGE  
LOT 1, DAY ROAD  
EAST ROCKINGHAM

DRAWING NUMBER: 100

DRAFT

Project: DAY COTTAGE  
Drawing Title: RECOMMENDED CONSERVATION WORKS  
Date: February 2022  
Client: HESPERIA PROPERTY PTY LTD  
Job No: 21-559

Drawing No: 100  
Scale: NTS  
Drawn: KH  
Checked: NM  
Revision: A

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RECOMMENDED CONSERVATION WORKS PLANS

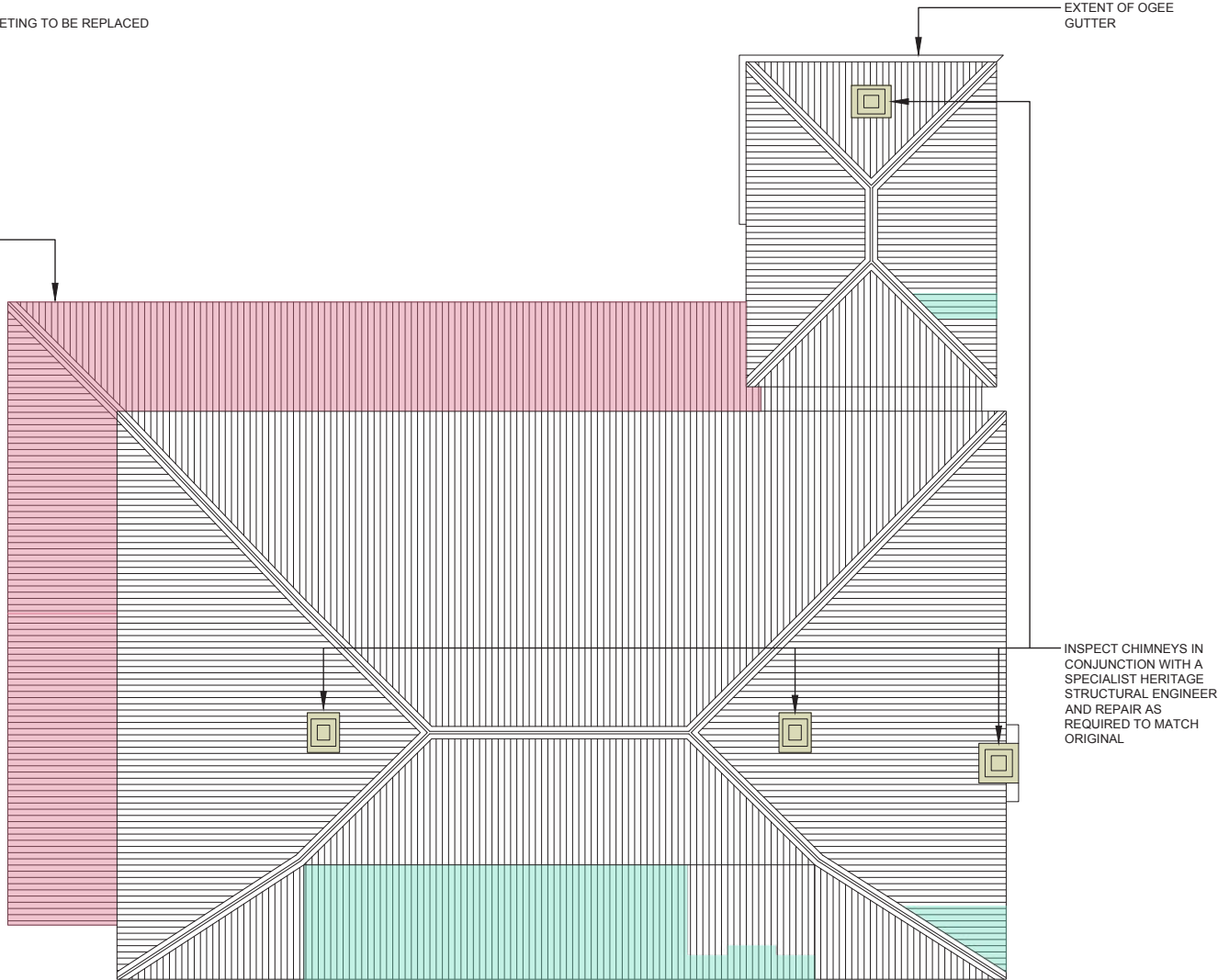
- THE FOLLOWING IS A SUMMARY OF RECOMMENDED CONSERVATION WORKS ONLY AND DOES NOT CONSTITUTE A DETAILED SCOPE OF DELIVERABLE WORKS. REFER TO THE CONSERVATION WORKS SCHEDULES CONTAINED WITHIN THE DAY COTTAGE CONSERVATION MANAGEMENT PLAN (element 2022) FOR FURTHER INFORMATION
- THIS DOCUMENT IS NOT A STATEMENT OF STRUCTURAL CONDITION. CONSULT A SPECIALIST HERITAGE STRUCTURAL ENGINEER PRIOR TO UNDERTAKING ANY WORKS
- THE DETAILING, SPECIFICATION AND DELIVERY OVERSIGHT OF ALL IDENTIFIED CONSERVATION WORKS IS TO BE UNDERTAKEN BY A HERITAGE ARCHITECT WITH EXPERIENCE IN THE CONSERVATION OF HISTORIC STRUCTURES
- A HAZARDOUS MATERIALS ASSESSMENT BY A QUALIFIED AND ACCREDITED PROFESSIONAL IS REQUIRED TO INFORM THE IDENTIFICATION AND REMOVAL OF ALL HAZARDOUS MATERIALS
- WORKS MUST BE UNDERTAKEN IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS

DEFECT LOCATION	CONSERVATION ACTION	PRIORITY
ROOF	EVERY EFFORT SHOULD BE MADE TO RETAIN AND PRESERVE CORRODED ROOF SHEETS WHERE THEY REMAIN FUNCTIONAL. UNSALVAGEABLE ROOF SHEETS ARE TO BE REPLACED WITH SHORT SHEET CORRUGATED GALVANISED IRON TO MATCH EXISTING IN FORM AND PROFILE. TIMBER SHINGLES ARE TO BE RETAINED AND TREATED WITH OIL OR OTHER SUITABLE PRESERVATIVE UNDER ROOF SHEETS	1 (URGENT)
RAIN WATER GOODS - KITCHEN ONLY	UNDERTAKE A DETAILED INSPECTION OF RAINWATER GOODS AND STORMWATER CONNECTIONS IN CONJUNCTION WITH A HYDRAULIC ENGINEER REPAIR OR REPLACE EXISTING GUTTERING WHERE DEGRADED BEYOND REPAIR TO MATCH EXISTING OGEE PROFILE ELEMENTS IN ALL VISUAL AND PHYSICAL CHARACTERISTICS CONSIDER FITTING DOWNPIPES TO NORTH EAST ELEVATION TO IMPROVE RAINWATER DISPOSAL	1 (URGENT)
SECURITY	INSTALL SECURITY FENCE AROUND THE BUILDING WITH LIGHTING TO STOP ILLEGAL ACCESS TO SITE. WINDOWS AND DOORS SHOULD BE SEALED UP WITH SECURE BOARDING THAT HAS MINIMAL IMPACT ON HERITAGE FABRIC AND ALLOWS FOR VENTILATION OF THE BUILDING'S INTERIOR	1 (URGENT)
CHIMNEYS	INSPECT CRAZING/CRACKING TO MOULDINGS, RENDER AND CHIMNEY BASE IN CONJUNCTION WITH A SPECIALIST HERITAGE STRUCTURAL ENGINEER AND REPAIR AS REQUIRED TO MATCH ORIGINAL MAKE GOOD OPEN JOINTS AND REPAIR BRICKWORK TO CHIMNEY SHAFTS AS REQUIRED TO MATCH ORIGINAL	2 (SHORT TERM)
VERANDAHS	RECONSTRUCT TIMBER VERANDAH FRAMING ABOVE ROOM 12 TO MATCH ORIGINAL UTILISING EXISTING MEMBERS WHEREVER CONDITION ALLOWS. UNDERTAKE RE-ROOFING WORKS TO PROTECT REPAIRED STRUCTURE.	2 (SHORT TERM)
	WHERE VERANDAHS HAVE BEEN LOST TO THE SOUTH WEST SIDE OF THE MAIN COTTAGE LOOK TO RECONSTRUCT BASED ON ARCHIVAL EVIDENCE	5 (DESIREABLE)
ROOF STRUCTURE	UNDERTAKE DETAILED INSPECTION IN CONJUNCTION WITH A SPECIALIST HERITAGE STRUCTURAL ENGINEER TO ENSURE INTEGRITY OF THE EXISTING STRUCTURE	3 (MEDIUM TERM)

LEGEND

- LOCATIONS OF MISSING ROOF SHEETING  
(PRIORITY: 1)
- EXTENT OF DILAPIDATED / COLLAPSED VERANDAH DESIRABLE TO BE RECONSTRUCTED  
(PRIORITY: 5)
- CHIMNEYS TO BE REPAIRED (PRIORITY: 2)
- CORRODED ROOF SHEETING TO BE REPLACED  
(PRIORITY: 1)

LOOK TO RECONSTRUCT VERANDAH BASED ON ARCHIVAL EVIDENCE



ROOF PLAN  
NOT TO SCALE

DAY COTTAGE  
LOT 1, DAY ROAD  
EAST ROCKINGHAM

DRAWING NUMBER: 101  
**DRAFT**

Project: DAY COTTAGE  
Drawing Title: RECOMMENDED CONSERVATION WORKS  
Date: February 2022  
Client: HESPERIA PROPERTY PTY LTD  
Job No: 21-559

Drawing No: 101  
Scale@A3: NTS  
Drawn: AP  
Checked: NM  
Revision: A

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## Appendix 3 - References

### Primary Sources

Title Deeds (Appendix 3)

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## Appendix 5 - Comparative analysis

### 4.3 COMPARATIVE ANALYSIS

There are an infinite number of ways in which one can compare one place to another. For any comparative exercise to be meaningful, the subject of the comparison should relate to an aspect of the place that one wishes to demonstrate is important or otherwise. In making this comparative analysis, two aspects will be considered: whether the cottage is in some way representative of dwellings of the period, and whether the condition of this cottage is rare.

### Construction of the cottage

The manner in which the cottage is constructed is similar to many vernacular buildings of the colonial period in Western Australia: the materials employed were obtained locally and the form of the building was the product of tradition with some local adaptations.

The walls are constructed of rubble limestone which was sourced locally and bedded with a lime mortar manufactured on site. At least some of the stone used for the building is the type described as "East Rockingham building stone", which is a vuggy lacustrine limestone that occurs as a crust formation (usually no thicker than 300 mm) near the ground surface in the swampy area west of Mandurah Road, between Office and Dixon Roads. In Western Australia, this type of stone is uncommon, and the Cockburn Sound region is apparently the only area where it has traditionally been used for building purposes. Surviving buildings constructed of this material include:

- an old dairy on Tapper Road, Banjup;
- an outbuilding opposite the intersection of Anketell Road and Mandogalup Roads, The Spectacles;
- The Pines (ruin) and Paradise, off Butcher Street, Medina;
- outbuildings on the farm formerly run by Trevor Sloan, on Mandurah Road, East Rockingham;
- Hymus House, Mandurah Road, East Rockingham;
- Chesterfield House, Chesterfield Road, East Rockingham;
- Woodbine, Mandurah Road, East Rockingham;
- Lealholm, Mead Road, Leda; and,
- The Old Abattoir, Day Road, Hillman.

Internal and external walls are solid masonry, of the usual thickness: approximately 400mm. Internal walls and the external front walls are rendered and finished with a tinted limewash or distemper. In rural Western Australia these finishes were commonly used until the 1950s, after which oil based paints became more common. It was not unusual for the external walls of a building to be rendered and painted in colours, and for a more fastidious treatment to be lavished on the facade. The render on the facade of *Ellendale* is scored with lines to imitate ashlar masonry, a device common to buildings of the Georgian period which was intended to give the impression of a superior quality of stonework. A local building with a similar treatment is Woodbine (c.1869) on Mandurah Road. The facade of this building appears to have been painted a light blue colour originally.

## Appendix 6 - End Notes

<sup>1</sup> Noongar (Koorah, Nitja, Boordahwan) (Past, Present, Future) Recognition Act 2016, p. 6.

<sup>2</sup> [https://www.legislation.wa.gov.au/legislation/statutes.nsf/law\\_a147195.html](https://www.legislation.wa.gov.au/legislation/statutes.nsf/law_a147195.html)

<sup>3</sup> <https://rockingham.wa.gov.au/planning-and-building/local-planning/town-planning-scheme-and-zoning>

<sup>4</sup> <https://www.wa.gov.au/government/document-collections/planning-and-development-local-planning-schemes-regulations-2015>

<sup>5</sup> Report prepared for Landcorp (undated).

<sup>6</sup> Heritage Themes, DPLH, 2019.

<sup>7</sup> Australian Historic Themes Framework, Australian Heritage Commission, 2011.

<sup>8</sup> The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, ICOMOS Australia, 2013, p.7.

<sup>9</sup> Maintenance is considered to be work that does not involve the removal of, or damage to, the existing fabric of the building or the use of new materials. If in doubt with regard to what constitutes maintenance, contact the Department of Planning Lands and Heritage.



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