



ARCHITECTURE INTERIORS CONSERVATION URBAN DESIGN MASTER PLANNING

ELLENDALE

(ALSO KNOWN AS DAY COTTAGE)



CONSERVATION PLAN

for

City of Rockingham

November 1999

KPA5003/98.29/ELLENDALE

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(ALSO KNOWN AS DAY COTTAGE)

CONSERVATION PLAN

PREPARED BY:

Palassis Architects

FOR:

City of Rockingham

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1.0 EXECUTIVE SUMMARY

This report was commissioned and funded by the City of Rockingham with the aim of providing positive direction for the conservation of the place historically known as *Ellendale* and more commonly referred to as "Day Cottage", which is located on the north part of Day Road in East Rockingham.

Ellendale is a cottage built in the late colonial period. Its architectural form is vernacular, though its front elevation displays marked influences from the Georgian architecture that was fashionable in Britain at the time of this colony's founding. The cottage is constructed of limestone masonry walls and shingle clad roof covered in corrugated iron. In addition to the cottage, the place comprises two outbuildings, a well with a windmill, a tankstand and a number of mature plantings at the rear of the cottage.

The history of *Ellendale* is closely interconnected with that of several of Rockingham's earliest settlers. The couple who were responsible for establishing the place were William and Susan Day. They were married in 1857 and took up Location 72, comprising 40 acres, in 1858. Susan was the daughter of Frederick and Phoebe Hymus, whose family were among the first Europeans to settle in East Rockingham. It is believed that the detached kitchen of *Ellendale* was the first house on the property, built circa 1858. As the family grew, another structure was erected besides this, but no physical remains or photographs of this structure have been found. The main cottage was constructed in the 1880s, possibly on the site of the second structure. Around 1895, when most of the Day children had grown up, William Day obtained a liquor licence for his house which he named the "Rockingham Inn". There would have been reasonable prospects for a wayside inn at East Rockingham, as the main route between Fremantle and the south-west passed through the area and would have seen a steady flow of travellers. For many years the main road went along on the west side of Lake Cooloongup, so travellers would have passed *Ellendale* on the way. From all accounts the Rockingham Inn was a short lived venture, operating for approximately two years. The cottage continued to be used as the farmhouse for the property. Upon the deaths of William and Susan Day, ownership of the property was transferred to their children, and later passed on to other descendants. The present owners of the place are also related to the Day family.

The conservation plan for *Ellendale* comprises two sections, the assessment of the place's significance, and policies which form a conservation strategy for the place. The assessment of significance is based on research into the history of the place and an investigation of the extant fabric, which are evaluated to produce a succinct statement of the place's significance that conforms with certain assessment standards adopted by the Heritage Council of Western Australia. It was found that the place has cultural heritage significance for the following reasons:

- the place has historic value as one of the older established properties in the locality, and a place that for a time operated as a public house;

- the 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;

- the place is recognised as having aesthetic value, and over the past three decades has been a favoured subject of artists and photographers;

the construction of the cottage is of technical interest, particularly the planning of the building, the type of masonry employed and the intact shingle roof;

the place has social value because of its long standing association with the Day family who were prominent in local social and civic affairs;

descendants of Day family view the place as the original family home and a tangible link with the family's history, the building providing the opportunity to experience fabric and spaces that were built and occupied by their ancestors; and,

the place is an important component of the collection of extant colonial building's at East Rockingham.

Policies for the conservation of *Ellendale* are based on an understanding of the place's significance as outlined above, and also the various constraints and opportunities that are recognised as arising from the circumstances of its ownership, planning issues, the condition of the building, and heritage considerations. Some of the issues addressed in the policy section are:

- what curtilage would be appropriate for the place, given that there are intentions to develop the property for industry in the future;

- what use could the cottage be put to in the longer term, in order to make conservation of the place viable;

- what approach should be taken to conserving the cottage, given that the places authenticity could be compromised by repainting or replacement of deteriorated elements;

- to what degree the place could be adapted for re-use;

- what, if any, actions are required to maintain the existing fabric in a stable condition until such time as a full program of conservation works are undertaken;

- what maintenance should be undertaken in order to minimise the deterioration of significant building fabric.

The thrust of the policies is to ensure that: the cottage is retained on its present site while the surrounding land is developed for industry; the cottage is provided with a suitable curtilage which includes some of the associated cultural features on the site, including the well and privy; the cottage be conserved in a manner that minimises the changes that are made to the authentic fabric, placing an emphasis on preservation of original fabric and finishes; provision is made for a certain amount of adaptation to cater for its re-use, but only in parts of the building that would not be adversely affected by the work this would involve; and consideration be given to the possible placement of new structures on the site for specific uses that cannot be housed within the existing buildings.

This conservation plan is intended to be the principal guiding document for determining how the place is to be conserved. For a satisfactory outcome to be achieved, the Local Government and the owner will need to endorse this conservation plan and cooperate with one another to ensure that the interests of both landowner and community are fairly addressed.

2.0 INTRODUCTION

2.1 BACKGROUND

This conservation plan is an initiative of the City of Rockingham, funded by the same as part of its commitment to ensuring the conservation of heritage places in the East Rockingham area. In outline, the objectives of this conservation plan are to:

- assess the cultural heritage significance of *Ellendale*;
- determine the extent of that heritage significance;
- determine an appropriate curtilage for the cottage (ie: the conservation area);
- determine the nature and extent of any intrusive features within the conservation area;
- establish an appropriate conservation policy for the place, taking into account the specific requirements of the owner for the future use of the site and other developments that will affect its context, as well as the object to maintain and enhance the place's cultural value; and,
- provide practical recommendations for the future management and maintenance of the place.

2.2 STUDY AREA

This report deals with the place known as *Ellendale* (also referred to as Day Cottage), which is located on Lot 1 Day Road, East Rockingham. The place comprises a single storey colonial vernacular cottage, constructed of rubble limestone with a shingled roof covered in corrugated iron, as well as a number of outbuildings, a well and a tank stand.

2.3 STRUCTURE OF THE REPORT

This report is based on the Heritage Council of Western Australia's standard consultant's brief for the preparation of conservation plans. This standard has been devised in conjunction with the Department of Contract and Management Services (CAMS), and is based on the methodology set out in James Semple Kerr's *The Conservation Plan* (National Trust of Australia NSW 1990, revised 1996). The conservation philosophy adopted for this report is based on the principles set out in the *Australia ICOMOS Guidelines to the Burra Charter: Conservation Policy* (1985, revised 1988). The Heritage Council of Western Australia's criteria for entry into the Register of Heritage Places has been used to assess the cultural significance of the place.

2.4 SOURCES OF STUDY INFORMATION

On-site investigation	Department of Land Administration (DOLA)
Community consultation	United Photo & Graphic Services
City of Rockingham	The Australian Heritage Commission
Rockingham Historical Society	The Heritage Council of Western Australia
Battye Library of Western Australian History	The National Trust of Australia (W.A.)

2.5 PROJECT TEAM

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2.6 ACKNOWLEDGMENTS

Len & Mavis Pike, property owners

Jeff Bradbury, City of Rockingham

Peter Monks, City of Rockingham

David Read, City of Rockingham

Richard Rodgers, City of Rockingham

Vanessa Jackson, formerly of the City of Rockingham

Wendy Durant, Rockingham Historical Society (Inc)

Mary Davies, Rockingham Historical Society (Inc)

Christine Ward, Heritage Council of Western Australia

Alice Fyfield, National Trust of Australia (W.A.)



Figure 2.1 Map of South-Western Australia showing the location of Rockingham.

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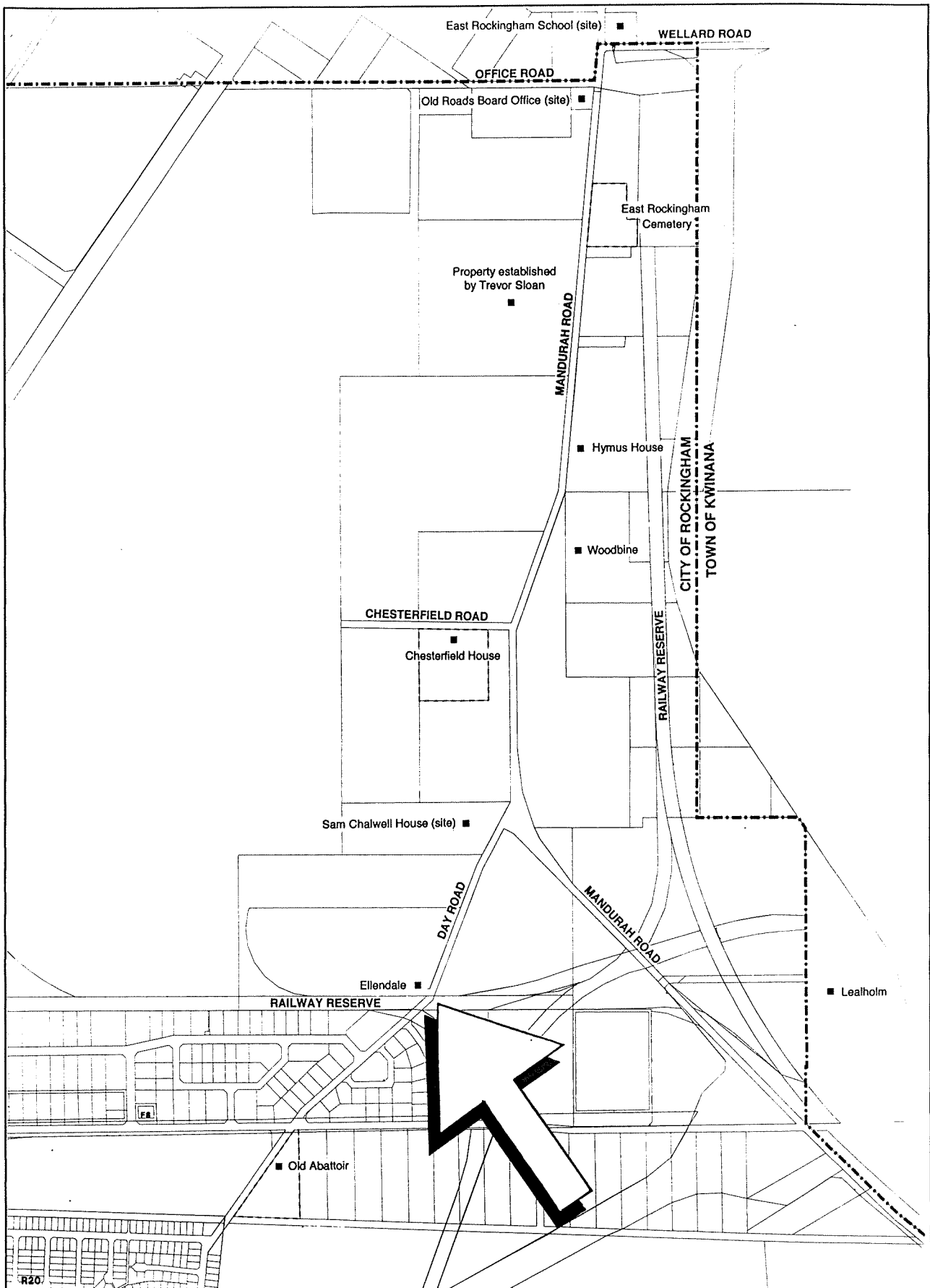


Figure 2.2 Map of the locality, showing the position of *Ellendale*.

City of Rockingham / Palassis Architects

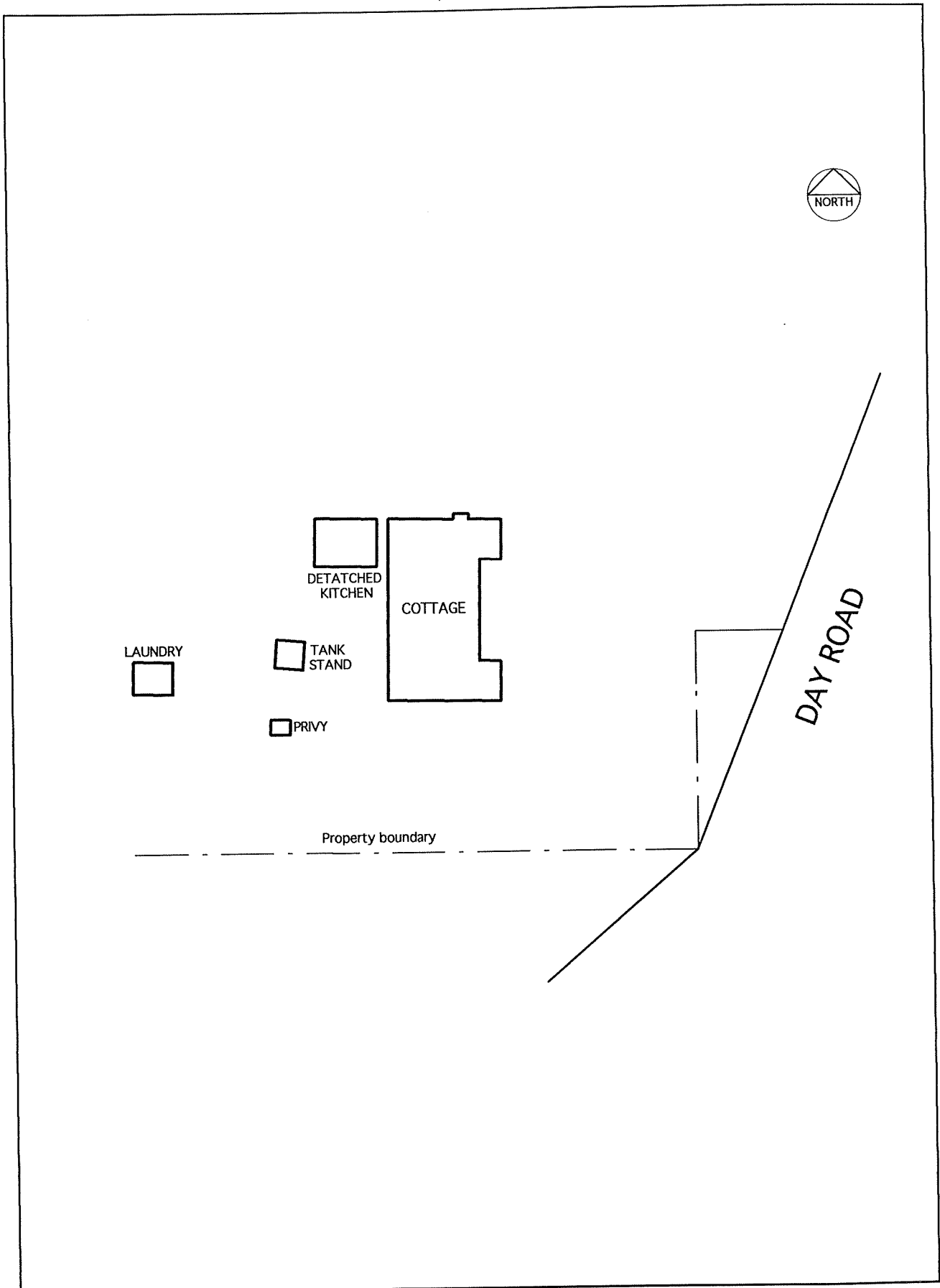


Figure 2.3 Sketch plan of the place, indicating the features which are the subject of this report.

Palassis Architects



Figure 3.1 Family portrait of William and Susan Day with their infant daughter Ida May, circa 1883.

Rockingham Historical Society

3.0 DOCUMENTARY AND PHYSICAL EVIDENCE

3.1 DOCUMENTARY EVIDENCE

3.1.1 Introduction

Documentary Evidence is a compilation of historical material relating to the place, with a specific emphasis on material which provides an understanding of the development of the place's physical fabric. Sources used in the preparation of this section include existing historical texts, newspapers, land titles, and photographic images. Information related verbally by local residents has also been used where the aspects of the place's history have not previously been recorded. The Documentary Evidence section and associated chronology have been prepared by Dr. Robyn Taylor, art and architectural historian.

3.1.2 History of *Ellendale* – An Overview

Ellendale, or Day Cottage as it is more generally known, is one of the most intact of the earliest settlers' cottages in East Rockingham. Apparently the original cottage, built by William and Susan Day in 1858, still stands behind the main building which was constructed by the Day family c.1883-85. To date, little in-depth research has been undertaken on *Ellendale* and the families associated with its history, although many of the Day family members, numbering fourteen children, became closely integrated with the other families in the district through marriage.

As part of the 'Group of sites that make up the East Rockingham settlement', and as a building in its own right, *Ellendale's* heritage significance was recognised in the 'Heritage Report on East Rockingham Settlement' commissioned in 1992.¹ In this report, the *Ellendale* and Woodbine cottages were recommended for listing on the National and State Registers of Heritage Places. Although *Ellendale* has been uninhabited for a considerable time, and is in need of extensive repairs, it has largely remained intact by being on private land and in close proximity to the owners. This has protected the place from the aggressive acts of vandalism that have destroyed so much of the original fabric of other early settlers' cottages which have stood empty for decades on land that had been resumed by the Crown.

3.1.3 A Brief History of the Settlement of the East Rockingham District

The European history of East Rockingham dates back to the earliest days of the Swan River Colony 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 November 1, 1829 to land his first settlers in order to

¹ Keen, J.C., KTA Partnership, 'Heritage Report on East Rockingham Settlement', for the City of Rockingham, Town of Kwinana, and Landcorp, 1992, p.12.

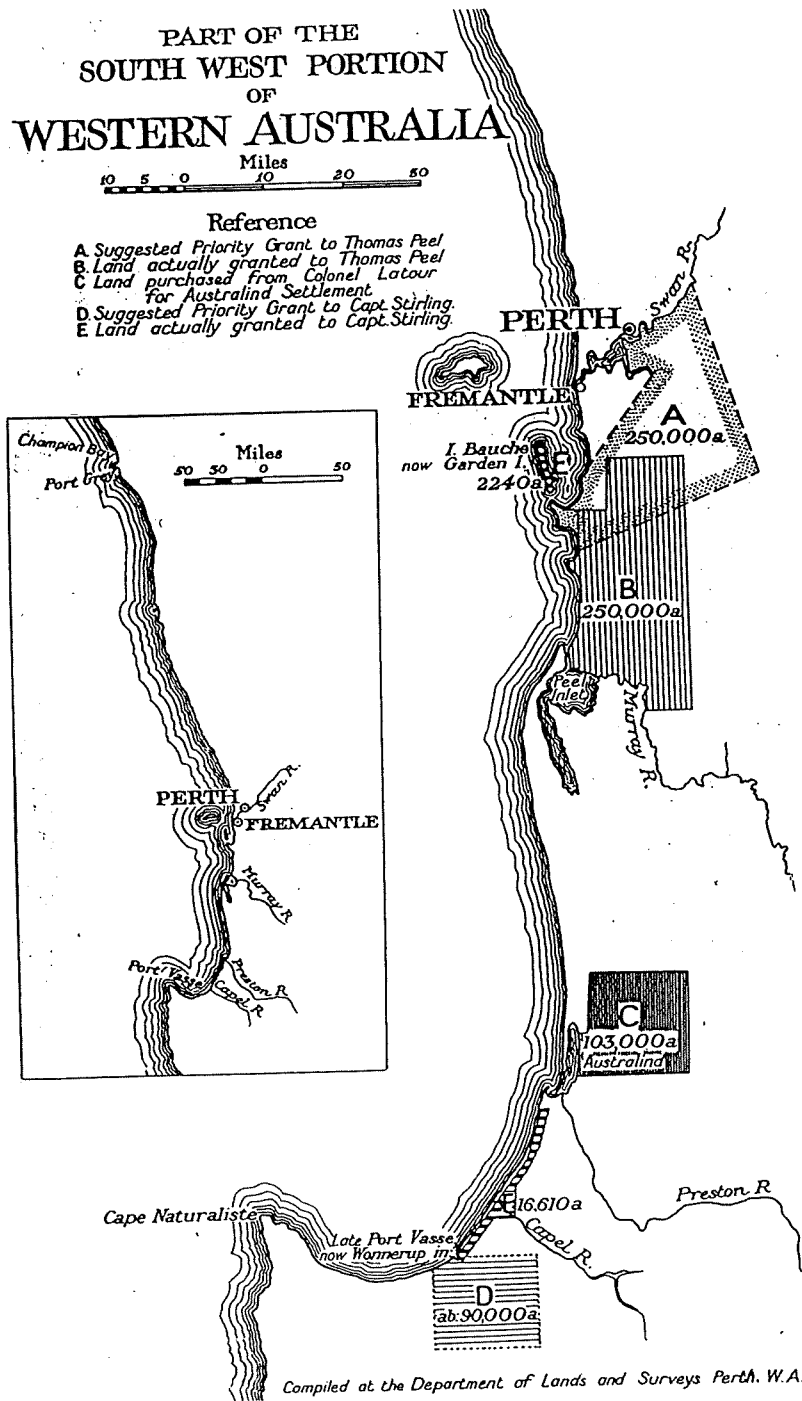


Figure 3.2 Map showing the initial grant allocated to Thomas Peel which he forfeited due to his late arrival in the colony, and the actual grant he received.

Reproduced from J.S.Battye – *History of Western Australia* (1924)

retain this grant.² 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.

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.³ Some of these settlers moved to the Mandurah area where Peel had also settled.

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 Coo loongup. In later years a track on the east side of the lake came into use and, and evolved into what has become known as the Mandurah Road. This road was the "spine" 'along which the East Rockingham settlement developed.'⁴ 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 timber which were growing in the hills to the east, and as a base for whalers.⁵ 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'.⁶ 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 June 3, 1847 the town of Rockingham was declared open for the sale of lots.⁷ However, it would be many years before Rockingham would take on the semblance of a township.⁸

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- 2 See Taggart, N. *Rockingham Looks Back*, Rockingham District Historical Society (Inc), 1984, pp.7-8, for a transcript of 'Conditions For Land Grants at Swan River Colonial Office December 5th, 1828.
- 3 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.
- 4 Palassis, K. et al, 'Lealholm, East Rockingham: Assessment of Significance', unpublished report for CALM, May 1998, p.6.
- 5 Taggart, *op.cit.*, p.37.
- 6 Fall, *op.cit.*, p.15.
- 7 *ibid.*
- 8 Rockingham was declared a town on June 1, 1847. Russell, *op.cit.* p.35.

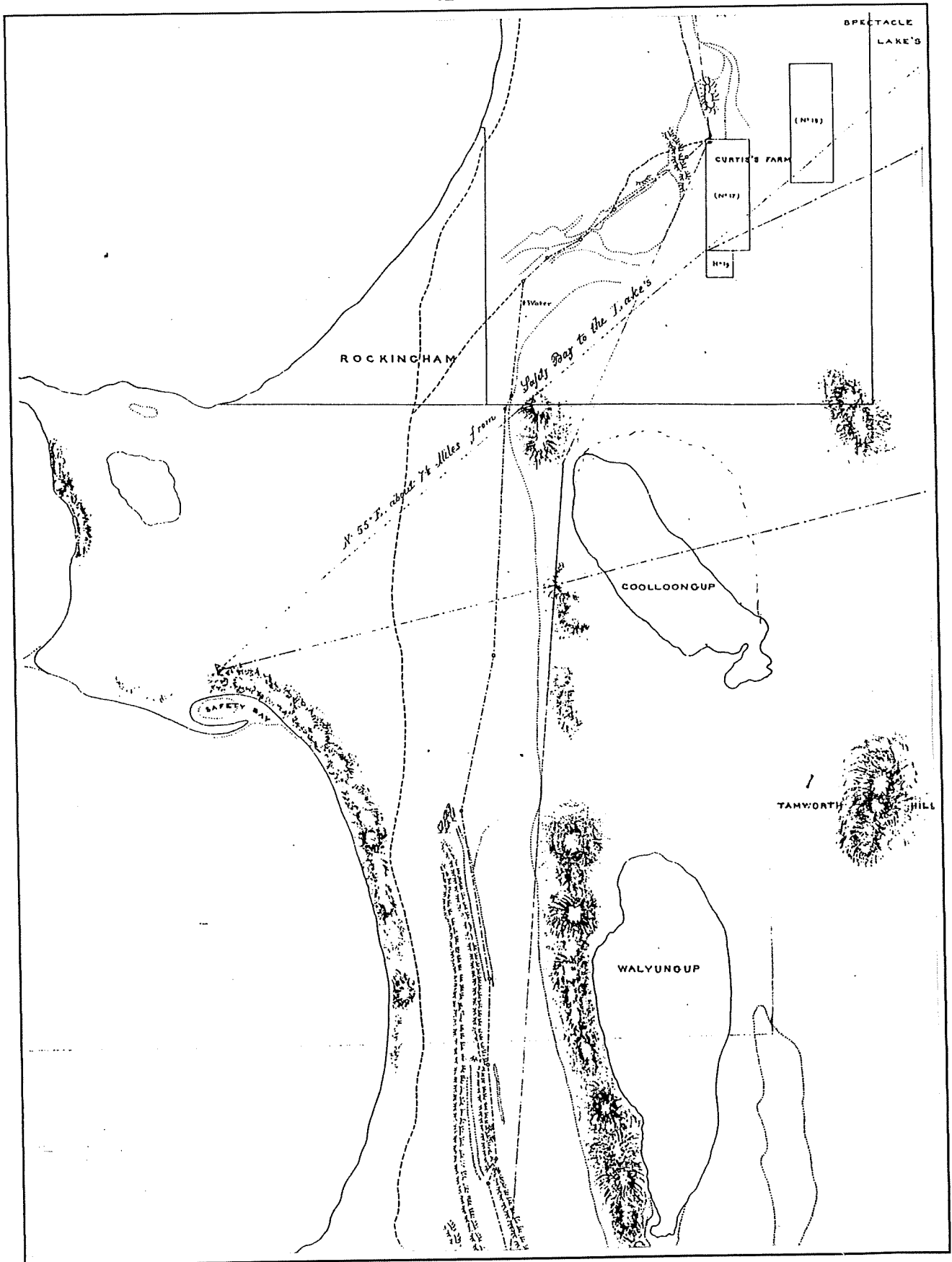


Figure 3.3 One of the earliest maps showing land grants in the East Rockingham area, prepared by surveyor Austin in 1848. Early tracks in the area are shown as dotted lines. Public Records Office: Cons.3869 / WAS 236

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 Baldy 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.⁹

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.¹⁰ Many of these early homes, mostly of wattle and daub construction, were located along or in the vicinity of the Mandurah Road track.¹¹ 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 Hymuses 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.¹² 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.

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) Bell, Daniel Hymus, William Day, George Mead, John Thorpe and Charles Parkin.¹³ Meetings were held at various locations until a Roads Board office was built on the corner of Mandurah and Office Roads in 1905/06,¹⁴ opposite the school, underscoring the fact that community life still centred in the East Rockingham district. The beach front with its jetty largely serviced 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 James (Jnr), or 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.¹⁵ The store serviced the ships coming to the port with fresh meat and produce brought in from the farms.

3.1.4 Ellendale

Around 1858 William and Susan Day acquired 40 acres of land at Cockburn Sound Location 72 in East Rockingham.¹⁶ 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.

⁹ Palassis, report dated May 1998, *op.cit.* p.7.

¹⁰ Taggart, *op.cit.*, Chapter 4 'The East Rockingham Settlement', pp.47-66.

¹¹ *ibid.*, p. 48.

¹² See Taggart, *op.cit.*, p.85, and family trees.

¹³ Fall, *op.cit.*, p.127.

¹⁴ Davies, M., letter to the City of Rockingham (in relation to the review of this document), 27/09/1999.

¹⁵ 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.

¹⁶ 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.

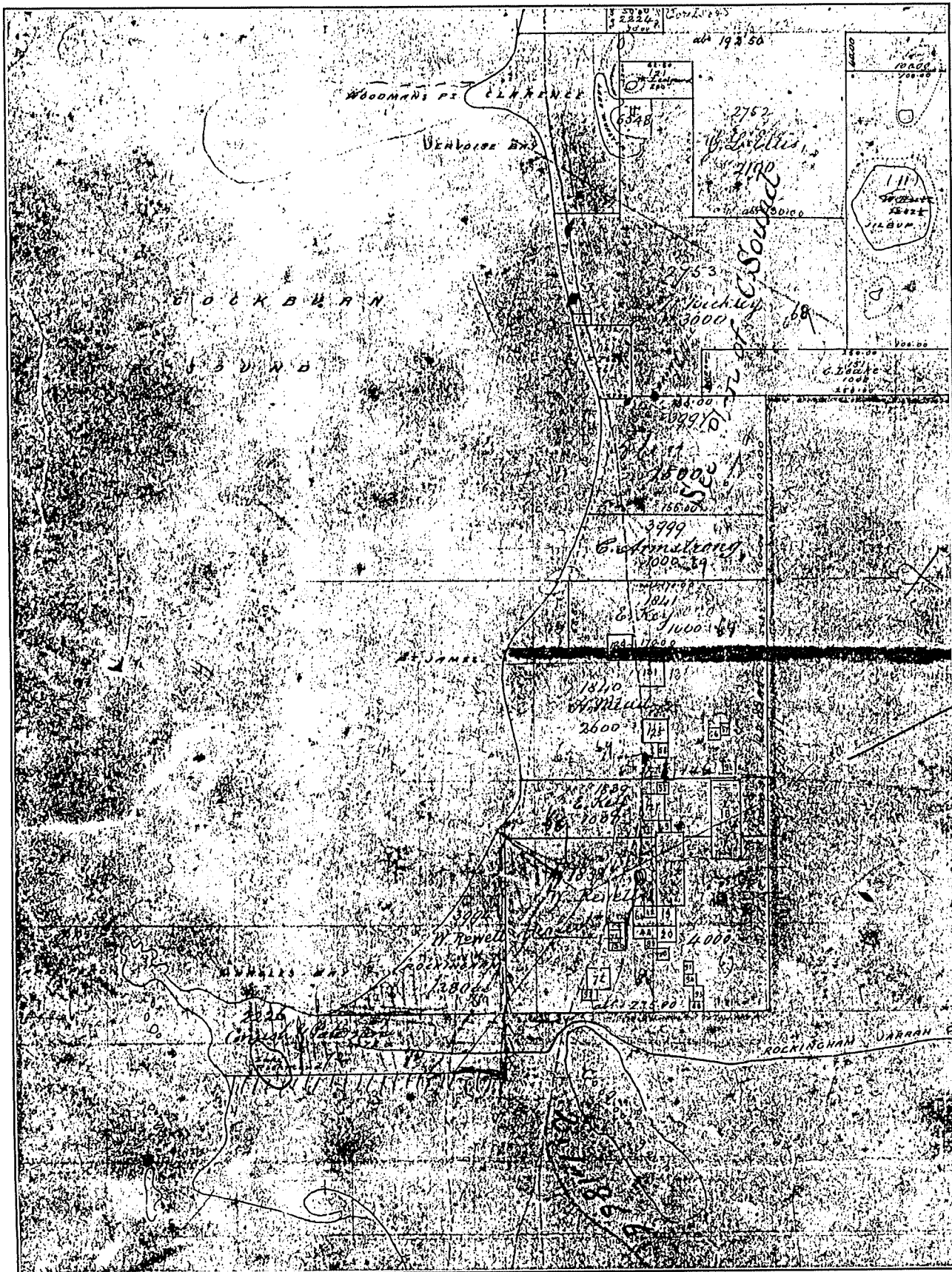


Figure 3.4 Portion of a map of the Cockburn Sound and Murray districts, current circa 1870, showing Cockburn Sound Location 72 in relation to other grants and roadways in East Rockingham.

Public Records Office: Cons. 4918, item 2, SN.506235

On the 21st of April 1857, Susan Hymus (b.1837) and William Day (b.1835) married at Canning.¹⁷ According to local history, they had two children, Sarah Ann (b.1857) and James (1858), before they settled on their land, however James's birth certificate indicates he had been born in Rockingham.¹⁸ 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 track 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.'¹⁹ As the Day family rapidly expanded 'another stone shed was added behind the first'.²⁰ 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.

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.²¹ This would be Jabez White, a relative who had married Sarah 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.²² Sometime between 1882 and 1885, 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*.²³ 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 had been built by James Herron in 1866.²⁴

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'.²⁵ It appears Bateman was connected to the Day family through his marriage to Jabez White's sister Rachel. It is about this time, c.1895-6, that William Day decided to convert *Ellendale* into a wayside inn called the Rockingham Inn. 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 *Ellendale*. 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,

17 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. Taggart also gives the ages of William and Susan at the time of their marriage as 18 and 16 years, although these ages do not accord with the date of marriage and the ages given in the family tree published in Taggart's book.

18 Taggart, *op.cit.*, p.52.

19 *ibid.*

20 *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.

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

22 Family tree for Richard White and James Day supplied by Wendy Durant, and the Day family tree published in Taggart, *op.cit.*

23 This is according to Nora Taggart's account provided on a National Trust assessment form dated 26/5/1971. As noted above, her source of information was Ida May Pead.

24 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.

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



Figure 3.5 Photograph taken c.1895, captioned "Days' Hotel, Rockingham". Battye Library 2013B/2



Figure 3.6 Another view of *Ellendale* during the period that it operated as a wayside inn.

Battye Library 5478B/1

John Chester decided to change the name of his Rockingham Arms to Chesterfield Inn in order to prevent confusion between the two hotels.²⁶

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.²⁷

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.²⁸ Levi was a bachelor, 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 1921.²⁹

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.³⁰ 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'.³¹ During these years various members of the Day family continued to live at *Ellendale*. From 1912-18, James and Susan Rosa (nee Day) Cooper live there apparently sharing the home with her parents William and Susan. In 1916, the parents moved to Fremantle.³²

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.³³ Over the next forty four years there were various owners and ratepayers recorded for the property. Mr and Mrs George John from 1919 to 1920; then his wife Mary Ellen John until 1937.³⁴ 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 1939.³⁵ From 1942-44, Miss Ada Orwen 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.³⁶ Ada Lane is listed as a ratepayer until 1950, but in 1948 the

26 Taggart, *op.cit.*, p.115.

27 Fall, *op.cit.*, p.127.

28 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.

29 Taggart, *op.cit.*, p.110.

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

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

32 Taggart, *op.cit.*, p.117.

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

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

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

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



Figure 3.7: Aerial photograph of the site, taken in 1942.

United Photo and Graphic Services

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.³⁷ In 1951, the Orwins sold the place to Francis Ferdinand Oswald McClure, an officer of the Salvation Army and Vida Lily McClure.³⁸ The McClures owned *Ellendale* for the next twelve or so years before selling to the current owners, Len Pike, a garage proprietor, and Mavis Elizabeth Pike in 1964.³⁹ Mavis Elizabeth Pike is a Day family descendant. Apparently a taxi-driver named John Lapthorn lived at *Ellendale* for a few years as a caretaker.⁴⁰

In 1969, the Pikes acquired additional land adjacent to the property to include portions of Locations 72, 726 and 738,⁴¹ and during the 1970s, a new home and stables were built on the property just north of *Ellendale*. A horse stud farm was established by the Pikes and a trotting track which encircles *Ellendale*. For a time *Ellendale* 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.

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 *Ellendale*, to the National Trust for classification. *Ellendale*, referred to as Day Cottage in the Trust's documentation, was classified on August 2nd, 1971. When the National Trust classification system was revised in 1973, *Ellendale* was placed on the Recorded list. This list is currently being revised by the National Trust with entries being reconsidered for possible classification.⁴²

Nora Taggart stated in the 1971 assessment she submitted to the National Trust, that *Ellendale* '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.⁴³ 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 *Ellendale*, 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

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

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

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

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

41 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.

42 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. *Ellendale* was placed on the Recorded list on June 11, 1973.

43 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.

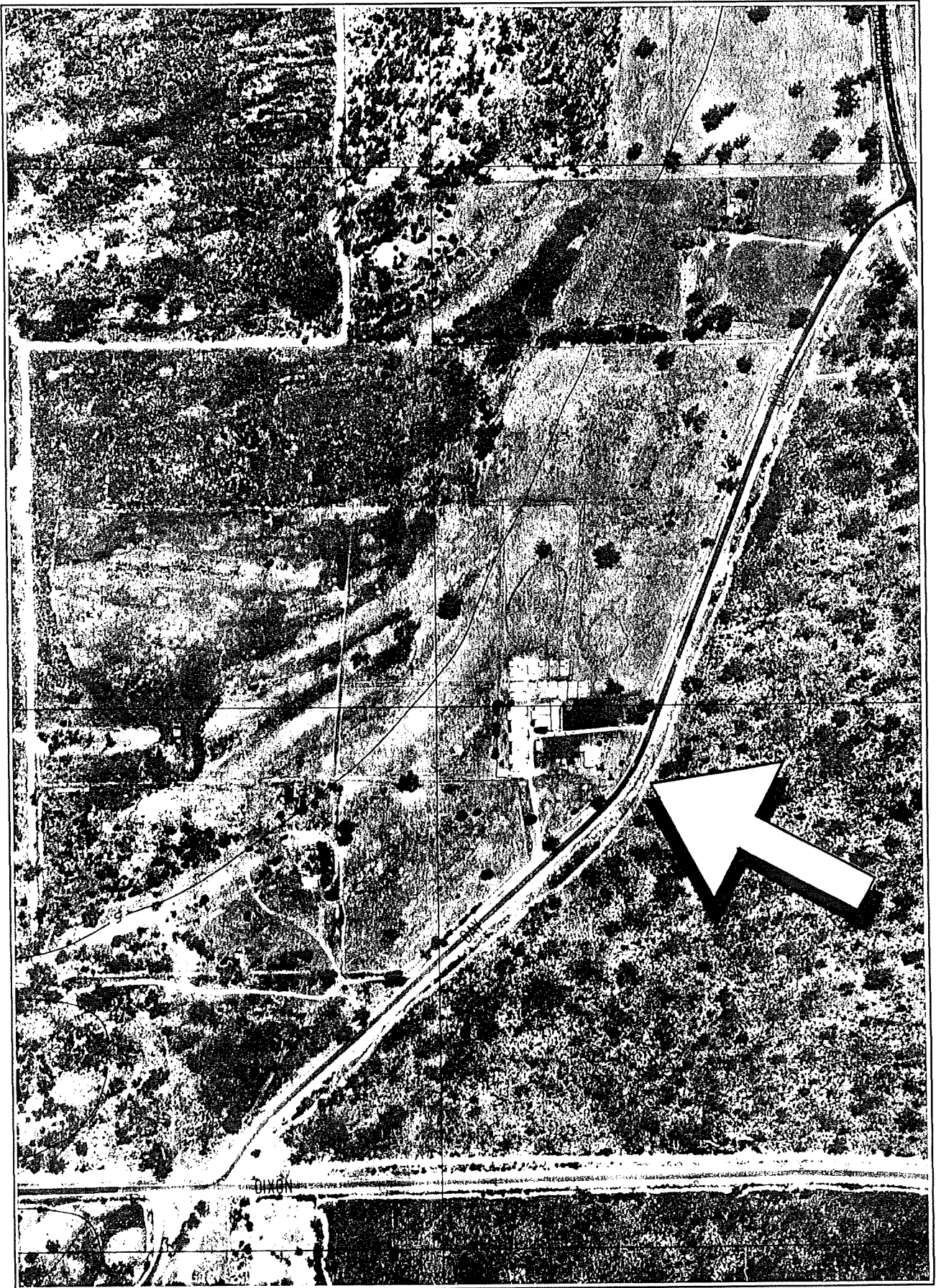


Figure 3.8 Aerial photograph of the site taken in 1972.

DOLA

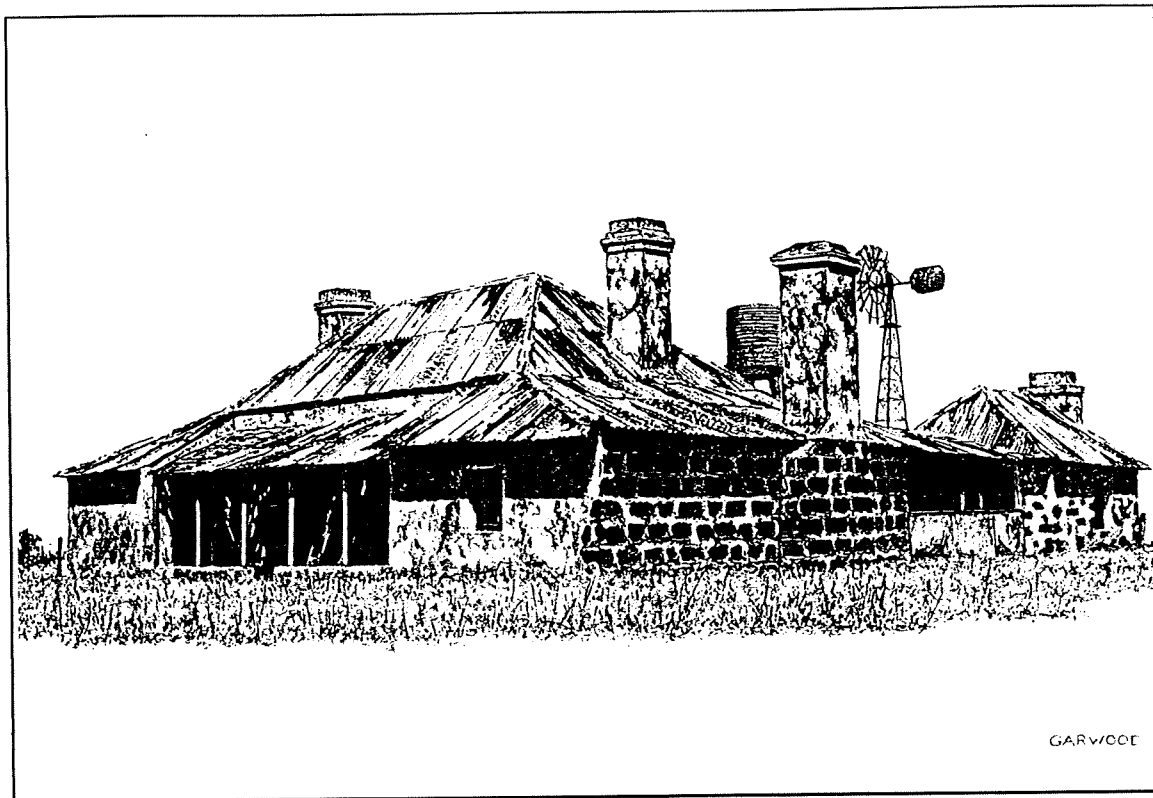


Figure 3.9 Colour print of *Ellendale* from an early 1970s painting by Mike Garwood. Copies of this and other Garwood prints are still available from certain art retailers.

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.⁴⁴ 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, *Ellendale* and Woodbine (Bell) Cottages were referred to the Heritage Council of WA.⁴⁵ 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".⁴⁶

Apart from being a subject for artists, *Ellendale* 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.⁴⁷

44 Keen, *op.cit.*

45 *Weekend Courier*, 31/10/1992, p.24.

45 *Weekend Courier*, 31/10/1992, p.24.

47 Information provided by Ian Boersma.



Figure 3.10 View of *Ellendale*, looking northwards. Photograph taken 29.04.1970.

National Trust of Australia (WA)

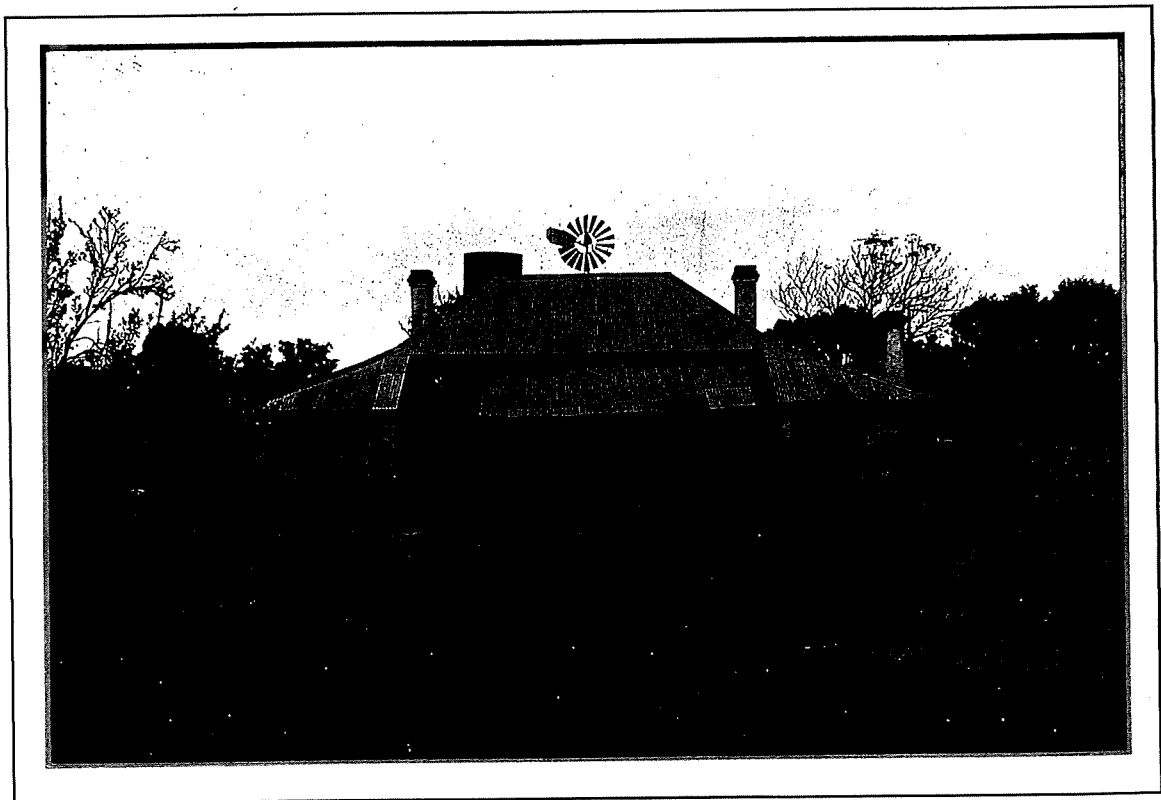


Figure 3.11 *Ellendale*, view looking west. Image used on the front cover of *The National Estate: Australia's Heritage*, by Clem Lloyd (c.1975).

3.1.5 Summarised Chronology of Major Events

- 1857 (21 April) William Henry Robert Day (b.1835, Fremantle) marries Susan Hymus (1837).
- 1858 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).
- 1866 Title to Location 72 is in the possession of Jabez White of Rockingham.
- c.1882-5 The Days begin building the main homestead *Ellendale*.
- 1894 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.
- c.1895-6 *Ellendale* operates as the Rockingham Inn.
- 1897 William Day becomes one of the founding members of the first Rockingham Roads Board.
- 1901 The Certificate of Title to the land is transferred to William and Susan's sons Levi , George Edward, and Albert Henry.
- 1912-18 James and Susan Rosa (nee Day) Cooper live at *Ellendale*.
- 1916 William and Susan Day move to Fremantle.
- 1919-37 George and Mary John live at *Ellendale*.
- 1942 -51 Ada Lane (nee Orwin) owns *Ellendale*. In 1948, the Title is tranferred to George Albert Orwin, greengrocer and Annie Orwin.
- 1951-61 Title is transferred to Francis Ferdinand Oswald McClure, Officer of the Salvation Army and Vida Lily McClure.
- 1964 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.
- 1969 Part Cockburn Sound Locations 72, 726 and 738 are acquired by the Pikes.
- 1971 *Ellendale* is classified by the National Trust on 2/8/1971.
- 1970s The Pikes build a new home adjacent to *Ellendale*. A horse stud farm is established and a trotting track which encloses *Ellendale*. The cottage is used as quarters for the jockeys.
- 1992 *Ellendale* is referred to the Heritage Council of WA.



Figure 3.12 View of the cottage, looking north-west.

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Figure 3.13 View of the cottage, looking south-west.

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3.2 PHYSICAL EVIDENCE

3.2.1 Introduction

This section provides a description of the building and site features that are considered to be part of the place's significant fabric. Descriptive material relating to the context is also provided. The material presented in this section is based on inspections of the place in September 1998 and January 1999.

3.2.2 General Description of the Site and its Context

Ellendale is a colonial vernacular building of rubble limestone wall construction, with mostly wooden floors, and a shingled roof that has been covered over with galvanised corrugated iron. Behind the cottage are a number of outbuildings, including a former kitchen, a W.C. outhouse, and a laundry outhouse. Other structures of interest are a wooden tankstand and a steel framed windmill water pump. Long established plantings are dotted around the site, including several trees and ornamental bushes.

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 north-easterly direction, on the intersection of Day and Mandurah Roads, is the site of a house built in 1928 and occupied for many years by Sam Chalwell. Chesterfield Inn is located almost due north, approximately 1.0 kilometre away. Lealholm, a property established by the Mead family in the 1850s, is located 1.2 km 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 south-west of *Ellendale*.

The cottage is oriented so that the front faces due east, thereby addressing Day Road which is only 30 metres away. A short distance north-east 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 cream 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 south-east corner of the cottage.

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 ground around the cottage, residence and stables supports a dense growth of Kikuyu grass, and this has seriously encroached on the cottage and outbuildings. A creeper plant is also encroaching the former kitchen associated with the cottage, growing up into the eaves in the north-west corner.

3.2.3 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 skillion roofs pitching from the perimeter of the hipped roof. A separate kitchen pavilion 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



Figure 3.14 North facing side of the cottage, looking westwards

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Figure 3.15 View of the cottage from the rear.

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a skillion pitching from the east wall of the core rooms, slightly below the wall plate. Both side rooms 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 of the skillion roofs is different for the front, rear and sides. It is estimated that the roof pitch over the core rooms is 45° while that over the skillions averages around 30°. 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.

The front elevation of the cottage is more or less symmetrical, fenestration of the core rooms comprising a centrally placed doorway flanked on either side by windows. Being a vernacular building, the symmetry of design gives way to practical idiosyncrasies, such as the absence of a window in the south front bay and the presence of a chimney on the northern side of the building. 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 has at some stage been applied to all external walls, though most traces of this treatment have been weathered off the more exposed areas of masonry. A similar orange pigment was noted on inside face of the verandah plate. External window and door joinery is painted a dark green. Windows of the core rooms, one on either side of the front door, are double hung sashes, each sash being divided into six panes. The frames of these windows are of solid hardwood construction with pinned mortise and tenon joints. Internal reveals are at right angles to the wall and plastered.

The front door is panelled into four divisions which are trimmed with bolelection mouldings. Entering through the front door, one finds oneself in the largest of the two core rooms. There is a fireplace at the north end of the room, and this features an arched opening and simple jarrah mantelpiece. An identical fireplace and mantle is found in the south core room, at the south end of that room. Ceilings in both core rooms are plasterboard with simple plaster cornices, but all other rooms are without ceilings, the raked rafters and underside of the shingled roof being exposed. Walls throughout the house are rendered and limewashed, the core rooms having a run-render skirting. All rooms except the kitchen have floors made of wide jarrah boards, the kitchen having a concrete floor.

There are two doors in the south-west corner of the main room. That in the south wall being a panelled and framed door comprised of four divisions, without bolelection mouldings. That in the west wall is a half glazed door with two panels in the lower part (without bolelection mouldings), diminished styles ('gunstock' type), and nine glazed panes in the upper part. The south door leads through to the other core room, from which access may be gained to the central room at the south end of the house via a panelled door of similar design to that previously described. This room has French doors leading outside, and a ledged and braced matchboard door to the room in the south-west corner of the house. In this room there is also a pair of French doors in the south external wall, opening onto a low, ramshackle verandah. The verandah extends only part of the way along the south and west sides of the cottage, although



Figure 3.16 Interior of the former kitchen.

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Figure 3.17 Interior of the north main room: doors leading to the rear passage (right) and south main room (left). Note the electrical conduit on the wall.

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evidence suggests that it originally extended along the full length of these walls and was enclosed at the east end by a wall of vertical corrugated iron sheeting (still extant).

The door in the west wall of the main room opens into a short passage which leads to the back door which is made of matchboard in ledged and braced construction. A door on either side of the passage, north and south, open into two back rooms. 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.

Two rooms on the northern end of the cottage can only be accessed from external doorways. The north-east room is accessed directly off the front verandah and is a long space with small window in the east end and a door to the north-west 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. What lining there is appears to be of recent date, hardboard sheeting nailed to the underside of the rafters. The external walls of the north-west room are of stud wall construction, lined with asbestos. There is a door in the west end, and louvred windows occupy almost the full length of the north and west walls. 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 north-east room, but like the rest of the building it has a shingle cladding beneath the corrugated iron.

Behind the north-west room, separated from the cottage by a distance of just over one metre, is a small masonry building with a hipped roof clad in corrugated iron over shingles. This building originally housed the kitchen. 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. Part of the interior has been partitioned off 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.

3.2.4 Outbuildings

A short distance south-west of the cottage is a toilet outhouse, constructed of masonry with a skillion roof of corrugated iron. The walls are made of pressed shale blend bricks, rendered with a cement based mortar. Further back is another 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. There is a door in the east end of the north wall, and a small window in the centre of the south wall. The building is presently used to store stock feed. An old cast iron laundry boiler is located in the north west corner of the building.

Other structures of interest within the immediate context of the cottage are a tall wooden tankstand, and a patent steel framed windmill. These structures, and the water source associated with them, were not closely inspected.



Figure 3.18 (Photograph side mounted) Privy and tankstand, located behind the cottage.

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Figure 3.19 Old laundry, located approximately 20 metres from the rear wall of the cottage.

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3.2.5 Evidence of Changes to the Cottage

The following details were noted to be inconsistent with the nature of the cottage's original construction:

- galvanised corrugated iron roof sheeting over shingles,
- front verandah with concrete floor and masonry dwarf wall,
- infill of asbestos clad stud walls in the north-west corner of the cottage,
- asbestos clad stud walls partitioning and bathroom fittings in the former kitchen,
- plasterboard ceilings in the core rooms,
- plain white limewash over bright paint colours of the interior walls,
- electrical conduits and fittings,
- three-pane casement hung sashes in the back rooms and kitchen, and
- small horizontal opening in south wall of kitchen building.

It is likely that these items constitute changes to the original fabric of the place.

In addition, it was noted that the pitch of the skillion roofs over the front rooms has been altered, this being evident from a wedge shaped section of masonry built onto the head of the walls at either end of the verandah. It appears that the skillion roofs were originally pitched from a point below the wall plate of the core rooms, level with the front verandah pitching plate.

4.0 ANALYSIS OF THE DOCUMENTARY AND PHYSICAL EVIDENCE

4.1 INTRODUCTION

In this section the evidence previously presented is compared and discussed with a view to providing a basis for the assessment of cultural heritage significance, particularly the degree of significance in terms of rarity and representativeness.

4.2 SEQUENCE OF DEVELOPMENT OF THE PLACE

The history of physical change to the place is documented by aerial photographs, written and oral accounts of the place, and inspection of the existing fabric. From a comparison of the available evidence, the history of the development of *Ellendale* can be summarised as follows:

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.

c.1882-5 The existing cottage, *Ellendale*, was constructed during this time.

c.1895 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:

- a signboard is located on the roof, and a caption below one of the photographs reads "Day's Hotel, Rockingham";
- the area in front of the building is sand devoid of vegetation. From the north-east corner of the cottage is a short length of picket fencing, behind which are plantings (vines or fruit trees);
- the masonry of the building is essentially the same as it appears today, although the front walls appear to be painted a lighter tone;
- the roof is clad with shingles, although an area over the north-west corner of the cottage appears to be clad in a lighter material, possibly corrugated galvanised iron;
- there are no gutters at the eaves of the roof;
- the roof of the front verandah is 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 is appears to be level with the adjacent wall plates;
- the verandah posts are painted in two tones - the central part (chamfered portion) is a light colour while the ends are darker;
- 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; and,
- the window in the north-east room has six panes of two vertical and three horizontal divisions.

- 1942 The following details are evident from the aerial photograph taken at this time:
- the pattern of clearing makes it is obvious that the located in the south-eastern corner of Loc. 72, and land south of the cottage had not been cleared;
 - the laundry building is evident, and a small outbuilding (possibly a privy) is located on the boundary in line with the south-west corner of the cottage
 - there is a cluster of trees in the vicinity of the well; and,
 - a substantial building, possibly a barn, is located approximately 20 metres north-west of the cottage, with its long axis oriented north-south.
- 1969 The property was expanded with the acquisition (by the Pike family) 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:
- the roof is clad in corrugated galvanised iron (apparently quite old), without eaves gutters;
 - 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; and,
 - both the privy and laundry are evident.
- 1972 The aerial photograph of this date shows the following:
- 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; and,
 - 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.
- 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.1980 The new house was constructed.

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 in 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.1868) on Mandurah Road. The facade of this building appears to have been painted a light blue colour originally.

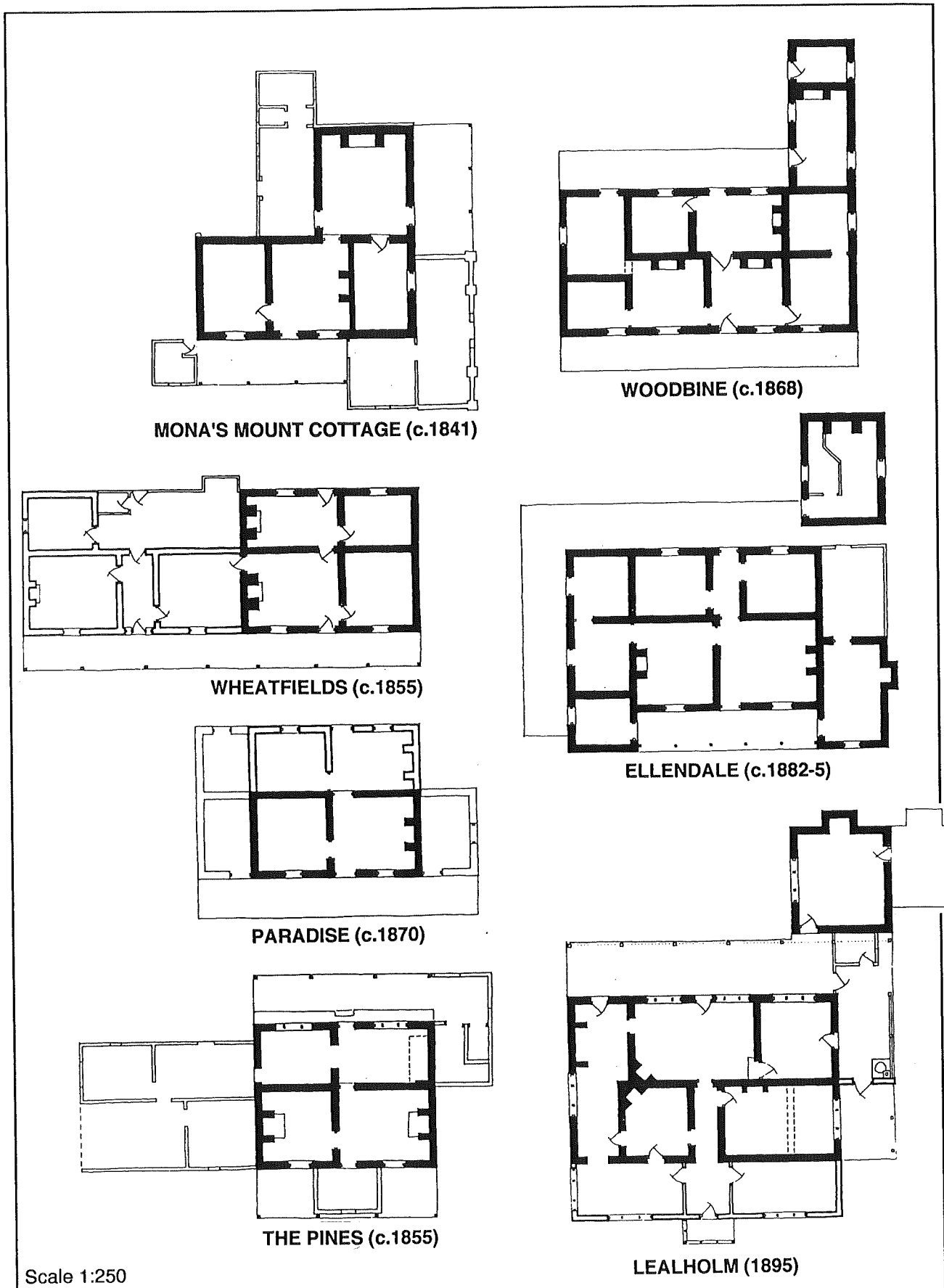


Figure 4.1 Plan comparison of surviving East Rockingham cottages that were built before 1900.

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The roof of *Ellendale* is hipped, with a steep pitch over the two core rooms and a lesser pitch over the outer rooms. This inflected form of roof is commonly known as a "broken back" roof, which was one of the more usual roof forms in colonial Western Australia. An unusual feature of *Ellendale* is the position of the front verandah roof, which is lower in relation to the roofs of the flanking front rooms. The most likely explanation for this is that the skillion roofs of the rooms surrounding the core were originally pitched from a point below the wall plate of the core rooms, on the same level as the existing verandah pitching plate, but that these roofs were later adjusted to become a continuation of the main roof. It may be that problems with flashing the edge of the roof against the wall was the reason for making this adjustment. The presence of a thin wedge of masonry on top of the walls flanking the front verandah is evidence supporting this explanation. There is another height difference in the roof on the north side of the cottage where the stud walled part abuts the masonry part, the wall plate of the stud walled part being slightly lower than that of the masonry part. Further investigation is required to determine whether this is deliberate or caused by subsidence of supporting members.

The roofs of both the cottage and the kitchen building are shingled, with corrugated iron being laid over this. Shingles, also known as "shakes" if hand split, were the most common roofing material in Western Australia until late in the 19th century when corrugated galvanised iron sheeting became a common and affordable alternative. Prior to the introduction of iron sheeting, the alternative to shingles as a roofing material was thatch. However, the risk of a thatched roof catching fire was great in the dry conditions of the colony, and as such shingles were greatly preferred. It appears that none of the surviving 19th century cottages in East Rockingham had thatched roofs, but it is known that The Pines, Mona's Mount and Woodbine all had shingled roofs. In the case of each of these buildings, corrugated galvanised iron was installed over the top of the shingled roof at a later stage when this material became more widely available and cheaper than shingles.

The joinery of *Ellendale* is well executed, door and window frames are put together with pinned mortise and tenon joints and the timber used is a quality hardwood, probably jarrah. The size of timber employed most extensively for structural and framing work is 5"x2³/₄" (approx. 120 x 70mm), which in the 1890s was gradually displaced by the use of a greater range of sectional sizes and a more common structural member measuring 4" x 2" (100 x 50mm). The two main rooms facing onto the verandah have double hung sashes, with solid frames.⁴⁸ Double hung sashes were introduced to England from the Netherlands around the time of Queen Anne's reign, around the same time as developments in glass manufacture gave rise to the production of clear panes which could be trimmed to make rectangles with sides of up to 300mm lengths. The double hung sash window, with sashes of six or nine rectangular glass panes, became a standard feature in Georgian architecture, displacing from favour the casement hung sash. It is typical of colonial buildings in Western Australia to have double hung sash windows in the principal rooms, and either casement hung or central pivot sashes in lesser rooms. The sashes, and doors, were most commonly purchased as ready made units, made of deal (mostly oregon pine), which

48 Counterweighted double hung sashes, which required a box frame, appear to have been uncommon in Western Australia before the 1890s.

were a significant import in the colony's early years. Woodbine cottage features joinery of a similar, if not slightly superior, quality as that at *Ellendale*.

Within the cottage, the two principal rooms have plaster ceilings but the other rooms have raked ceilings with the battens and underside of the shingled roof evident. The plaster ceilings are not original, and it is possible that these rooms were also originally without ceilings. It was not altogether uncommon for houses in the colonial context to be without ceilings, and frequently ceilings were installed some time after the house had been finished, when the means to improve the place became available. For example, ceilings in some of the rooms of Woodbine cottage were obviously installed at a later date as the wall finishes continue up higher than the line of the ceiling. It is possible that the same occurred in the principal rooms of *Ellendale*.

Floors in the cottage are timber, but the front verandah and the detached kitchen have concrete floors. Although concrete was available as an imported product from the earliest years of the colony, its use in domestic construction was very limited and concrete floors are almost invariably of a more recent date. It is most probable that the front verandah of *Ellendale* was timber, constructed of boards fixed to joists that were laid directly onto the ground, a common method in the days before termite resistance was seriously considered in the design of buildings. The kitchen may have originally had a timber floor, but it is equally probable that it originally had a floor of compacted earth. In coastal areas, marl was commonly used for earth floors, and in inland areas it was common to use crushed termite mounds which could be reconstituted with water to form a suitably hardwearing floor.

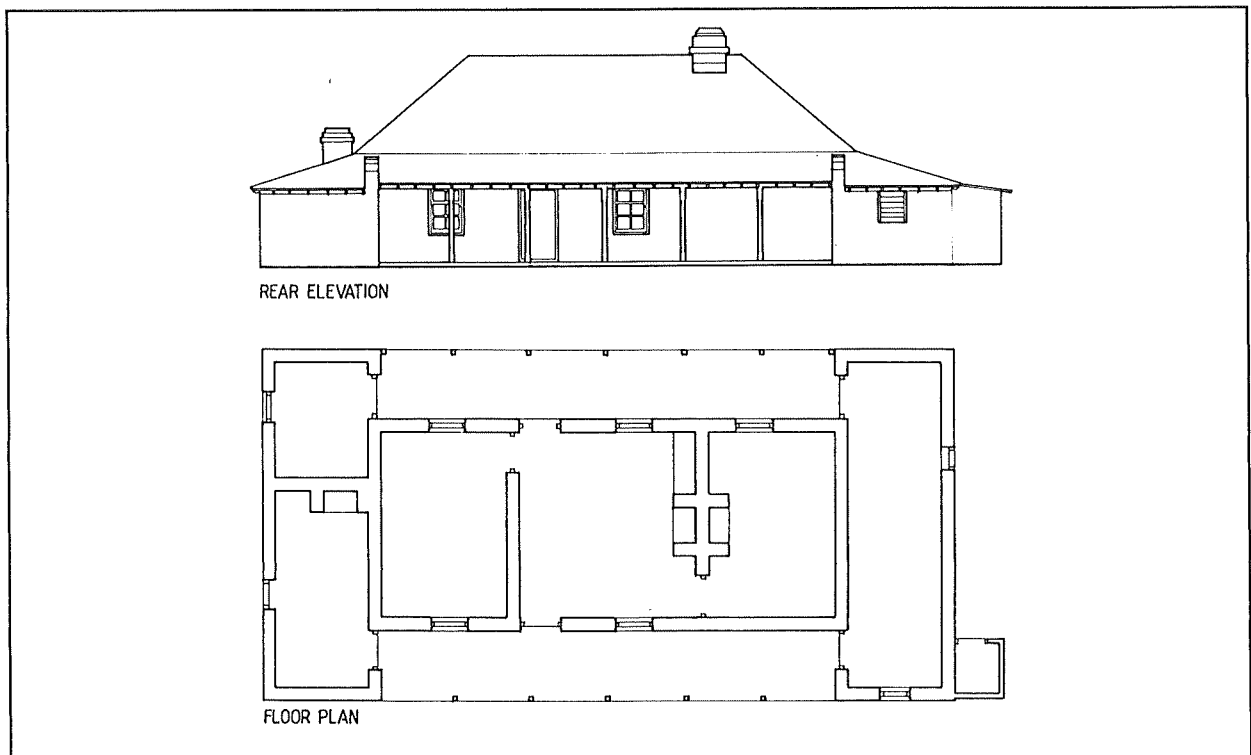


Figure 4.2 Greenwood cottage, built in 1866 and located north of Lake Clifton. The front and rear elevations of this building, having a verandah flanked by rooms at either end, are similar to *Ellendale*.

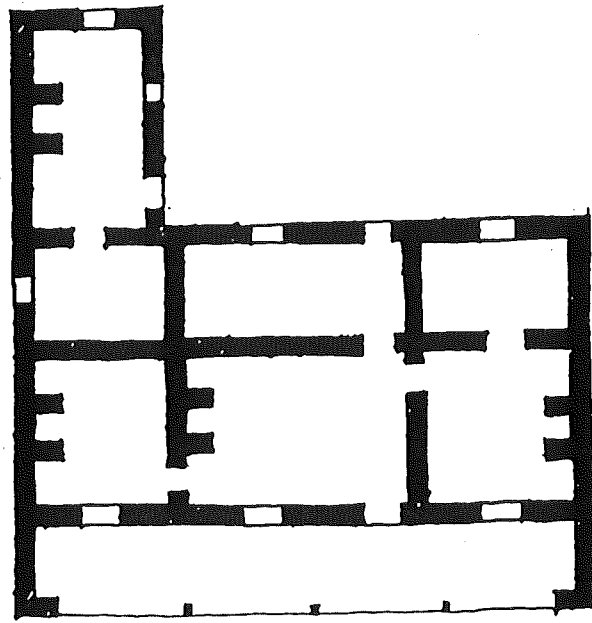
Ian Boersma

Plan form of the cottage

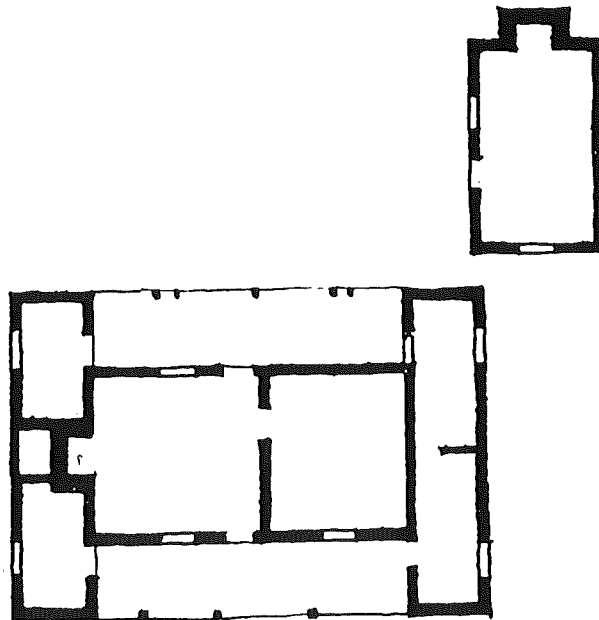
The planning of *Ellendale* is characteristic of contemporary dwellings built in the vernacular tradition. Rooms were arranged with one room abutting the next, which minimised the necessity of having passage ways. Passage ways involve the duplication of walls, requiring additional materials, which translate into greater effort for the builder and cost to the owner. The more formal (and public) rooms were located in the centre front of the house, beneath a hipped roof which gave these rooms lofty ceilings. The front door led into the main formal rooms, and in line with this was a doorway through to a short passageway at the rear, leading to the back door. At the rear of the cottage, on the northern side, was a detached building which in the early years served as the kitchen. Rooms on the sides and at the rear were of a smaller volume and skillion roofed, having raked ceilings. It would seem that most of these rooms originally functioned as bedrooms. The original purpose of the area in the north-western corner of the cottage is not known, but it is possible that this originally served as some form of bathroom and laundry. Some time around 1970 it was adapted as a kitchen, and the old detached kitchen adapted as a bathroom and laundry.

The plan arrangement whereby the kitchen is treated as an appendage to the rear of the main dwelling does not appear to have a precedent in contemporary English vernacular traditions, but is thought to be an Australian phenomenon. Two colonial cottages in East Rockingham have been found to have a similar arrangement: Woodbine (c.1868) and Lealholm (1895). Other examples of this arrangement, found in Western Australia, include: the pilots quarters (also known as K1 & K2, built c.1848) and the second superintendent's quarters (c.1850s) on Rottnest Island, Sandilands (1839-45) in Busselton, Westbrook (1848-52) at Vasse, and Harwood's Cottage (c.1878) in Quindalup. There are two possible explanations for this arrangement. The first is a response to the hazard that kitchen fires pose to shingled roofs. By having the kitchen separate to the house there is less risk of losing one's entire home as a result of a fire started in the roof. The second explanation relates to the notion prevalent in Victorian society that it was not proper to display in public the menial household work of servants or women. Consequently, the planning of upper and middle class Victorian homes involved a segregation of living areas and servant zones. Parts of the building catering for the menial tasks of the kitchen, scullery and laundry were located at the rear, and in many instances a separate servants' and tradesmens' entrance was also provided at the rear or side of the house. Social attitudes dictated that in homes of the gentry, servants or tradesmen were not to be so presumptuous as to use the front door. An 1897 sewer plan of Perth shows that most larger city residences had an appendage at the rear of a similar plan size as the kitchen behind *Ellendale*, and an examination of surviving houses of the 19th century shows that these appendages did generally contain the kitchen and laundry. It is apparent that the practice of building larger houses in this configuration was customary in Perth during the later colonial period, and would probably have influenced the vernacular traditions of the day. While it is likely that the Days did not subscribe to the attitudes that gave rise to this custom, there was probably little reason for them to reject the custom, particularly if there were practical benefits relating to fire as discussed earlier.⁴⁹

⁴⁹ It is possible for one's life to be shaped by current social attitudes even though one does not consciously adopt these attitudes. The custom is only an outward expression of the attitude, and hence it is possible to support the custom without embracing the attitude.



Pilots Quarters (K1 & K2) – Rottnest Island



Harwood's Cottage – Quindalup

Figure 4.3 Floor plans of two vernacular cottages of the colonial period (Western Australia). The Rottnest example has a semi-detached kitchen at the rear, the Quindalup example a detached kitchen.

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The state of the cottage's preservation

Ellendale is a colonial vernacular cottage in a particularly intact state of preservation. A comparison of documentary and physical evidence reveals that there have been few significant alterations to the building fabric. It is usual for houses that have been occupied continuously up to the present time to have been extensively modified by the occupants in response to changing fashion and standards of living. *Ellendale* has seen few changes of this nature. Elements that have survived in an authentic state, but which are more commonly removed from old buildings or modified in such a way as to detract from the authenticity of the place, include;

- early or original shingled roof – preserved beneath corrugated iron;
- old external finish of tinted limewash;
- internal wall finishes of distemper or limewash (not oil or acrylic paint);
- internal joinery with oil paint which appears to be of considerable age ;
- most mantelpieces, doors and window sashes appear to be original elements;
- original verandah posts (in poor condition), with traces of paint of a considerable age; and,
- original timber floors, and the absence of ceilings, in most rooms.

A significant proportion of the fabric of some places that have been "restored" in the last few decades is replacement fabric of doubtful authenticity with regard to the original form of the place. The fact that so much of the original and early fabric remains at *Ellendale* means that any fabric requiring replacement may be modelled on existing authentic fabric. The survival of original elements rarely seen elsewhere, particularly finishes and the shingled roof, also makes the place valuable as a research site for early building techniques.

4.4 UNRESOLVED ISSUES RELATING TO THE DEVELOPMENT OF THE PLACE

There are a number of issues relating to the development of the place for which information could not be found. It is possible that further information will come to light during the process of reviewing this draft document, and other details may become apparent through the research of others.

- The precise location of the additional building believed to have been erected by the Day family in the 1860s has not been determined. It is possible that remnant footing material from this structure may still be extant, although it may be beneath the present cottage.
- Little is known of the substantial structure, possibly a barn, that was located approximately 20 metres north-west of the cottage (refer to the 1942 aerial photograph). Photographs of this building, and information relating to its intended function and the date when it was demolished would be relevant historical material that could provide historians with a deeper understanding of the place.
- The date on which the changes to the bathroom and kitchen occurred has not been determined with certainty, although it is believed to be in the 1970s.
- The dates when the present residence and the main stables building on the place were constructed have not been determined with certainty.
- The significance of the place's recent history as a stud and training facility for race horses has not been established.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Introduction

This section discusses the broad range of issues arising from the documentary and physical evidence which contribute to, or detract from, the significance of the place. The material presented here derives from the evidence presented in preceding sections.

The Heritage Council of Western Australia's Criteria of Cultural Heritage Significance for Assessment of Places for entry into the Register of Heritage Places has been used as a benchmark for determining the nature and degree of the place's significance in terms of aesthetic, historical, scientific, and social significance as well as rarity and representativeness.

5.2 Aesthetic Value

The simple vernacular form of the cottage, with its almost symmetrical facade, minimal ornamentation and spreading hipped roof, is demonstrative of the colonial approach to the design of domestic housing. (Criterion 1.2)

The highly authentic state 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 *Ellendale* was included on the cover of a book dealing with the heritage of Australia, and that artists have repeatedly used the building as a subject for their work. (Criterion 1.1)

Ellendale 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. (Criterion 1.3)

5.3 Historic Value

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 built structures. (Criterion 2.1)

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. Descendants of the family are still.... (Criterion 2.3)

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. (Criterion 2.3)

5.4 Scientific Value

Ellendale 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 condition. 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. (Criterion 3.1)

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. *Ellendale* is one of the older surviving buildings constructed of this stone type. (Criterion 3.1)

5.5 Social Value

Ellendale 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 impending development which is likely to substantially alter the character of the district. (Criterion 4.2)

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. The 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 the cottage. (Criterion 4.1)

5.6 Rarity

Ellendale 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. There are few if any buildings of this age and degree of preservation in the Perth environs.

Ellendale is also a crucial component of a rare cultural environment, East Rockingham, which comprises an almost 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.

5.7 Representativeness

Ellendale 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.

5.8 Condition, Integrity, and Authenticity

Condition

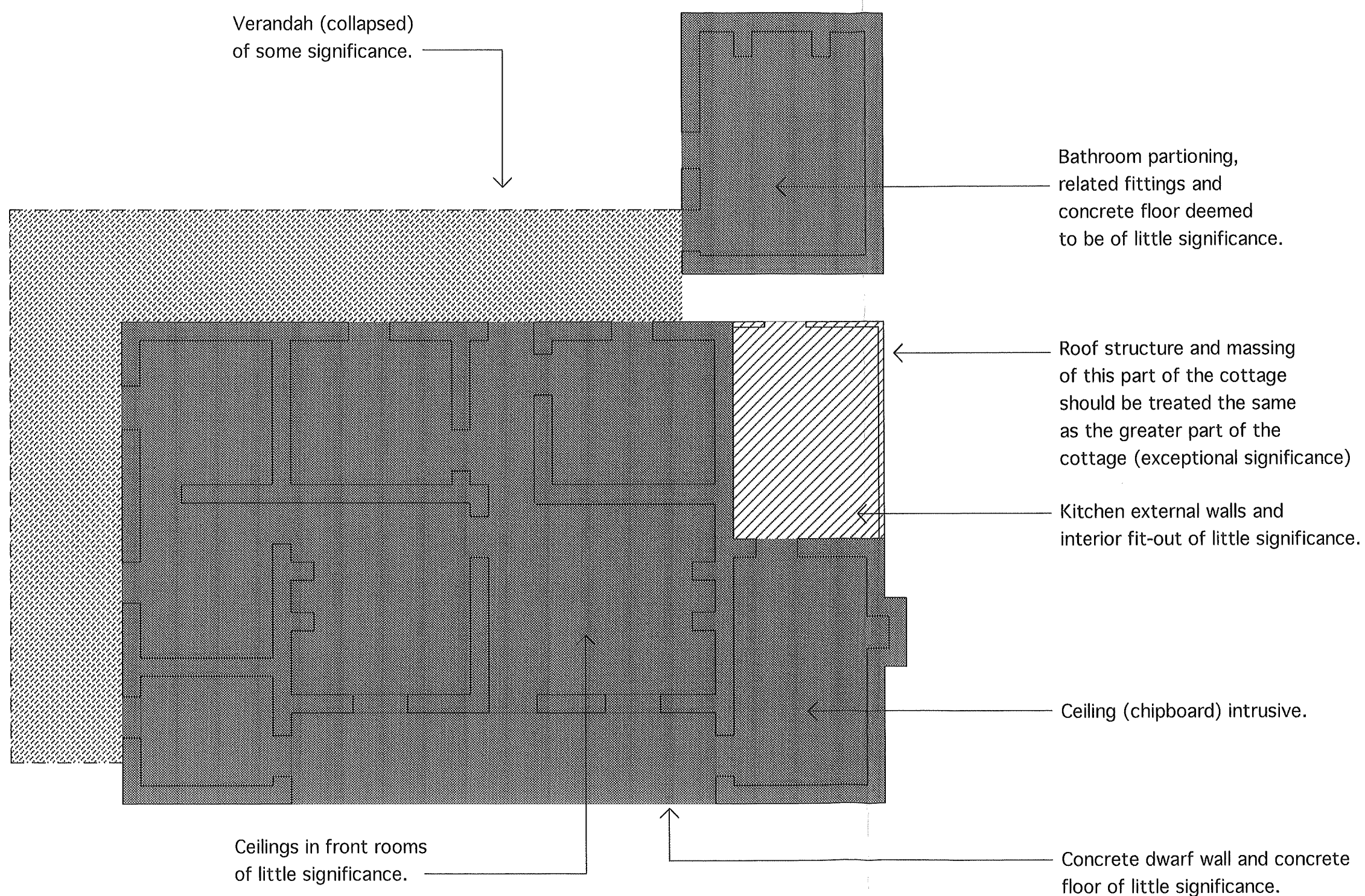
The cottage is in fair condition. Although it is presently unoccupied, its owners carry out basic maintenance such as fixing loose roof sheeting and mowing the grass. They also regulate visitor access to the place. Specific areas of building fabric are evidently deteriorating, although this deterioration has yet progressed to the degree that has impaired the structural integrity of the cottage. Timberwork of the front verandah is relatively unprotected from weather and consequently in poor condition. Verandahs on the south and west sides have mostly collapsed, and grass has encroached on the verandah floors. In places the stonework and mortar is fretting due to rising damp. The roof sheeting is in fair condition, rusted in places and also bent and uneven at the eaves. Ceilings in the principal rooms are stained, probably from possums. Doors and window joinery in walls exposed to weather is in poor condition, although the doors appear to be in a restorable condition. Some of the window sashes have deteriorated to the degree that they can not be repaired. A small amount of termite damage was noted in timberwork near the back door.

Integrity

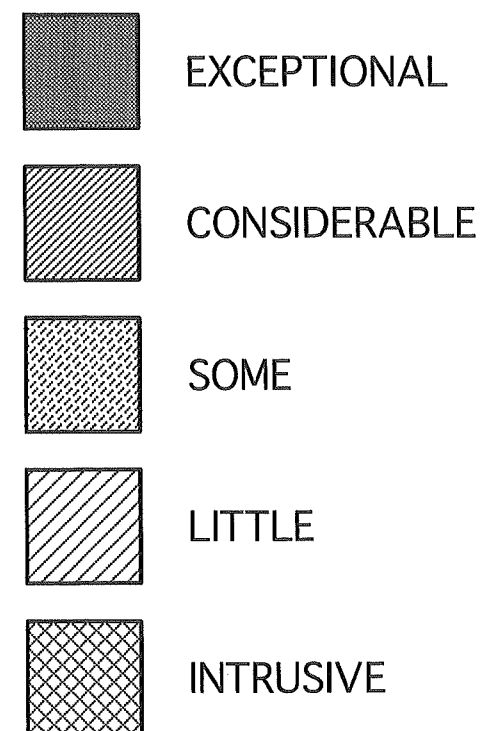
The significant values identified for the place are mainly related to the aesthetic characteristics of the cottage, its landmark qualities, its unusual state preservation, and its association with the Day family. These values are mostly sustainable. Conservation of the place may result in the loss of specific elements of the existing original fabric, but if this work is undertaken sympathetically it would detract minimally. There is a proposal to block off part of Day Road immediately south of *Ellendale* at a future date, creating two cul-de-sacs, and this would impact on the landmark qualities of the place – it would no longer be located along a major roadway.

Authenticity

The cottage has been preserved with a high degree of authenticity. Only minor structural changes have been made to the building fabric since the 1890s. Most of the original fabric is still extant (although some elements are deteriorated) and painted finishes are of an early date. The conversion of the detached kitchen to create a bathroom and laundry, and the fit-out of the north-west room of the cottage as a kitchen, are among the most significant changes that have been made to the building.



LEVEL OF SIGNIFICANCE



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ELLENDALE LOT 1, DAY ROAD EAST ROCKINGHAM		
GRADING OF SIGNIFICANCE		
	scale: 1:100	FIG. 6.1
	drawn by: ILB	
	date: 2.08.99	
	job No.: 98.29	

6.0 STATEMENT OF SIGNIFICANCE

Ellendale, a colonial vernacular cottage with limestone masonry walls and shingle clad roof covered in corrugated iron, together with two outbuildings, windmill, tankstand and a number of mature plantings, has cultural heritage significance for the following reasons:

- the place has historic value as one of the older established properties in the locality, and a place that for a time operated as a public house;

- the 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;

- the place is recognised as having aesthetic value, and over the past three decades has been a favoured subject of artists and photographers;

- the construction of the cottage is of technical interest, particularly the planning of the building, the type of masonry employed and the intact shingle roof;

- the place has social value because of its long standing association with the Day family who were prominent in local social and civic affairs;

- descendants of Day family view the place as the original family home and a tangible link with the family's history, the building providing the opportunity to experience fabric and spaces that were built and occupied by their ancestors; and,

- the place is an important component of the collection of extant colonial building's at East Rockingham.

The present dwelling house, north of the cottage, and the racetrack which cuts the building off from the road, are deemed to be mildly intrusive to the character of the place. An abandoned car body behind the cottage, and other rubbish in and around the cottage, are also deemed to be intrusive but have no bearing on the present use of the land and may be removed without difficulty.

A number of alterations have been made to the building fabric over the years, including the adaptation of the detached kitchen to create a bathroom and laundry, and the refurbishment of the north-west corner of the cottage to create a kitchen. Ceilings in the cottage are also of a later date. These elements are deemed to be of "little" significance or "intrusive".

The tankstand, windmill, laundry and privy located behind the cottage are deemed to be of "some" significance.

On the basis of this assessment, the place known as *Ellendale* is deemed to be of 'exceptional' local significance, and a place of "some" significance within the state context.

Definitions

- *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
- *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- *Fabric* means all the physical material of the *place*.
- *Conservation* means all the processes of looking after a place so as to retain its *cultural significance*. It includes maintenance and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place* and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- *Preservation* means maintaining the fabric of a *place* in its existing state and retarding deterioration.
- *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either recreation or conjectural reconstruction which are outside the scope of this Charter.
- *Adaptation* means modifying a *place* to suit proposed compatible uses.
- *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Figure 7.1 Extract from the Australia ICOMOS *Burra Charter*, giving definitions for the various terms used in conservation works.

7.0 CONSERVATION POLICY

7.1 INTRODUCTION

The purpose of this conservation plan is to provide a framework for the future conservation of *Ellendale*. Significant qualities of the place have been identified through a process of gathering and analysing documentary and physical evidence relating to it, and the policies in this section have been formulated with an aim to preserve these significant qualities through considered conservation actions and management strategies.

Heritage specialists in Australia generally accept the ICOMOS *Burra Charter* as the standard for best practice in the conservation of heritage places. The policies in this conservation plan have been formulated with the principles and procedures outlined in the *Burra Charter* as a guide. The philosophy embraced by the *Burra Charter* is explained by the following quote:

There are places that are worth keeping because they enrich our lives - by helping us understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.

The cultural significance of a place is embodied in its physical material (fabric), its setting and its contents; in its use; in the associated documents; and in its meaning to people through their use and associations with the place.

The cultural significance of a place, and other issues affecting its future, are best understood by a methodical process of collecting and analysing information before making decisions.

Keeping accurate records about decisions and changes to the place helps in its care, management and interpretation.⁵⁰

The major issues that are addressed in the policy section of this conservation plan are summarised as follows:

what curtilage would be appropriate for the place, given that there are intentions to develop the property for industry in the future;

what use could the cottage be put to in the longer term, in order to make conservation of the place viable;

what approach should be taken to conserving the cottage, given that the places authenticity could be compromised by repainting or replacement of deteriorated elements;

to what degree the place could be adapted for re-use;

what, if any, actions are required to maintain the existing fabric in a stable condition until such time as a full program of conservation works are undertaken;

what maintenance should be undertaken in order to minimise the deterioration of significant building fabric.

50

Walker, M., 1996, *Understanding The Burra Charter*, Australia ICOMOS Inc.

7.2 CONSTRAINTS AND OPPORTUNITIES ARISING FROM THE SIGNIFICANCE OF THE PLACE

7.2.1 Retention and Conservation

The statement of significance set out in section 6.0 provides a summary of the attributes which make the place valuable to the local community and also to Western Australia for its cultural associations. Our culture recognises that places of this type should be preserved for the instruction and enjoyment of future generations.

Policy 1 Retention and conservation

The place known as *Ellendale*, being the cultural features described as "a colonial vernacular cottage with limestone masonry walls and shingle clad roof covered in corrugated iron, together with two outbuildings, windmill, tankstand and a number of mature plantings", has been assessed and found to be of 'considerable' significance to the region and of 'some' significance to the state. Because of this significance, the place should be retained and conserved.

7.2.2 Importance of Conserving Elements on Their Original Site

The property on which the significant cultural features are located is intended for industrial development. A number of other heritage buildings in the area are in a similar situation, and in the past there have been proposals to relocate some of them to a park as a means of ensuring their survival. This course of action would, however, strip the buildings of the significance they derive from their location and setting. Because of the fragile composition of these rubble limestone structures, relocation would also necessarily involve a total dismantling and rebuilding of each structure, the process of which would result in the loss of original workmanship, materials and finishes, and the patina of age which includes traces of past inhabitation.⁵¹

Policy 2 Conservation on the present site

The significant material elements comprising *Ellendale* should be conserved on their present site, and not relocated.

7.2.3 Integration of Culturally Significant Features in New Development

Although the retention of significant material elements on the site places constraints on the manner in which the site may be developed, it also creates certain opportunities for the enhancement of the development. Not only are heritage buildings widely appreciated by the public for their inherent aesthetic qualities, but they also assist in maintaining a sense of place. When conserved in their original location, heritage buildings can serve as a fixed point of reference in an otherwise transient environment, and provide the public with an opportunity to interact with tangible expressions of the area's history.

Policy 3 Integration of cultural fabric into new development

The conservation of significant material elements should be viewed as an opportunity to enhance the character of the proposed development by providing the new development with a sense of historic identity and context.

⁵¹ Refer also to Article 9 of the *Burra Charter* which states: "A building should remain in its historical location. The moving of all or part of a building or work is unacceptable unless it is the sole means of ensuring its survival."

7.2.4 Role of the Statement of Significance

Having recognised that the significant material elements should be conserved in their original location, it is necessary to ensure that future actions relating to the conservation of the place do not detract from the significant qualities of the place. In planning conservation works for a place, there is often the temptation to place emphasis on certain aspects of its significance and neglect or even compromise other aspects. For example, the proposal to remove the corrugated galvanised iron roof sheeting and reinstate the shingled roof is likely to be considered. One could justify this action on the grounds that it is returning the building to its original state as documented in the photographs taken in the 1890s. However, this action would necessitate the removal and replacement of the original shingles, if not to begin with, then certainly within 30 years. This would compromise the authenticity of the place, and also diminish its scientific value, because the existing shingled roof was installed at a time when shingle cutting and installation were skills in common currency. It would in this instance be more appropriate to preserve the existing shingles as an example of a genuine shingled roof of the 19th century.

Policy 4 The role of the statement of significance

The planning of conservation works should be informed by an understanding of all of the qualities that have been identified as contributing to the place's cultural significance. These qualities are outlined in the statement of significance (Section 6.0).

7.2.5 Direction for Place's Conservation

There is a need to inform the planning of conservation works with an understanding of the qualities that have been identified as contributing to the place's cultural significance. The policies in this conservation plan are intended to be a practical guide in relation to these matters. Their effectiveness in ensuring the best possible care of the place will be dependant upon whether or not this document is adopted and actioned as required. The cooperation of the owner and local government authority (which at the present time is seeking to facilitate the conservation of the place as a service to the community) is crucial in order to realise the place's conservation. In the longer term, would also be helpful to gain support for the place's conservation from the wider community - individuals within the community are likely to develop a sense of responsibility for the place if they are aware of its meaning and understand that it is to be preserved for this and future generations.

Policy 5 Role of the Conservation Plan

The policies recommended in this conservation plan should be endorsed by both the land owner and the local government authority as the principal guide for planning decisions that will affect the site, and as a guide for the conservation of the significant fabric.

The conservation plan may also serve as a local historical resource. Copies of the document should be lodged with the libraries and the Historical Society servicing the Rockingham region.

The *Burra Charter*, developed by the Australian National Committee of the International Council on Monuments and Sites (ICOMOS), sets out the principles generally accepted in Australia for the conservation of heritage places. The philosophy embodied in that document has been used as a basis

for the formulation of this conservation plan. As such, the *Burra Charter* forms an important reference document for the present and future custodians of *Ellendale*, and may assist in resolving any issues relating to the conservation of the place that are not explicitly dealt with in the conservation plan.

Policy 6 Role of the Burra Charter

In addition to the conservation plan, the principles and processes set out in the Australia ICOMOS *Burra Charter* should be used to inform decisions relating to the conservation of the place.

The *Burra Charter* (Article 4) recognises that in many cases caring for a culturally significant place will require skills that are beyond the capabilities of the average person, therefore requiring the input of people with expertise in a specialised area of conservation.

Policy 7 Specialist advice

A high degree of professionalism is warranted for all aspects of the place's conservation. Any proposed works should be considered with the input of a recognised conservation practitioner who must ensure that the outcome of the proposal aims to retain or enhance the cultural significance of the place and that appropriate specialist advice is sought as required.

7.3 STATUTORY CONSTRAINTS

7.3.1 Heritage Listings

In Australia, places of historic interest are officially recognised by being entered into a list or register kept by a number of government and community organisations concerned with the responsible management of this country's cultural heritage. Historic places in Western Australia may be listed by any of the following organisations:

- Australian Heritage Commission (Register of the National Estate).
- Heritage Council of Western Australia (Register of Heritage Places).
- National Trust of Australia - W.A. (List of Classified Places and Landscapes).
- Local government authorities (municipal heritage inventories).

Ellendale has been noted by the Australian Heritage Commission as a site that is 'indicative' of having cultural heritage significance, but because no formal assessment of the place had been undertaken it was not entered into the Register of the National Estate. Listing on this register has no practical implications for places other than those that are Commonwealth property.

Ellendale was referred to the Heritage Council of Western Australia in 1992 by Mike Barnett, MLA. The place is listed on the Heritage Council database as Place N^o 4015, and as yet it has not been assessed for entry into the Register of Heritage Places. On the basis of the assessment of significance prepared for this conservation plan it is likely that the place would meet the threshold requirements for entry into the Register. Owners of registered properties are required to observe the *Heritage of Western Australia Act, 1990* (and subsequent amendments) into which the Register is incorporated. The Act has a mechanism which makes possible the prosecution of persons found damaging registered property, and

also outlines a range of incentives that may be offered to owners of registered places in order to assist in undertaking conservation.

The National Trust of Australia undertook an assessment of *Ellendale* in 1970, and has placed the building on its "Recorded" list. At present the place is not "Classified", but a review of this assessment is likely to occur in view of the documentation that has now become available. Classification by the National Trust of Australia (W.A.) has no practical implications for the owners of heritage places.

The place has been included in the City of Rockingham's Municipal Heritage Inventory as place N° 9. This listing flags the place for detailed consideration by the City of Rockingham in the event that the place should be the subject of any development application.

Policy 8 Entry into the Register of Heritage Places

Ellendale should be recommended for entry into the Register of Heritage Places.

Policy 9 Assessment of work proposals

Whether or not the place is registered, and as a matter of courtesy, the Heritage Council of Western Australia should be invited to comment on any proposed development or conservation works that are likely physically affect the significant fabric of the place.

7.3.2 Other Statutory Constraints

Buildings within Western Australia that are in the process of being constructed, altered or improved, must comply to current State and Federal Government acts, regulations and by-laws concerned with the design of building fabric. Amendments to these regulations occur from time to time, creating the situation where a building does no longer comply with the current regulation standard. An owner or occupant may or may not be obliged to effect a retrospective upgrade the building to meet new standards, depending on the nature of the building and the particular regulations concerned.

Federal or State Legislation relating to standards of building design and construction⁵² is generally enforceable at all times. This means that particular components or facilities within a building may require retrospective upgrade to comply to a particular regulation standard. Examples of regulations (deriving from Acts) that may be of relevance to *Ellendale* in the event of adaptive works include, but are not limited to;

- Building Regulations;
- Health Act (Public Buildings) Regulations;
- Electricity Act Regulations; and,
- Metropolitan Water Supply, Sewerage and Drainage by-laws.

The Building Code of Australia (BCA) is a document that sets out technical provisions for the design and construction of buildings and other structures throughout Australia. The aims of the document are to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity in buildings for the benefit of the general community. The

⁵² Regulatory legislation dealing with building design and construction has been assembled as the *Compiled Building Regulations - Western Australia*, published by Architectural Computer Systems, Subiaco W.A.

BCA is given legal effect by building regulatory legislation in each State and Territory.⁵³ In Western Australia the BCA has been adopted in the Building Regulations 1989, Section 5. Buildings erected prior to the enforcement of current BCA standards are not normally subject to a retrospective application of these regulation standards unless new building works are being carried out.⁵⁴

Local Government Requirements must be followed in the case of any construction, alterations or improvements to a building under jurisdiction of the municipal authority. These requirements are generally in the form of amendments to the Building Code of Australia, and are not normally enforced retrospectively.

Policy 10 Compliance with regulations

Any proposal for new building works is to comply with the *Building Code of Australia 1996*, except where the works are exempted from conforming to the Code under the provision of Section 5 (2) of the *Building Regulations 1989*.

Where the Deemed-to-Satisfy provisions of the *Building Code of Australia 1996* are in conflict with the heritage value of the place then an alternative solution should be found that does not compromise the place's significant values but which satisfies the performance requirements of the Code. The procedures outlined in the Code for providing an alternative solution should be followed.

7.4 OTHER CONSTRAINTS

7.4.1 Planning Constraints

Overview

The land on which *Ellendale* is located is presently zoned "Industrial" under the Metropolitan Region Scheme (MRS). Under the *City of Rockingham Town Planning Scheme No.1* the land is zoned "General Industry", and is bounded on the south by a Metropolitan Region Scheme Reserve designated for "Railways".

East Rockingham Industrial Park

Ellendale is located within the area designated as East Rockingham Industrial Park (ERIP). The concept of this industrial park development is an initiative of the Western Australian Planning Commission (WAPC), which in its recently released State Planning Strategy⁵⁵ provides details of its commitment to give emphasis to "investigating strategic industry sites accessible to regional centres and ensure that they are incorporated into regional plans and/or statutory region schemes." East Rockingham is identified in the strategy document as an area for the potential development of heavy industry. The WAPC has devised a specific document known as the IP-14 Structure Plan (1996) as a blueprint to guide planning development subdivisions in the East Rockingham area. Under this plan, land on which *Ellendale* is located is designated for "General Industry" and the area north of this, approximately 650metres from the cottage, for is designated for "Environmentally Acceptable Heavy Industry." It is recognised that heavy industry poses certain risks in relation to the physical injury and

⁵³ *Building Code of Australia 1996*, Volume 1, pp.1001-1003.

⁵⁴ See Section 5.2 of the *Building Regulations 1989*.

⁵⁵ WAPC (1996) *State Planning Strategy*.

health of persons within a close proximity. For this reason it is stipulated that public access to any development within the potential risk contours of the ER-IP14 area will have to be managed in order to avoid an increase in concentrations of people in the areas of high risk.

Implementation of the Structure Plan is likely to impact on *Ellendale* in the following ways:

- Transformation of context from its present rural situation to industrial.
- Limitation of site access and visitor volume because of the location of *Ellendale* within the potential risk contours of the Heavy Industry Precinct. A maximum average population of only 11.5 - 13.5 persons per hectare will be permitted. This will affect the options for re-use of the place, precluding uses such as lunch bars, refreshment rooms, shops, show rooms, trade displays and industry service. The density of adjacent development will also be affected by the restrictions on population.
- Visual or geographical isolation of *Ellendale* from other heritage places, and the possible removal of other heritage places. Removal of other heritage places will result in the diminished significance of those which are retained.

Policy 11 Relationship with planning agencies

Agencies concerned with planning developments in the East Rockingham area should be made aware of the heritage value of *Ellendale* and any plans that may be current for its conservation. These agencies should be encouraged to cooperate with the community's interest in conserving the place.

7.4.2 Requirements of the Owner

The cottage known as *Ellendale* is located on a property owned by Len and Mavis Pike, and for many years the place has been used for stabling and training racehorses. Considerable infrastructure has been established on the property for the purposes of this enterprise, including a racetrack which encircles much of the property, irrigated pasture, yards with shelters, stables, arena for breaking in horses, and a relatively new house.

The Pikes are generally sympathetic towards members of the public with a genuine interest in the historic cottage on the place, although on occasions have found the liberties taken by visitors annoying: some visitors have entered the property unannounced, and others have brought dogs onto the property with them. The movement of strangers in the vicinity of the cottage or the presence of dogs on the property can startle the horses when they are being worked out on the track, the consequences of which could be serious. Recently the Pikes have demonstrated their willingness to accommodate the public's interest in the cottage by allowing architectural drafting students of Leederville TAFE to carry out a measured drawing exercise on the building.

It is the owners' intention to eventually subdivide the property, creating industrial lots of a size range between 0.5 and 1.5 hectares which would be sold off individually. Although plans for this subdivision

are presently being finalised, it may be some years before the place is vacated and land sold. In the interim, however, the Pike family intends to continue with its equestrian activities on the site.

As part of this subdivision plan, a separate lot fronting onto Day Road will be created for the cottage. Mavis Pike indicated that the cottage would be made available to the City of Rockingham, to be preserved for future generations. The family does not intend to commence with conserving the cottage themselves, or to allow others to undertake any such work while they continue to use the property.⁵⁶ Up to the present time they have, however, undertaken basic maintenance such as ensuring that loose roof sheeting is fixed and that the grass around the building is occasionally mowed.

Policy 12 Respect for the owner's privacy and enjoyment of the property

Until such time as the owner wishes to transfer the cottage to a suitable custodian, actions that would interfere with the owner's privacy and enjoyment of the property should be avoided.

Policy 13 Definition of a conservation area

A suitable curtilage should be determined for *Ellendale* that includes the more important cultural features within the immediate context of the cottage, and provides a reasonable buffer of open space between the building and the boundaries of adjacent industrial lots. The area defined by this curtilage should be treated as a conservation area.

Policy 14 Development within close proximity to the place

Plans for new development within close proximity of the cottage should be assessed for potential physical and visual impact on the significant fabric. Where the proposed development is deemed to be intrusive, an alternative proposal should be sought.

Because of the limited significance of the laundry and the distance separating this structure from the cottage, it is considered desirable but not essential to extend the curtilage to include this feature. It may be that this and other elements, such as mature trees that contribute to the aesthetic value of the place, also fall outside of the designated conservation area.

Policy 15 Remains located outside the conservation area

In the event that some elements which contribute to the significance of the site fall outside of the bounds of the conservation area, reasonable effort should be taken to prevent the loss of these elements and to incorporate them into the landscaping of the adjacent developments.

7.5 FUTURE USE

Given the constraints presented in the previous sections, it is recognised that viable options for the future use of the place are limited. Whatever use is proposed, it cannot involve the congregation of large numbers of people, and for this reason uses such as lunch bars, refreshment rooms, shops, show rooms, trade displays and industry service have been precluded. There are, however, certain opportunities arising from the intended use of the surrounding area. Some of the larger industries that become established in the locality may require a place for the display and promotion of their products, or an area where the public can be informed of the processes involved in a certain industry – a public

⁵⁶ Pike, M., conversation with Ian Boersma 21.01.1999: "Our intention is to leave it [the cottage] to the Council, but we won't be committing to anything while we are here."

relations centre of sorts. Adjacent industries are also likely to require office and reception areas, and in some instances it may be possible to house these in a building that is separate from the factory. It would be possible to house these types of functions in the cottage if it were to be conserved and suitably adapted. Any adaptation would, of course, need to be undertaken in a sympathetic manner as outlined in other sections.

Policy 16 Future use of the place

The future use of the place as an office / reception area or as a public relations centre for an adjacent industry should be endorsed as a means whereby the building may serve a practical purpose as well as a cultural function. It is desirable that the future use of the place should provide sufficient financial returns support financially the ongoing costs of conservation.

7.6 SPECIFIC GUIDELINES FOR CONSERVATION

7.6.1 Urgent Works

Although the owners have endeavoured to maintain the roof of the cottage and keep grass down to a manageable length around the place, the cottage has accumulated a backlog of maintenance and consequently deterioration of the building fabric is occurring. In its present state the building is in no danger of collapse and that the present rate of deterioration is gradual. However, the longer one leaves the building in this state the more extensive will be the repairs ultimately required. Notwithstanding the recommendation made in Policy 12, it would be desirable to address the maintenance issues identified in the *Urgent Works Report* prepared in September 1998, unless it is likely that a comprehensive program of conservation works will be undertaken within the next five years.

Policy 17 Urgent works

Unless it is likely that a comprehensive program of conservation works will be undertaken within the next five years, the work identified in the *Urgent Works Report* prepared in September 1998, and any other urgent works that have become apparent since that time, should be carried out with minimal delay.

7.6.2 Maintenance

Regular maintenance of the cottage will limit the degree to which its fabric will deteriorate. The following examples demonstrate how a failure to maintain certain elements can result in the damage of fabric that would otherwise remain in sound condition:

- The absence of gutters and ineffective rainwater disposal can create damp ground conditions around a building, which will result in rising damp and subsequent fretting of porous stone and mortar.
- Unprotected timberwork that is exposed to weather will gradually deteriorate from the bleaching action of water and sunlight, or rot if the moist conditions prevail for a length of time.
- Weather penetration through broken windows or doors is likely to contribute to the deterioration of internal finishes, particularly the plaster and paintwork immediately inside the opening. Timber floors may also buckle if allowed to get saturated.

- The accumulation of soil, humus and rank vegetation around a building, particularly if in contact with timber posts, walls or floors, can provide a bridge for termites to enter the building. Termites are more likely to be attracted to timber that is situated in damp conditions, and will favour places that are relatively undisturbed. They are capable of travelling through masonry to reach potential food sources. The floors and shingled roof of the cottage are particularly susceptible to termite infestation.
- Tall dry grass near buildings can be a fire hazard.
- Chimneys of wood burning fires will tend to accumulate combustible residues which will need to be cleaned out regularly (depending on the frequency of use). In situations where these residues have accumulated over several years, it is possible that a vigorous fire can cause them to ignite and burn. A fire in the chimney can generate intense heat which can set the rafters or other flammable materials in the roof space alight.
- In rural areas, it is common for possums to nest in roof spaces. One of the problems associated with this is their tendency to urinate on the ceiling, causing staining.

Policy 18 Site drainage

Ensure that the area around the building is well drained. Remove grass and other vegetation from around the building perimeter, for a distance of 0.5 metres from the external walls, to assist drying of the foundations and lower reaches of the wall. Where the outside ground levels are higher than the floor, excavate to reduce the ground level to 150mm below that of the floor.

Policy 19 Protection of exposed timberwork

As an interim measure, timberwork that is exposed to weather should be treated with a preservative oil to improve its water shedding ability and to prevent rot.

Policy 20 Openings to be secured

Window and door openings should be kept weatherproof. Where window sashes are missing, waterproof sheeting should be fixed over the opening to protect the interior from further weather damage.

Policy 21 Termite control

The following measures should be taken to reduce the likelihood of the place becoming infested with termites:

- The building should be kept free of debris so that all areas inside and outside of the building can be monitored for the presence of termites. Regular inspections should be made of the floors, joinery, exposed parts of the roof and any likely areas where termite activity might be detected.
- Remove any material that could either attract or introduce termites to the building. Stacks of paper or discarded timber should not be left on floors, and firewood or lumber should not be stacked against the building.
- The building should be kept dry and well ventilated.
- The custodian of the place should carry out regular inspections of timber elements accessible to termites, and any likely areas where termite activity might be detected. Termite colonies in the vicinity of the building should be removed. A number of bait boxes may be installed around the building to assist in monitoring the presence of termites.

- If termites are discovered, they should not be disturbed, but a licenced pest control agent should be called in to treat the affected area. Toxic treatments should only be used in instances where the presence of termites has been established.

Policy 22 Deterrence of possums

Remove overhanging branches or any object which makes access to the roof space possible for possums. If necessary, stop up any access points in the eaves using chicken wire mesh. Clean out any debris left by possums in the roof space.

7.6.3 Approach to Conservation

There are any number of approaches that one can take to conserving a building, ranging from basic protection against vandalism to a full restoration of the fabric and reconstruction of missing elements. Adaptation may also form a part of conservation works, and could involve construction of new elements in a manner that interacts physically with the original fabric or alongside without disturbing the original. The approach that one should take in conserving a place is determined by a wide range of factors, including the nature of the place's significance, the condition of the fabric, the requirements of interest groups, availability of finance for the work, and the opportunities that exist for future use of the place.

In the case of *Ellendale*, the authenticity of the cottage is one of its more significant qualities, and the approach taken to conserving the place should take this into account. The act of preservation, as defined in the *Burra Charter* (see Figure 7.1), is the approach that should be taken in instances where the original state of the fabric is of such importance that the one would forgo its "restoration". For example, the external masonry work has developed a patina from years of exposure to the elements, and this contributes to the unique aesthetic qualities of the place. It would be desirable to preserve this aspect of the place rather than to restore the wall surface to a new state. Other fabric that would require the same approach because of the unusually authentic state in which it has survived includes the complete shingled roof (underneath the iron roof sheeting), and some of the internal paintwork (that which has survived in good condition). Some fabric, such as the internal plasterwork which has been damaged by rising damp and some of the rotted members of the front verandah, will necessarily require reconstruction. Restoration, involving the removal of accretions, would be appropriate for areas such as the former kitchen which presently contains a bathroom and laundry arrangement that are impractical and not sufficiently significant to warrant their conservation.

Policy 23 General approach to conservation of the place

Original fabric of *Ellendale*, particularly in areas deemed to be of "exceptional" or "considerable" significance, should be conserved in a way that does not diminish the authenticity of the place. Original spaces should not be altered, and no structural changes made to the fabric. Every effort should be taken to preserve original elements that have survived and are in a reasonable condition, and reconstruction should be limited to parts of the fabric that are in poor condition or a state that severely impedes the practical use of the building.

Building fabric and spaces deemed to be of "some" or "little" significance may be adapted to accommodate new uses of the place. New structures or interior fit-outs may be located in these areas, providing that this does not significantly disrupt the relationship of the various parts of the place or detract from the place's aesthetic value.

"Intrusive" elements should be removed as part of the place's overall restoration.

Policy 24 Documentation of original fabric to be removed

Where the condition of original or early elements necessitates their removal in part or whole (to enable replacement with new material), the fabric that is to be removed should first be documented photographically and in drawn format. In the case of masonry work, photographic documentation of the portion of wall concerned will be acceptable, providing that the photographs are taken with a scale bar marked at 100mm intervals or similar, and each photograph is clearly labelled to indicate the position from which it was taken.

The following policies provide practical guidelines for the conservation of the place.

Policy 25 Conservation of the roof

The original shingled roofing of the cottage and detached kitchen should be preserved beneath metal roof sheeting as an authentic example of this type of this construction. The existing roof sheeting should be replaced with new corrugated galvanised iron sheeting,⁵⁷ using traditional galvanised spring-head nails for fixing the sheeting. The replacement of battens on top of the shingled roof is acceptable if the existing battens are found to be in a deteriorated condition.

The front verandah should be reconstructed, incorporating as much of the original timber into the new work as possible (scarfing the new members into the old). If the verandah plate or any of the posts are to be replaced in their entirety, care should be taken to replicate precisely the length and jointing of the original elements. It is desirable, but not essential to replace the missing and deteriorated shingles on the verandah roof.

Photographs of the cottage prior to the roof having been covered by corrugated galvanised iron, taken in the 1890s, show the roof to be without eaves guttering. Photographs of the cottage taken in the 1970s, long after the corrugated galvanised iron had been put on, similarly show the roof to be without eaves guttering. Recent inspection of the building has revealed that the detached kitchen had a gutter of a traditional section (ogee) on the east, south and west sides, but not on the north side. The cottage and verandahs do not appear to have had gutters.

Policy 26 Guttering

Eaves guttering should be installed between the detached kitchen and the cottage to dispose of water run-off the roofs of both the cottage and kitchen. The eaves guttering on the south and west sides of the kitchen should also be replaced. New guttering should match the existing in material and section.

Sympathetically designed brick or concrete spoon drains should be installed around the building perimeter to assist in the drainage of run-off from the roof. Eaves guttering should only be installed on the cottage as a temporary measure or if it is found necessary in order to reduce the incidence of rising damp.

Policy 27 Conservation of masonry walls

The following actions are appropriate for masonry walls graded "exceptional" or "considerable" in terms of their significance:

- Areas of fretted mortar or stone should be made good, repointing with lime mortar and replacing decayed stone with new stone of a similar composition. Portland cement should NOT be used for bedding limestone or rendering limestone walls.
- Rising damp should be remedied by removing the source of the moisture, not by attempting to install a damp proof course into the walls.⁵⁸

⁵⁷ The use of Colorbond, Zinalume or other products that are not the traditional corrugated section or zinc plated should be avoided.
⁵⁸ In most cases the effectiveness of damp proof courses that are installed after construction is not guaranteed. Two methods of doing this are common. One is the chemical injection method, which aims to fill the voids in the masonry with resin that sets to form an impervious barrier. The other involves cutting through the wall horizontally and inserting into the cut a continuous lead

- Externally, original finishes should be preserved where possible. Particularly on the front of the cottage, the weathered and slightly decayed appearance of the wall should be retained and repairs kept to a minimum. The treatment of internal wall finishes is dealt with in the following policy.

Policy 28 Painted finishes

In each room of the cottage, paint scrapes should be taken of the walls and joinery to establish the history of the building's interior colour schemes. The interiors should then be painted in colours for which there is clear historical precedence, using paints that match the original material as closely as possible. Where a range of previous colour schemes is uncovered, issues of practicality should be considered in determining what colours are to be used for repainting the interiors.

Where a complex history of previous paint schemes is uncovered, a paint scape should be neatly prepared in a suitable location and be displayed as part of the interpretation of the place. In the detached kitchen, a panel of wall may also be preserved in its existing condition as an authentic sample of the wall's original finishes.

It is desirable to preserve the existing finishes of the internal doors and other well preserved elements, including the mantelpieces. Paint scrapes undertaken on these elements should be discreet and neatly executed so as to form part of the interpretation of the place.

A similar approach as outlined for the interiors should be used to determine the colour scheme and type of paint to be used for external joinery.

Policy 29 Ceilings

Investigation should be made to determine whether or not the core rooms had ceilings from an early date. If no evidence of earlier ceilings is found, then the present ceilings should be removed so as to restore the original spaces in these core rooms.

In areas of "exceptional" or "considerable" significance, ceilings should not be installed in rooms that have no historical precedence of ceilings. New ceilings may be installed in other areas if necessary.

Policy 30 Floors

The existing timber floors of the cottage should be preserved and any damaged areas reconstructed. Floors should not be sanded. The original finish of the floors should be analysed to determine whether a wax or an oil was used, and a similar treatment should be applied to the floors.

Concrete floors in the detached kitchen and the front verandah may be replaced with timber if it becomes evident that the present material is exacerbating problems with rising damp in the walls.

Policy 31 Electrical installations

All electrical services in the cottage should be overhauled. Switches and light fittings that obviously date to the time when the place was connected to electricity should be retained in their original locations and reconditioned. The existing conduits and cabling should be removed. A new wiring configuration should be designed which seeks to minimise the visual intrusion of the wiring. Provision should also be made for the services needed for the place's future use which may require a cable network for computers and multiple power outlets.

Policy 32 Plumbing

Existing plumbing should be removed and new plumbing installed strictly as required for the future use of the place. Plumbing should not be visible on the outside of the cottage, and no penetrations should be made in masonry walls of the cottage or detached kitchen.

sheet or some other impervious sheet product. The problem with these methods is that a 100% damp proof barrier is almost impossible to achieve, and the section of wall below the course will continue to deteriorate from damp.

7.6.4 Landscaping

Photographs of the place taken in the 1890s show the area in front of the cottage to be devoid of vegetation, a picket fence on the north side of the cottage, and cultivated plants of some kind beyond this picket fence. There is no evidence of an ornamental garden at this stage. Photographs taken in the 1970s show a number of established fruit trees on the north and east sides of the cottage, but no ornamental garden.

Policy 33 Landscaping – recommended approach

Any proposal for introducing new landscaping around the building should take into account historical precedent as documented in archive photographs of the place and as is evident from established plantings in the vicinity of the cottage. Existing old trees and bushes should be maintained.

Policy 34 Landscaping – actions to be avoided

The following actions should be avoided when landscaping the area around the cottage:

- introducing elements that appear to be part of the historical fabric of the place but which are not a reconstruction of features for which there is historical precedent;
- introducing elements that visually overwhelm or otherwise detract from a focus on the cottage;
- shielding the building from view with vegetation;
- watering near or sprinkling water onto the limestone walls of the structure(s);
- creating damp conditions at the base of the limestone walls of the structure(s) by cultivating garden beds against the walls or installing concrete slabs or other impervious surfaces against the walls; and,
- excavation near the walls of significant structures or in an area that is known to have archaeological potential.

7.6.5 New Structures

It may be possible that the future use of the place will require facilities that cannot be housed within the existing structures because of spatial limitations or the impact that the facilities would have on the fabric of the place. Ablutions facilities, for example, require new partitioning, finishes and services that would normally be considered intrusive to significant interior. It may be appropriate to locate such facilities in a new structure that is conveniently placed on the site.

Policy 35 New structures

New structures may be erected on the site if required for the future use of the cottage, providing that the functions of these structures are secondary in function to the cottage, and other avenues to satisfy the spatial or practical requirements have been exhausted. The scale, massing and architectural form of these elements should not detract from or compete with the aesthetic qualities of the cottage, and it should be evident to visitors that they are new and not part of the historic fabric of the place.

7.6.6 Demolition

It is acknowledged that while the conservation of the old laundry at the rear of the place is desirable, it may not prove to be feasible because of the distance of its separation from the cottage. The building may end up being located on land that is to be sold off for industrial development, and the land on which it stands required for new development.

Policy 36 Recording of structures to be demolished

In the event that the laundry or other old structures in the immediate vicinity of the cottage are to be demolished, a record of the structure should be made first. Archival quality photographs and architectural drawings should be prepared by suitably qualified persons, and a copy of the record lodged with the J.S.Battye Library of Western Australian History.

7.6.7 Hazardous Materials

It has been noted that asbestos cement sheeting forms part of the building fabric. Asbestos is known to be a hazardous product, and certain restrictions apply to the manner in which it is to be handled.

Policy 37 Handling of asbestos

The intervention of building fabric containing asbestos products should only be undertaken by an approved contractor who is operating in strict accordance with Worksafe requirements and all statutory regulations and directives relating to the handling of asbestos products.

7.6.8 Archaeological Materials

The site has a history of continuous occupation by European settlers dating back to the 1850s, and for a short time the place was used as a wayside inn. It is likely that remains of material culture that would be of interest to archaeologists and historians exist below the ground surface in the vicinity of the cottage. These remains may include rubble or timber from buildings that have since been removed, household rubbish, or objects that have been lost in the sand. Excavation for building or other work involving disturbance of the ground may reveal some of this material.

Policy 38 Archaeological materials

In the event that remains of a building, or substantial quantities of artefacts such as old glassware, ceramics, bones, or metalwork, are uncovered on the site, work in the area of the discovery should cease immediately and not resume until such time as an archaeological investigation of the remains has been carried out.

7.7 OTHER ISSUES

7.7.1 Interpretation

Consideration should be given to interpreting the significance of the place so that its heritage values may be communicated to those who will use the building in the future. The significance of the place should be made apparent, particularly the characteristics of the cottage's original construction, the place's association with the Day family, the place's relationship with the early route from Fremantle to Mandurah, and the place's location in the context of other historic places. The extant cultural fabric is the primary source for interpretation, and for this reason the conservation of the place should be expertly undertaken. Besides conserving the extant fabric, however, it would be appropriate to introduce textual and photographic information that could assist the public in gaining an appreciation of the place's significance. This type of information is commonly presented as displays of photographs or artefacts, plaques, brochures, or guided tours.

The future use of the place will determine the type and extent of interpretive aids that would be appropriate. Plans for industrial development of the region have limited the degree to which the place will be accessible to the public in future. It is possible that the cottage will be accessible to members of the public visiting adjacent industry, or otherwise by appointment with the future occupants of the cottage. The likelihood of the place becoming a tourist attraction in its own right is remote and incompatible with the proposed use of the surrounding land.

The place's present inclusion on the East Rockingham Heritage Trail is a means whereby the public is able to enjoy the place, although in a less interactive fashion.

Policy 39 Interpretation

Interpretation should form an integral part of the program to conserve the place, and should involve the introduction of textual and photographic material that allows persons visiting or using the place to appreciate its cultural heritage significance. The degree to which the place is interpreted should be appropriate for the level of public access that will be permitted.

The design and placement of interpretive material should be determined with the involvement of the architect supervising the conservation of the place, and should not dominate or intrude upon the significant fabric.

7.7.2 Update of Records Relating to the Place

The depth of research into the history and development of *Ellendale* undertaken in the process of compiling this conservation plan has been unprecedented, and has uncovered inadequacies in some of the existing documentation. It is known that organisations dealing with heritage places have on their files older and inadequate documentation relating to the place, and it is in the public's interest to see this information updated.

Policy 40 Updating of records relating to the place

Up-to-date information regarding the known history and condition of the place should be provided to the various heritage organisations that maintain records of the place, including the Australian Heritage Commission, Heritage Council of Western Australia, and the National Trust of Australia (W.A.).

From time to time new evidence will come to light that will afford different interpretations of the place, its significance and the way it should be managed. Circumstances relating to the custody, management and conservation of the place area also likely to change over time, making some aspects of this conservation plan inaccurate or obsolete. For this reason the periodic updating of the conservation plan will be required.

Policy 41 Review of the Conservation Plan

A review of the Conservation Plan should take place one decade from the date of its being adopted and at regular intervals thereafter to take into account any changed circumstances that may have a bearing on the significance attributed to the place or the policies guiding its conservation. Any new information that comes to light should be noted in the rear of this conservation plan for inclusion in the review.

8.0 POLICY IMPLEMENTATION

The following table provides an outline strategy for the implementation of the policies presented in the previous section.

Policy #	Responsibility	Time Program	Action Required
1 & 2	Land owner & future custodian	Ongoing relevance	Any plans for the future of the place should make provision for the retention and conservation of <i>Ellendale</i> on its present site. In the short term, there should be no commission or omission of actions that would result in further deterioration of the building and other significant fabric on the site.
3	Land owner & City of Rockingham		The owner should ensure that the consultants involved in planning the subdivision of the land north and west of the cottage take into consideration the opportunities provided by the presence of the cottage to enhance the character of the area. The City of Rockingham's planning officers should evaluate development proposals in the light of this conservation plan, and offer whatever assistance may be required in order to achieve a desirable outcome.
4	Land owner / custodian & Practitioners involved in conservation works	Relevant at all times	The Statement of Significance should be used as a primary reference whenever assessing the merits of proposals that will have an affect on the building fabric. It should be the goal of any conservation works to ensure that the significance of the place is maintained or enhanced, not diminished.
5	Land owner / custodian & City of Rockingham	Short term	Endorsement of this conservation plan by the land owner, the City of Rockingham, and any future custodial organisation should be seen as a vital step towards achieving the place's conservation. The City of Rockingham, as the commissioner of this report, should ensure that the land owner and any future custodial organisation for <i>Ellendale</i> are furnished with copies of this report, and that local institutions concerned with the district's heritage are supplied with a copy for public reference.
6	Land owner / custodian & Practitioners involved in conservation works	Relevant at all times	Besides the Statement of Significance, the <i>Burra Charter</i> should be a key reference in determining what is the most appropriate manner in which to approach conservation works.
7	Land owner / custodian	Relevant at all times	The custodian should recognise that persons with specialist skills will need to be involved in directing conservation works and preparing interpretive material. For conservation of the building fabric, an architect with relevant and credible experience in heritage buildings of this type should be involved. A landscape architect may be involved in laying out the gardens of adjacent industries and the conservation area. The involvement of a graphic artist may be required for the preparation of interpretive material. A directory of consultants with experience in different areas of conservation work may be obtained from the Heritage Council of W.A.
8	City of Rockingham	Short term	A copy of the conservation plan should be submitted to the Heritage Council of Western Australia with a completed Heritage Referral Form.

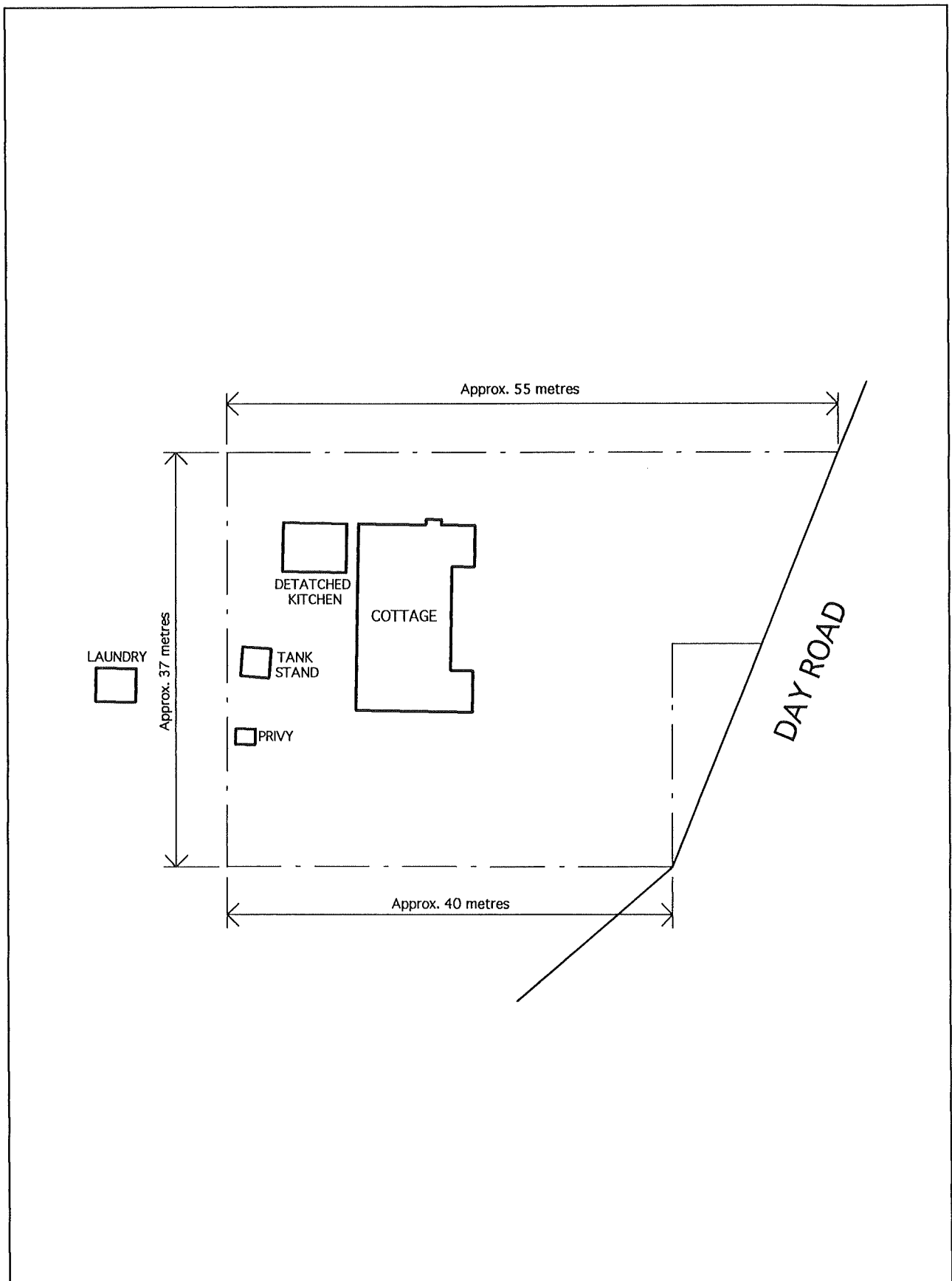


Figure 8.1 Preferred configuration for the *Ellendale* conservation area (see Policy 13).

Policy #	Responsibility	Time Program	Action Required
9	Land owner / custodian & Practitioners involved in conservation works	When proposing to undertake work that will physically affect the place	Provide the Heritage Council of W.A. with documentation of proposed works. The type of documentation required is outlined in the Heritage Council's Development Referral Guidelines.
10	Land owner / custodian & Practitioners involved in conservation works	When proposing to undertake work that will involve alteration of the building fabric	It is a requirement that any new building works comply with the current regulations. The responsibility for determining which regulations are to be acted upon will generally rest with the architect documenting the works.
11	City of Rockingham	Short term	A copy of this report, or a summary of its findings, should be forwarded to the agencies involved in the planning of the East Rockingham Industrial Park.
12	City of Rockingham	Until such time as the property is subdivided.	No actions should be taken that would infringe on the privacy of the land owner and their right to the quiet enjoyment of their property. If the proposed subdivision has not occurred within five years of the time when this report was adopted, then negotiations relating to the future of the place should be resumed (refer also to the implementation of Policy 17 regarding urgent works).
13	Land owner & City of Rockingham	Short term	The preferred options for a conservation area, as shown in Figure 8.1, should form the basis of discussion between the land owner and City of Rockingham.
14 & 15	Land owner & City of Rockingham	Whenever the development of adjacent land is proposed	Planning officers of the City of Rockingham should make a detailed assessment of any development proposal that is likely to impact on <i>Ellendale</i> , including the impact on natural and cultural features located outside of the designated conservation area (Policy 13), and make every effort to arrive a satisfactory solution. (Refer also to the implementation of Policy 3).
16	Land owner & City of Rockingham	N / A	Endorsement of this policy provides a goal towards which conservation works may be directed.
17 - 22	Land owner & City of Rockingham	Until 2004 A.D.	The land owner should ensure that basic maintenance of the place is continued until such time as the property is subdivided and arrangements are made for the cottage to be fully conserved. The owner is encouraged to address works identified in the 'Urgent Works Report' of September 1998, and may apply to the City of Rockingham for assistance to undertake this work, in the form of rate reductions, labour or the application for funding from public grants. If the property has not been subdivided by the year 2004, then arrangements should be made to carry out an inspection of the buildings' condition and address any outstanding urgent works items.

Policy #	Responsibility	Time Program	Action Required
23	Land owner / custodian	This policy to be adopted along with this report as a whole. (Short term)	An approach to the conservation of the place should be determined once a future use proposal for the place has been endorsed (Policy 16). The approach that is to be taken should form part of the brief for the architect that is to be engaged to document the conservation works. Some urgent works may, however, proceed prior to this matter of approach being resolved.
24	Land owner / custodian (also relevant to practitioners that are involved in conservation works)	Ongoing	No original or early building fabric should be removed without first being documented as specified. It is mainly items such as joinery (which has specifically been cut and finished for a specific application) that are of concern in this case. Elements such as roofing iron or rubble stone are of lesser importance. Loose elements may be stored inside the building. In the case of timberwork, however, precautions should be taken so as not to encourage termite infestation of the place (see Policy 21).
25-34	Land owner / custodian (also relevant to practitioners that are involved in conservation works)	Medium - long term	These policies have been drafted with the aim of preserving the place's significant qualities. The thrust of these policies is to ensure that the cottage is conserved in a manner that minimises the changes to the authentic fabric. The policies emphasise the preservation of original fabric and finishes. Provision is made for a certain amount of adaptation to cater for its re-use, but only in parts of the building that would not be adversely affected by the work this would involve.
35	Land owner / custodian (also relevant to practitioners that are involved in conservation works)	Medium - long term	Refer to implementation of Policy 7. An architect with relevant and credible experience with this type of work should be involved in the design of any new structure that may be required.
36	Land owner & City of Rockingham	In the event that the laundry or other relatively insignificant structure is to be demolished.	The City of Rockingham should ensure that a recording is made of these structures before issuing a licence for demolition. Refer also to the implementation of Policy 7: the recording should be coordinated by an architect with the relevant (and credible) experience and this type of work.
37	Land owner / custodian	When works are undertaken which intervene with asbestos building fabric	The appropriate requirements and statutory regulations may be obtained from Worksafe.
38	Land owner / custodian	When site works are being undertaken	Contractors engaged to carry out any work on the site that will involve major disturbance of the ground should be briefed on this matter and the procedures recommended.
39	Land owner / Custodian (also relevant to practitioners that are involved in conservation works)	Once the place is being conserved for a future use.	Refer also to the implementation of Policy 7: an architect with relevant and credible experience in heritage work should be involved in interpretation. The involvement of a graphic artist may also be required.
40	City of Rockingham	Short – medium term	Forward copies of the relevant information to the agencies identified.
41	Future custodian	Long term (by 2009 A.D.)	The conservation plan should be reviewed by an architect with relevant and credible experience. Liaise with the Heritage Council of Western Australia to obtain details of suitable practitioners.

9.0 BIBLIOGRAPHY

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W.A.Planning Commission, *State Planning Strategy*, Ministry for Planning, 1996.

Walker, M., 1996, *Understanding The Burra Charter*, Australia ICOMOS Inc.

10.0 APPENDIX

10.1 Copies of title deeds relating to the place

10.2 Sketch plan and front elevation of Ellendale

10.3 East Rockingham Industrial Park: IP-14 Structure Plan (Updated 1998)

10.1 Copies of title deeds relating to the place

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REGISTER BOOK **CULLED**
Vol. LV. 55 Fol. 155



WESTERN AUSTRALIA.

CANCELLED

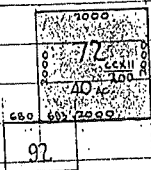
Certificate of Title under "The Transfer of Land Act, 1893."

Jabez White of the farming farmer

CT 0055 0155 F



is now the sole proprietor
of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in
All that piece of land delineated and coloured green on the map hereon
containing forty acres
or thereabouts being Lockburn Sound Location 72
Transfer 281 Totally transferred by endorsement to William Day of Rockingham farmer Instrument
produced at 2.45 to 14th February 1894 and reg same time. Alfred Stuart



See's 20th to 21st March

Transfer 1034 Totally cancelled The within land is transferred to
Levi Day, George Edmund Day, and Albert Henry Day all of Rockingham
as tenants in common Registered 21st day of March 1901 at 3pm
cc x 11 200 Alfred Stuart

REGISTERED DEEDS OF TITLE

Dated the eight January day of January One thousand eight hundred
and ninety four

Alfred Stuart
Registrar of Titles.

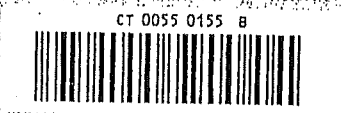
DISCHARGED
 1255
 94

EASEMENTS AND ENCUMBRANCES REFERRED TO.

Mortgaged by William Day & John Baleman of Premantle merchant to secure £350 and interest as therein instrument dated 20th April 1894. Produced 12-30 of 19 May 1894 and registered same time 12-30 of 19 May 1894

Discharged 1901 produced 21st day of March 1901 at 3pm. The within land is discharged from the whole of the moneys secured under above Mortgage 14.1 94. — W. J. C. C. C.

ASSISTANT REGISTRAR OF TITLES



Vol 55 100 155

2159
ofTransfer 1034
1901 Vol LV Fol 155

INDEXED

1803/10

1966

12371

17

2333/17

5877/18



REGISTER BOOK.

Vol. CCXII Fol. 200

CT 0212 0200 F



CANCELLED. WESTERN AUSTRALIA.

ORIGINAL

Certificate of Title

under "The Transfer of Land Act, 1893,"

Sch. 5, 60' V., 14.

Leri Day, George Edward Day and Albert Henry Day
all of Rockingham

are now the... proprietors... as tenants in common

of an estate in fee simple in possession subject to the onements and encumbrances notified hereunder in A.L.

that piece of land delineated and coloured green on the map hereoncontaining forty acres—or thereabouts, being Lockburn Sound Location 12—as to the estate of George Edward Day

56 Vol. 14 Section 187

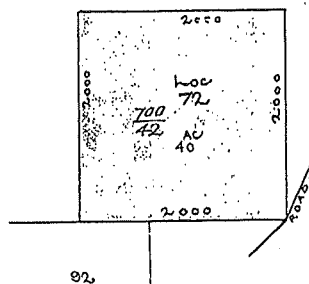
Application No 1301/1918. On the 1st day of August 1916, George Edward Day died
intestate. On the 3rd day of May 1918 letters of Administration of his estate were
granted to Mabel Mary Day of Rockingham his widow

Attest in all

19th November 1918

Transfer 5945
1918 Totally cancelled to Fredrick Hollis, Harry Norman Highams
and Mervyn John Bademan. Registered 27th November 1918 at 10.50 a.m. day
700-42

at the office



92

Scale 10 chains to an inch

Dated the twenty-first day of March One thousand nine
hundred and one

Registrar of Titles.

ENCUMBRANCES REFERRED TO.

56 Vlt. No. 14. Scot. 132.

Application No. 110 On the 4th May 1909 John Bateman died. On the 26th May 1909 probate of his will and three codicils thereto was granted to John Wasley Bateman and Fredertok Hollis both of Fremantle Merchants and Harry James William Higham of Claremont Gentleman three of the Executors therein named, the other Executor named having renounced probate of the will and codicils of the said deceased.

Office copy probate produced to me at 8 o'clock 15th
February 1910

Registrar of Titles.

The Trustee Act, 1900

Application No. 1500/1918. On the 10th June 1918 John Wesley Bateman duly retired from the trusts under section 16 of the above-mentioned Act and the land herein comprised is now vested in HARRY JAMES WILLIAM HIGHAM and FREDERICK HOGLIS the continuing trustees alone as joint tenants and for the purposes of the trust.

Assistant Registrar of Titles 26th January, 1917.

56 Vol No 14 Sect. 227

56 Vol. No. 14 Oct. 227
Application No 186/1917 On the 18th January, 1917 Harry James William Higham died
cause Hereupon Frederick Hollis as trustee of the estate of John Waterman deceased is now
the sole proprietor of estate No 326/1901 by involving. Arthur James 26th 2nd June 1917

NEIGHBORHOOD GROUPS OF THE ...

The Trustee Act 1900

[illegible]

-ALPHABETIC LISTING OF TITLES

Dated

190

CERTIFICATE OF TITLE.

Registered Vol. 212 Fol. 200

CT 0212 0200 B



12984

TRANSFER 5215 Vol. 212, Fol. 200

1918

INDEXED



REGISTER BOOK.

Vol. 700 Fol. 12.

WESTERN AUSTRALIA.

Dia 37451

Certificate of Title

under "The Transfer of Land Act, 1893," (Sch. 5, 56 Vic., 14)

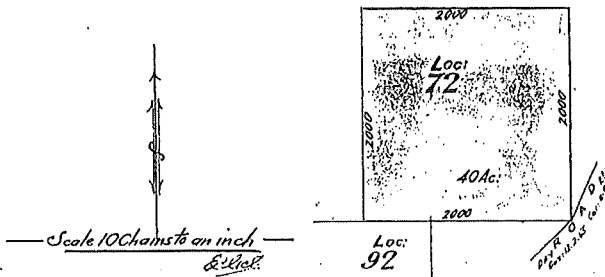
CT 0700 0042 F



*Friedrick Hollis of Fremantle Harry Norman Lightner of
Williams and Murray John Bateman of Hamilton Street Perth
Fremantle Trustees of the Estate of John Bateman deceased*

and now the sole proprietors

of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in All

that piece of land delineated and coloured *green* on the map hereon,containing *forty acres*or thereabouts, being *Lockburn Sound Location 72,*

TOTALLY CANCELLED

APPLICATION A 198559

Registered 6th August 1969 at 9.30%

Plans Included in

To Vol. 254 Fol. 304

REGISTERED

Dated the Twenty seventh day of November, One thousand nine hundred and

eighty six.

at the office

Register of Titles

*Transfer 5257/1901. Transferred by endorsement to Mary Ellen John of William Street Fremantle
married woman. Registered on 4 June 1901 at 10.00%*

56 Vic No 114 Sec 187

*Application 2931/1937 On the 1st June 1935 Mary Ellen John died and on the 1st October 1937 probate of her will
was granted to The West Australian Trustee Executor and Agency Company Limited of 135 St Georges Terrace
Perth the substituted executor named in the said will*

at the office

*Transfer 5462/1944 Transferred to Lida Jane West Rockingham married woman Registered 25 August 1944
at 2.45%*

*Transfer 9484/1948 Transferred to George Albert Crwin Groengroer and Annie Crwin married woman
both of Marine Terrace Rockingham as joint tenants Registered 27th July 1948 at 10.10%*

ASSISTANT REGISTRAR OF TITLES

TRANSFER 13553/1951 to Francis Ferdinand Smith
MBA, Officer of the Probation Department and Victoria Mary
his wife, both of 36 South Avenue, Maryland, as joint tenants
Registered this 4th July 1951
at 9.30 o/c.

*Transfer 7749/1964 to Leonard James Pike Garage Proprietor
and Mary Elizabeth Pike his wife both of 29 Jacks
Street Rockingham as joint tenants Registered 26th
October 1964 at 9.06%*

ASSISTANT REGISTRAR OF TITLES

EASEMENTS AND ENCUMBRANCES REFERRED TO.

CT 0700 0042 B



Caveat 1543/1937 Lodged by Commissioners Instructions 24.12.1937 at 10.00

Withdrawal 654/1944 of Caveat 1543/1937 Lodged 15.8.1944 at 11.41.00

Mortgage 1566/1944 Adv. Lane to William Elliott Tonks of 4 Windsor Street, Swanbourne Retired first husband to
sum of 300 Registered 25.8.1944 at 24.11.00

Application 2072/1949. On the 21st January 1949 William Elliott Tonks the above mortgagor died and on
the 12th April 1949 probate of his will was granted to Alan Elliott Tonks of 4 Windsor Street, Swanbourne
Civil Servant, the executor therein named. Office copy probate produced 7th July 1949 at 9.26.00

Transfer 11339/1949 of Mortgage 1566/1944 to Alan Elliott Tonks of 4 Windsor Street, Swanbourne Civil Servant and
Joan Enid Robinson of 112 Dobson Road, Claremont, Married Woman, as tenants in common in equal shares Registered
23rd September 1949 at 9.55.00

DISCHARGE 9290 /1949 of MORTGAGE 1566/1944
Registered this 22nd day of September 1949
at 9.15.00

Mortgage 52570/67 to The English Scottish and Australian
Bank Limited Registered 7th July 1967 at 9.26.00

MORTGAGE 10106 /1949 George Albert Owen
and Annie Owen to James Holliston of Glenview
Road, Chelagany, Limerick, Retired Farmer
to secure £ 800
Registered this 22nd day of September 1949
at 9.15.00

Discharge A198556 of Mortgage 52570/67 Registered
6th August 1969 at 9.29.00

DISCHARGE 5255/1951 of Mortgage 10106/1949
Registered 9th April 1951 at 2.45.00

TRANSFER A 198557
Registered 6th August 1969 at 9.29.00
The portion of dt 2nd Dec 1951 comprising herein included
To Vol. 254 Fol. 27A

MORTGAGE 4051/1951 George Albert Owen and Annie
Owen to Jill Rosemary Pascombe of "Riparian" Montrose
Avenue, Darlington, Limerick
to secure £ 100
Registered 9th April 1951 at 2.45.00

DISCHARGE 6422/1951 of Mortgage 4051/1951
Registered this 4th day of July 1951
at 9.30.00

MORTGAGE 7971/1951
Francis Ferdinand David McAllure and Ida Lily
McAllure to The Bank of Adelaide
Registered this 4th July 1951 at 9.30.00

Discharge 7142/1962 of mortgage
7971/1951 Registered 26th June
1962 at 9.27.00

Caveat 2119/1962 Lodged 27-6-1962
at 11.37.00

Re Transfer 7142/64 FOURTH DAY NOTICE SENT ON
Lodged 21.9.1962 at 27.10.1964 Limit 11.11.1964
No action taken Transfer signed

CERTIFICATE OF TITLE

Registered Vol. Fol.

RG

Application A198559

WESTERN



AUSTRALIA

VOL. 254 FOL. 30 A

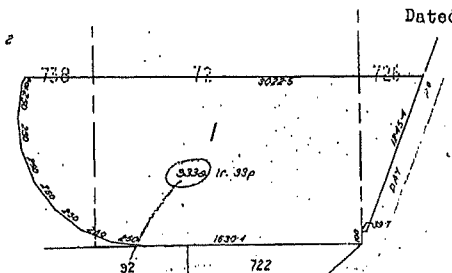
CT 0254 0030A F

Certificate of Title

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

Leonard James Pike, Garage Proprietor and Mavis Elizabeth Pike, his wife, both of 29 Jacks Street, Rockingham, are now the proprietors as joint tenants of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing thirty three acres one rood and thirty-three perches or thereabouts, being portion of each of Cockburn Sound Locations 72, 726 and 738 and being Lot 1 on Diagram 37651.
As to the said Locations 726 and 738 only: Limited however to the natural surface and therefrom to a depth of two hundred feet.

Dated the 6th day of August, 1969



Richards

REGISTRAR OF TITLES

Scale: 8 chains to an inch.

Answer when a check is presented

44014/4/88-SM-8/MGP

For encumbrances and other matters affecting the land see back

EASEMENTS AND ENCUMBRANCES REFERRED TO

CERTIFICATE OF TITLE

VOL. 254 FOL. 30A

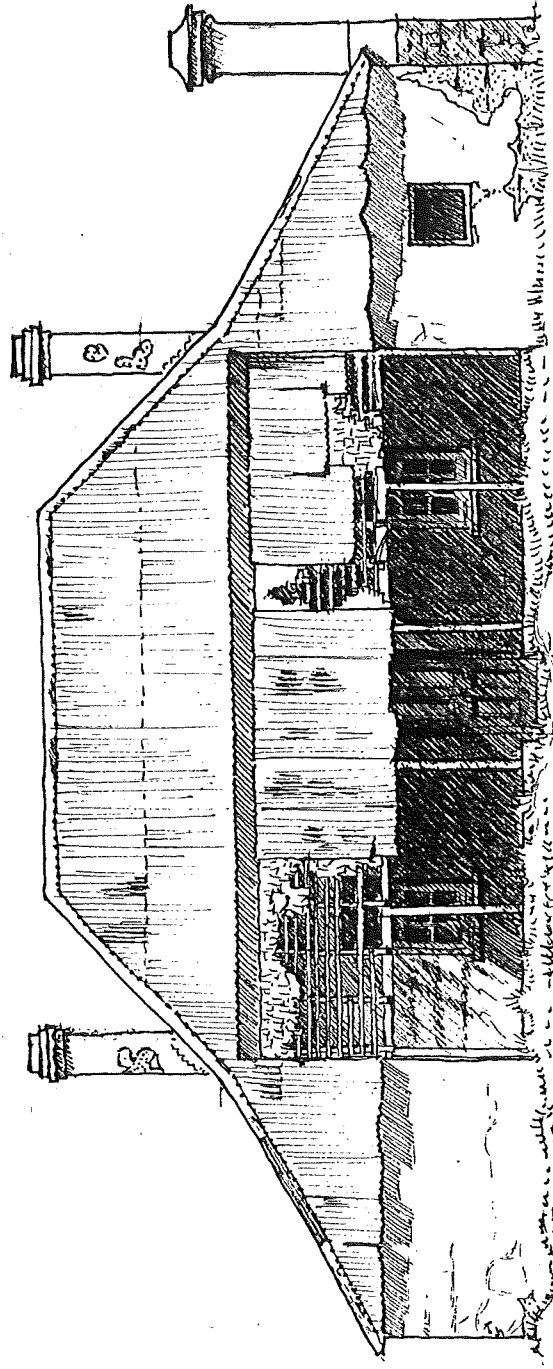
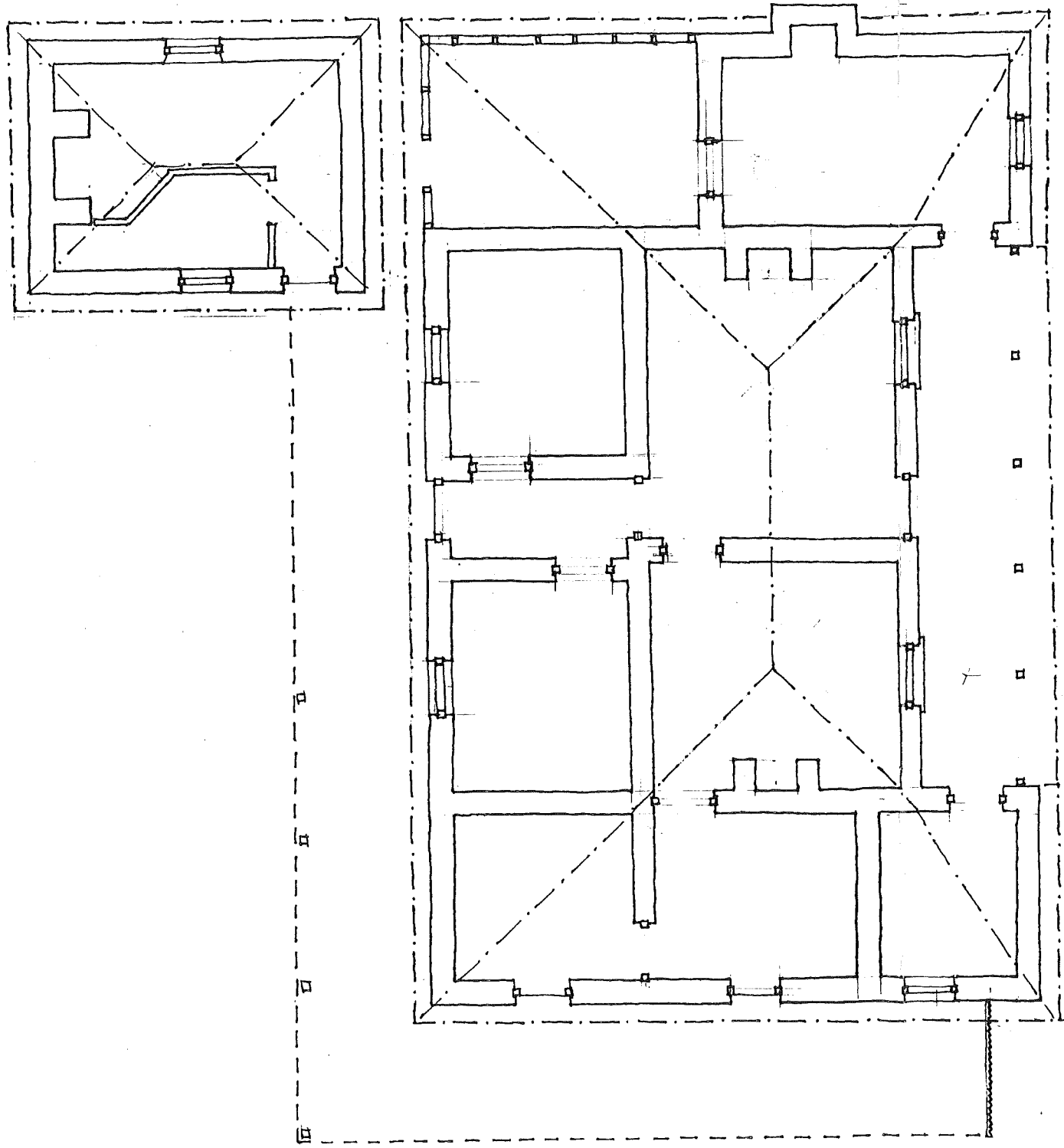
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10.2 Sketch plan and front elevation of Ellendale

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BINDING TO BE ALONG THIS EDGE



ELLENDALE
DAY ROAD
EAST ROCKINGHAM
STUDY DRAWING
20 JULY 1999
IAN ROBERTS

SCALE 1:100

10.3 East Rockingham Industrial Park: IP-14 Structure Plan (Updated 1998)

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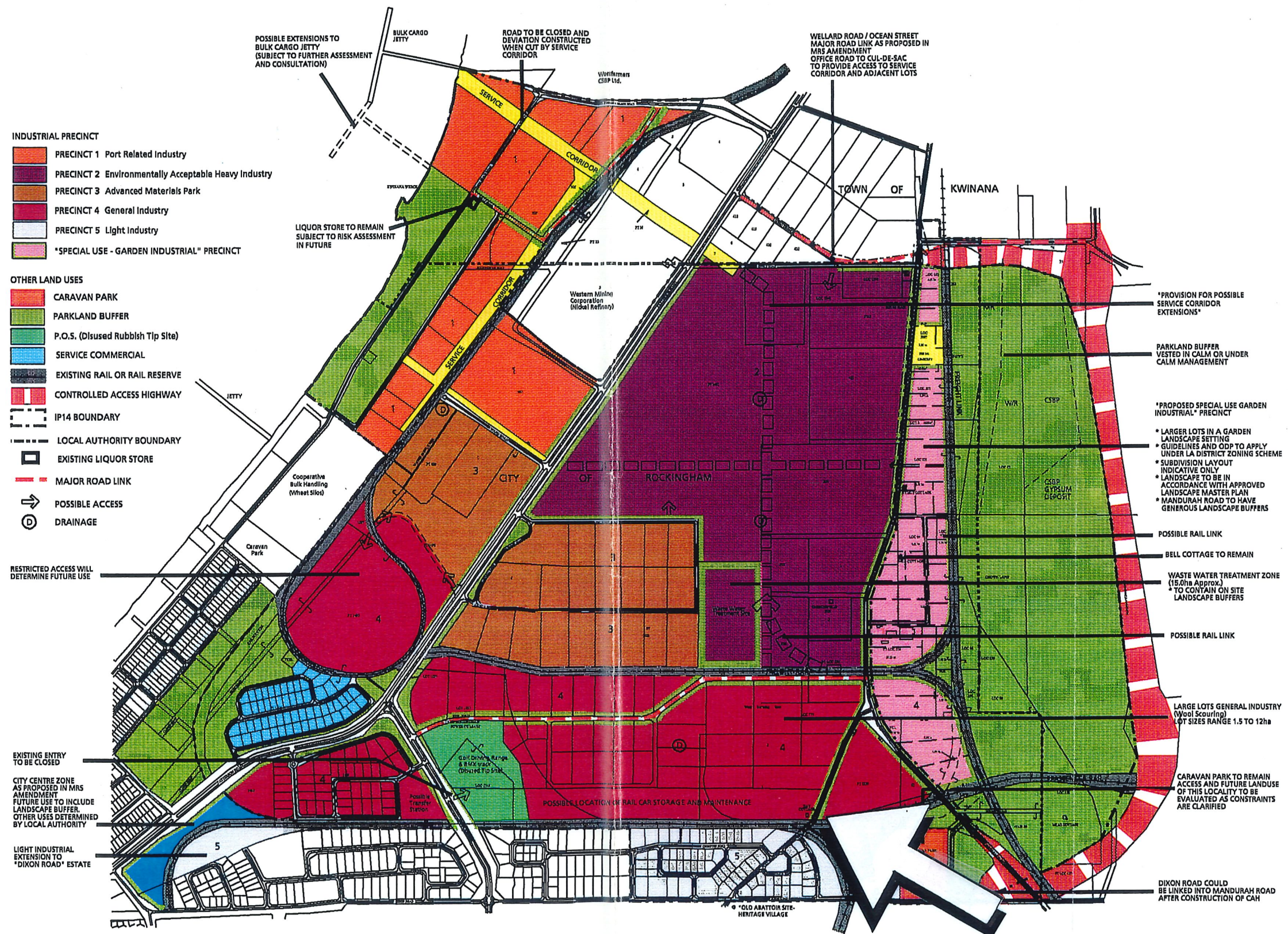
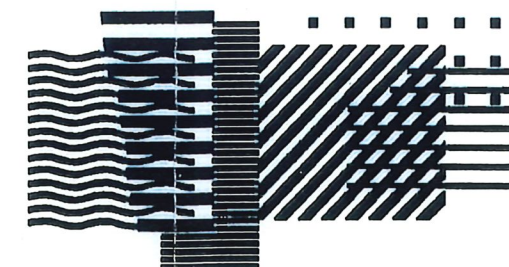


Figure 11

EAST ROCKINGHAM INDUSTRIAL PARK IP-14 Structure Plan (Updated 1998)



Taylor Burrell

Town planning and design

187 Roberts Road Subiaco
PO Box 503 West Perth
Western Australia 6872
Telephone (09) 382 2911
Facsimile (09) 382 4586